



Revised Agenda  
Brampton Heritage Board  
The Corporation of the City of Brampton

**Date:** Tuesday, April 15, 2025  
**Time:** 7:00 p.m.  
**Location:** Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall  
**Members:** Stephen Collie (Co-Chair)  
Douglas McLeod (Co-Chair)  
Nick Craniotis  
Roy de Lima  
Prianka Garg  
Sharron Goodfellow  
Hunyah Irfan  
Dian Landurie  
Christiana Nuamah  
Naveed Suleman  
Rajesh Vashisth  
Paul Willoughby  
Regional Councillor P. Vicente - Wards 1 and 5

**Accessibility of Documents:** Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Clerk's Department by email at [city.clerksoffice@brampton.ca](mailto:city.clerksoffice@brampton.ca) or 905-874-2100, TTY 905.874.2130 to discuss how we can meet your needs.

Note: This meeting will be live-streamed and archived on the City's website for future public access.

1. Call to Order

2. Approval of Agenda

3. Declarations of Interest under the Municipal Conflict of Interest Act

4. Previous Minutes

4.1 Minutes - Brampton Heritage Board - February 18, 2025

The minutes were considered by Planning and Development Committee on April 7, 2025, and approved by Council on April 9, 2025. The minutes are provided for the Board's information.

5. Consent

No items under consent.

6. Presentations\Delegations

\*6.1 Delegation by Zoe Sotirakos, Nick Bogaert, Development Manager and Associate Heritage Planner, re: 127 and 133 Main Street South - Repeal of Designation for 133 Main Street South

*Presentation was added and published on April 15, 2025*

7. Sub-Committees

8. Designation Program

8.1 Report by Arpita Jambekar, Heritage Planner, re: Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act - Ward 6



*Recommendation*

**9. Heritage Impact Assessment (HIA)**

- 9.1 Report by Tom Tran, Heritage Planner, re: Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41- 45 Mill Street North and 32 - 34 Park Street – Ward 1

*Recommendation*

- 9.2 Report by Tom Tran, Heritage Planner, re: Heritage Impact Assessment, 10300 Highway 50 – Ward 10

*Recommendation*

**10. Other/New Business**

- 10.1 Charlton Carscallen, Principal Planner, re: Completion of the City of Brampton Archaeological Management Plan (BRAMP)

*Recommendation*

**11. Correspondence**

- 11.1 Correspondence from Donna Ruttle, Resident, re: Historic Bovaird House Closure

*To be received*

**12. Current Heritage Issues**

Charlton Carscallen, Principal Planner/Supervisor, will provide updates.

**13. Referred/Deferred Items**

**14. Information Items**

15. Question Period

16. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

17. Closed Session

18. Adjournment

Next meeting: Tuesday, May 20, 2025 at 7:00 p.m.



## Minutes

### Brampton Heritage Board

### The Corporation of the City of Brampton

**Tuesday, February 18, 2025**

Members Present: Stephen Collie (Co-Chair)  
Douglas McLeod (Co-Chair)  
Nick Craniotis  
Sharron Goodfellow  
Dian Landurie  
Christiana Nuamah  
Rajesh Vashisth  
Paul Willoughby  
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Roy de Lima  
Prianka Garg  
Hunyah Irfan  
Naveed Suleman

Staff Present: Charlton Carscallen, Principal Planner/Supervisor, Planning,  
Building and Growth Management  
Arpita Jambekar, Heritage Planner, Planning, Building and  
Growth Management  
Tom Tran, Heritage Planner, Planning, Building and Growth  
Management  
Chandra Urquhart, Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:04 p.m. and adjourned at 9:26 p.m.

2. **Approval of Agenda**

There was discussion with respect to proposed amendments to the agenda.

The following motion was considered.

**HB001-2025**

That the agenda for the Brampton Heritage Board meeting of February 18, 2025 be approved, as amended, as follows:

To withdraw re Item 9.1:

6.1 - Delegation by Thomas Kilpatrick, Development Manager, Tribute Communities, re: Heritage Impact Assessment for File OZS-2024-0032

6.2 - Delegation by Lashia Jones, Senior Cultural Heritage Specialist, Stantec, re: Heritage Impact Assessment for File OZS-2024-0032

Carried

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

4. **Previous Minutes**

4.1 Minutes - Brampton Heritage Board - November 19, 2024

The minutes were considered by Planning and Development Committee on January 13, 2025, and approved by Council on January 22, 2025. The minutes were provided for the Board's information.

5. **Consent**

Nil

6. **Presentations\Delegations**

6.1 Delegation by Thomas Kilpatrick, Development Manager, Tribute Communities, re: Heritage Impact Assessment for File OZS-2024-0032

See Recommendation HB001-2025

- 6.2 Delegation by Lashia Jones, Senior Cultural Heritage Specialist, Stantec, re: Heritage Impact Assessment for File OZS-2024-0032

See Recommendation HB001-2025

7. **Sub-Committees**

Nil

8. **Designation Program**

Nil

9. **Heritage Impact Assessment (HIA)**

- 9.1 Report by Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment for 17-35 Railroad Street – Ward 1

Arpita Jambekar, Heritage Planner, provided an overview of Heritage Impact Assessment (HIA) for 17-35 Railroad Street noting that all the lands comprising these properties are intended for redevelopment. Higher density neighbourhoods are proposed with the development of multi-unit high rise residential and commercial buildings. To accommodate the proposal, demolition of all properties has been proposed. The lands are located within the Downtown Major Transit Station Area (MTSA) on the south side of the GO Transit and CN Rail Corridor.

Board discussion took place and included the staff responses to questions of clarification:

- Confirmation that all properties within the footprint of the proposal will be demolished including 59 Elizabeth Street and 31 Railroad Street which are listed as cultural heritage resources
- Questioned whether the listed properties can be saved
  - staff explained that based on the evaluation of the properties and the challenges due to the proximity to the train station and their location within the MTSA, saving the property is not feasible
  - staff worked closely with the proponent in considering options and alternatives prior to recommending demolition of the buildings
  - proposed mitigation strategies address the character of the neighbourhood and the railroad

- relocation of the listed property was explored and found to be challenging, as there are no sites to relocate
- Reference to the proposed road widening of Railroad Street and confirmation that the widening and demolition was triggered by the proposal
- Concerns expressed regarding these types of proposals and comments that the Board appears to have no option on outcomes
  - explanation that Brampton has evolved from a small town of fifty (50) years ago, and provincial directive is on redevelopment and intensification particularly in transit-oriented areas
  - staff ensures that all applications involving properties of heritage significance are carefully considered and evaluated
  - reports are brought to the Board with the best solution by staff so that the Board can provide advice to Council, this may be to support or refuse staff recommendation or request further consideration by staff
- Comments that some of the properties that will be demolished are considered rundown and neglected and new construction will enhance the area

Thomas Kilpatrick, Development Manager, Tribute Communities, provided further clarification on the configuration of the possible future road widening of Railroad Street and the outcome and challenges of the proposed development that resulted in the inability to integrate the existing listed properties within the development. Time frame for the proposed construction was anticipated to be the end of 2026 or early 2027, based on the planning approval process and market conditions.

Councillor Vincente reiterated that staff works very closely with proponents and acknowledged the significant role of the Board when decisions are made on heritage resources.

The following motion was considered:

#### **HB002-2025**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of February 18, 2025, re: Heritage Impact Assessment for 17-35 Railroad Street, Ward 1, be received;

2. That the Heritage Impact Assessment-17-35 Railroad Street, Brampton by Stantec, dated January 21, 2025 be received;
3. That the following recommendations per the Heritage Impact Assessment by Stantec be followed:
  - I. The following Design guidelines for mitigating the impacts of the proposed development shall be incorporated into the proposed development:
    - i. Plan and Form
    - ii. Architectural Style and Detailing
    - iii. Building Materials
    - iv. Landscaping
    - v. Commemoration
  - II. Site plan controls and vibration monitoring for adjacent properties be developed and implemented including:
    - i. Isolation of properties from construction-related activities.
    - ii. Mapping showing all adjacent properties are to be included in the engineering and construction plans.
    - iii. Stabilization measures and protective barriers be installed during prior to commencement of construction activities.
    - iv. Vibration studies are to be completed by a qualified geotechnical engineer or vibration specialist.
4. That a Documentation and Salvage Plan for 59 Elizabeth Street North and the Railroad CHL be prepared prior to issuance of permits for any demolition works; and,
5. That a Heritage Commemoration Plan for 59 Elizabeth Street North and the Railroad CHL be prepared.

Carried

9.2 Report by Tom Tran, Heritage Planner, re: Heritage Impact Assessment, 30 James Street – Ward 3

Carlton Carscallen, Principal Planner/Supervisor, provided an overview of the Heritage Impact Assessment (HIA) for 30 James Street noting that it listed on the

Municipal Cultural Register as a property of cultural interest. Information was also provided on the Environmental Assessment (EA) that was undertaken for the Downtown Brampton Flood Protection project in 2020. Due to the location of the St. Mary's Cemetery which is also a heritage resource, an EA addendum that was conducted in October 2024 resulted in the relocation of the flood conveyance works which requires the removal of the heritage resource at 30 James Street.

Tom Tran, Heritage Planner, provided details of the property, outlined the technical aspects of the canal grading realignment and its impact on the heritage resource. Also noted were the options considered by staff and the project team to preserve the property, and the only feasible option was to recommend demolition, documentation and commemoration of the site.

The Board acknowledged that the Downtown Flood Protection Program project is considered 'significant' and should be recognized by celebrating the history of the Etobicoke Creek diversion.

The Board suggested that the staff recommendation be amended to add that the commemoration include a monument at the southern end of the Etobicoke Creek Diversion channel, that tells the history of the home and viewed as a place for the community to enjoy.

The following motion was considered:

#### **HB003-2025**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 18, 2024, re: **Heritage Impact Assessment, 30 James Street – Ward 3**, be received;
2. That the Heritage Impact Assessment for 30 James Street prepared by AECOM dated December 16, 2024 be deemed complete; and,
3. That the following recommendations as per the Heritage Impact Assessment: 30 James Street be received and followed:
  - I. If it is demonstrated that relocation of the house is not feasible due to no prospective buyers or structural concerns, a Documentation & Salvage Plan and Commemoration Plan must be completed following City's Terms of Reference and accepted by Heritage Staff prior to the issuance of the demolition permit.
  - II. That the project team has confirmed that relocation is not a feasible option due to lack of available sites for relocation both within and beyond the



footprint of the project and therefore Documentation and Salvage with Commemoration are the recommended mitigation options.

- III. That the salvaged materials from 30 James Street be meaningfully incorporated as part of the commemoration strategy.
- IV. That the commemoration strategy celebrates the cultural heritage significance of 30 James Street as well as the evolution of the Etobicoke Creek flood diversion channel and its wider influence on downtown Brampton.
- V. That the commemoration strategy be prominently featured at the southern end of the Etobicoke Creek Diversion channel, ensuring access and visibility to the public.
- VI. That the commemoration strategy incorporate a memorial and other physical or landscaping features that will complement and enrich the Riverwalk project for the enjoyment and benefit of the future generation and community.

Carried

## **10. Other/New Business**

- 10.1 Report by Arpita Jambekar, Heritage Planner, re: Heritage Building Protection Plan, Heritage Conservation Plan and Heritage Commemoration Plan  
Recommendation - 122-130 Main St N and 7 Church St E – Ward 1

Arpita Jambekar, Heritage Planner, provided an overview of the subject report for 122-130 Main Street North and 7 Church Street East noting that a redevelopment proposal is being considered for the site for residential and commercial uses. A Heritage Impact Assessment (HIA) was approved by the Board in April 2022. Based on the assessment, it was determined that the property at 122-130 Main Street North, formerly the 'Farr Garage', was not worthy of designation, however 7 Church Street East meets the criteria for designation. This property will be preserved and retained within the proposed redevelopment in accordance with the Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan, as outlined in the report.

Board comments and questions included:

- Statements previously made about saving and preserving the 'Farr Garage'
- Designation of 7 Church Street

- Removal of some of the exterior elements of the house

Staff advised that the property was altered extensively and is also neglected. Its integration into the proposed redevelopment was not feasible, however the design of the front entrance of proposed building on Main Street was inspired by the Farr Garage. The property at 7 Church Street will be retained and designated at the completion of the project.

The following motion was considered:

#### **HB004-2025**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 18, 2025, re: **Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan for 122-130 Main St N and 7 Church St E – Ward 1**, be received;
2. That the Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan for 122-130 Main St N and 7 Church St E prepared by LHC Heritage Planning and Archaeology Inc., dated January 7, 2025 be received;
3. That the following recommendations for the property at 7 Church Street E as per the Heritage Building Protection Plan (HBPP), Heritage Conservation Plan, be followed:
  1. That the immediate and long-term protection measures as recommended in Section 5 of the HBPP be implemented for conservation of the property prior to and during the house's use as a site office;
  - II. That the property be monitored monthly and City Heritage staff shall be contacted immediately if any changes to the Property that are observed. Additionally, any deviations from the HBPP shall be approved by City Heritage staff prior to implementation;
  - III. That additional photographs of interior will be added to the HBPP following clean up and prior to any minor modifications required for use of Property as a site office;
  - IV. That the ongoing and long-term maintenance measures noted in Section 7 and the Interim Construction Protection plan, as noted in Section 8 of the Heritage Conservation Plan be followed to protect the building on the property, before and during the construction of the proposed development;

V. That an architect with relevant conservation experience be retained by the Owner to prepare specific rehabilitation measures for the building's use as a site office (Phase 2) and residential use (Phase 3);

VI. That a qualified engineer be retained by the Owner to prepare a vibration impact study that considers the impacts of construction of the proposed development on the property at 7 Church St E and that the report be shared with Heritage Staff;

4. That an addendum to the Heritage Conservation Plan be prepared and submitted for review by City Staff prior to issuance of a Building permit for additions and/or alterations, upon finalization of the Phase 2 and Phase 3 rehabilitation measures to the property at 7 Church Street E;

5. That the recommendations of the Commemoration Plan for 122-130 Main St N be followed including:

I. A commemorative/interpretive plaque be installed on the property;

II. Pavers or planters be installed in the approximate location of the gasoline pumps that were formally in front of the existing building on the property; and,

6. That the Commissioner of Planning, Building & Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 7 Church St E, to secure the conservation, retention and protection of the property at 7 Church St E, with content satisfactory to the Director of City Planning and Design, and in form approved by the City Solicitor or designate.

Carried

10.2 Report from Arpita Jambekar, Heritage Planner, re: Heritage Permit Application – 12061 Hurontario St – Ward 2

Arpita Jambekar, Heritage Planner, provided an overview of the subject report on the property located at 12061 Hurontario Street, known as the Snelgrove Baptist Church. The Heritage Conservation Plan, Commemoration Plan and Heritage Building Protection Plan were approved by the Board in May 2024. The proponents have submitted a heritage permit application to undertake the stabilization work proposed. The building will be decommissioned and all services disconnected. The site will be fully secured and continue to stand as a monument that will include an abstract interpretation of the former bell tower.

The following motion was considered:

## HB005-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of February 18, 2025, re: **Heritage Permit Application Recommendation Report – 12061 Hurontario Street – Ward 2**, be received;

2. That the Heritage Permit Application from Giaimo Architects, dated January 17, 2024, be received; and,

3. That the Heritage Permit application be approved, subject to following conditions, as recommended by Heritage staff:

I. that the architect provides detailed drawings & specifications for the proposed ghost bell tower, prior to construction;

II. that the architect and/or heritage consultant monitor construction work to ensure that original features are preserved wherever possible, and that all new work is compatible and completed to the same high standard as the existing.

Carried

### 10.3 Discussion by Steve Collie, Co-Chair, re: Request for Update on Bovaird House

Steve Collie, Co-Chair, requested an update on Bovaird House noting that he was advised by the volunteers that the property will closed as of February 28, 2025 by the City.

Carlton Carscallen, Principal Planner/Supervisor, provided an update which included the following:

- Direction was given to staff to work on an agreement with the Friends of Bovaird House on an interim basis to allow the City time to explore other management and operational avenues, such as:
  - operation by a non-profit organization
    - this was not feasible
  - request to Peel Art Gallery Museum and Archives (PAMA)
    - currently PAMA is unable to manage its operations
- Efforts towards an agreement between the City and Friends of Bovaird House have been unsuccessful which led to the decision to close the House on February 28th

- Facility will be temporarily closed until the operation and maintenance model is resolved
- Overall maintenance and security checks will be continued by the City and electricity will stay on
- Conversations with staff and the volunteers are ongoing on the details regarding the artifacts collection, most of which are owned by the City

Board discussion took place and included the following:

- inquiry on the continued use of the building by the Brampton Historical Society to hold meetings at the site
  - matter would have to be discussed with management and a rental option may be considered
- suggestion that the City should invest in security of the site on a 24 hour daily basis
  - clarification that security cameras are installed on the property and site visits are conducted by security every two hours
- referenced to the success of the craft shops and Tea House events
- confirmation that many of the artifacts were donated by Michael Avis (deceased)

Staff advised that the issues raised by the Board will be considered and all options to find a long-term solution for the property and its contents will be explored.

The Board requested further updates on this matter at future meetings.

## 11. **Correspondence**

- 11.1 Correspondence from Ken MacDonald, Chair, Huttonville North Resident's Association: re Huttonville - Bram West Review

### **HB006-2025**

That the correspondence from Ken MacDonald, Chair, Huttonville North Resident's Association to the Brampton Heritage Board meeting of February 18, 2025, re: **Huttonville - Bram West Review** be received.

Carried

## 12. **Current Heritage Issues**

Charlton Carscallen, Principal Planner/Supervisor, provided an update on heritage matters which included the following:

- A new staff hire is underway
- Work is ongoing on updating the Heritage Register
  - consultant was hired to assist with this project which would result in easier access and more historical information on properties listed in the Register and available to the public
- Sixty-five properties were identified for designation based on the guidelines provided by the Province
- A public engagement event will be held at the end of March 2025 to receive feedback from residents with respect to suggestions on the best approach towards conserving and preserving heritage properties
- Staff have been meeting with the Ward Councillors to discuss the proposed public engagement
- Efforts will be made to speak to all owners of listed and designated properties noted on the Register
- Updating the Downtown Secondary Plan and the preparation of a Cultural Heritage Management Plan will be underway soon, the management plan will be viewed as an overall heritage strategy
- On the matter of relocation and demolition of listed or designated properties, the Board may wish to give direction to staff to review the City's process and advise on what strategies are available to the City on this subject

**13. Referred/Deferred Items**

Nil

**14. Information Items**

Nil

**15. Question Period**

Nil

**16. Public Question Period**

Nil

17. **Closed Session**

Nil

18. **Adjournment**

The following motion was considered:

**HB007-2025**

That Brampton Heritage Board do now adjourn to meet again on Tuesday, March 18, 2025, at 7:00 p.m.

Carried

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Douglas McLeod (Co-Chair)

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Stephen Collie (Co-Chair)



### Delegation Request

For Office Use Only:

Meeting Name:

Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☐ City Council ☐ Planning and Development Committee  
☐ Committee of Council ☒ Other Committee:

[Heritage Board](#)

Meeting Date Requested: [April 15-2025](#)

Agenda Item (if applicable):

Name of Individual(s): [Zoe Sotirakos, Nick Bogaert](#)

Position/Title:

[Development Manager, Associate Heritage Planner](#)

Organization/Person  
being represented:

[Amico and MHBC](#)

Full Address for Contact: [5900 Explorer Drive, Mississauga, ON](#)

Telephone:

Email:

[zoe.sotirakos@amico.build](mailto:zoe.sotirakos@amico.build)

Subject Matter  
to be Discussed:

[127 and 133 Main Street South](#)

Request to  
Council/Committee:

[Seeking review of repeal of designation for 133 Main Street South](#)

Attendance: ☐ In-person ☒ Remote

A formal presentation will accompany my delegation:

☒ Yes ☐ No

Presentation format:

☒ PowerPoint File (.ppt)

☐ Adobe File or equivalent (.pdf)

☐ Picture File (.jpg)

☐ Video File (.mp4)

☐ Other:

Additional information/materials will be distributed with my delegation: ☐ Yes ☒ No ☐ Attached

**Note:** Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

**Submit by Email**

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the City Clerk's Office, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2100, email: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).



**133 MAIN STREET SOUTH,  
BRAMPTON**

**REQUEST TO REPEAL  
HERITAGE DESIGNATION**

**AMICO**

**BUILDS**

# Context and Understanding

- Overall development application is currently at the Pre-Application Consultation stage
- Project team is working to arrive at sympathetic development proposal for subject site and adjacent properties
- Part of proposed redevelopment will involve repeal of Part IV designation by-law for 133 Main Street South
- Appreciate the Board's and Administration's input and guidance regarding design and process



DRAFT FOR  
CONCEPTUAL  
PURPOSES  
ONLY



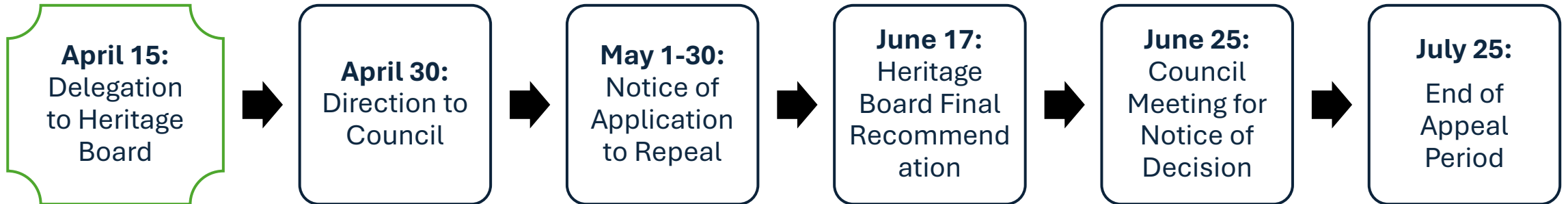
DRAFT FOR  
CONCEPTUAL  
PURPOSES  
ONLY

# Design Response and Development Direction

- Team has taken direction from proposed HCD Plan and best practices for heritage conservation:
  - Compliment without imitating: do not aim to mimic historic built form
  - Maintain architectural legibility: prominence and readability of historic built form
  - Respect historic form and massing: design to include strong street-level form that blends new and old
  - Embracing evolution: area continues to grow and thrive while maintaining heritage

# Next Steps

- MHBC to complete a full Heritage Impact Assessment
- Teeple to continue to evolve the design with Board and Administration input



Thank you on behalf of:

Zoe Sotirakos & Cindy Prince  
Amico Properties

Nick Bogaert  
MHBC

Tomer Diamant  
Teeple Architects

AMICO

BUILDS





**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 4/15/2025

**Date:** 2025-04-01

**Subject:** **Recommendation Report for Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act – Ward 6**

**Contact:** Arpita Jambekar, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-295

**RECOMMENDATIONS:**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 15<sup>th</sup>, 2025, re: **Recommendation Report for Consideration of Objection to Notice of Intention to Designate 18 River Road under Part IV of the Ontario Heritage Act – Ward 6**, be received;
2. That the Brampton Heritage Board recommend that the City Council not withdraw the Notice of Intention to Designate and proceed with the designation process under Part IV of the Ontario Heritage Act.

**OVERVIEW:**

- The property at 2018 River Road has been included as a Listed Cultural Heritage Resource in Brampton's Municipal Register since 2005.
- As part of due diligence efforts prior to submission of an application for severance for the property at 18 River Road, a Heritage Impact Assessment was requested by staff to address potential impacts to the property.
- The HIA concluded that the subject property meets the provincial criteria for municipal designation prescribed by Ontario Regulation 9/06 under the categories of design/physical value and historical/ associative value.
- In reviewing the evaluation Heritage staff identified that the property met contextual criteria as well.
- The HIA recommendations were reviewed by the Brampton Heritage Board meeting of October 2, 2024, and approved by Council on October 30, 2024.



- **The Heritage Designation under Part IV, Section 29 of the Ontario Heritage Act was recommended by the Brampton Heritage Board meeting of October 15, 2024, and approved by the Council on December 11, 2024.**
- **The Notice of Intention to Designate the property in accordance with the requirements of the Ontario Heritage Act was issued on January 17, 2025;**
- **A formal Letter of Objection to the Notice was received by the City Clerk on February 13, 2025.**
- **This report is prepared in response to the Letter of Objection to the Notice of Intention to Designate.**

## **BACKGROUND:**

On December 11, 2024, City Council directed staff to issue a Notice of Intention to Designate (NOID) under Section 29 of the Ontario Heritage Act (OHA) for the property at 18 River Road. In accordance with the Ontario Heritage Act 29 (3), the NOID was published on the City's website on January 17, 2025. In accordance with the OHA, the NOID was also served to the property owner and the Ontario Heritage Trust.

Under Part IV, Section 25 (5) of the OHA, any person can serve the City with Notice of Objection to a NOID within 30 days after its publication. City Council must consider objections and render a decision to either withdraw or proceed with the designation within 90 days from the end of the objection period.

A Notice of Objection from the owners of the property was received by the City Clerk on February 13, 2025, within the required timeframe set out in the OHA. Council has until May 17, 2025, to consider this objection. This report was prepared in response to the objection.

## **CURRENT SITUATION:**

### **Cultural Heritage Value of the Property**

The property at 18 River Road consists of an irregularly shaped lot located on the west side of River Road where it runs parallel with Mississauga Road, between the intersection at Mississauga Road and River Road's southernly bend. The house is a one-and-a-half storey stucco clad Craftsman style bungalow. The evaluation of this property was prompted in 2023 when the owner approached the City to inquire about heritage requirements in consideration of a potential severance of a portion of the property. Because the property is listed in the City's Municipal Heritage Register, a Heritage Impact Assessment was prepared prior to submission of a severance application, to evaluate the cultural heritage values and assess possible impacts that might result from the severance.

## Rationale for Heritage Designation

Heritage staff have reviewed the Notice of Objection dated February 13, 2025, prepared by the property owner (see Attachment 2), which outlines the reasons for the objection to the NOID. The letter argues that the property meets only one criterion under Ontario Regulation 9/06, and expresses concern regarding the potential impact of Designation on property value as well as restrictions on alteration. The following section provide staff's comment on the objection letter.

### 1. *Property evaluation for Ontario Regulation 9/06*

It is argued in the Notice of Objection that, based on an independent evaluation, the property meets only one criteria of *O. Reg. 9/06*. However, as per the HIA submitted as part of the severance application, by LHC Heritage Planning and Archaeology Inc. for the owners, the property meets two criteria (criteria i and iv) of *O. Reg. 9/06*. Though some physical attributes of the house have been altered, these are reversible interventions, and the property maintains its character as an early example of an Art's and Crafts Bungalow architectural style. The alteration and modernization of the interior mentioned in the Notice of Objection do not impact the cultural heritage value as only exterior attributes have been considered for Heritage Designation.

The rationale for the property to meet criterial viii (contextual value) is based on the property's association with the Cultural Heritage Landscape of River Road (listed heritage resource) and also with the property's association with the Credit River, Huttonville and the McMurchy powerhouse and Mills that make the property visually and historically linked to its context. Detailed cultural heritage evaluation and heritage attributes of the property are provided in Attachment 1 to this report.

The property has associative value because it was the long-time residence of Angus McMurchy who operated the McMurchy Wollen Mill in Huttonville. The McMurchy's were also instrumental in the expansion of electrical power generation and use in Brampton.

### 2. *Potential impact of designation on restrictions to alteration, financial burdens, and reduced property value*

Heritage staff met with the owners prior to the submission of formal Notice of Objection, to address these concerns. Conceptual designs for potential alterations to the residence were shared by the owner and Heritage staff confirmed that a sensitively designed, subordinate addition is totally acceptable for a designated heritage property. In principle, heritage staff supports the conceptual design for an addition to the property and remains available to discuss design refinements ensuring that the cultural heritage attributes of the property are protected and conserved.

While financial implications and impacts on property value are not a consideration when evaluating a property for designation under Ontario Regulation 9/06, the City of Brampton offers the Paul Willoughby Heritage Incentive Grant to assist property owners with costs related to conservation and restoration of designated properties. Currently the property would be eligible for a matching grant of up to \$10,000 every two years and this amount shall increase up to \$25,000 beginning of 2026. The City is also considering a tax incentive grant to support owners of designated heritage properties. In terms of property values for heritage properties, there are numerous studies on this matter demonstrating that heritage designation leads to an increase in property value – not only for the subject property but for the entire neighbourhood.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There is no financial impact resulting from the adoption of the recommendations in this report.

### **Legal Implications:**

As a Notice of Objection has been provided, Council must consider the objection and then determine whether to withdraw the Notice of Intent to Designate the property or proceed with issuing the Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*.

## **STRATEGIC FOCUS AREA:**

The approval of the recommendations in this report supports preserving and protecting heritage environments with balanced, responsible planning. The approval of the Heritage Designation noted in this report supports Brampton's Strategic Plan's Culture & Diversity Focus Area. The recommendations facilitate the recognition and long-term conservation of a rare heritage resource that contributes to the understanding of Brampton's history, to help maintain a sense of place, belonging and community identity.

## **CONCLUSION:**

The objections received does not provide substantive reasons or new information related to the designation of 18 River Road. Staff maintain the position that the property at 18 River Road merits designation under Part IV of the Ontario Heritage Act for its cultural heritage value and recommend that City Council not withdraw the NOID and that it proceed with the passing of a By-Law to designate the property.

Authored by:

Reviewed by:

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Arpita Jambekar  
Heritage Planner  
Integrated City Planning

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Jeffrey Humble, RPP, MCIP  
Manager  
Integrated City Planning

Reviewed by:

Reviewed by:

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Henrik Zbogar, RPP, MCIP  
Director  
Integrated City Planning

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Steve Ganesh, RPP, MCIP  
Commissioner  
Planning, Building and Growth Management

**Attachments:**

- Attachment 1 – Amended Designation Report for 18 River Road
- Attachment 2 – Formal Notice of Objection to NOID dated Feb 13, 2025
- Attachment 3 – Notice of Intention to Designate (NOID) dated Jan 17, 2025

**Heritage Report:  
Reasons for Heritage Designation**



**18 River Road**

**March 2025**

## Profile of Subject Property

|   |  |
|---|--|
| <b>Municipal Address</b>                      | 18 River Road                          |
| <b>Roll Number</b>                            | 10-08-0-013-00200-000                  |
| <b>Legal Description</b>                      | PL 311 LOTS 11,12 CON 5 WHS E PT LOT 5 |
| <b>Ward Number</b>                            | 6                                      |
| <b>Property Name</b>                          |  |
| <b>Current Zoning</b>                         |  |
| <b>Current Use(s)</b>                         | Residential                            |
| <b>Construction Date</b>                      | Circa 1930                             |
| <b>Notable Owners or Occupants</b>            | McMurchy family and Darius McClure     |
| <b>Heritage Resources on Subject Property</b> | Building                               |
| <b>Relevant Council Resolutions</b>           |  |
| <b>Additional Information</b>                 |  |

## **1. Current Situation:**

The property at 18 River Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value and contextual value.

## **2. Description of Property**

The area of River Road is located within the South Slope physiographic region which forms a major portion of the southern flanks of the Oak Ridge's Moraine. The Credit river is located in very close proximity to the subject property.

The Property is an irregularly shaped parcel on the south side of River Road between the intersection with Mississauga Road and River Road's curve south to follow the river in the City of Brampton, Ontario. The approximately 0.66-hectare lot comprises a 20th century residential building, three rear cottages, and a series of sheds and accessory buildings. The house is a one-and-a-half storey stucco clad building.

The property's mature trees and rich vegetation reflect the predominant landscaping of the River Road Cultural Heritage Landscape.

## **3. Statement of Cultural Heritage Value or Interest**

### **Design/Physical Value:**

The Property has design and physical value for its house which is a representative example of the Craftsman Bungalow architectural style. Elements including its one-and-a-half storey height; broad, low pitched roof with a 'blanket-like' appearance; overhanging eaves; ample exterior space; residential use; lack of ornamentation; a chimney; dormers; large bay or picture windows; covered porch; and rustic materials reflect the Craftsman Bungalow style.

When examined against the typical characteristics associated with the Arts and Crafts movement as outlined in *A History of Canadian Architecture* (Kalman 1994), *Well-Preserved* (Fram 2003), *Ontario Architecture Online* (Kyles 2016), and *A Guide to Canadian Architectural Styles* (Rickets et al. 2011), 18 River Road exhibits most of the characteristics of the Arts and Crafts philosophy and can therefore be considered a representative example of the style (see Table 1). Built in 1930's this is also an early example of this style within in the context of Brampton and Huttonville.

Table 1. Characteristics of Arts and Crafts Architecture  
(Adapted from Kalman 1994; Fram 2003; Kyles 2016; Rickets et. al.2011)

| <b>Characteristics of Arts and Crafts Architecture</b>  |   |
|---|---|
| Overall low profile (typically one to two storey)   | Y |
| Projecting volumes  | N |
| Balanced composition and massing  | N |
| Horizontal emphasis   | Y |
| Steeply pitched gable roof  | N |
| Overhanging or wide eaves   | Y |
| Large chimneys often irregularly placed   | - |
| Typically stucco or brick construction  | Y |
| Entrance oriented to the side of the façade   | Y |
| Use of natural materials in ornamentation   | N |
| Carefully landscaped surroundings (plantings, boxwood, climbing ivy, rock gardens, stone retaining walls, terraces, and walkways) | Y |

### **Historical/Associative Value:**

The Property has historical and associative value because it has a direct association with people that are significant to the community. The property is directly associated to Joel Wurts, who purchased the lands from the Hutton Estate in 1898 and became the first owner. The Wurts family later changed their family name to become prominent as part of the Gooderham and Worts Distillers. The Property is directly associated with the McMurphy family and Darius McClure, both of which were prominent in the community and made significant contributions to the development of Huttonville and Brampton. The tax assessment rolls and voters list from 1934 to 1950 indicate that Angus McMurphy resided on the property, in the house, while running the McMurphy Powerhouse and mills across the Credit River in Huttonville.

### **Contextual Value:**

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. The property's mature trees and rich vegetation reflect the predominant landscaping of the River Road Cultural Heritage Landscape. The house and ancillary buildings are visually linked to the low-rise cottage style housing subdivision built along River Road during the post-war period. One of the earliest residential structures on the North side of the Credit River, the property used to form part of and was owned by the historic Huttonsville Park which was a popular recreational destination for people across the GTA in the 1920s as well as a fundraising venue for WWII war efforts.



The property's ownership history, which includes Darius McClure, Angus and John McMurphy and Huttonville Park Inc., reinforce its historical linkages to the town of Huttonville, the McMurphy Powerhouse and Mills. The property was built in 1930's overlooking the nearby Credit River and due to its current irregular shape, the property maintains this physical relationship to the Credit River.

**Ontario Regulation 9/06 Evaluation:**

| <b>Criteria for Determining Cultural Heritage Value or Interest</b>   | <b>Assessment (Yes/No)</b> | <b>Rationale</b>   |
|---|----------------------------|--|
| <b>Design or physical value</b>   |                            |  |
| a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method | Yes                        | <p>The shed and cottages are not rare, unique, representative, or early examples of a style, type, expression, material, or construction method. These are utilitarian and vernacular structures that are common.</p> <p>The house is an early representative example of the Craftsman Bungalow style. It is an early example of its style as the construction could be dated to 1930's based on the tax-assessment rolls. The house exhibits the one-and-a-half storey height; broad, low pitched roof with a 'blanket-like' appearance; overhanging eaves; ample exterior space; residential use; lack of ornamentation; a chimney; dormers; large bay or picture windows; and rustic materials.</p> |
| b) Displays a high degree of craftsmanship or artistic merit  | No                         | <p>There is no evidence to suggest that the house, shed, or cottages were constructed with a high degree of craftsmanship or artistic merit. The house is a vernacular construction and is generally plain and simple. The</p>   |

|   |     |   |
|---|-----|---|
|   |     | shed is a utilitarian structure that is generally plain and simple. Therefore, the house and shed do not meet this criterion.   |
| c) Demonstrates a high degree of technical or scientific achievement  | No  | The house, shed, and cottages do not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the house or shed were constructed with a higher degree of technical or scientific achievement than a standard house or shed at the time.   |
| <b>Historical or Associative Value</b>  |     |   |
| a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community | Yes | <p>The house has direct associations with a prominent local family (McMurphy). Angus McMurphy occupied the house while running the McMurphy Powerhouse and mills across the Credit River in Huttonville from approx 1934-1950s.</p> <p>The McMurphy family operated the Huttonville Woollen Mill, furthered electric power in Brampton, and introduced the first electric car to the area. The properties along River Road were once part of Hutton Park Limited, and were affiliated with the McMurphy property.</p> |
| b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture                      | No  |   |
| c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. | No  | The house, shed, and cottages do not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist. There is no evidence to suggest that the Property reflects the work of an architect, artist,   |

|  |     |   |
|--|-----|---|
|  |     | designer, or theorist. The builder is unknown.  |
| <b>Contextual Value</b>  |     |   |
| a) Is important in defining, maintaining, or supporting the character of an area     | No  | The house, shed, and cottages are not important in defining, maintaining, or supporting the character of the area. The surrounding area is generally residential properties with heights ranging from one to two storeys, however, the character defining elements of the property that support the context have been altered.  |
| b) Is physically, functionally, visually, or historically linked to its surroundings | Yes | The property forms an important part of the River Road streetscape which is still characterized predominantly by small original cottage style housing. Mature trees and other vegetation are visually linked to the Cultural Heritage Landscape of River Road.<br>Mature vegetation and close proximity to the Credit River, Huttonville, and the McMurchy Powerhouse and Mills make this property historically and visually linked to its context. |
| c) Is a landmark   | No  | The Property is not a landmark as the deep setback of the shed and cottages on the Property separates them from the roadway. The house is surrounded by trees that obscure the house from view.   |

#### **4. Description of Heritage Attributes/Character Defining Elements**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- The orientation of the house fronting onto the road (*O. Reg. 9/06*, criteria 1 and 4);
- Relationship of the house to the Creek (*O. Reg. 9/06*, criteria 4);
- The scale and massing of the building (*O. Reg. 9/06*, criteria 1);
- Symmetrical proportions (*O. Reg. 9/06*, criteria 1);
- Lack of ornamentation (*O. Reg. 9/06*, criteria 1);
- One-and-a-half storey height (*O. Reg. 9/06*, criteria 1);
- Rectangular plan with a bay window on each of the north and south elevations (*O. Reg. 9/06*, criteria 1);
- Broad, low-pitch hip roof with a 'blanket-like' appearance (*O. Reg. 9/06*, criteria 1);
- Hip roofed dormers on the north, east, and west elevations (*O. Reg. 9/06*, criteria 1);
- Overhanging eaves (*O. Reg. 9/06*, criteria 1);
- Stucco clad chimney with red brick underneath (*O. Reg. 9/06*, criteria 1);
- Stucco clad exterior with red brick underneath (*O. Reg. 9/06*, criteria 1);
- Covered porch at the northeast corner (*O. Reg. 9/06*, criteria 1).
- Mature trees and other vegetation contribute to the urban forest along River Road CHL (*O. Reg. 9/06*, criteria 8).

## **5. Alteration History and Heritage Integrity**

The following are the known alterations to the subject property:

- The original red brick masonry walls have been painted
- The land is proposed for consent to severance by retaining the 0.40 hectares surrounding the three one storey cottages and sever the 0.25 hectares surrounding the house, accessory buildings, and the east side of the creek to maintain the property's relationship with the creek.

## **6. Archaeological Potential**

The site retains high archaeological potential due to its close proximity to the water body and cultural heritage resources.

## **7. Policy Framework**

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is PPS 2.6.1, which states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities “shall be consistent with” the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton’s Official Plan. The relevant policies are as follows:

Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan.

These principles are also guided by recognized best practices in the field of heritage conservation.

## **8. Resources**

- Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc., dated 30 October 2023
- City of Brampton, Heritage Listing Candidate Summary, August 2009
- Assessment roll for the Municipality of Chinguacousy – 1934 to 1950 (PAMA)
- Voter's list for the Municipality of the Township of Chinguacousy – 1940 to 1969 (PAMA)

## 9. Appendix

**Figure 1: Location of 18 River Road (Source: Planning Viewer, Brampton)**



**Figure 2: Location of 18 River Road (Source: Heritage Impact Assessment, LHC)**

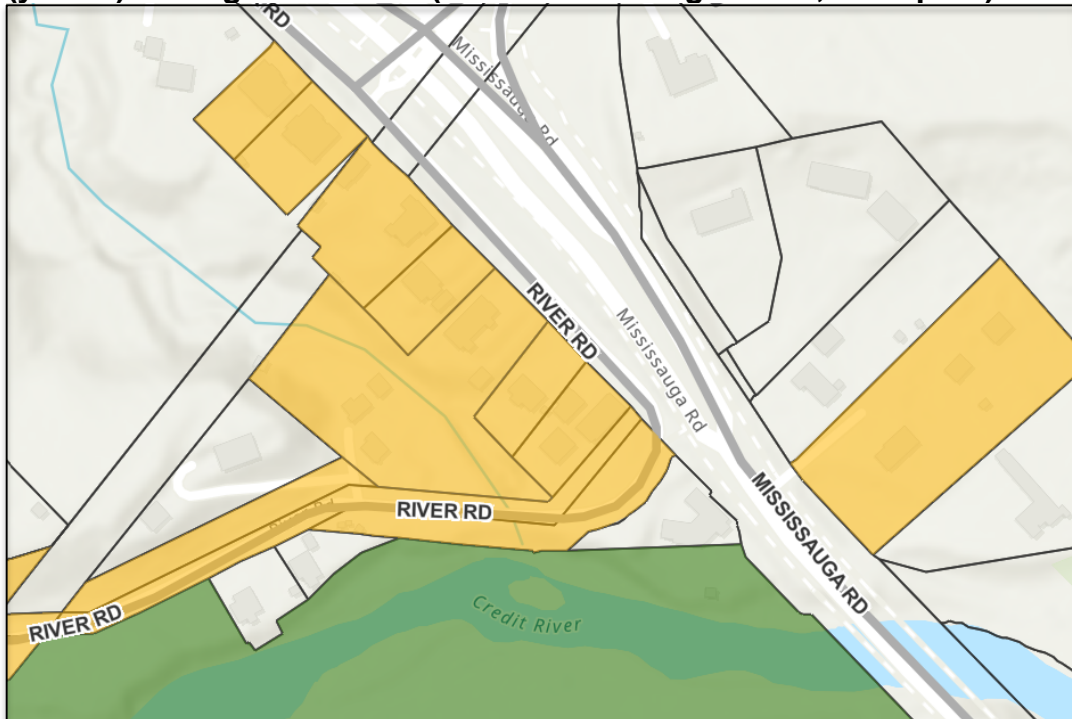




**Figure 3: Aerial photography of 18 River Road (Source: Google Maps)**

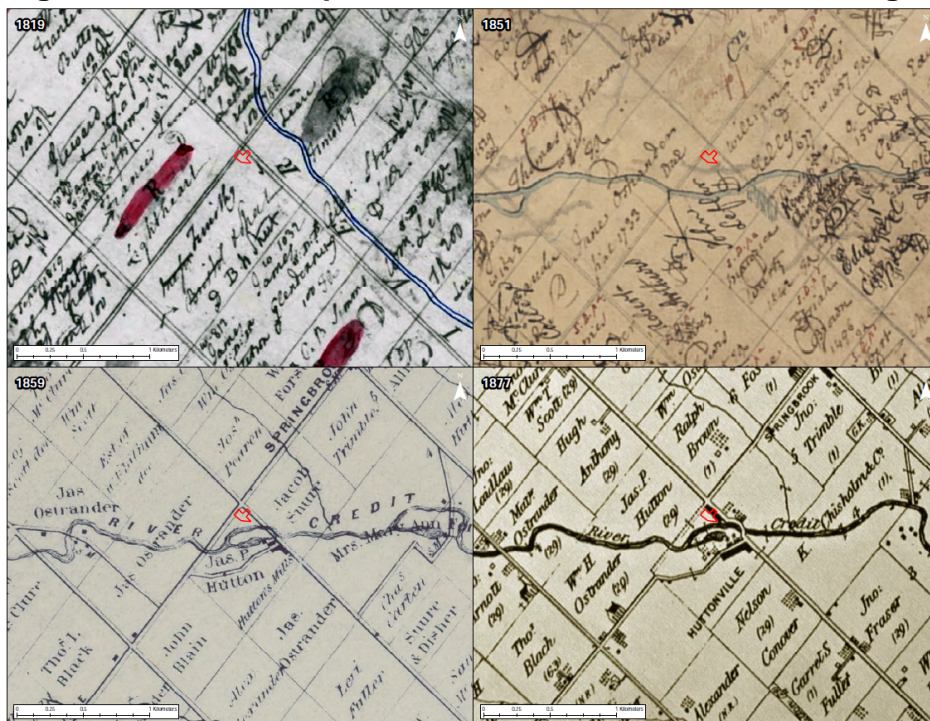


**Figure 4: Proximity of 18 River Road to other Designated (green) or Listed (yellow) heritage resources (Source: Planning Viewer, Brampton)**

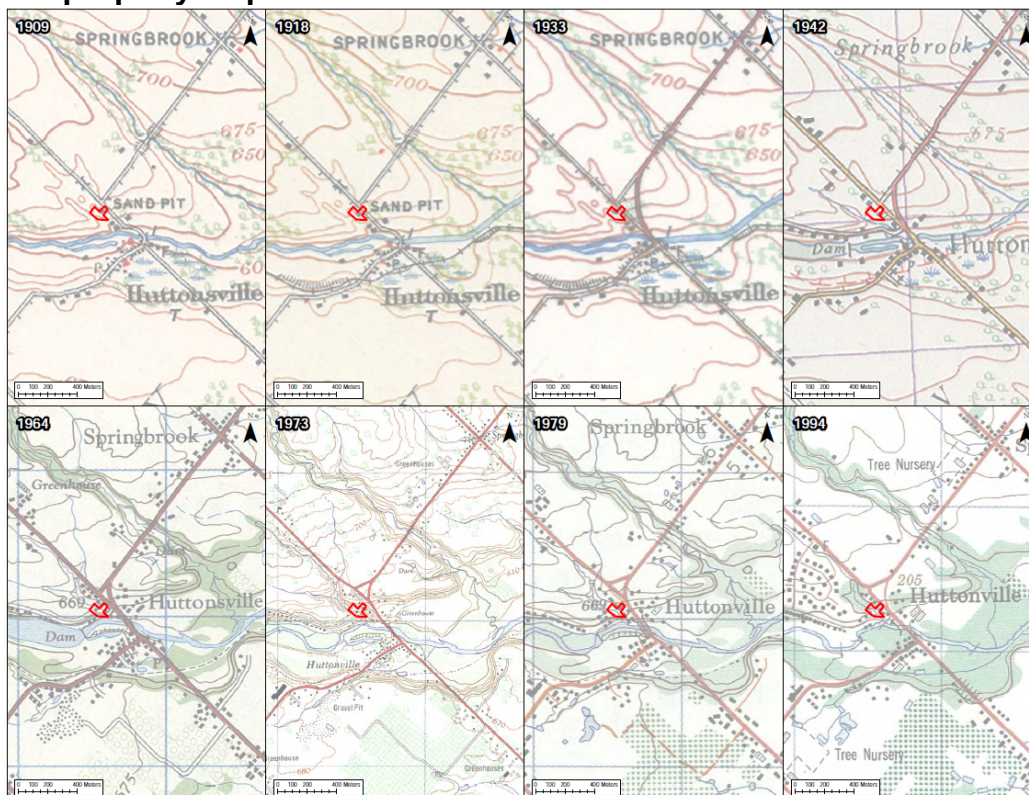




**Figure 5: Historic Maps from 1819, 1859, and 1877 showing the property**



**Figure 6: Topographic maps from 1909, 1918, 1942, 1973, 1979 and 1994 showing the property as part of Huttonville**





**Figure 7: Aerial Photographs from 1954, 1969 and 2000 showing the property after subdivision**



**Figure 8: The powerhouse(left) and the Woolen Mill (right) related to the McMurchy family**



**Figure 9: Various photographs of the range of activities people enjoyed in Huttonville Park; a: Dam with spillway built in 1923; b: Entrance into Huttonville Park; c: Pavillion and refreshment booth built in 1909.**



**Figure 10: Front façade of 18 River Road (2009- Source: Brampton City Listing report)**





**Figure 11: Front façade/ North Elevation of 18 River Road (2023)**



**Figure 12: View northeast of the west elevation**





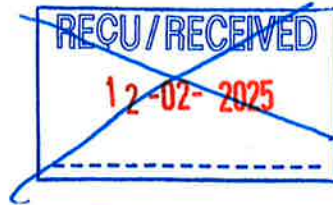
**Figure 13: View northeast of the south elevation**



**Figure 14: View northwest of the east elevation**



**Renji Abraham & Sudha Abraham**  
18 River Road  
Brampton, ON  
renji.4g@gmail.com  
Cell: 647-609-2115, 647-700-2115



**February 13, 2025**

City Clerk  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Subject: Formal Objection to the Proposed Heritage Designation of 18 River Road, Brampton**

Dear City Clerk,

We are residents of Brampton Ward 6, located at 18 River Road, and we recently received a letter from the City regarding the proposed heritage designation of our property. We are writing to formally object to this designation under Ontario Regulation 9/06 of the Ontario Heritage Act.

According to an assessment we conducted, our property meets only one criterion—Criterion 4 (Historical Association)—while failing to meet the following:

- **Criterion 1:** The property lacks design or physical value as it is not a rare, unique, representative, or early example of any architectural style, type, material, or construction method.
- **Criterion 2:** Lacks a high degree of craftsmanship or artistic merit.
- **Criterion 3:** Does not demonstrate technical or scientific achievement.
- **Criterion 5:** Does not yield or contribute to an understanding of a community or culture.
- **Criterion 6:** Not associated with any significant architect, artist, builder, or theorist.
- **Criterion 7:** Does not define, maintain, or support the character of the area.
- **Criterion 8:** Lacks any significant physical, functional, visual, or historical links to its surroundings.
- **Criterion 9:** Not recognized as a landmark.

The property does not contain any significant heritage elements. It lacks distinctive rustic materials or unique window designs and is not a rare, unique, or early example of any particular architectural style, type, material, or construction method.

While the house is identified as a representative example of the Craftsman Bungalow style, it is neither an early nor a rare example. The exact date of construction is unknown, and as stated in your letter, its features—including its one-and-a-half-storey height, low-pitched roof, overhanging eaves, and lack of ornamentation—are common characteristics of many bungalows from its time. This makes it a typical rather than a historically significant structure.

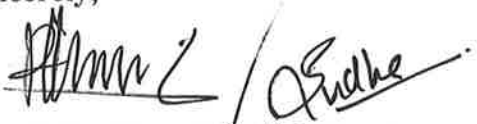
The City's decision is based on a study conducted in 2001, which claims that our property meets one criterion in each of the three categories (design, historical, and contextual value). However, when we purchased the property in 2016, it had already undergone numerous alterations, including window replacements and the addition of exterior stucco, giving it a modern appearance—particularly inside. Given these modifications, we conducted an independent study confirming that our property does not meet the necessary requirements for heritage designation. The structures on the property are commonplace, vernacular buildings with no unique historical or architectural significance beyond general local history.

Furthermore, this designation would impose unnecessary restrictions and financial burdens, potentially reducing the property's market value and limiting future development opportunities. **We have two adult children who are planning to marry and settle soon, both of whom will need their own space. Our plan was to either build two semi-detached units on this lot or add an extension to the existing structure. A heritage designation would prevent such reconstruction and future development.**

Given these factors, we strongly believe that the heritage designation is not justified and would impose undue restrictions and financial burdens on the property. We respectfully request that your office review the decision made by the Heritage Planning Department and remove our property from the heritage designation list.

We appreciate your time and consideration of this matter and look forward to your response.

Sincerely,

Handwritten signatures of Renji Abraham and Sudha Abraham in black ink. The signature of Renji is on the left and Sudha's is on the right, separated by a vertical line.

**Renji Abraham & Sudha Abraham**

18 River Road

Brampton, ON

renji.4g@gmail.com

Cell: 647-609-2115, 647-700-2115

## **NOTICE**

In accordance with procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises, located at 18 River Road in the City of Brampton, in the Province of Ontario:

### **NOTICE OF INTENTION TO DESIGNATE**

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 18 River Road in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18.

### **DESCRIPTION OF PROPERTY**

The property at 18 River Road is adjacent to the River Road Cultural Heritage Landscape (CHL) that extends westward from Mississauga Road and follows the north side of the road. The CHL is identified as reflecting the former rural and recreational character of the area adjacent to the former mill pond associated with McMurphy Woolen Mill. The property's mature trees and rich vegetation reflect the predominant landscaping of the River Road Cultural Heritage Landscape.

The Property is an irregularly shaped parcel on the south side of River Road between the intersection with Mississauga Road and River Road's curve south to follow the river in the City of Brampton, Ontario. The approximately 0.66-hectare lot comprises a 20th century residential building, three rear cottages, and a series of sheds and accessory buildings. The house is a one-and-a-half storey stucco clad building.

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION**

#### **DESIGN/PHYSICAL VALUE:**

The house on the property has design and physical value as it is a representative example of the Craftsman Bungalow architectural style. Attributes of the building that express the Craftsman style include its one-and-a-half storey height; broad, low-pitched roof with a 'blanket-like' appearance; overhanging eaves; ample exterior space; residential use; lack of ornamentation; chimney; dormers; large bay and picture windows; covered porch; and rustic materials.

#### **HISTORICAL/ASSOCIATIVE VALUE:**



The Property has historical and associative value because it has a direct association with prominent families that are significant to the community. The property is directly associated to Joel Wurts, who purchased the lands from the Hutton Estate in 1898 and became the first owner. The Wurts family later changed their family name and went on to become prominent as part of the Gooderham and Worts Distillers. The Property is directly associated with the McMurchy family and Darius McClure, both of whom were prominent in the community and made significant contributions to the development of Huttonville and Brampton.

## **CONTEXTUAL VALUE:**

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. The property's mature trees and rich vegetation reflect the predominant landscaping of the River Road Cultural Heritage Landscape. The house and ancillary buildings are visually linked to the low-rise cottage-style housing subdivision built during the post-war period. One of the earliest residential structures on the North side of the Credit River, the property used to form part of and was owned by the historic Huttonville Park which was a popular recreational destination for people across the GTA in the 1920s as well as a fundraising venue for WWII war efforts.

The property's ownership history, which includes Darius McClure, John McMurchy and Huttonville Park Inc. reinforce its connection to the town of Huttonville, the McMurchy Powerhouse and Mills and the nearby Credit River.

## **DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Design/Physical Elements:
  - The orientation of the house fronting onto the road (O. Reg. 9/06, criteria 1 and 4);
  - Relationship of the house to the Creek (O. Reg. 9/06, criteria 4);
  - The scale and massing of the building (O. Reg. 9/06, criteria 1);
  - Symmetrical proportions (O. Reg. 9/06, criteria 1);
  - Lack of ornamentation (O. Reg. 9/06, criteria 1);
  - One-and-a-half storey height (O. Reg. 9/06, criteria 1);
  - Rectangular plan with a bay window on each of the north and south elevations (O. Reg. 9/06, criteria 1);
  - Broad, low-pitch hip roof with a 'blanket-like' appearance (O. Reg. 9/06, criteria 1);
  - Hip roofed dormers on the north, east, and west elevations (O. Reg. 9/06, criteria 1);
  - Overhanging eaves (O. Reg. 9/06, criteria 1);
  - Stucco clad chimney with red brick underneath (O. Reg. 9/06, criteria 1);
  - Stucco clad exterior with red brick underneath (O. Reg. 9/06, criteria 1);
  - Covered porch at the northeast corner (O. Reg. 9/06, criteria 1).

- Mature trees and other vegetation contribute to the urban forest along River Road CHL (O. Reg. 9/06, criteria 8).

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Johanna Keus, Assistant Heritage Planner, at [Johanna.keus@brampton.ca](mailto:Johanna.keus@brampton.ca) to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on February 16<sup>th</sup>, 2025 (within 30 days of the publication of this notice).

Date: January 17<sup>th</sup>, 2025

Genevieve Scharback, City Clerk  
2 Wellington St. W., Brampton, ON L6Y 4R2  
905-874-2172 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)  
[cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 3/18/2025

**Date:** 2025-02-26

**Subject:** **Recommendation Report: Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41 - 45 Mill Street North and 32 - 34 Park Street – Ward 1**

**Contact:** Tom Tran, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-205

**RECOMMENDATIONS:**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of March 18<sup>th</sup>, 2025, re: **Recommendation Report: Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41 - 45 Mill Street North and 32 - 34 Park Street – Ward 1** be received;
2. That the Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41-45 Mill Street North and 32-34 Park Street dated February 18<sup>th</sup>, 2025 be deemed complete;
3. That the following recommendations as per the Cultural Heritage Evaluation Report, 41-45 Mill Street North and 32-34 Park Street be received:
  - I. That the property at 43 Mill Street North be deemed to have met one criterion under O. Reg. 9/06 (criterion 2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.
  - II. That all five properties comprising the Site (41, 43, 45 Mill Street North and 32, 34 Park Street) and the adjacent listed property at 39 Mill Street North be deemed not to have met two or more O. Reg. 9/06 criteria. They are thus not considered candidates for designation under the Ontario Heritage Act.
4. That the following recommendations as per the Heritage Impact Assessment, 41-45 Mill Street North and 32-34 Park Street be received and followed:

- I. That the materiality of the new students residence building be compatible to the prevailing materiality of the buildings in the Nelson Street West Character area, specifically 40 and 44 Mill Street North.
  - II. That a clinker brick pattern be incorporated on sections of the west and north elevations of the proposed building to recognize the identified cultural heritage attribute 43 Mill Street.
  - III. That a landscape strategy be implemented along the Mill Street North elevation to respond to the residential character of the streetscape, helping to further integrate the proposed building into the neighbourhood and mitigate its visual impact.
  - IV. That a plaque be installed on or adjacent to the building on Mill Street North that commemorates the masonry treatment and its significance to the Arts and Crafts architectural style, specifically acknowledging the clinker brickwork as an historic design approach, and its use and significance in Brampton.
5. That the demolition of 41-45 Mill Street North and 32-34 Park Street is allowed to move forward. A scoped documentation and salvage plan for the clinker bricks should be prepared and accepted by Heritage Staff prior to the issuance of the demolition permit for 43 Mill Street North.

#### **OVERVIEW:**

- **41, 43, 45 Mill Street North and 32, 34 Park Street are neither listed nor designated heritage properties. Adjacent heritage properties around the Site are 39, 40 and 44 Mill Street North and 45 Railroad.**
- **In November 2024, Greenwin and Sweeny & Co Architects submitted a development application for a 12-storey student residence on the subject lands for Algoma University. Under the provisions of Bill 185 (Cutting Red Tape to Build More Homes Act) and as articulated in Section 62.0.2 of the Planning Act, planning and development activities undertaken by post-secondary institutions are not subject to the Planning Act.**
- **A Cultural Heritage Evaluation Report (CHER) for the five properties comprising the Site and 39 Mill Street North was prepared in February 2025 by ERA Architects.**
- **The CHER demonstrated that all properties comprising the Site and the contiguous property at 39 Mill Street North do not meet enough 9/06 criteria to be considered for designation under part IV of the OHA.**
- **43 Mill Street North is evaluated to meet one 9/06 criteria for its the high degree of craftsmanship of its clinker brick.**

- **Based on the findings of the CHER, a Heritage Impact Assessment was prepared to address the impacts of proposed development on the identified heritage resources and recommend mitigation measures.**
- **The HIA recommended the brick pattern of 41 Mill Street North be replicated in the façade design of the new building and commemorated through a plaque.**
- **The impacts of the proposed development to the Nelson Street West neighborhood, specifically to significant heritage resources like 40 and 44 Mill Street North across the street will be addressed through sympathetic façade design, materiality and landscaping strategies.**
- **The HIA are considered complete as per the City's Terms of Reference.**

## **BACKGROUND:**

In November 2024, developer Greenwin with the support of Sweeny&Co Architects submitted an application for a 12-storey student residence for Algoma University accommodating 500 or more beds. The application consists of redevelopment of five properties (41, 43, 45 Mill Street North and 32, 34 Park Street) The proposed building will be oriented towards Denison Avenue, the planned mid-block connection between Park and Mill Streets, with the primary entrances situated along the north end of the site facing Denison Avenue.

Under Bill 185 (Cutting Red Tape to Build More Homes Act) which received Royal Assent on June 6, 2024, post-secondary institutions are exempt from the Planning Act and the requirements of applications (Zoning By-law Amendments, Official Plan Amendments, Draft Plan of Subdivision, and Site Plan Control). The development will be permitted to immediately seek building permits once a final design has been prepared without the need for any Planning Approvals. However, the applicant is still required to fulfill archaeological and heritage conditions which are regulated by the Ontario Heritage Act. Accordingly, ERA Architects was retained by the applicant to complete the CHER and HIA for the properties on and adjacent to the Site.

## **Property Location**

The Site is composed of five contiguous properties in Brampton, known municipally as 41, 43, and 45 Mill Street North, and 32 and 34 Park Street. These properties comprise part of a block bounded by Nelson Street West to the south, Mill Street North to the east, Park Street to the west, and the development at 45 Railroad Street to the north.

The Site is located in the Downtown Brampton Secondary Plan Area, the Downtown Brampton Urban Growth Centre Boundary, and within a future Primary Major Transit Station Area ("PMTSA"), anchored by the Brampton Innovation District GO Station to the northeast of the Site.

The properties within the Site are not listed on Brampton's Municipal Register of Cultural Heritage Resources ("Heritage Register") or designated under Part IV or V of the OHA. The Site is considered adjacent to two properties that are listed and two properties that are designated under Part IV of the OHA.

The Site is adjacent to the early industrial core of Brampton and forms part of the Nelson Street West neighbourhood. It is characterized by a diverse collection of single-detached houses from the mid- and late-nineteenth century and early twentieth century, ranging in size from cottages to medium-sized mansions which are reflective of and intimately tied to the history of Brampton's early urban and industrial development.

## **CURRENT SITUATION:**

### **Cultural Heritage Value or Interest of the Structures**

The building at 43 Mill Street North is a vernacular one-and-a-half storey Arts and Crafts-style residence constructed in 1915. The building is clad in clinker brick with a tight Flemish bond and protruding clinker headers. The primary façade is asymmetrical, and features a side gabled roof, with a centered gabled dormer, projecting eaves, and a recessed front porch. The roof is cross gabled at the rear and features a centred single stack chimney. It was evaluated to meet criterion (2) of O. Reg. 9/06 for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.

The property at 39 Mill Street North, contiguous to the south of the Site, is listed in the Brampton Municipal Heritage Register. It is a single-storey Ontario Cottage style residence with a hipped roof, constructed between 1878 and 1887. The building is clad in horizontal siding and features a symmetrical façade with a centred gable. Contemporary alterations have damaged the house's legibility as an example of a typical Ontario Cottage. No important historical associations or contextual value are identified for the property and it is determined to not meet any criteria under Ontario Reg. 9/06.

All five properties on the site and the adjacent listed property at 39 Mill Street North do not meet two or more O. Reg. 9/06 criteria, thus are not considered candidates for designation.

## Impact Assessment and Mitigation Measures

The proposed development will remove the five existing residential buildings, replacing them with a 12-storey residential tower. The residential use of the Site will be maintained. The HIA considers the following impacts of the development on the identified heritage attributes/resources and recommends mitigation measures:

**1. *Direct impact on the nominal cultural heritage value identified at 43 Mill Street North:***

The proposed brickwork treatment on the new building has been designed to interpret and reference the careful brickwork at 43 Mill Street North, complementing the character of the existing streetscape while providing visual interest and texture. A commemoration plan is also proposed for this purpose.

**2. *Potential impact on the designated adjacent heritage property to the north at 45 Railroad Street:***

The design of the proposed building on the Site responds to the historic industrial character of 45 Railroad which has been incorporated as part of a 25-storey mixed use development. The proposal is not anticipated to have any adverse impacts on the cultural heritage value or attributes of 45 Railroad Street.

**3. *Indirect visual impact to the Nelson Street West Neighbourhood Character Area and the adjacent heritage properties at 40 and 44 Mill Street North:***

The materiality of the new building, including a proposed brickwork articulation strategy, appropriately responds to the materiality of both 40 and 44 Mill Street North, both of which feature brick-masonry construction in several different shades of red and brown brick. A landscape strategy is also proposed within the tighter setback along the Mill Street North elevation in order to respond to and extend the residential lawn/mature tree character of the streetscape as far as possible.

## CORPORATE IMPLICATIONS:

### Financial Implications:

There is no financial impact resulting from the adoption of the recommendations in this report.

### Other Implications:

There are no other corporate implications associated.

## STRATEGIC FOCUS AREA:

The approval of the Cultural Heritage Evaluation Report and Heritage Impact Assessment noted within this report supports two Brampton's Corporate Strategic Plan (2024) focus areas: (1) Culture & Diversity, and (2) Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, facilitate the development of accessible housing for post-secondary students, enhancing the educational landscape in Downtown Brampton. It also creates opportunities for the commemoration of a unique heritage feature that contributes to the understanding of Brampton's early history.

## CONCLUSION:

It is recommended that the Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41 - 45 Mill Street North and 32 - 34 Park Street, be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

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Tom Tran  
Heritage Planner  
Integrated City Planning

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Director  
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Steve Ganesh, RPP, MCIP  
Commissioner  
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## Attachments:

- Attachment 1 – Cultural Heritage Evaluation Report for 41 - 45 Mill St N and 32 - 34 Park St.
- Attachment 2 – Heritage Impact Assessment for 41 - 45 Mill St N and 32 - 34 Park St.



- Attachment 3 – Highlights of the CHER and HIA for 41 - 45 Mill St N and 32 - 34 Park St.

# 39-45 MILL STREET NORTH, 32-34 PARK STREET

Brampton, ON

## CULTURAL HERITAGE EVALUATION REPORT

Issued: July 10, 2023

Revised: February 18, 2025

Project # 23-034-01  
Prepared by PE / SI / EA / JL

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APPENDIX A: CULTURAL HERITAGE EVALUATION LISTING SUMMARY FOR 39 MILL STREET NORTH  
(PREPARED BY THE CITY OF BRAMPTON)

APPENDIX B: EMAIL CORRESPONDENCE WITH MINISTRY OF CITIZENSHIP AND MULTICULTURALISM

# 1 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

**Philip Evans OAA, MRAIC, ICOMOS, CAHP** is a Principal at ERA and the founder of Culture of Outports and *small*. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

**Samantha Irvine JD, ICOMOS, CAHP** is an Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

**Emma Abramowicz, CAHP** is a Planner and Senior Project Manager at ERA Architects. She holds a BAH in History from Queen's University, and a Master of Planning from Ryerson University. Her prior experience includes public-sector heritage work in Ontario and Alberta, including heritage planning and urban design in the Town of Banff, AB.

**Jane Law, M.Pl** is a member of the urban planning team at ERA Architects. She holds a Masters in Planning from Toronto Metropolitan University, and a Bachelors in Geography and Urban Studies from the University of Toronto.



## 2 EXECUTIVE SUMMARY

This Cultural Heritage Evaluation Report (“CHER”) has been prepared by ERA Architects Inc. (“ERA”) for the properties at 41, 43, and 45 Mill Street North, and 32 and 34 Park Street (the “Site”). It also includes an evaluation for the property at 39 Mill Street North, which is listed on the Brampton Heritage Register.




The Site, located within the downtown core of the City of Brampton, contains five house-form residential buildings of various architectural styles constructed between circa 1915 and 1944. The contiguous site at 39 Mill Street North contains one additional house-form building, constructed circa 1878.

Our evaluation finds that the property at 43 Mill Street North meets O. Reg. 9/06 criterion (2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.

Our evaluation finds that no properties on the Site or contiguous at 39 Mill Street North meet two or more O. Reg. 9/06 criteria. They are thus not considered candidates for designation.




### 3 LOCATION PLAN



-  Site
-  Part IV Designated Property
-  Listed Property

Property map showing the Site, dashed in pink (Brampton Geohub, 2023; annotated by ERA).



-  Site
-  Part IV Designated Property
-  Listed Property

Aerial photograph showing the Site, dashed in pink, and surrounding context (Brampton Geohub, 2023; annotated by ERA).

## 4 REASONS FOR CHER & BACKGROUND INFORMATION

This Cultural Heritage Evaluation Report (“CHER”) has been prepared in accordance with the City of Brampton’s Terms of Reference (2022), which requires a CHER for development applications that include a building or structure that is listed on the City of Brampton’s Heritage Register, and strongly encourages a CHER for development applications that include a building or structure that is 40 years old or older.

The Site is contiguous to one property listed on the Heritage Register at 39 Mill Street North (listed on November 20, 2012), and includes five properties with buildings 40 years or older at 41, 43, and 45 Mill Street North, and 32 and 34 Park Street.

See Appendix A for the City of Brampton’s cultural heritage listing summary for 39 Mill Street North.



## 5 DESCRIPTION OF PROPERTY & VISUAL INSPECTION

The Site's municipal addresses include:

- 41, 43, and 45 Mill Street North; and,
- 32, and 34 Park Street.

The Site's land use designation in the City of Brampton's Official Plan is Residential. The Site is located within the Downtown Brampton Secondary Plan Area.

The Site occupies the middle portion of the block bounded by Mill Street North, Nelson Street West, Park Street, and Railroad Street, and contains six residential buildings. The Site is contiguous to one property listed on the City of Brampton's Heritage Register: 39 Mill Street North.

The Site's archaeological potential is presently undetermined. The City of Brampton is undertaking an Archaeological Management Plan process, to be concluded in December 2023. The Ministry of Citizenship and Multiculturalism office has confirmed that the Site is not within an area of archeological potential. See Appendix B for email correspondence with the Ministry.

### 5.1 Site Documentation

The following section profiles each of the six properties covered in this report. Each profile includes a key map, building description, property and context photos, and a preliminary condition assessment based on a visual inspection. An overview of the site's context follows in Section 6.2.

#### Preliminary Condition Assessment

ERA performed a visual inspection of the properties comprising the Site in May 2023. Note that 39 Mill Street North is not owned by the client, and as such, ERA was not able to undertake a close-up property inspection for this property. The assessment was undertaken from the street, and may be missing key information as to physical condition or integrity.

Inspections were limited to visible exterior envelope features such as the brick façade, stone details, brick chimneys, windows, doors, metal flashings, and rainwater management systems (gutters and downspouts). No close up "hands on" inspections were carried out

#### DEFINITION OF TERMS

*The building components were graded using the following assessment system:*  
*Excellent: Superior aging performance. Functioning as intended; no deterioration observed.*

*Good: Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

*Fair: Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

*Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

*Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*

using scaffolding or a lift. Further, the review does not include general interior inspections, structural, mechanical, electrical or plumbing systems/elements in the interiors.

All photographs were taken in May 2023 by ERA, unless otherwise stated.

## Mill Street North



39 Mill  
c. 1878-1887  
(Listed)

41 Mill  
1915

43 Mill  
1915

45 Mill  
1915

## Park Street



34 Park  
c. 1941-1944

32 Park  
c. 1941-1944

### 39 Mill Street North

The building at 39 Mill Street North is a single-storey Ontario Cottage-style residence, built in the Brampton vernacular with a hipped roof, constructed between 1878 and 1887. The building is clad in horizontal siding and features a symmetrical façade with a centred gable.

#### Building Condition

Overall, the structure at 39 Mill appears to be in good condition.

The yellow horizontal siding appears to be in fair condition, with some areas of poor condition showing open seams at the corner and damaged areas. The concrete foundation wall appears to be in fair condition.

The asphalt shingles appear to be in good condition. The metal flashing, gutters, and downspouts appear to be in good condition.

The metal door appears to be in good condition. The vinyl windows appear to be in good condition. The concrete steps appear to be in fair condition, with an area of poor condition showing cracking at the riser and tread seam.



### 39 Mill Street North: East Elevation



Primary (east) elevation of 39 Mill Street North.

### 39 Mill Street North: North and South Elevation



North elevation of 39 Mill Street North.



South elevation of 39 Mill Street North.

### 39 Mill Street North: Context



View looking south-west along Mill Street North, showing the relationship of 39 Mill to the adjacent building at 37 Mill.



View looking south-west along Mill Street North, showing the relationship of 39 Mill to the adjacent building at 41 Mill.

#### 41 Mill Street North

The building at 41 Mill Street North is a vernacular two-and-a-half storey Edwardian-style residence constructed in 1915. The primary façade is asymmetrical, and features a pediment above the second storey, 1 over 1 sash windows, a large front porch, and red brick stretcher-bond cladding.

The two-storey addition at the rear (west) elevation appears to have been constructed at a later date.

#### Building Condition

Overall, the structure at 41 Mill appears to be in good-to-fair condition.

The red brick exterior appears to be in fair condition with some areas of efflorescence. The stone over cladding at main elevation appears to be in fair condition. The stone foundation walls appear to be in fair condition, with areas biological staining. The horizontal vinyl siding within the gable appears to be in good condition.

The asphalt shingles appear to be in good condition. The metal flashing, gutters, and downspouts appear to be in fair condition.

The doors appear to be in fair condition with some dents in the rear door. The windows appear to be a mix of wood and vinyl which appear to be in fair condition. The masonry window sills appear to be in good condition. The masonry lintels appear to be in good condition, with some areas of staining. The wood porch and stair appear to be in poor condition, showing some areas of paint flaking and wood rot.



#### 41 Mill Street North: East and West Elevation



Primary (east) elevation of 41 Mill Street North.



Rear (west) elevation of 41 Mill Street North.

#### 41 Mill Street North: North and South Elevation



North elevation of 41 Mill Street North.



South elevation of 41 Mill Street North.

#### 41 Mill Street North: Context



View looking south-west along Mill Street North, showing the relationship of 41 Mill to the adjacent building at 39 Mill.



View looking south-west along Mill Street North, showing the relationship of 41 Mill to the adjacent buildings at 43 and 45 Mill.

### 43 Mill Street North

The building at 43 Mill Street North is a vernacular one-and-a-half storey Arts and Crafts-style residence constructed in 1915. The building is clad in clinker brick with a tight Flemish bond and protruding clinker header. The primary façade is asymmetrical, and features a side gabled roof, with a centered gabled dormer, projecting eaves, a recessed front porch. The roof is cross gabled at the rear, and features a centred single stack chimney.

### Building Condition

Overall the structure 43 Mill appears to be in fair condition, with an area of defective condition.

The red brick exterior appears to be in fair condition with some areas of poor condition showing delamination, mortar loss, staining and efflorescence. The stone foundation walls appear to be in poor condition with areas delamination, paint flaking, step cracking and mortar loss. The horizontal vinyl siding within the gable appears to be in fair condition, with an area of defective condition where there is a missing siding, exposing the overclad original half-timbering within the gable ends..

The red brick chimney appears to be in fair condition. The asphalt shingles appear to be in good condition. The metal flashing, gutters, and downspouts appear to be in fair condition.

The doors appear to be in fair condition. The windows appear to be a mix of wood and vinyl, which appear to be in fair condition, with areas of poor condition at the wood windows showing paint flaking. The masonry window sills and lintels appear to be in good condition, with some areas of staining. The stone porch and stairs appear to be in poor condition, with areas of material delamination and paint flaking.

The missing horizontal siding section within the gable at the north elevation represents a critical maintenance concern and could be addressed with future repairs.



#### 43 Mill Street North: East and West Elevations



Primary (east) elevation of 43 Mill Street North.



Rear (west) elevation of 43 Mill Street North.

#### 43 Mill Street North: North and South Elevation



North elevation of 43 Mill Street North.



South elevation of 43 Mill Street North.

#### 43 Mill Street North: Context



View looking south-west along Mill Street North, showing the relationship of 43 Mill to the adjacent buildings at 41 and 45 Mill.

## 45 Mill Street North

The building at 45 Mill Street North is a vernacular two-and-a-half storey Edwardian-style residence constructed in 1915. The primary façade is asymmetrical, and features a pediment above the second storey, horizontal siding within the pediment, 1 over 1 sash windows, simple buff brick ornamentation at the window surrounds, a large front porch, and red brick stretcher-bond cladding.

The single-storey shed at the rear (west) elevation appears to have been constructed at a later date.

### Building Condition

Overall, the structure at 45 Mill appears to be in good-to-fair condition.

The red brick exterior appears to be in good condition with some areas of staining. The stone foundation walls appear to be in fair condition with areas of staining and paint flaking. The horizontal vinyl siding within the gable appears to be in good condition.

The asphalt shingles appear to be in fair condition. The metal flashing, gutters, and downspouts appear to be in fair condition, with an area of poor condition at the rear (west) elevation where there is a missing flashing at the fascia board and warped gutters.

The metal doors appear to be in fair condition. The metal windows appear to be in fair condition. The masonry window sills and lintels appear to be in good condition. The wood porch and stair appear to be in fair-to-poor condition.



#### 45 Mill Street North: East and West Elevations



Primary (east) elevation of 45 Mill Street North.



Rear (west) elevation of 45 Mill Street North.

#### 45 Mill Street North: North and South Elevations



North elevation of 45 Mill Street North.



South elevation of 45 Mill Street North.

#### 45 Mill Street North: Context



View looking south-west along Mill Street North, showing the relationship of 45 Mill to the adjacent buildings at 41 and 43 Mill.

### 32 Park Street

The building at 32 Park Street is a vernacular single-storey house-form residence constructed between 1941 and 1944. The primary façade is symmetrical, features a gabled roof with horizontal vinyl siding, a projecting front porch with horizontal vinyl siding within the gable, a chimney at the south elevation, and red brick stretcher-bond cladding.

#### Building Condition

Overall, the structure at 32 Park appears to be in poor condition.

The red brick exterior appears to be in fair condition with some areas in poor condition showing unsympathetic mortar repairs, open mortar joints and efflorescence. The concrete foundation wall appears to be in fair condition.

The red brick chimney appears to be in poor condition with some areas of delaminated bricks and open mortar joints. The asphalt shingles appear to be in fair condition. The horizontal metal siding within the gables appear to be in poor condition, showing areas of missing siding. The metal flashing, gutters, and downspouts appear to be in fair condition, with an area of poor condition where there appears to be a missing flashing at the brick chimney at the south elevation.

The main and rear steel doors appears to be in fair condition. The vinyl windows appear to be in fair condition. The masonry window sills on the main elevation appear to be in fair condition. The wood porch and stair appear to be in poor condition, showing some areas of paint flaking and wood rot.



### 32 Park Street: West and East Elevations



Primary (west) elevation of 32 Park Street.



Rear (east) elevation of 32 Park Street.

### 32 Park Street: North and South Elevations



North elevation of 32 Park Street.



South elevation of 32 Park Street.

### 32 Park Street: Context



View looking north-east along Park Street, showing the relationship of 32 Park to the adjacent buildings at 30 and 34 Park.

### 34 Park Street

The building at 34 Park Street is a vernacular single-storey house-form residence constructed between 1941 and 1944. The primary façade is symmetrical, and features a gabled roof and projecting front porch with a decorative pediment and projecting verge, a chimney at the south elevation, and red brick-stretcher bond cladding.

#### Building Condition

Overall, the structure at 34 Park appears to be in poor condition, with an area of defective condition.

The red brick exterior appears to be in fair condition with some areas in poor condition showing unsympathetic mortar repairs, open mortar joints and efflorescence. The concrete foundation wall appears to be in poor condition, with areas of delamination and paint flaking.

The red brick chimney appears to be in poor condition, with some areas of unsympathetic mortar repairs, poor pointing repair at the base, and open mortar joints. In addition, the chimney at the south elevation has been replaced from the roof level up. The asphalt shingles appear to be in fair condition, with areas of poor condition at the rear. The metal flashing, gutters, and downspouts appear to be in poor condition, as there appears to be a missing flashing at the brick chimney. There is an area of defective condition, with a missing gutter section along the eaves at the east elevation. The wood siding and fascia boards appear to be in poor condition, showing areas of wood rot and paint flaking.

The doors appear to be in fair condition. The windows appear to be a mix of metal and wood and appear to be in fair condition. The masonry window sills on the main elevation appears to be in fair condition with some staining. The masonry porch and stair and metal railing appear to be in fair condition.

The missing gutter section represents a critical maintenance concern and could be addressed with future repairs.

### 34 Park Street: West and East Elevation



Primary (west) elevation of 34 Park Street.



Rear (east) elevation of 34 Park Street.

### 34 Park Street: North Elevation



North elevation of 34 Park Street.



South elevation of 34 Park Street.

### 34 Park Street: Context



View looking north-east along Park Street, showing the relationship of 34 Park to the adjacent building at 32 Park.



## 5.2 Site Context

The area surrounding the Site is residential, consisting of a diverse collection of primarily single and semi-detached residences constructed in the mid-to-late 19th century, and throughout the 20th century, ranging in size from worker's housing and cottages to large estates. More recently, a 25-storey residential building was constructed north-west of the Site.

The Site's immediate surrounding context is as follows:

- North-west is 45 Railroad Street, the Dominion Skate Building (formerly known as the Copeland-Chatterson Company), designated under By-law 150-2015 on July 8, 2015. The building was integrated into the podium of a recently-completed two-tower 25-storey residential complex.<sup>69</sup> Beyond is the CN rail corridor.
- North-east is a block of low-rise residential housing, consisting of a diverse collection of single- and semi-detached residences along Mill and Elizabeth Streets North constructed in the mid-to-late 19th and early 20th century, ranging in size from worker's housing and cottages to large estates. The building at 44 Mill Street North was designated under By-law 231-2015 on September 30, 2015. The building at 44 Nelson Street West was designated under By-law 83-2024 on May 29, 2024. In addition, several properties have been listed in this block, including 39 and 40 Mill Street North, 31 Railroad Street West, and 35, 43, 47, 51, and 59 Elizabeth Street North. Beyond is the CN rail corridor and the Brampton GO Station.
- South-west is Park Street, the Canadian Pacific Railway corridor (formerly the Credit Valley Railway),<sup>70</sup> permanently closed since the 1960s,<sup>71</sup> and single-detached residences along West Street beyond, constructed in the late 19th and early-to-mid 20th century. Three properties on this block have been listed at 3 Denison Avenue, and 68-70 and 74 Nelson Street West.
- South-east is Nelson Street West, and a block consisting of single-family residences along Mill Street North constructed in the late 19th and early-to-mid 20th century, and townhouses along Park Street constructed in the late 20th century.

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<sup>69</sup> City of Brampton. By-law 150-2015.

<sup>70</sup> Toronto Railway Historical Association, Brampton Station (Canadian Pacific railway), October 20, 2022, <https://www.trha.ca/trha/history/stations/brampton-station-canadian-pacific-railway/>.

<sup>71</sup> City of Brampton, "CPR Station," CPR Station, n.d., <https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Pages/CPR-Station.aspx>.



## 6 HISTORICAL RESEARCH AND DOCUMENTATION

The following section consolidates the “Historic Information and Documentation” and “Primary and Secondary Research” sections of the CHER. Given the number of properties on the Site, this sections has been structured as follows for clarity:

- Section 8.1 includes a list of research resources consulted.
- Section 8.2 includes an overview of the Site’s historical context and evolution. It references dates of construction for each of the buildings on Site, but does not provide an in-depth history of tenure for each property.
- Section 8.3 provides specific details for each property, including a list of owners, dates of construction, and analysis of major alterations.

### 6.1 Research Methodology

ERA undertook primary and secondary research to identify the Site’s history of ownership and development. The following resources were consulted:

- Peel Archives
- Tax Assessment Rolls
- Goad’s Atlases
- Brampton City Directories
- Land Registry Office Records
- Newspaper Archives for the Globe and Mail, Toronto Star, and The Conservator
- Brampton Aerial Photographs
- City of Brampton Public Library records
- University of Toronto Maps and Data Library
- Census Records (Library and Archives Canada)
- Voter Lists (Ancestry.ca)

## 6.2 Historical Context and Site Evolution

This section includes a written narrative describing the Site's history of development, along with visual resources that follow the chronological development of the Site. Further, the Site history has been contextualized within the historical development of the City of Brampton. The research results are used as the basis for the evaluation of the Site's cultural heritage value (following Ontario Regulation 9/06) in Section 8.

### Indigenous History

The Site is located on the traditional territory of the Huron-Wendat, Haudenosaunee and Mississauga of the Credit First Nations. For each of these groups, Brampton's natural systems and resources were central to traditional ways of life during the pre-treaty era. Rivers, for example, supported settlements, horticulture, fisheries, and transportation/trade networks. Today's Main Street through downtown Brampton has been identified as the route of an pre- and early-contact trail known as the Hurontario Trail, which connected Lake Ontario at today's Port Credit to Lake Huron.<sup>72</sup>

The Site is located to the east of the Etobicoke Creek Trail, which provided Indigenous peoples with water, transportation, and food, and acted as a meeting place and site for gatherings and ceremonies. The name Etobicoke is derived from the Ojibwe word "Wah-do-be-kaung" meaning "the place where the black alders grow".<sup>73</sup>

After the British conquest of New France in 1763, the Crown issued a Royal Proclamation, which established a framework for the colonization of Indigenous territories in North America.<sup>74</sup> The Proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty, thereby forbidding individual settlers from claiming land until it was first "purchased" by the Crown.<sup>75</sup>

The Site, and parts of present-day Brampton, are subject to the 1806 "Head of the Lake Purchase" Treaty (No. 14), which was signed with the Mississaugas of the Credit.<sup>76</sup> These treaties and subsequent land surveys

72 Town of Brampton, Bramptons 100th Anniversary, 1873-1973, p82. <https://archive.org/details/bramptons100thanniversary18731973/page/n83/mode/2up>

73 City of Brampton. Etobicoke Creek History. <https://www.brampton.ca/EN/Business/planning-development/projects-studies/riverwalk/Pages/Etobicoke-Creek-History.aspx>

74 Indian and Northern Affairs Canada. The Royal Proclamation of 1763. Indigenous and Northern Affairs Canada, [www.rcaanc-cirnac.gc.ca/eng/1100100010302/1529354437233](http://www.rcaanc-cirnac.gc.ca/eng/1100100010302/1529354437233)

75 Ibid.

76 Province of Ontario, "Map of Ontario Treaties and Reserves," Government of Ontario, accessed May 27, 2023, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.

superimposed a colonial understanding of land over the seasonal and resource-dependent relationship held by the Mississaugas of the Credit, who were displaced from their traditional territory and left with small reserves.

### Colonial Settlement Context

The City of Brampton was originally part of the Chinguacousy Township, a former township in Peel County.<sup>77</sup> Chinguacousy Township was surveyed in 1818, and the first settlers arrived shortly after, immigrating from places including New Brunswick and the United States.<sup>78</sup> The landscape at this time consisted of swamps covered with dense, hardwood forest.<sup>79</sup> As land was cleared, early industry centered around agriculture and the grain industry.<sup>80</sup> The first urban focal point was established in 1820 at the intersection of Queen and Main Streets. The crossroads were referred to as “The Four Corners”, acting as the hub of commerce and trade in the town.<sup>81</sup>

The Four Corners and its immediate surrounding area were renamed Brampton in 1834, after a town in England.<sup>82</sup> By the 1830s, Brampton had been established as a center for agriculture, trade and transportation as a result of its strategic location at Hurontario Trail (Main Street) and the Credit River to the west.

### Subdivision Plan BR-4

Within two decades, the urban centre of Brampton began to expand outward from the Four Corners. On January 4, 1854, United Empire Loyalist and Chinguacousy Township Reeve George Wright subdivided his 100-acre landholdings west of the Four Corners, in part to accommodate the forthcoming Grand Trunk Railway Route and railroad station.<sup>83</sup> Wright’s estate house, at today’s 34 Church Street West, was included as Block M within the subdivision. The subdivision was entitled Plan No. BR-4, on Lot 6 in the 1st Concession West of Hurontario Street.<sup>84</sup>



The Four Corners, Main Street looking north from Queen Street c. 1910 (City of Brampton).

77 City of Brampton (2015). “A Walk through Time Report”.

78 Ibid.

79 City of Brampton, “Brampton History,” accessed May 27, 2023, <https://www.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>.

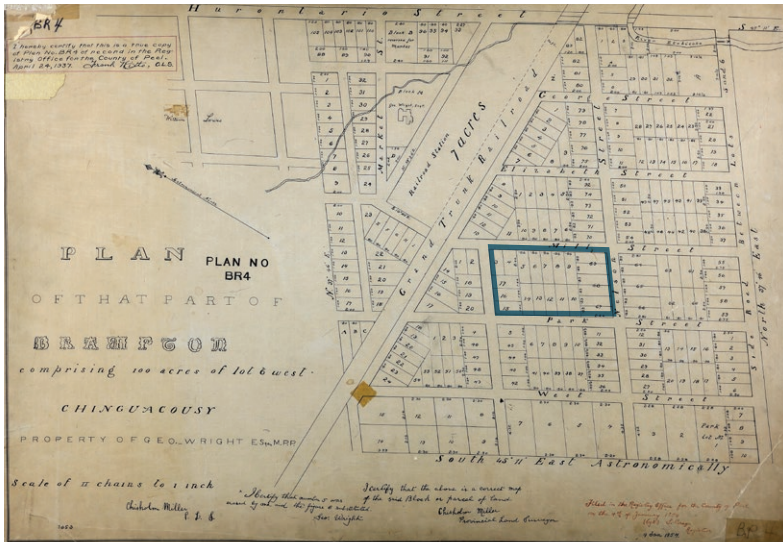
80 Town of Brampton (1953). “Brampton Centennial Souvenir, 1853-1953”, p 21.

81 City of Brampton (2015). “A Walk through Time Report”, p 6.

82 City of Brampton (2015). “A Walk through Time Report”, p 7.

83 City of Brampton (2015). “A Walk through Time Report”, p 36.

84 Township of Chinguacousy (1874). Plan of subdivision for Concession BR-4.



Plan No. BR-4, with Block 9 outlined in blue (Township of Chinguacousy; annotated by ERA).

The 1857 survey of Brampton (above) illustrates the lot divisions, topography, built form and some property ownership within the BR-4 subdivision. The Site was located on Block 9, between Mill, Nelson, Park and Denison Streets, and was apparently undeveloped as of 1857.



1857 Survey of Brampton (Plan of the Town of Brampton in the County of Peel, Bristow & Fitzgerald Surveyors: Brampton, 1857; annotated by ERA).

In the two decades that followed, railways drove the growth of this neighbourhood. The 1856 extension of the Grand Trunk Railway to Brampton was accommodated under Wright's subdivision plan, and was soon followed in 1879 by the Credit Valley Railway built northwestward through the subdivision, along the southwest edge of Block 9.<sup>85</sup> The Denison Street edge along the northwest of Block 9 was eventually closed due to the advent of industry adjacent to these rail corridors,<sup>86</sup> including the Copeland-Chatteerson/Dominion Skate Building on the block's northeast corner (built 1905-1906),<sup>87</sup> and the Williams Shoe Factory on the block's northwest corner (built 1898).<sup>88</sup>

### Turn-of-the-Century Development

By the 1870s, Brampton emerged as a major urban centre, with its population quadrupling from 500 to over 2,000 in 20 years.<sup>89</sup> The village was chosen as the capital of the new Peel County, serving as its administrative centre.<sup>90</sup> On June 9, 1873, Brampton was incorporated as a town, providing enhanced local governance, services and infrastructure to residents.<sup>91</sup> John Haggert was elected as the town's first mayor.<sup>92</sup>

The mid to late 19th century saw the development of Brampton's flower industry, which became a marker of the town. Soon after, the town was nicknamed the "Flowertown of Canada", with hundreds of acres dedicated to flower growing by the end of the century, exporting roses, orchids, and cut flowers to countries all over the world.<sup>93</sup>

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85 Town of Brampton, Bramptons 100th Anniversry, 1873-1973, p83. <https://archive.org/details/bramptons100thanniversary18731973/page/n83/mode/2up>

86 Fire Insurance Plan, 1911, plates 4 and 5

87 ERA Architects Inc., 45 Railroad Street Heritage Impact Assessment (2015).

88 Peel County Land Registry Office, Plan 4, Block 1 to 12

89 Region of Peel, "Explore Peel: An Interactive Timeline," Peel Region, n.d., <https://www.peelregion.ca/planning-maps/settlementhistory/>.

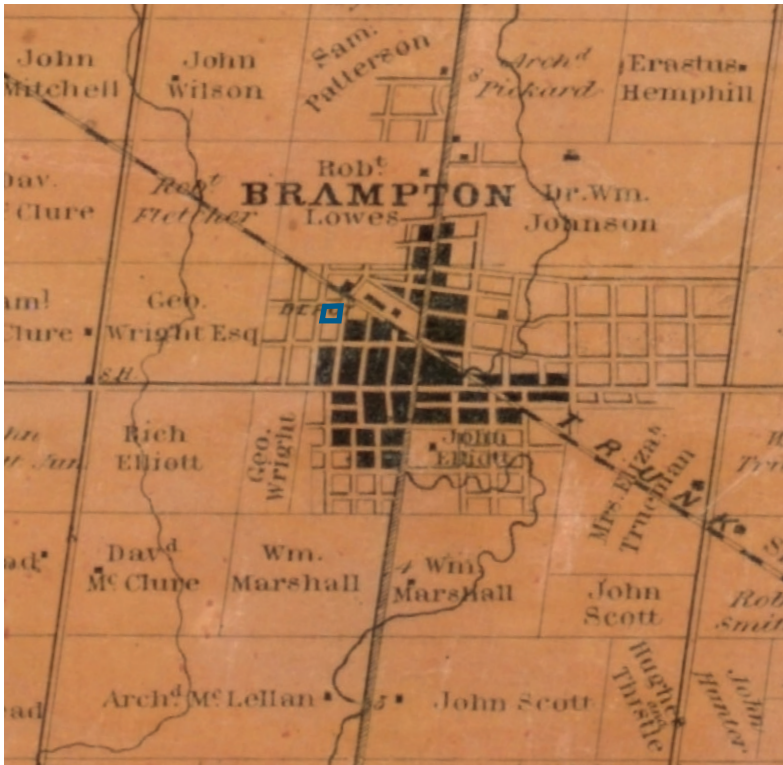
90 Ibid.

91 Ibid.

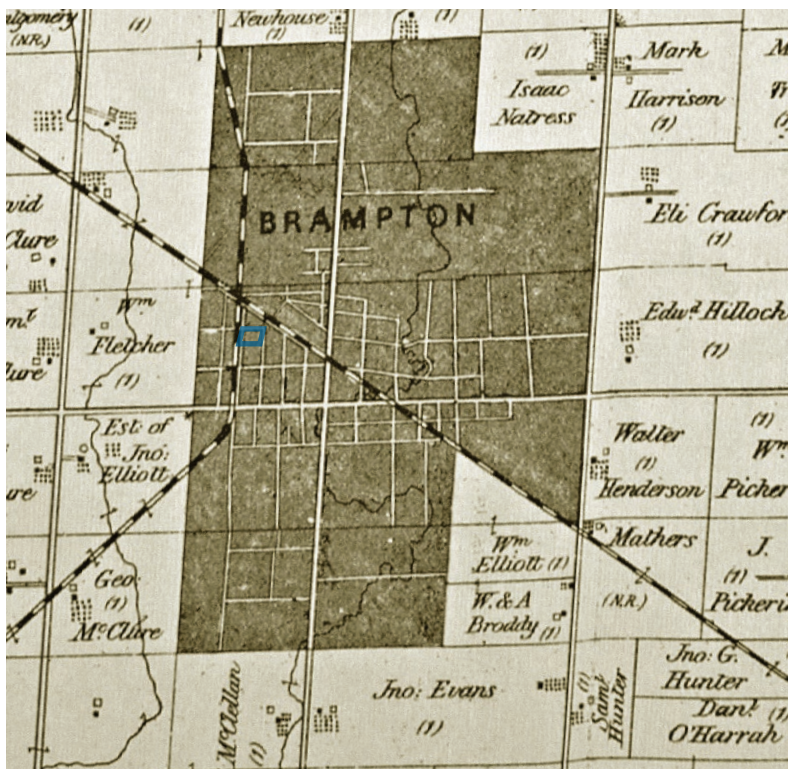
92 City of Brampton (2015). "A Walk through Time Report", p 8.

93 City of Brampton (2015). "A Walk through Time Report", p 8.





1859 Tremaine Map of the County of Peel, with the Site outlined in blue. At this time, the Site was located on the immediate outskirts of Brampton's built-up area (University of Toronto Map and Data Library; annotated by ERA).



1880 Map of the Southern Part of Chinguacousy Township, with the Site outlined in blue. The built up area in Brampton had expanded significantly between 1859 and 1880 to include the Site, with the properties at 39 Mill Street North and 54 Nelson Street West constructed by 1877. The newly established Credit Valley Railway was extended to Brampton by 1878, connecting the Town to Milton, Galt, and Elora.<sup>1</sup> The rail corridor (presently out of commission) ran along the south-western edge of the Site, with the station located at the corner of Queen Street and Park Street, one block south of the Site (McGill University Map and Data Library; annotated by ERA).

<sup>1</sup> Toronto Railway Historical Association, Brampton Station (Canadian Pacific railway), October 20, 2022, <https://www.trha.ca/trha/history/stations/brampton-station-canadian-pacific-railway/>.

During this period of growth, the individual lots on Block 9 (Plan BR-4) were sold off, with six houses constructed. Land Registry Office records indicate that by 1868, the properties on Block 9, including the Site, were owned by an Arthur McDonald.<sup>94</sup> McDonald proceeded to distribute the lots individually over roughly five years.<sup>95</sup> Within the 15 years that followed, lots and part-lots had been sold to six property owners who would construct the first houses on the block, including:

- 37 Mill Street North, built between 1874-77, likely during the tenure of John Stewart;<sup>96</sup>
- 39 Mill Street North, built between 1878-87, during the tenure of former Brampton Mayor John Haggert;<sup>97</sup>
- 54 Nelson Street West, built between 1874-77, likely during the tenure of Thomas Bulleyment;<sup>98</sup>
- 50 Nelson Street West, built between 1878-1884 during the tenure of Jonadab and Mary Ann Hardy;<sup>99</sup> and
- The matching houses at 56 and 60 Nelson Street West, built in 1887-88 by James Anderson and Jeremiah Ryan respectively for their families, likely according to a pattern book or plans sold to each of them with their lots by former Brampton Mayor John Haggert.<sup>100</sup>

The houses at 37 Mill, 39 Mill and 54 Nelson Streets were working class in form and style. The houses at 56 and 60 Nelson Street West were slightly higher in value, although still basic; they were larger in scale, and exhibited the use of brick masonry rather than wood-frame cladding. The house at 50 Nelson Street West was atypical on the block for its scale and its articulation of the Queen Anne architectural style.

While Block 9 saw little residential development in the three decades after 1888, the 20th century brought new manufacturing industries to Brampton, many of which were clustered in the vicinity of the railway line near the Site.<sup>101</sup> These included the Dominion Skate Building (formerly the Copeland-Chatterson Company), which produced loose-leaf

f94 Peel County Land Registry Office, Plan 4, Block 1 to 12  
 95 Ibid.  
 96 Ibid.  
 97 Ibid.  
 98 Ibid.  
 99 Ibid.  
 100 Ibid.  
 101 Fire Insurance Plan, 1911, plates 4 and 5



binders and other office products, the Hewetson Shoe Factory, and the Williams Shoe Factory.<sup>102</sup> Brampton quickly became home to a burgeoning shoe-manufacturing industry, with the Hewetson Shoe

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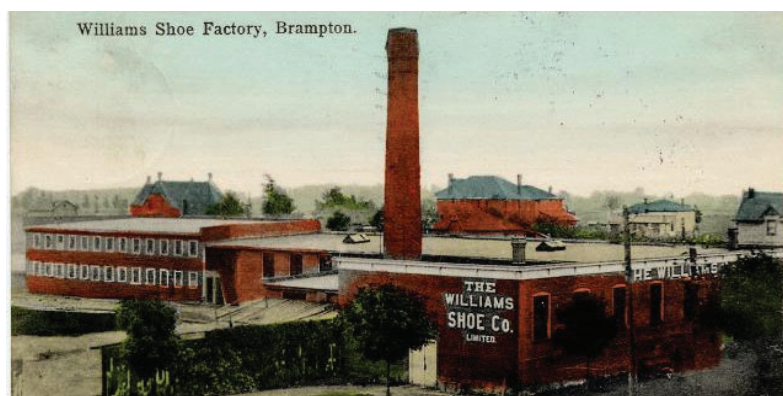
102 Town of Brampton (1953). "Brampton Centennial Souvenir, 1853-1953"



Copeland-Chatterson Company, later renamed that Dominion Skate Building, located west of the Site, c. 1920s (Region of Peel Archives).



Hewetson's Shoe Factory, c. 1920s (Region of Peel Archives).



Williams Shoe Factory, c. 1920. The Site is located immediately to the left of this image (Region of Peel Archives).

Factory and Williams Shoe Factory (managed in the 1920s by Henry (Harry) Lovell McMurchy)<sup>103</sup> at the forefront of production.<sup>104</sup>

103 City of Brampton (2015). "A Walk through Time Report", p 38.

104 City of Brampton (2015). "A Walk through Time Report", p 9.



Williams Shoe Factory, c. 1915, looking southward from the Grand Trunk Railroad toward the Site, with the Canadian Pacific Railway (formerly Credit Valley Railway) seen on the right (Region of Peel Archives).

The Williams Shoe Factory became a cornerstone of industry in the city, and was considered “a real asset to the town” during its 60 years of operation.<sup>105</sup>

In 1907, a new Brampton railway station was constructed north of the Site, bringing further connectivity to industry and residents in the surrounding area.<sup>106</sup> The station still exists today as a designated Historic Railway Station.

The local shoe factories became major employers in the neighbourhood, and helped to drive growth. Through the mid-20th century, several residents of the block were involved in the shoe manufacturing industry, including 39 Mill (Frances, Mary and Bertha Bailey) on the Site.

The remainder of the properties on block were built out between 1915 and 1952. From their sale by Arthur McDonald in the early 1870s, the lots northwest of 37 and 39 Mill Street had remained vacant.<sup>107</sup> In late 1914, the lots were acquired by John McMurchy, wealthy owner of the Williams Shoe Factory and the corner house at 50 Nelson.<sup>108</sup>

105 Town of Brampton (1953). “Brampton Centennial Souvenir, 1853-1953”, p 33-34.

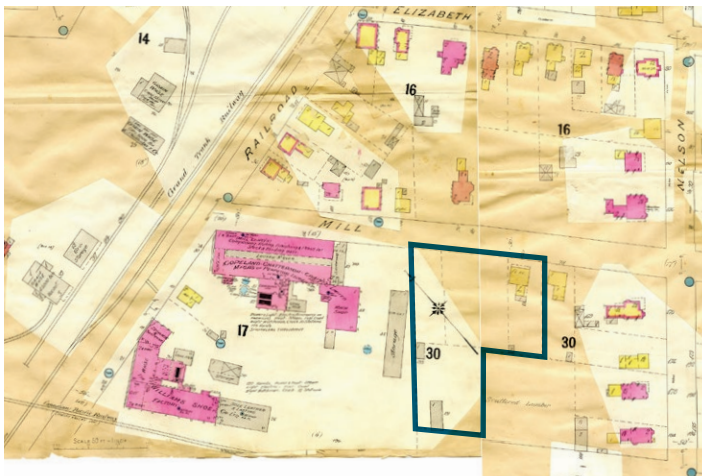
106 Parks Canada. Directory of Federal Heritage Designations

107 Peel County Land Registry Office, Plan 4, Block 1 to 12

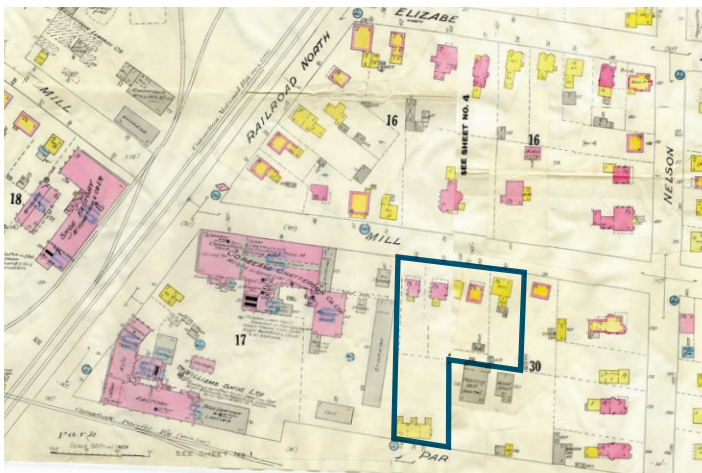
108 Ibid.

He immediately flipped the properties at a higher rate; it is likely that he resold them with architectural plans, because within a year three houses were built at 41, 43 and 45 Mill Street North, and the houses at 41 and 45 Mill appear to have been built according to the same Edwardian-style pattern.

The Farnsworths remained in both houses until the mid-1950s. In the late 1930s, Cecil Farnsworth, the son and brother of the Farnsworth family, who had acquired 60 Nelson Street West in 1921, and his



1911 Goad's Fire Insurance Plan, showing the Site outlined in blue. The extension of Denison Road, which previously separated the Site and the block to the immediate west, had been removed. Park Street contained sheds related to the industrial uses of the Copeland-Chatterson Company and Williams Shoe Factory to the immediate west of the Site (Region of Peel Archives; annotated by ERA).



1921 Goad's Fire Insurance Plan, showing the Site outlined in blue within the context of Block 9. The houses at 41, 43 and 45 Mill Street North were constructed in 1915, sold by John McMurchy to Joseph F. Hart, E. J. Adams, and Emerson E. Ball, respectively. Park Street remained occupied by industrial uses at this time, containing a planing mill, a wood shed, and worker's housing at 32-34 Park Street, which was later demolished and replaced by the current buildings at 32 and 34 Park Street (Region of Peel Archives; annotated by ERA).

wife Dorothy, acquired several lots fronting Park Street, behind their property, and developed a stretch of five matching bungalows, at 28-34 Park Street.<sup>109</sup> They sold the houses as individual properties between 1941-44.<sup>110</sup>

### Late 20th-Century Context

Over the 20th century, the two World Wars and the Great Depression led to the slow but steady decline of Brampton's flower industry. By the end of the Second World War, new industrial development provided employment to residents in the city.<sup>111</sup> Manufacturing sites continued to cluster around the rail corridor, with companies such as Gummand Papers, Charters Publishing, Canada Tampax, Lewis Leather, and Gladding's Machine Shop establishing in the area.<sup>112</sup>

On June 24, 1974, the Region of Peel was formed by the Province of Ontario, created through the amalgamation of the former County of Peel, which included the cities of Mississauga and Brampton, and the town of Caledon.<sup>113</sup> The change in status from town to city signaled the transformation of Brampton from a primarily agricultural and industrial center to a diverse urban community.<sup>114</sup>

Presently, the City of Brampton is one of the largest urban centres in Ontario. Manufacturing and logistics remain as major areas of employment, with current and future growth supported by investment in transit infrastructure and the developing of complete communities.

Today, the Site's immediate context is evolving from a small-scale residential and industrial character to a denser mixed-use community. The Williams Shoe and Dominion Skate Company factories closed in the mid-20th century and 2008, respectively.<sup>115</sup> The Williams Shoe Factory was demolished in the early 1970s,<sup>116</sup> while the Dominion Skate Company's original building and facade have been adapted for reuse at the podium of a 25-storey building currently under construction.

109 Ibid.

110 Ibid.

111 City of Brampton (2015). A Walk Through Time Report, 9.

112 Town of Brampton (1953). "Brampton Centennial Souvenir, 1853-1953", p 109

113 Region of Peel, "Explore Peel: An Interactive Timeline," Peel Region, n.d., <https://www.peelregion.ca/planning-maps/settlementhistory/>.

114 City of Brampton, "Brampton History," Brampton History, accessed May 27, 2023, <https://www.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>.

115 Peel County Land Registry Office, Plan 4, Block 1 to 12; ERA Architects Inc., 45 Railroad Street Heritage Impact Assessment (2015).

116 Aerial Photographs, 1971, 1973, 1975



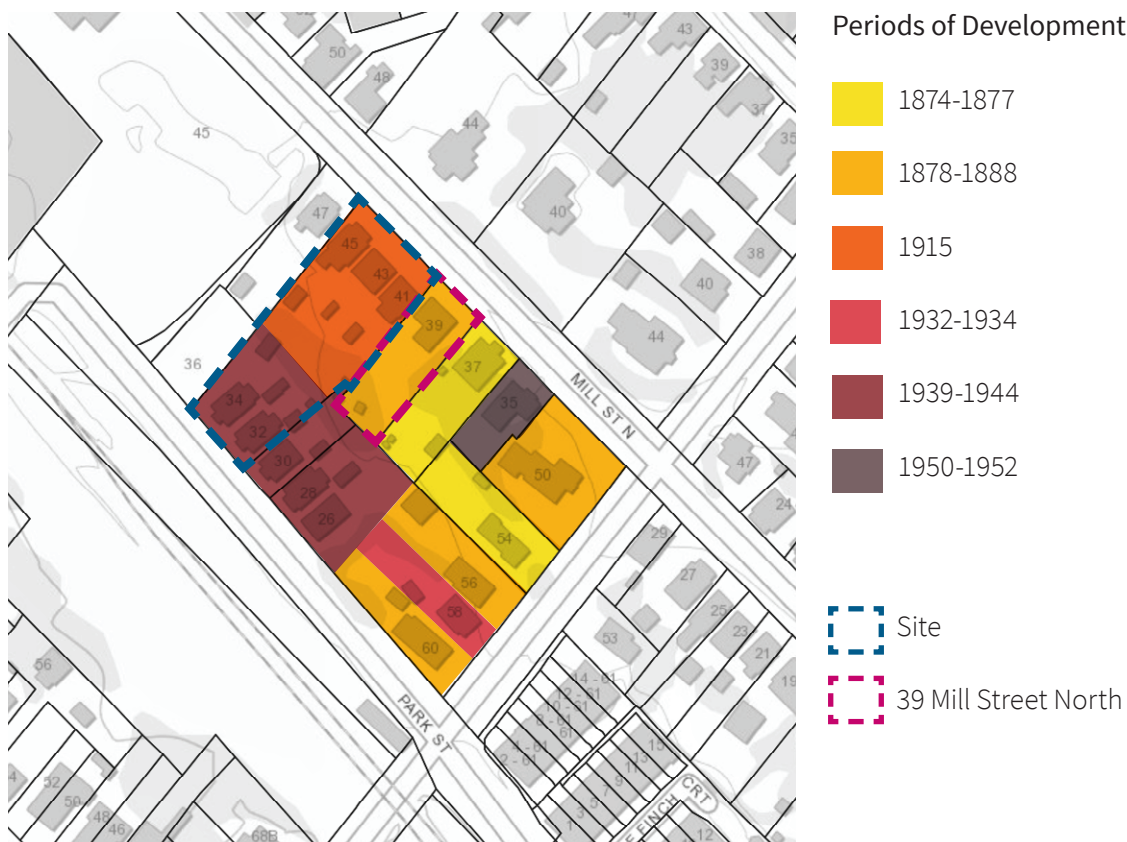


1983 Aerial photograph, showing the Site outlined in blue. The surrounding area had established a diverse residential character by this point, consisting of single and semi-detached houses constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates (Region of Peel Archives).

## 6.3 Detailed Site Histories

The following section documents specific details for each of the five properties on the Site, and for the contiguous property at 39 Mill Street North, including lists of owners, dates of construction, and analyses of major alterations. A summary of the periods of development for the entire block, including the Site, is included below.

In the late-19th century, development was clustered at the southeast edge of the block, along Nelson Street and the southern section of Mill Street, but in the early-to-mid 20th century, residential housing crept northwestward toward the industrial context to the north. The properties on the Site along Mill Street North were not developed until 1915. The properties on the Site along Park Street were developed between 1939 and 1944, making them nearly the last to be developed, with the exception of 35 Mill Street North, which was developed between 1950 and 1952.



Periods of development of properties on the Site, shown in the context of the overall development of the block (City of Brampton Open Data base map; annotated by ERA).



### 6.3.1 41 Mill Street North

41 Mill Street North is located on Lots 6 and 7, Block 9 within Subdivision Plan BR-4.<sup>1</sup> The house was built in 1915.<sup>2</sup>

#### List of Owners

- 1868-1872: Arthur McDonald et al
- 1872-1910: Michael Phalen, later Catherine Phalen
- 1910: Christopher Arthur Irvine, Sarah E. Irvine et al
- 1910: Robert E Heggie
- 1910-1912: John McMurdo
- 1912-1914: Edward G. Graham
- 1914: John McMurchy
- 1914-1923: Joseph F. Harte
- 1923-1954: Roy W. Lent, later Jessie S. Lent
- 1954-1967: Samuel D. Stirk
- 1967: Tummins and Pietje Wendel
- 1967-1968: Mieke H. Verheul
- 1968-1973: Steve and Eva Takacs
- 1973-1976: Sophia M. and Richard M. Mackenzie
- 1976-1992: Engelo Kotsovos
- 1992-Unknown: George Nunes

#### Development History and Evolution

The house at 41 Mill Street North was built in 1915, for property owner Joseph F. Harte.<sup>3</sup>

Harte acquired the property from local industrialist John McMurchy, who lived down the street at 50 Nelson Street West.<sup>4</sup> Among his other pursuits, McMurchy appears to have been involved in residential real estate, also operating the house at 60 Nelson Street West as a rental property for 12 years between 1912-1920.<sup>5</sup>

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1 Peel County Land Registry Office, Plan 4, Block 1 to 12

2 Ibid.

3 Ibid.

4 Ibid.

5 Ibid.

On December 16, 1914, McMurchy acquired all of Lot 6 and part of Lot 7 for \$900 total.<sup>6</sup> He appears to have immediately subdivided the single property into three development lots, reselling one the same day, another three days later, and a third apparently in 1919\*.<sup>7</sup> McMurchy resold the three lots for just over \$3,000 each, which indicates that he may have increased their value by selling them with architectural plans or pattern-book designs.<sup>8</sup> This is supported by the fact that the houses ultimately built at 41 and 45 Mill Streets, by separate owners, were essentially matching, mirrored houses in a basic Edwardian style.

Joseph Harte acquired the lot that would become 41 Mill Street North on December 19, 1914.<sup>9</sup> He and his mother Emma Louise Harte are recorded as living on site the following year, in a building that was complete by 1915.<sup>10</sup>

Alterations since the house's construction include the recladding of the front facade, ground floor, and porch columns with a stone applique material.

*\*Although the Land Registry Office abstract records McMurchy selling the 43 Mill Street property to Emmerson J. Adams in 1919, tax assessment rolls indicate that Adams was already the property owner by 1915, and that a house had been constructed on site.<sup>11</sup>*

### Long Term Residents

The house at 41 Mill Street North was occupied for 31 years by the Lent family, between 1923-1954. Brampton city solicitor Roy Walter Lent, and his wife, Jessie Warren, purchased the property in their early 20s, and raised their son Ross on site.<sup>12</sup> After Roy's death at age 48 upon his return from service in the Second World War, Ross and his wife returned to stay with his mother on site until the property's sale in 1954.<sup>13</sup>

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6 Ibid.

7 Ibid.

8 Ibid.

9 Ibid.

10 Ibid.

11 Assessment Rolls for the Municipality of Brampton, 1915, 1916, 1917, 1918, 1919; Peel County Land Registry Office, Plan 4, Block 1 to 12

12 Peel County Land Registry Office, Plan 4, Block 1 to 12; The Peel Gazette Publishers Limited, "Voters Lists", 1935, 1940, 1945, 1949, 1953; Town of Brampton, Census, 1921

13 The Globe. "Deaths". The Globe (1844-1936), Feb 7, 1946.

Archival research gives no indication that the Lent family or other property owners were significant in relation to the historical development of the street, block, or city of Brampton.

#### [Archival Photos](#)

No archival photos of 41 Mill Street North were found.

### 6.3.2 43 Mill Street North

43 Mill Street North is located on Lot 6, Block 9 within Subdivision Plan BR-4.<sup>14</sup> The house was built in 1915.<sup>15</sup>

#### List of Owners

- 1868-1872: Arthur McDonald et al
- 1872-1910: Michael Phalen, later Catherine Phalen
- 1910: Christopher Arthur Irvine, Sarah E. Irvine et al
- 1910: Robert E Heggie
- 1910-1912: John McMurdo
- 1912-1914: Edward G. Graham
- 1914-1919: John McMurchy\*
- 1919-1922: Emmerson J. Adams\*
- 1922-1957: Alfred Julian
- 1957-1964: Mary E. Peardon
- 1964-1966: Nina and Frederick Zeiger
- 1966-1977: Edward and Margaret Binsell
- 1977-1984: Hernesto and Leocadia Do Couto
- 1984-1995: Ollie Dignard and Glen Wright
- 1995-Unknown: Steven J. Bertrand and Petra Heldt-Bertrand

#### Development History and Evolution

The house at 43 Mill Street North was built in 1915, for property owner Emmerson J. Adams.<sup>16</sup>

Adams acquired the property from local industrialist John McMurchy, who lived down the street at 50 Nelson Street West. Among his other pursuits, McMurchy appears to have been involved in residential real estate, also operating the house at 60 Nelson Street West as a rental property for 12 years between 1912-1920.<sup>17</sup>

On December 16, 1914, McMurchy acquired all of Lot 6 and part of Lot 7 for \$900 total.<sup>18</sup> He appears to have immediately subdivided the single property into three development lots, reselling one the same day,

14 Peel County Land Registry Office, Plan 4, Block 1 to 12

15 Ibid.

16 Ibid.

17 Ibid.

18 Ibid.

another three days later, and a third apparently in 1919\*.<sup>19</sup> McMurchy resold the three lots for just over \$3,000 each, which indicates that he may have increased their value by selling them with architectural plans or pattern-book designs.<sup>20</sup> This is supported by the fact that the houses ultimately built at 41 and 45 Mill Streets, by separate owners, were essentially matching, mirrored houses in a basic Edwardian style.

*\*Although the Land Registry Office abstract records McMurchy selling the 43 Mill Street property to Emmerson J. Adams in 1919, tax assessment rolls indicate that Adams was already the property owner by 1915, and that a house had been constructed on site.<sup>21</sup>*

The house was built in a basic execution of the Arts and Crafts style, incorporating elements like a porch recessed under the roof, substantial roof dormers, half-timbering in the side gable ends and likely on the dormer, and clinker brick cladding. The clinker brick was laid in an atypical tight Flemish bond, requiring more skill and attention than typical brickwork. The archival research conducted to date has not yielded any clues as to why such a modest house would have been constructed with such detailed care.

Since its construction, the house has been subject to alterations including the obstruction of the original half-timbering with vinyl siding, and the re-cladding of the recessed porch area with the same siding. All original doors and windows have been replaced.

### Long Term Residents

The house at 43 Mill Street North was owned for 35 years by the Julian family, between 1922-1957, however voter lists provide an inconsistent record as to the house's occupation during that time.<sup>22</sup> They confirm

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19 Ibid.

20 Ibid.

21 Assessment Rolls for the Municipality of Brampton, 1915, 1916, 1917, 1918, 1919; Peel County Land Registry Office, Plan 4, Block 1 to 12

22 The Peel Gazette Publishers Limited, "Voters Lists", 1935, 1940, 1945, 1949, 1953; 1957; Town of Brampton, Census, 1921; The Globe. "Deaths". The Globe (1844-1936), May 10,

that Alfred Julian's widow, Sarah E. Julian, was living on site with her son, George, and his wife from the late 1940s until her death in 1957.<sup>23</sup>

Archival research gives no indication that the Julian family or other property owners were significant in relation to the historical development of the street, block, or city of Brampton.

#### Archival Photos

No archival photos of 43 Mill Street North were found.

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1957; The Globe. "Deaths". The Globe (1844-1936), Nov 7, 1924.

23 Ibid.



### 6.3.3 45 Mill Street North

45 Mill Street North is located on Lot 6, Block 9 within Subdivision Plan BR-4.<sup>24</sup> The house was built in 1915.<sup>25</sup>

#### List of Owners

- 1868-1872: Arthur McDonald et al
- 1872-1910: Michael Phalen, later Catherine Phalen
- 1910: Christopher Arthur Irvine, Sarah E. Irvine et al
- 1910: Robert E Heggie
- 1910-1912: John McMurdo
- 1912-1914: Edward G. Graham
- 1914: John McMurchy
- 1914-1915: Emerson E. Ball
- 1915-1918: John L. Goddard
- 1918-1946: Mary E. Morrow, later Edna R. Sackrider
- 1946-1958: Illeen E. A. and William F. Weiler
- 1958-1963: Irene and Earl McGugan
- 1963-1968: Joseph and Mary De Carvalho, later John De Carvalho
- 1968-1977: Rolando Pacheco and Margot Heinz
- 1977-1980: Manfred J. and Diane L. Murschitz, Johannes Devies, later Lynda Devies
- 1980-1983: Glen B. Wright
- 1983-1985: Vincent M. Derrick
- 1985-1989: Leo Peeters
- 1989-1993: Brenda Ellis
- 1993-Unknown: George Nunes

#### Development History and Evolution

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<sup>24</sup> Peel County Land Registry Office, Plan 4, Block 1 to 12  
<sup>25</sup> Ibid.

The house at 45 Mill Street North was built in 1915, for property owner Emerson E. Ball.<sup>26</sup>

Ball acquired the property from local industrialist John McMurchy, who lived down the street at 50 Nelson Street West.<sup>27</sup> Among his other pursuits, McMurchy appears to have been involved in residential real estate, also operating the house at 60 Nelson Street West as a rental property for 12 years between 1912-1920.<sup>28</sup>

On December 16, 1914, McMurchy acquired all of Lot 6 and part of Lot 7 for \$900 total.<sup>29</sup> He appears to have immediately subdivided the single property into three development lots, reselling one the same day, another three days later, and a third apparently in 1919\*.<sup>30</sup> McMurchy resold the three lots for just over \$3,000 each, which indicates that he may have increased their value by selling them with architectural plans or pattern-book designs.<sup>31</sup> This is supported by the fact that the houses ultimately built at 41 and 45 Mill Streets, by separate owners, were essentially matching, mirrored houses in a basic Edwardian style.

Emerson Ball acquired the lot that would become 45 Mill Street North on December 16, 1914.<sup>32</sup> He appears to have built the house on site, as he is recorded in the 1915 tax assessment roll as the property owner, with a completed building.<sup>33</sup> He proceeded to flip the property to a new buyer, John L. Goddard, in September 1915.<sup>34</sup>

Alterations since the house's construction include the replacement of all original doors and windows.

### Long Term Residents

The house at 45 Mill Street North was occupied for 28 years by the Morrow family, between 1918-1946.<sup>35</sup> Hugh Morrow and his wife Mary Ellen Reed acquired the property at ages 58 and 64 respectively, and

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26 Ibid.  
27 Ibid.  
28 Ibid.  
29 Ibid.  
30 Ibid.  
31 Ibid.  
32 Ibid.  
33 Assessment Rolls for the Municipality of Brampton, 1915  
34 Peel County Land Registry Office, Plan 4, Block 1 to 12  
35 Ibid.

remained on site until Mary Morrow's death in 1942, after which their daughters Alberta E. Charles and Edna R. Sackrider sold the property.<sup>36</sup>

Archival research gives no indication that the Morrow family or other property owners were significant in relation to the historical development of the street, block, or city of Brampton.

*\*Although the Land Registry Office abstract records McMurchy selling the 43 Mill Street property to Emmerson J. Adams in 1919, tax assessment rolls indicate that Adams was already the property owner by 1915, and that a house had been constructed on site.<sup>37</sup>*

#### Archival Photos

No archival photos of 45 Mill Street North were found.

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<sup>36</sup> Peel County Land Registry Office, Plan 4, Block 1 to 12; The Peel Gazette Publishers Limited, "Voters Lists", 1935, 1940, 1945, 1949, 1953, 1957; Town of Brampton, Census, 1921; The Globe. "Deaths". The Globe (1844-1936), May 9, 1942

<sup>37</sup> Assessment Rolls for the Municipality of Brampton, 1915, 1916, 1917, 1918, 1919; Peel County Land Registry Office, Plan 4, Block 1 to 12

### 6.3.4 32 Park Street

32 Park Street is located on Lot 12, Block 9 within Subdivision Plan BR-4.<sup>38</sup> The house was built between 1939-1944.<sup>39</sup>

#### List of Owners

- 1868-1871-72: Arthur McDonald et al
- 1872-1873: Bank of British North America
- 1873-1879: George Green et al
- 1879-1890: John Haggert, later Robert Haggert et al
- 1890-1910: John Irvin, later Christopher Arthur Irvin, Sarah Elizabeth Irvin, Nancy May Irvin and Edith Mabel Irvin
- 1910: Robert E. Heggie
- 1910-1912: John McMurdo
- 1912-1917: Edward G. Graham
- 1917-1937: Annie M. York, later with William J. York
- 1937-1939: The Municipal Corporation of the Town of Brampton
- 1939-1948: Dorothy Farnsworth, later with Cecil Farnsworth
- 1948-1949: George R. Shebben (or Sebben)
- 1949-1955: William L. and Margaret M. Barber
- 1955-1956: Amanda and Horace G. Death
- 1956-1960: Annie S. and William M. East
- 1960-1967: Manuel V. and Eduarda D. Amaral
- 1967-1968: William H. Hergott
- 1968-1972: Miguel A. and Alda P. Cabral
- 1972-1975: Kinzi Orito
- 1975-1976: Perley G. and Joyce G. Pittman
- 1976-1983: Emerson H. and Eva J. Calhoun
- 1983-Unknown: Michael C. and Ruth A. Billings

#### Development History and Evolution

Unlike the Mill and Nelson street frontages on the Site, the Park Street edge remained free of residential development through the turn of

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38 Peel County Land Registry Office, Plan 4, Block 1 to 12

39 Ibid.

the 20th century. Northwest of the Site, from 1898, Park Street was occupied by the William Shoe Factory.

For two decades between 1917-1937, the Park Street properties were owned by Annie M. York and William J. York, of the York & Sons Coal Company.<sup>40</sup> The 1921 Fire Insurance Plan indicates that, sometime after 1911, the properties were developed with a Planing Mill and Wood Shed, along with a row of three wood-framed houses, addressed as 212, 214 and 216 Park Street.<sup>41</sup> This portion of the Site was industrial

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40 Ibid.

41 Goad's Fire Insurance Plan, 1921, Plates 4, 5

in character, fronting onto a coal shed across Park Street, along the Credit Valley Railway / Canadian Pacific Railway corridor.<sup>42</sup>

In 1937 the York properties were transferred to the Town of Brampton, and two years later, to Dorothy and Cecil Farnsworth.<sup>43</sup> At this time, the Farnsworths were living in the house at 58 Nelson Street West.<sup>44</sup> Between 1939-1944, they appear to have undertaken the development of five matching brick bungalow houses on Park Street.<sup>45</sup> Land Registry Office records indicate that they sold the five houses to their first occupants between February 1944-July 1948.<sup>46</sup> The house at 32 Park Street was sold to its first occupant, George R. Shebben, in 1948.<sup>47</sup>

### Long Term Residents

Archival research gives no indication that property owners were significant in relation to the historical development of the street, block, or city of Brampton.

### Archival Photos

No archival photos of 32 Park Street were found.

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42 Ibid.  
43 Peel County Land Registry Office, Plan 4, Block 1 to 12  
44 Ibid.  
45 Ibid.  
46 Ibid.  
47 Ibid.



### 6.3.5 34 Park Street

34 Park Street is located on Lots 12 and 13, Block 9 within Subdivision Plan BR-4.<sup>48</sup> The house was built between 1939-1944.<sup>49</sup>

#### List of Owners

- 1868-1871-72: Arthur McDonald et al
- 1872-1873: Bank of British North America
- 1873-1879: George Green et al
- 1879-1890: John Haggert, later Robert Haggert et al
- 1890-1910: John Irvin, later Christopher Arthur Irvin, Sarah Elizabeth Irvin, Nancy May Irvin and Edith Mabel Irvin
- 1910: Robert E. Heggie
- 1910-1912: John McMurdo
- 1912-1917: Edward G. Graham
- 1917-1937: Annie M. York, later with William J. York
- 1937-1939: The Municipal Corporation of the Town of Brampton
- 1939-1944: Dorothy Farnsworth, later with Cecil Farnsworth
- 1944-1956: Charles Parkinson
- 1956-1969: Ivan and Katharina Salewski

<sup>48</sup> Peel County Land Registry Office, Plan 4, Block 1 to 12

<sup>49</sup> Ibid.

- 1969-1971: Penny M. Prosser
- 1971-1978: Hermann J. and Victoria L. Hartmann
- 1978-1985: Manuel F. and Connie Maiato
- 1985-1995: Norman Sacher
- 1995-Unknown: Douglas C. and Lisa Greenlees

### Development History and Evolution

Unlike the Mill and Nelson street frontages on the Site, the Park Street edge remained free of residential development through the turn of the 20th century. Northwest of the Site, from 1898, Park Street was occupied by the William Shoe Factory.

For two decades between 1917-1937, the Park Street properties were owned by Annie M. York and William J. York, of the York & Sons Coal Company.<sup>50</sup> The 1921 Fire Insurance Plan indicates that, sometime after 1911, the properties were developed with a Planing Mill and Wood Shed, along with a row of three wood-framed houses, addressed as 212, 214 and 216 Park Street.<sup>51</sup> This portion of the Site was industrial in character, fronting onto a coal shed across Park Street, along the Credit Valley Railway / Canadian Pacific Railway corridor.<sup>52</sup>

In 1937 the York properties were transferred to the Town of Brampton, and two years later, to Dorothy and Cecil Farnsworth.<sup>53</sup> At this time, the Farnsworths were living in the house at 58 Nelson Street West.<sup>54</sup> Between 1939-1944, they appear to have undertaken the development of five matching brick bungalow houses on Park Street.<sup>55</sup> Land Registry Office records indicate that they sold the five houses to their first occupants between February 1944-July 1948.<sup>56</sup> The house at 34 Park Street was sold to its first occupant, Charles Parkinson, in 1944.<sup>57</sup>

### Long Term Residents

Archival research gives no indication that property owners were significant in relation to the historical development of the street, block, or city of Brampton.

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50 Ibid.  
 51 Goad's Fire Insurance Plan, 1921, Plates 4, 5  
 52 Ibid.  
 53 Peel County Land Registry Office, Plan 4, Block 1 to 12  
 54 Ibid.  
 55 Ibid.  
 56 Ibid.  
 57 Ibid.

### Archival Photos

No archival photos of 34 Park Street were found.

### 6.3.6 39 Mill Street North

The contiguous property at 39 Mill Street North is located on Lot 8, Block 9 within Subdivision Plan BR-4.<sup>58</sup> The house is estimated to have been built between 1878-1887, and confirmed to have been built by 1887.<sup>59</sup>

#### List of Owners

- Pre-1871: Arthur McDonald
- 1871-1878: John Haggert
- 1878: Archibald McMillan
- 1878: John Stewart
- 1878-1893: Elizabeth Stubbings
- 1893-1930: David C. White, later Kate White
- 1930-1956: John W. and Mary I. Bailey, later Marjorie G. Bailey, Frances R. Spicer, Mary E. Gough, Ida B. Bailey and Joan M. Bailey
- 1956-1987: Kenneth and Dorothy Roche
- 1987-1992: 468104 Ontario Ltd.
- 1992-Unknown: Tony Medonca

#### Development History and Evolution

Although a build date for 39 Mill Street North cannot be confirmed, it is estimated that it was constructed between 1878-1887, during the tenure of the Stubbings family.<sup>60</sup>

This conclusion is drawn from a combined review of tax assessment rolls (only available for 1877 before the year 1887), and Land Registry Office records including sale prices. While the property is not recorded on the 1877 tax assessment, in 1887 the property is recorded with freeholder George Stubbings and householder (i.e. tenant) Frances Mills, confirming that there was a house on site in 1887.<sup>61</sup>

Further, Land Registry Office records indicate that the Stubbings family acquired the property for \$215 in 1878, reselling it in 1893 for \$600.<sup>62</sup> This information is not conclusive, as a \$415 increase in value is comparatively low for the construction of a house, even at a single

58 Peel County Land Registry Office, Plan 4, Block 1 to 12

59 Ibid.

60 Assessment Rolls for the Municipality of Brampton, 1877, 1887; Peel County Land Registry Office, Plan 4, Block 1 to 12

61 Ibid.

62 Assessment Rolls for the Municipality of Brampton, 1877, 1887, 1888, 1893

storey and in wood frame. Given the absence of tax assessment rolls between 1877-1887, it is not possible to confirm a more accurate build date with the information available.

The house was built in the Ontario Gothic Cottage style, with a hipped rather than side-gabled roof that is a form of local Brampton vernacular. Alterations over time include the replacement of the original wood siding, replacement of all original doors and windows and their surrounds, and removal of any Gothic detailing like bargeboarding that may have originally existed.

### Long Term Residents

The house at 39 Mill Street North was occupied for 37 years by Kathleen (Kate) White.<sup>63</sup> The property was purchased by her husband David C. White in 1893.<sup>64</sup> After he died between 1907-09, Kate White remained on site until 1930, operating a boarding house for small numbers of lodgers.<sup>65</sup>

In 1930, Kate White sold the property to painter John Bailey and his wife Mary Ida Bailey, who would remain on site with their family for 26 years.<sup>66</sup> Their five daughters (Mary, Frances, Bertha, Marjorie and Joan) are recorded as residents in voter lists through the mid-20th century.<sup>67</sup> Frances, Mary and Bertha were each employed as shoe factory workers from the 1930s to 1950s.<sup>68</sup>

Archival research gives no indication that the White or Bailey families, or other property owners, were significant in relation to the historical development of the street, block, or city of Brampton.

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63 Assessment Rolls for the Municipality of Brampton, 1893, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1907, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1925; Peel County Land Registry Office, Plan 4, Block 1 to 12

64 Ibid.

65 Ibid.

66 Peel County Land Registry Office, Plan 4, Block 1 to 12

67 The Peel Gazette Publishers Limited, "Voters Lists", 1935, 1940, 1945, 1949, 1953, 1957, 1958, 1962, 1963, 1965

68 Ibid.

## Archival Photos



Undated photograph showing the principal (east) elevation of 39 Mill Street. The window and door surrounds have since been overclad or removed, and two-over-two wooden windows and storms removed (City of Brampton).



Undated photograph showing a close-up of the lancet arch window above the door at the east elevation of 39 Mill Street North, featuring a window surround with decorative spindling (City of Brampton).



## 7 COMMUNITY CONSULTATION

Community consultation has not yet been undertaken at the time of submission, and is proposed to be undertaken at the earliest possible opportunity.

## 8 EVALUATION UNDER ONTARIO REGULATION 9/06

The five properties on the Site, as well as the contiguous property at 39 Mill Street North, have been evaluated against O.Reg 9/06 “Criteria for Determining Cultural Heritage Value or Interest” under the *Ontario Heritage Act*.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. The purpose of the criteria is to provide a consistent approach for the evaluation of heritage properties.

O. Reg. 9/06 states that “a property *may be* designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest”. While meeting one or more of the criteria may be sufficient justification, in some cases, for protection of a property under the OHA, O. Reg 9/06 does not provide a clear threshold or automatic mandate for designation.

The property at 43 Mill Street North meets O. Reg. 9/06 criterion (2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.

None of the properties on the Site or contiguous at 39 Mill Street North meet two or more O. Reg. 9/06 criteria. They are thus not considered candidates for designation.

## 8.1 Mill Street North

### 8.1.1 39 Mill Street North

| CRITERION   |    | COMMENTS  |
|---|----|---|
| The property has design value or physical value because it:   |    |   |
| 1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.                      | No | The building on the property is a single-storey Ontario Cottage-style residence, built in the Brampton vernacular with a hipped roof between 1878-1887.<br><br>However, contemporary alterations have damaged the house's legibility as a typical Brampton Ontario Cottage, including the replacement of its original frame cladding, the replacement of all original doors and windows, and the possible removal of any Gothic-style ornamentation like bargeboarding that would have allowed it read as a representative example of its style.  |
| 2) displays a high degree of craftsmanship or artistic merit.   | No | The building on the property displays modest craftsmanship and design typical of the industry standard of its time.   |
| 3) demonstrates a high degree of scientific or technical achievement.   | No | The building does not demonstrate a high degree of technical or scientific achievement.   |
| The property has historical value or associative value because it:  |    |   |
| 4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | No | Archival research did not find the White family, Bailey family or other shorter-term residents of 39 Mill to be of significance with respect to the historical development of the local community.<br><br>While Mary, Frances, and Bertha Bailey worked as shoemakers during their tenure at 39 Mill Street North, contributing as labourers to the second largest industry in Brampton during the 20th century, this association is not unique to the building or the surrounding area, which housed many shoemakers that worked in Brampton's local shoe manufacturing companies.<br><br>Further, while John Haggert, the first mayor of the Town of Brampton, was the land owner of 39 Mill Street North in 1871, the land was never occupied by the Haggert family, who resided at 28 Elizabeth Street North. |
| 5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | No | The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.  |
| 6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.          | No | Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.  |

| CRITERION  |    | COMMENTS  |
|--|----|---|
| The property has contextual value because it:  |    |   |
| 7) is important in defining, maintaining or supporting the character of an area.     | No | <p>The building on the property supports the mature streetscape of Nelson and Mill Streets and the wider character of the block, which contains a diverse collection of single and semi-detached residences constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Nelson and Mill Streets is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p> |
| 8) is physically, functionally, visually or historically linked to its surroundings. | No | Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.  |
| 9) is a landmark.  | No | The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.   |

In conclusion, the above evaluation for 39 Mill Street North under O. Reg. 9/06 indicates that the property does not meet two or more criteria for design/physical, historical/associative, and contextual value.

## 8.1.2 41 Mill Street North

| CRITERION   |    | COMMENTS   |
|---|----|--|
| The property has design value or physical value because it:   |    |  |
| 1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.                      | No | The building on the property is a basic 2.5-storey Edwardian-style residence built in 1915.<br><br>Its design is ubiquitous throughout downtown Brampton (e.g. at 54, 84, 89 and 91 West Street, and 8 and 27 Mill Street North). Meanwhile, the building's low-quality materials like siding within its pediment and alterations like the stone cladding of the front facade on the ground floor have reduced its candidacy as a representative Edwardian-style house in downtown Brampton. |
| 2) displays a high degree of craftsmanship or artistic merit.   | No | The building on the property displays modest craftsmanship and design typical of the industry standard of its time.  |
| 3) demonstrates a high degree of scientific or technical achievement.   | No | The building does not demonstrate a high degree of technical or scientific achievement.  |
| The property has historical value or associative value because it:  |    |  |
| 4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | No | Archival research did not find the Lent family or other shorter-term residents of 41 Mill to be of significance with respect to the historical development of the local community.<br><br>While John McMurchy was the land owner of 41 Mill Street North from 1910 to 1914, the property was never occupied by the McMurchy family, who resided at 50 Nelson Street West.  |
| 5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | No | The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.   |
| 6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.          | No | Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.   |

| CRITERION  |    | COMMENTS  |
|--|----|---|
| The property has contextual value because it:  |    |   |
| 7) is important in defining, maintaining or supporting the character of an area.     | No | <p>The building on the property supports the mature streetscape of Nelson and Mill Streets and the wider character of the block, which contains a diverse collection of single and semi-detached residences constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Nelson and Mill Streets is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p> |
| 8) is physically, functionally, visually or historically linked to its surroundings. | No | Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.  |
| 9) is a landmark.  | No | The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.   |

In conclusion, the above evaluation for 41 Mill Street North under O. Reg. 9/06 indicates that the property does not meet two or more criteria for design/physical, historical/associative, and contextual value.



### 8.1.3 43 Mill Street North

| CRITERION   |     | COMMENTS   |
|---|-----|--|
| The property has design value or physical value because it:   |     |  |
| 1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.                      | No  | <p>The building on the property is a vernacular 1.5-storey Arts and Crafts-style residence built in 1915.</p> <p>Although its clinker brick cladding is atypical and there is remnant half-timbering visible under the siding in its gables, these design elements do not function in combination with a series of other typical Arts and Crafts-style features to make this a representative example of the style. The property at 38 Isabella Street (Fentonlea) provides a useful comparison, where the use of clinker brick in a Flemish bond is accompanied by typical features like boxy entrance columns, substantial dormers, original windows, exposed half-timbering, and a substantial recessed porch. As such, the house at 43 Mill Street North is not considered to be sufficiently representative of the Arts and Crafts style, in comparison, to be conserved as an example.</p> |
| 2) displays a high degree of craftsmanship or artistic merit.   | Yes | The building at 43 Mill Street North is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond. The Flemish bond would have been much more challenging to execute than the more common stretcher bond, and this building represents the rare use of such careful craftsmanship in a small-scale house.   |
| 3) demonstrates a high degree of scientific or technical achievement.   | No  | The building does not demonstrate a high degree of technical or scientific achievement.  |
| The property has historical value or associative value because it:  |     |  |
| 4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | No  | <p>Archival research did not find the Julian family or other shorter-term residents of 43 Mill to be of significance with respect to the historical development of the local community.</p> <p>While David Sheffield worked as a shoemaker during his tenure at 45 Mill Street North, contributing as a labourer to the second largest industry in Brampton during the 20th century, this association is not unique to the building or the surrounding area, which housed many shoemakers that worked in Brampton's local shoe manufacturing companies.</p> <p>Further, while John McMurchy was the land owner of 43 Mill Street North from 1910 to 1914, the property was never occupied by the McMurchy family, who resided at 50 Nelson Street West.</p>  |
| 5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | No  | The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.   |
| 6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.          | No  | Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.   |

| CRITERION  |    | COMMENTS  |
|--|----|---|
| The property has contextual value because it:  |    |   |
| 7) is important in defining, maintaining or supporting the character of an area.     | No | <p>The building on the property supports the mature streetscape of Nelson and Mill Streets and the wider character of the block, which contains a diverse collection of single and semi-detached residences constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Nelson and Mill Streets is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p> |
| 8) is physically, functionally, visually or historically linked to its surroundings. | No | Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.  |
| 9) is a landmark.  | No | The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.   |

The above evaluation for 43 Mill Street North under O. Reg. 9/06 indicates that the property meets one criterion, but not two or more criteria, for design/physical, historical/association and contextual value.

### 8.1.4 45 Mill Street North

| CRITERION   |    | COMMENTS  |
|---|----|---|
| The property has design value or physical value because it:   |    |   |
| 1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.                      | No | The building on the property is a basic 2.5-storey Edwardian-style residence built in 1915.<br><br>Its design is ubiquitous throughout downtown Brampton (e.g. at 54, 84, 89 and 91 West Street, and 8 and 27 Mill Street North). Meanwhile, the building's low-quality materials like siding within its pediment and alterations like the removal of all original windows have reduced its candidacy as a representative Edwardian-style house in downtown Brampton. |
| 2) displays a high degree of craftsmanship or artistic merit.   | No | The building on the property displays modest craftsmanship and design typical of the industry standard of its time.   |
| 3) demonstrates a high degree of scientific or technical achievement.   | No | The building does not demonstrate a high degree of technical or scientific achievement.   |
| The property has historical value or associative value because it:  |    |   |
| 4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | No | Archival research did not find the Morrow family or other shorter-term residents of 45 Mill to be of significance with respect to the historical development of the local community.<br><br>While John McMurchy was the land owner of 45 Mill Street North from 1910 to 1914, the property was never occupied by the McMurchy family, who resided at 50 Nelson Street West.   |
| 5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | No | The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.  |
| 6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.          | No | Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.  |

| CRITERION  |    | COMMENTS  |
|--|----|---|
| The property has contextual value because it:  |    |   |
| 7) is important in defining, maintaining or supporting the character of an area.     | No | <p>The building on the property supports the mature streetscape of Nelson and Mill Streets and the wider character of the block, which contains a diverse collection of single and semi-detached residences constructed in the mid-to-late 19th century and throughout the 20th century, ranging in size from cottages to large estates. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Nelson and Mill Streets is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p> |
| 8) is physically, functionally, visually or historically linked to its surroundings. | No | Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.  |
| 9) is a landmark.  | No | The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.   |

In conclusion, the above evaluation for 45 Mill Street North under O. Reg. 9/06 indicates that property does not meet two or more criteria for design/physical, historical/associative, and contextual value.

## 8.2 Park Street

### 8.2.1 32 Park Street

| CRITERION   |    | COMMENTS   |
|---|----|--|
| The property has design value or physical value because it:   |    |  |
| 1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.                      | No | The building on the property is a vernacular single-storey house-form residence, built between 1941-44 in a collection of five matching houses along Park Street.<br><br>The houses are typical developer's specials of the era, and are not representative of any particular architectural style, nor do they constitute any rare, unique, representative or early examples of a type, material or construction method. |
| 2) displays a high degree of craftsmanship or artistic merit.   | No | The building on the property displays modest craftsmanship and design typical of the industry standard of its time.  |
| 3) demonstrates a high degree of scientific or technical achievement.   | No | The building does not demonstrate a high degree of technical or scientific achievement.  |
| The property has historical value or associative value because it:  |    |  |
| 4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | No | Archival research did not indicate that any property owners or residents at 32 Park Street were significant with respect to the historical development of Brampton.  |
| 5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | No | The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.   |
| 6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.          | No | Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.   |

| CRITERION  |    | COMMENTS  |
|--|----|---|
| The property has contextual value because it:  |    |   |
| 7) is important in defining, maintaining or supporting the character of an area.     | No | <p>The building on the property supports the mid-20th century streetscape of Park Street and the wider character of the block, which contains a collection of single and semi-detached workers housing style residences constructed in the mid-20th century. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Park Street is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p> |
| 8) is physically, functionally, visually or historically linked to its surroundings. | No | Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.  |
| 9) is a landmark.  | No | The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.   |

In conclusion, the above evaluation for 32 Park Street under O. Reg. 9/06 indicates that the property does not meet two or more criteria for design/physical, historical/associative, and contextual value.



## 8.2.2 32 Park Street

| CRITERION   |    | COMMENTS   |
|---|----|--|
| The property has design value or physical value because it:   |    |  |
| 1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.                      | No | The building on the property is a vernacular single-storey house-form residence, built between 1941-44 in a collection of five matching houses along Park Street.<br><br>The houses are typical developer's specials of the era, and are not representative of any particular architectural style, nor do they constitute any rare, unique, representative or early examples of a type, material or construction method. |
| 2) displays a high degree of craftsmanship or artistic merit.   | No | The building on the property displays modest craftsmanship and design typical of the industry standard of its time.  |
| 3) demonstrates a high degree of scientific or technical achievement.   | No | The building does not demonstrate a high degree of technical or scientific achievement.  |
| The property has historical value or associative value because it:  |    |  |
| 4) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | No | Archival research did not indicate that any property owners or residents at 34 Park Street were significant with respect to the historical development of Brampton.  |
| 5) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | No | The property does not offer new knowledge or information that contributes a greater understanding of particular aspects of a community's history or culture.   |
| 6) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.          | No | Archival research did not reveal an architect or builder for the building on the property, and building records do not exist for the building. At this time, the building on the property is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, or theorist who is significant to a community.   |

| CRITERION  |    | COMMENTS  |
|--|----|---|
| The property has contextual value because it:  |    |   |
| 7) is important in defining, maintaining or supporting the character of an area.     | No | <p>The building on the property supports the mid-20th century streetscape of Park Street and the wider character of the block, which contains a collection of single and semi-detached workers housing style residences constructed in the mid-20th century. Further, the property has maintained continued residential uses since construction, like all other properties on the Site.</p> <p>However, the Ministry of Tourism Culture and Sport's Heritage Identification and Evaluation Process (2014) identifies that the property needs to be in an area that has a unique or definable character, and that it should be desirable to maintain that character. The character of Park Street is not unique to the block, extending to the surrounding blocks in the downtown Brampton residential area, characterized by a similar diversity of low-rise residential built form. As such, the building on the property is not considered to be important in defining, maintaining, or supporting the character of the downtown Brampton residential area.</p> |
| 8) is physically, functionally, visually or historically linked to its surroundings. | No | Like all properties, the property is physically, visually and historically linked to its surroundings, however it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.  |
| 9) is a landmark.  | No | The building on the property is not prominently sited within the surrounding context. As such, the building on the property is not considered to be a local or regional landmark.   |

In conclusion, the above evaluation for 34 Park Street under O. Reg. 9/06 indicates that the property does not meet two or more criteria for design/physical, historical/associative, and contextual value.

## 9 STATEMENT OF PROFESSIONAL OPINION

Based on the research summarized in this CHER, it is ERA's professional opinion that 43 Mill Street North meets O. Reg. 9/06 criterion (2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.

None of the six properties comprising the Site were found to meet two or more O. Reg 9/06 criteria for design/physical, historical/associative, and contextual value, and thus are not recommended as candidates for designation.

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## 11 APPENDICES



APPENDIX A: CULTURAL HERITAGE EVALUATION LISTING  
SUMMARY FOR 39 MILL STREET NORTH (PREPARED  
BY THE CITY OF BRAMPTON)

**Municipal Register of Cultural Heritage Resources**

**Listing Candidate Summary Report**

Brampton Heritage Board  
Date: November 20, 2012



**39 Mill Street North**



**November 2012**

## Property Profile

|                                    |   |
|------------------------------------|---|
| <b>Municipal Address</b>           | 39 Mill Street North  |
| <b>PIN Number</b>                  | 141080156   |
| <b>Roll Number</b>                 | 10-04-0-032-12200-0000  |
| <b>Legal Description</b>           | PLAN BR 4 LOT 8   |
| <b>Ward Number</b>                 | 5   |
| <b>Property Name</b>               | -   |
| <b>Current Owner</b>               | Bernard Cassar  |
| <b>Current Zoning</b>              | Residential   |
| <b>Current Use(s)</b>              | Residential   |
| <b>Construction Date</b>           | Circa 1875  |
| <b>Notable Owners or Occupants</b> | -   |
| <b>Proposed Future Mitigation</b>  | <ul style="list-style-type: none"> <li>- Heritage Impact Assessment (as needed)</li> <li>- Minimum maintenance/property standards protocol</li> </ul> |

### 1. Description of Property

The subject site is located on the west side of Mill Street North, north of Nelson Street West. The plan of the principle structure is a simple L-shape. The house has an asphalt hipped roof with a front centre gable. The exterior of the house is currently clad with aluminum siding. It is situated within close proximity to other late 19<sup>th</sup> and early 20<sup>th</sup> century residences.

## **2. Statement of Cultural Heritage Value or Interest**

The cultural heritage value of 39 Mill Street North is related to its design or physical value as a good example of a simple Ontario cottage. The Ontario Cottage style was popular in Ontario between 1830 and 1890. A regional variant of the Gothic Cottage, the Ontario Cottage style is considered a quintessential example of the early Ontario home. The style is small in stature, with a symmetrical facade and centred gable. Decoration varied depending on time and place. Common design elements included vergeboard, finials, gables, and decorative window surrounds. It replaced log structures as the dominant form of housing. Since many settlers immigrated to Canada from Britain, the style reflected the English inclination toward the Gothic style. As renowned American designer, horticulturist, and author, Andrew Jackson Downing, states “...the greatest charm of this cottage to our eyes, is the expression of simple but refined home beauty which it conveys...Altogether, this cottage evinces much of absolute and relative beauty form, and the relative beauty of refined purposes.”

This style was pervasive in this province because it provided compact, easily built housing for immigrants in need of immediate shelter in a cold climate. As architectural and design historian Marion Macrae explains, the Ontario cottage was “[a] true vernacular, shaped by the people and climate from the land itself... the functional form of dwelling for the North American woodlands, where conservation of heat is the major consideration for nine month of the year, and the greatest nuisance for the other.” The Ontario Cottage was also popular because its 1 1/2 storey height circumvented the tax requirements of a two storey house. Furthermore, the availability of plans for the Ontario Cottage in pattern books made this style common.

By the end of the 19<sup>th</sup> century, walls became higher while roof pitches became steeper to accommodate more bedrooms. As a result, the “Ontario House” experienced a sharp decline in popularity. Over time, the Ontario House evolved into what is now generally considered the Gothic Revival style. The Gothic Revival style was much more liberal in its use of decorative elements like vergeboard, finials, quoins, and shutters. While Gothic Revival architecture is fairly common in Brampton, the earlier vernacular Ontario Cottage style exhibited by 39 Mill Street North is more rare.

Built circa 1875, the house at 39 Mill Street North is 1 1/2 storeys high with a hipped roof and centre cross gable sheltering a Gothic Revival window. Its three bay facade contains a centred door with transom, and two 2-over-2 wooden sash windows with storms. Decorative window and doors surrounds with spindling further distinguish this home. The side elevations also contain matching windows.

The cultural heritage value also lies in its association with the early history of Brampton and the building boom of the late 19<sup>th</sup> century. The house was built circa 1875 at the height of housing construction and population growth. It is also associated with early surveyor Chisholm Miller, who subdivided Lot 6, Concession 1 in 1853. The house is not associated with a particular family, since ownership was transferred multiple times prior to 1930. The most enduring residents were John William Bailey and Mary Bailey, who occupied the house between 1930 and 1956.

Furthermore, the property holds contextual value as it maintains, supports, and reflects the historical character of the Mill Street North streetscape. Mills Street North is located within *Nelson Street West Neighbourhood*, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by the George Robb Architect team. The neighbourhood is characterized by a “diverse collection of single-detached houses and the occasional semi-detached house from the mid-and-late nineteenth century and early twentieth century, ranging in size from cottages to mansions.” The house is featured in the report to demonstrate the contrast between large estates and small vernacular cottages in this unique neighbourhood. The house is surrounded by other listed heritage resources including 44 Mill Street North, the Prairie House at 40 Mill Street North, 44 Nelson Street West, 50 Nelson Street West, and the Dominion Skate building at 45 Railroad Street. It is also located within close proximity to the heart of Brampton’s industrial complex.

### **3. Description of Heritage Attributes**

#### **Design/Physical:**

- Gothic Revival architecture
- One storey Ontario Cottage form with three bay facade
- Hip roof with cross gable
- Gothic arched sash window
- Two large, symmetrically placed 2-over-2 sash windows
- Window storms
- Main entrance with transom
- Decorative window and door surrounds with spindling

#### **Historical/Associative:**

- Constructed circa 1875
- Associated with the late 19th century building boom of Brampton

#### **Contextual:**

- Contextually linked with other late 19th and early 20th century houses on Mill Street North
- Close proximity to historic industrial core of Brampton

## **4. References**

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## **5. Appendix**

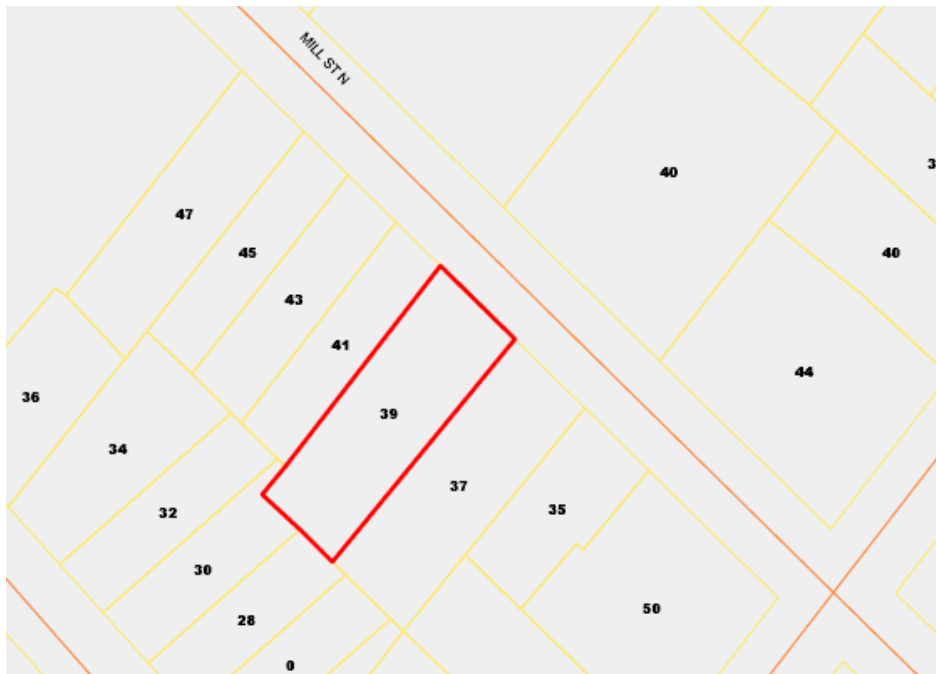


Figure 1: Location of 39 Mill Street North, north of Nelson Street West



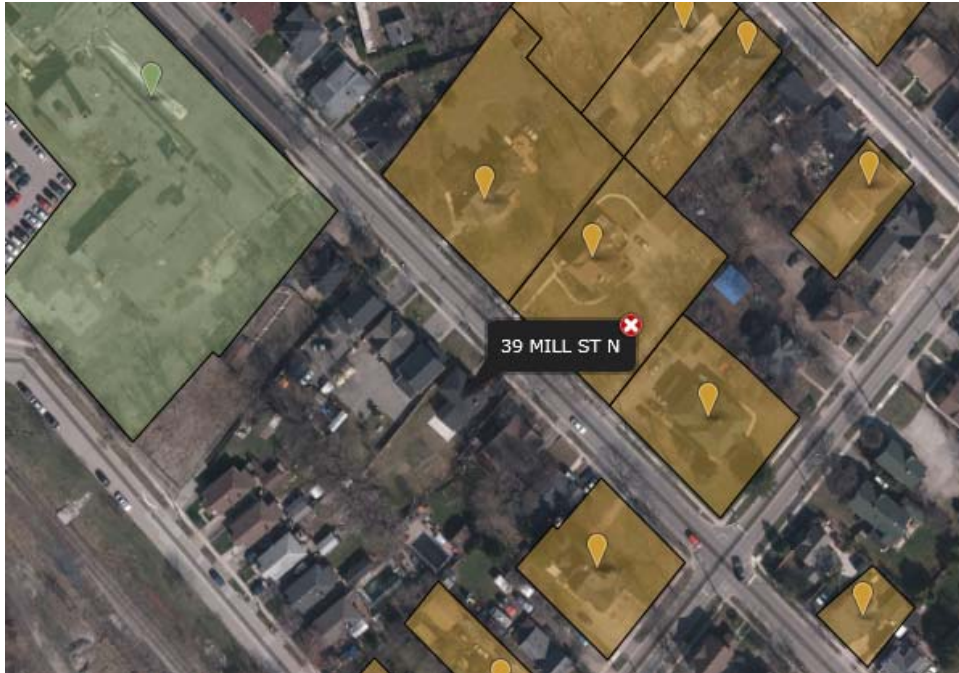


Figure 2: Interactive Heritage map of the Mill Street Neighbourhood showing properties currently on Brampton's *Municipal Inventory of Cultural Heritage Resources*



Figure 3: Aerial view of 39 Mill Street North



**Figure 4: Approximate location of 39 Mill Street North within Nelson Street West Neighbourhood map from HCD Feasibility Study (George Robb Architect & Team)**



**Figure 5: 1894 Fire Insurance Plan revealing 39 Mill Street North as one of the earliest properties to be constructed in the neighbourhood**



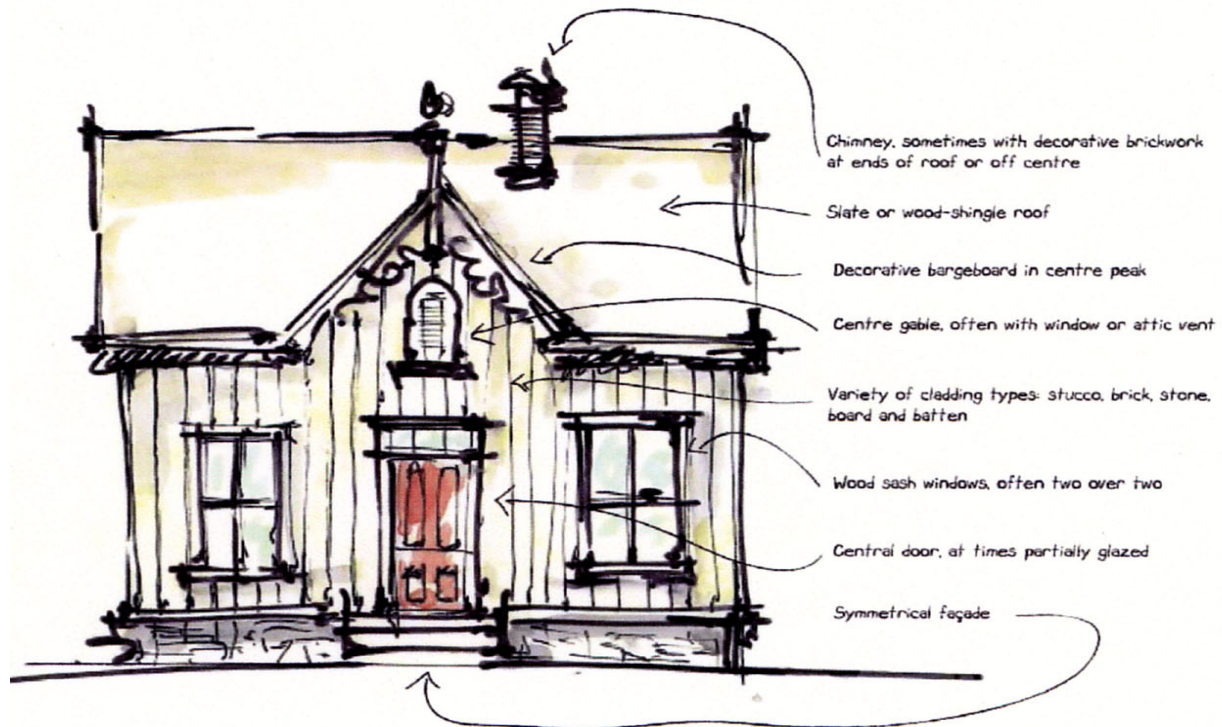


Figure 6: Illustration of the typical Gothic cottage (Source: Shirt Tales)



Figure 7: Front facade of 39 Mill Street North with three bays, hipped roof with cross gable sheltering a Gothic window, and wooden sash 2-over-2 windows with storms





**Figure 8: East and north elevations showing simple vernacular design**



**Figure 9: Contextual view of Mill Street North showing large late 19<sup>th</sup> century estates on east side of the street, mature trees lining the street, and Brampton's historic industrial complex in the near distance**



Figure 10: Unique window surrounds with spindling

## APPENDIX B: EMAIL CORRESPONDENCE WITH MINISTRY OF CITIZENSHIP AND MULTICULTURALISM



## MCM Response : Archaeology of Properties in the City of Brampton

Barboza, Karla (MCM) <Karla.Barboza@ontario.ca>

Tue 2023-05-30 9:20 AM

To: Jane Law <janel@eraarch.ca>

Cc: Archaeology (MCM) <archaeology@ontario.ca>; Registrar (MCM) <Registrar@ontario.ca>

**ATTENTION:** This email originated from outside of ERA. Use caution when clicking links or opening attachments. | Ce courriel provient de l'extérieur de ERA. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Hi Jane,

Thanks for contacting the Ministry of Citizenship and Multiculturalism (MCM).

As you may know, the Ministry developed screening checklists to assist property owners, developers, consultants and others to identify known and potential cultural heritage resources:

- [Criteria for Evaluating Archaeological Potential](#)
- [Criteria for Evaluating Marine Archaeological Potential](#)
- [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#)

I have used the documents above to assist you in determining archaeological potential:

### *Criteria for Evaluating Archaeological Potential*

- Question 2. Has an archaeological assessment been prepared for the property (or the project area) and been accepted by MCM?  
*MCM Response:* At this time, we are not aware of any archaeological assessments undertaken for the properties referenced below.
- Question 3. Are there known archaeological sites on or within 300 metres of the property (or the project area)?  
*MCM Response:* The closest known archaeological site is within 410 metres of those properties.

### *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*

- Question 3a. i. Is the property (or project area) identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value e.g. a property that is designated by order of the Minister of Citizenship and Multiculturalism as being of cultural heritage value or interest of provincial significance [s.34.5]?  
*MCM Response:* To date, no properties have been designated by the Minister.
- Question 3a.v. Is the property (or project area) identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value included in the Ministry of Citizenship and Multiculturalism's list of provincial heritage properties?  
*MCM Response:* Please note that the Brampton GO Transit/VIA Rail Station was identified by Metrolinx as a provincial heritage property (of local significance).

Please note that if the subject lands or parts of the subject lands are owned or controlled by an Ontario Ministry or Prescribed Public Body (PPB) on behalf of the Crown (the list of PPBs is available as O. Reg. 157/10), a Ministry or PPB may have responsibilities under the [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

Regarding other protected heritage properties (e.g., designated under Part IV or V of the OHA) within or adjacent to the study area, you should contact the Ontario Heritage Trust, Provincial Heritage Registrar at

[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca) or 416-212-7104 and the municipal clerk and/or planner to confirm the status of the properties referenced below.

I hope this helps. Let me know if you have any questions.

Regards,  
Karla

**Karla Barboza**, RPP, MCIP, CAHP

Team Lead, Heritage | Heritage Planning Unit | **Ministry of Citizenship and Multiculturalism** | 416-660-1027 | [karla.barboza@ontario.ca](mailto:karla.barboza@ontario.ca)

---

**From:** Jane Law <[janel@eraarch.ca](mailto:janel@eraarch.ca)>  
**Sent:** May 27, 2023 11:02 AM  
**To:** Archaeology (MCM) <[archaeology@ontario.ca](mailto:archaeology@ontario.ca)>  
**Subject:** Archaeology of Properties in the City of Brampton

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hi there,

I was wondering if you could provide me with an understanding of whether the following properties are located within areas of (potential) archaeological significance:  
35, 37, 39, 41, and 43 Mill Street North, 50, 54, 56, 58 and 60 Nelson Street West, and 26, 28, 30, 32, and 34 Park Street – all located in the City of Brampton.

Thank you in advance,  
Jane

**Jane Law** | BA Hons, MPI (Urban Development)

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# 41-45 MILL STREET NORTH, 32-34 PARK STREET

Brampton, ON

## HERITAGE IMPACT ASSESSMENT

Issued: November 1, 2024

Revised: February 18, 2025

ERA



Project # 23-034-03  
Prepared by PE / SI / EA / MS

---

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# EXECUTIVE SUMMARY

## Background

This Heritage Impact Assessment has been prepared by ERA Architects Inc. ("ERA") for the proposed redevelopment of the properties known municipally as 41, 43, and 45 Mill Street North, and 32 and 34 Park Street (the "Site").

The Site is composed of five properties that comprise part of a block bounded by Mill Street North, Nelson Street West, Park Street, and Railroad Street.

## Heritage Status

The properties on the Site are not listed on the City's Heritage Register or designated under Part IV or Part V of the *Ontario Heritage Act* ("OHA").

The Site is considered adjacent to the following municipally recognized heritage resources:

- 44 Mill Street North (Designated Part IV): Graham House, c.1875. By-Law 231-2015.
- 45 Railroad Street (Designated Part IV): Copeland-Chatterson/Dominion Skate Building, c.1905. By-law 150-2015.
- 39 Mill Street North (Listed): Ontario Cottage, c.1875.
- 40 Mill Street North (Listed): Hewetson Prairie House, c.1917.

The Site is also located within the Nelson Street West Neighbourhood, an historic neighbourhood in Brampton's downtown core. The neighbourhood is not recognized as a Heritage Conservation District under Part V of the OHA.

In the Nelson Street West Neighbourhood, there is a diverse collection of single-detached houses and the occasional semi-detached house from the mid- and late-19th century and early 20th century, ranging in size from cottages to mansions. Christ Anglican Church on Queen Street West is the neighbourhood's institutional landmark. The neighbourhood extends north to the Grand Trunk

(Canadian National) Railway, south to Queen Street West, east to the east side of Elizabeth Street North and west to the west side of Mill Street North and in places to Park Street.

## Cultural Heritage Value

A Cultural Heritage Evaluation Report ("CHER") prepared by ERA examined the five properties comprising the Site, as well as 39 Mill Street North. The CHER, dated July 10, 2023 and revised February 18, 2025, concludes that the properties evaluated are not recommended for designation. 43 Mill Street North was found to have nominal cultural heritage value that would make it a candidate for listing, but not designation, due to the above-average craftsmanship of its brickwork.

## Proposed Development

The proposed development introduces a 12-storey student residence building to the Site and is informed by the planned intensification of the neighbourhood. The proposed development would see the extension of Denison Avenue through the block, and the proposed building on the Site would have principal frontage onto Denison Avenue.

## Impact Assessment

This HIA studies for adverse impact on the following elements of on-site and adjacent cultural heritage value:

- **The nominal design/physical value in the brick craftsmanship at 43 Mill Street North:** While 43 Mill Street North was not found to be a candidate for designation, the nominal value associated with its brickwork will be lost with the building's removal.

- **The designated property at 45 Railroad Street:** As 45 Railroad Street consists of an adaptive reuse of an historic warehouse as a 23-storey residential tower, the proposal does not present adverse impact on its legibility or value. The proposed building design on Site responds to the boxy, brick industrial warehouse character at 45 Railroad and the properties to the north.
- **The character of the Nelson Street West Neighbourhood, exemplified on Mill Street North through the designated property at 44 Mill Street North and the listed property at 40 Mill Street North:** The removal of three single-detached houses on Mill Street and the reduced building setback and green lawn space presents a visual impact on the Nelson Street West Neighbourhood and its context along Mill Street North.

As 39 Mill Street North was found not to be a candidate for designation in the CHER, it is not included in this impact assessment.

### Mitigation Measures

Mitigation measures have been designed into the proposal to address the adverse impacts on (a) the nominal value at 43 Mill Street North; and (b) the Nelson Street West Neighbourhood Character Area, exemplified through 40 and 44 Mill Street North.

To recognize the above-average craftsmanship at 43 Mill Street North, the proposed development will incorporate a brickwork articulation strategy on the west and north elevations of the building that interprets and references the house's unusual brick patterning and treatment. This will be accompanied by a custom-designed interpretive plaque that commemorates and communicates clinker brick as a historic design element, its significance within Arts and Crafts architecture, and its use in Brampton.

To minimize the visual impact to the Nelson Street West Neighbourhood Character Area and the two heritage properties on the east side of Mill Street North, a landscape strategy is proposed along the Mill Street elevation that provides for greenery and substantial tree growth, softening and visually screening the new building's taller streetwall. The building's red-brick material palette was also selected to respond to the existing material palette at 40 and 44 Mill Street North.

### Conclusions

This HIA finds that the visual impacts of the proposed development on adjacent heritage resources will be mitigated to the greatest extent possible, recognizing that the Site is located in a neighbourhood in Brampton identified for future intensification.

# 1 INTRODUCTION

## 1.1 Report Scope

ERA Architects Inc. (“ERA”) has been retained by Mill Denison Holding Inc. (the “client”) to provide a Heritage Impact Assessment (“HIA”) for the proposed redevelopment of the properties known municipally as 41, 43, and 45 Mill Street North, and 32 and 34 Park Street (the “Site”) in Brampton, Ontario. This HIA was prepared to accompany a Building Permit application for the property.

This report was prepared with reference to the following:

- City of Brampton Heritage Impact Assessment Terms of Reference;
- Provincial Planning Statement (2024);
- Region of Peel Official Plan (2022);
- City of Brampton Official Plan (2024);
- Downtown Brampton Secondary Plan (2019 Office Consolidation);
- The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010); and,
- The Ontario Ministry of Culture’s Ontario Heritage Toolkit.

This HIA is accompanied by a Cultural Heritage Evaluation Report (“CHER”) for the five properties comprising the Site, as well as 39 Mill Street North (attached as Appendix A).

## 1.2 Summary of Professional Qualifications

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

**Philip Evans OAA, MRAIC, CAHP** is a Principal at ERA and the founder of Culture of Outports and *small*. Over the course of 20+ years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

**Samantha Irvine JD, CAHP** is a Senior Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

**Emma Abramowicz CAHP** is a Planner and Senior Project Manager at ERA Architects. She holds a BAH in History from Queen's University, and a Master of Planning from Toronto Metropolitan University (formerly Ryerson University). Her prior experience includes public-sector heritage work in Ontario and Alberta, including heritage planning and urban design in the Town of Banff, AB.

**Marina Smirnova** is a Planner at ERA Architects. She holds a Bachelor of Arts in Political Science from the University of British Columbia, and a Master of Planning from Toronto Metropolitan University (formerly Ryerson University).

## 2 SUBJECT PROPERTY AND CONTEXT

### 2.1 Site Description and Context

The Site is composed of five contiguous properties in Brampton, known municipally as 41, 43, and 45 Mill Street North, and 32 and 34 Park Street. These properties comprise part of a block bounded by Nelson Street West to the south, Mill Street North to the east, Park Street to the west, and the development at 45 Railroad Street to the north. The area surrounding the Site is mainly residential, with primarily low-rise detached house-form buildings.

The Site is located in the Downtown Brampton Secondary Plan Area, the Downtown Brampton Urban Growth Centre Boundary, and within a future Primary Major Transit Station Area ("PMTSA"), anchored by the Brampton Innovation District GO Station to the northeast of the Site.

The Site contains five properties with detached house-form buildings:

- **41 Mill Street North:** A two-and-a-half storey Edwardian-style residence constructed in 1915, with a two-storey rear addition, constructed at a later date.
- **43 Mill Street North:** A one-and-a-half storey Arts-and-Crafts-style residence constructed in 1915.
- **45 Mill Street North:** A two-and-a-half storey Edwardian residence constructed in 1915, with a one-storey shed addition at the rear, constructed at a later date.
- **32 Park Street:** A one-storey residence constructed between 1941 and 1944.
- **34 Park Street:** A one-storey residence constructed between 1941 and 1944.

The properties within the Site are not listed on Brampton's Municipal Register of Cultural Heritage Resources ("Heritage Register") or designated under Part IV or V of the OHA.

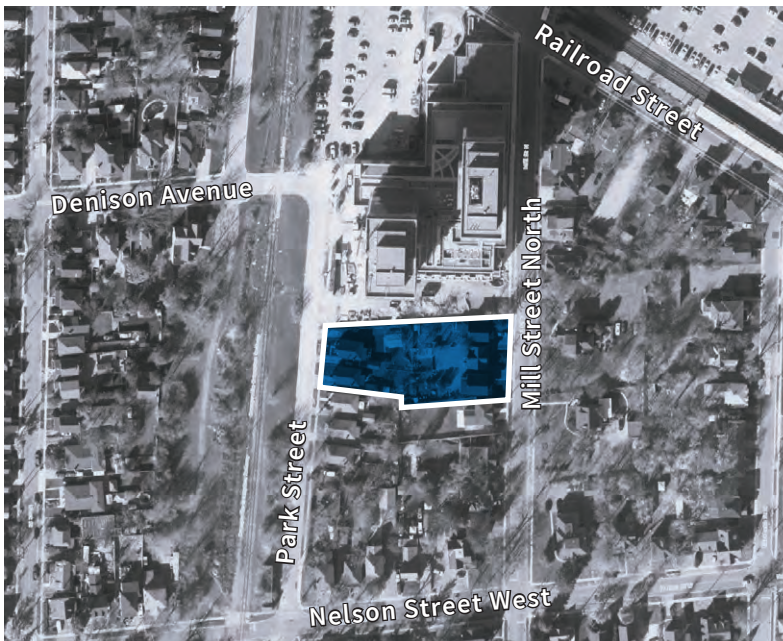
Contextually, the Site forms part of a residential neighbourhood at the edge of a former industrial hub in Brampton's old downtown. The Site's immediate context includes low-rise house-form buildings used for residential purposes to the south, east, and west. To the north, there are factory/warehouse buildings, and a mixed-use development at 45 Railroad Street that adaptively reused a former industrial building with the addition of a two-tower, 25-storey residential component.

The Site is considered adjacent to two properties that are listed and two properties that are designated under Part IV of the OHA.

## 2.2 Location Plan



Property map showing the Site, outlined in pink (Brampton Geohub, 2023; annotated by ERA).



Aerial image showing the Site, shaded blue (Brampton Geohub, 2022; annotated by ERA).



## 2.3 Site and Context Photographs



East (primary) elevations of 41, 43, and 45 Mill Street North (ERA, 2024).



West (primary) elevations of 32 and 34 Park Street (ERA, 2024).





Looking southeast towards the east (primary) elevations of 41, 43, and 45 Mill Street North (ERA, 2024).

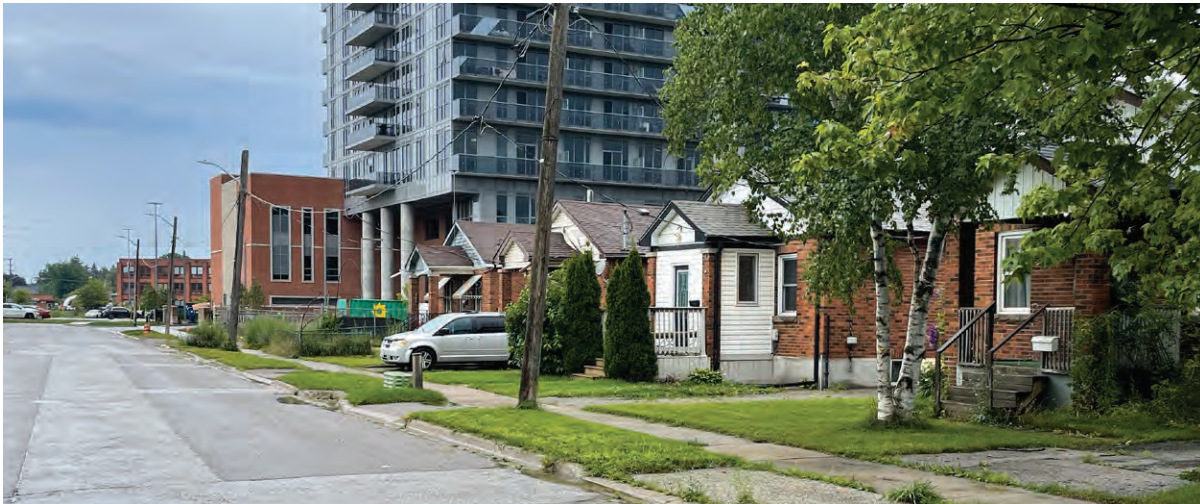


Looking east towards the Site from Mill Street North. The yellow house at 39 Mill Street North, adjacent to the Site to the south, is listed on the City's Heritage Register (ERA, 2024).





Looking west towards the Site from Park Street, with 45 Railroad Street visible on the left (ERA, 2024).



Looking northeast towards the Site along Park Street (ERA, 2024).



Looking northwest towards the Site from Mill Street North, with 45 Railroad Street visible on the right (ERA, 2024).





Looking east from Park Street towards the northern boundary of the Site and proposed mid-block connection (which will be the Denison Avenue extension) immediately to the south of the construction fencing (ERA, 2024).



Looking southeast towards the Site along Park Street (ERA, 2024).





Looking north along Park Street (ERA, 2024).



Looking northeast along Mill Street North from Nelson Street West (ERA, 2024).





Looking north along Mill Street North. 45 Mill Street North (situated on the northwest corner of the Site) is shaded in blue. The landscape character is typified by generous lawns and mature trees (ERA, 2024).



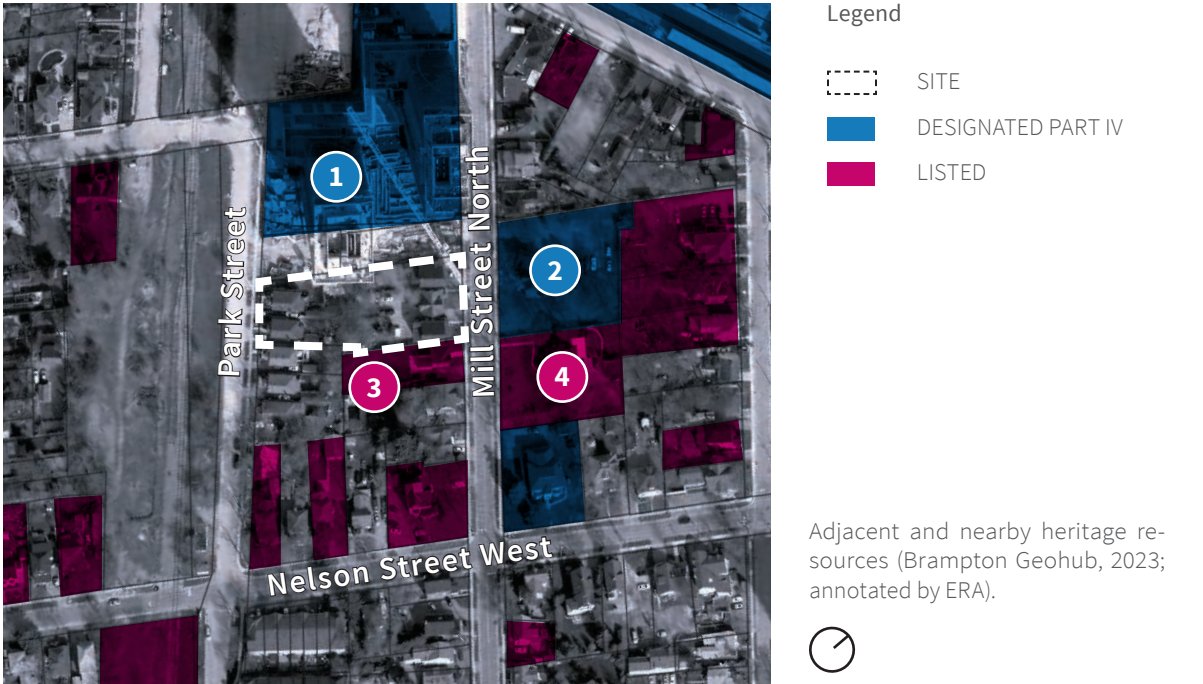
## 2.4 Heritage Status

None of the properties within the Site are listed on the City of Brampton's Heritage Register, nor are they designated under Part IV or Part V of the OHA.

Although the five properties within the Site are not listed on the Heritage Register, a CHER undertaken by ERA, dated July 10, 2023 and revised February 18, 2025, evaluated their potential cultural heritage value. 39 Mill Street is listed on the Heritage Register, and since it is contiguous to the development Site, was considered as part of the evaluation.

The results of the CHER are summarized and discussed in Section 3 of this report.

# 2.5 Adjacent and Nearby Heritage Resources



**1** 45 RAILROAD STREET (BY-LAW 150-2015)



**2** 44 MILL STREET NORTH (BY-LAW 231-2015)



**3** 39 MILL STREET NORTH (LISTED)



**4** 40 MILL STREET NORTH (LISTED)



The Site is considered adjacent\* to two listed and two designated heritage properties, as defined in the City of Brampton's Official Plan ("OP").

#### 45 Railroad Street (Copeland-Chatterson/Dominion Skate Building; Designated)

The Copeland-Chatterson/Dominion Skate Building was designated under Part IV of the OHA by By-law 150-2015 on July 8, 2015. The property is designated for its design/physical, historical/associative, and contextual value. The property's heritage attributes are listed below and the full Designation By-law is included as Appendix B of this report.

**\*Adjacent:** means those lands adjoining a property on the heritage register or lands that are directly across from and near to a property on the heritage register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green spaces, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted through a by-law

(Brampton Official Plan, 2024).

*The heritage attributes comprise all facades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and association building techniques. The detailed heritage attributes include, but are not limited to:*

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

###### *Property Overall:*

- Rectangular plan and massing with partial second-storey addition;
- Flat roof profile (parapet walls and rooflines);
- Chicago School and Neo-Gothic style influences;
- Unpainted red masonry walls;
- Brick buttresses;
- Foundation wall denoted by coursed cut stone blocks;
- Original fenestration; and
- Corbelled brick water table.

###### *Mill Street Facade:*

- Large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first-floor windows);
- Window openings along Mill Street facade (recessed slightly into wall and framed by brick corbels);
- Stone lintels over above-grade wood casement basement windows;
- Graffiti carved into a brick by a penknife with inscription readings: "1949 AD. Dec CNR Survey"; located on the Railroad and Mill Street corner before the first Mill Street window openings; and

- *Shallow setback of building facade along Mill Street South [sic].*

#### *Railroad Street Facade:*

- *Original ground floor office windows with segmental arche [sic] brick voussoirs;*
- *Second-storey addition windows with brick voussoirs;*
- *Fixed single-pane transoms;*
- *Brick parapet wall with ribbed coping tiles;*
- *Brick corbelling;*
- *Heavy pediment over main entrance with radiating brick voussoir and corbelling;*
- *Fixed, single-pane transom over main entrance;*
- *Pre-cast decorative blocks laid in diamond patterns forming second-storey spandrel panels (each spandrel panel sits within a rectangular frame made of coursed voussoirs);*
- *Single pre-cast blocks accentuating the upper outer corners of each second-storey window; and*
- *Brick buttresses and their pre-cast caps.*

#### **Historical/Associative Value**

- *Association with prominent individuals, including R.J. Copeland and A.E. Chatterton, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;*
- *Association with Canadian branch of Copeland-Chatterton Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton;*
- *Association with the Dominion Skate Factory for nearly 30 years; and*
- *Association with the early industrial history and development of Brampton.*

#### **Contextual Value**

- *Landmark status as the building fronts along Railroad and Mill Streets, uniting the industrial building to the residential neighbourhood;*
- *Contribution to the cultural heritage landscape formed collectively by the railway line, Hewetson Shoe factory and the former CNR railway station; and*
- *Contribution to the heritage character of the adjacent late 19th and early 20th century neighbourhood.*

#### 44 Mill Street North (Graham House; Designated)

The Graham House was designated under Part IV of the OHA by By-law 231-2015 on September 30, 2015. The property is designated for its design/physical, historical/associative, and contextual value. The property's heritage attributes are listed below and the full Designation By-law is included as Appendix C of this report.

*The heritage attributes comprise all facades, architectural detailing, construction materials, and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character-defining elements include, but are not limited to:*

- Vernacular estate;
- Two-storey brick home;
- Rectangular plan;
- Truncated hip roof with cross gables;
- Two brick chimneys;
- Two two-storey bays;
- Half-timber in gables;
- Large corner brackets;
- One-over-one sash windows;
- Radiating brick voussoirs;
- Built circa 1875;
- Built for the Graham family;
- Associated with George and Edward G. Graham;
- Associated with the late 19th-century building boom of Brampton;
- Contributes to the character of Mill Street North and Down-town Brampton; and
- Contextually linked with other late 19th- and early 20th-century homes on Mill Street North.

#### 40 Mill Street North (Hewetson Prairie House; Listed)

40 Mill Street North is located east of the Site, across Mill Street North, and is contiguous to the designated property at 44 Mill Street North. The property contains a two-and-a-half storey residential dwelling built in the Prairie Style (evaluation documents included as Appendix D).



### 39 Mill Street North (Listed)

39 Mill Street North was listed on the City of Brampton's Heritage Register on November 20, 2012. This property is contiguous to the Site, and contains a one-and-a-half storey Ontario Cottage (evaluation documents included as Appendix E). Since being listed on the Heritage Register, the building's decorative door and window surrounds have been removed and/or overclad.

## 2.6 Nelson Street West Neighbourhood Character Area

In 2009, the City of Brampton carried out a feasibility study for the creation of potential future Heritage Conservation Districts ("HCDs"), led by George Robb Architect. The Nelson Street West Neighbourhood, one of seven character areas identified through the study, was explored and recommended for future study. To date, the City has not proceeded to adopt for HCD designation any of the neighbourhoods identified through the study. As part of this HIA, City Staff have requested a Cultural Heritage Character Area Impact Assessment with regard to the Nelson Street West Neighbourhood.

The 2009 HCD study describes the Nelson Street West Neighborhood as follows:

*In the Nelson Street West Neighbourhood, there is a diverse collection of single-detached houses and the occasional semi-detached house from the mid- and late-nineteenth century and early twentieth century, ranging in size from cottages to mansions. Christ Anglican Church on Queen Street West is the neighbourhood's institutional landmark. The neighbourhood extends north to the Grand Trunk (Canadian National) Railway, south to Queen Street West, east to the east side of Elizabeth Street North and west to the west side of Mill Street North and in places to Park Street.*

Much of the character described in the study is exemplified along Mill Street North and is represented in the adjacent listed and designated buildings at 40 Mill Street North and 44 Mill Street North, as well as in their landscape character. Therefore, the assessment of impact on the Nelson Street West Neighbourhood Character Area will be considered in conjunction with the assessment of impact on these two heritage resources adjacent to the Site, and the character they contribute along Mill Street North.

### 3 CONDITION ASSESSMENT

A condition assessment for the five properties comprising the Site was conducted by ERA as part of the CHER (see Appendix A). Excerpts are extracted below.

#### 41 Mill Street North

The building at 41 Mill Street North is a vernacular two-and-a-half storey Edwardian-style residence constructed in 1915. The primary façade is asymmetrical, and features a pediment above the second storey, 1 over 1 sash windows, a large front porch, and red brick stretcher-bond cladding.

The two-storey addition at the rear (west) elevation appears to have been constructed at a later date.

#### Building Condition

Overall, the structure at 41 Mill appears to be in good-to-fair condition.

The red brick exterior appears to be in fair condition with some areas of efflorescence. The stone over cladding at main elevation appears to be in fair condition. The stone foundation walls appear to be in fair condition, with areas biological staining. The horizontal vinyl siding within the gable appears to be in good condition.

The asphalt shingles appear to be in good condition. The metal flashing, gutters, and downspouts appear to be in fair condition.

The doors appear to be in fair condition with some dents in the rear door. The windows appear to be a mix of wood and vinyl which appear to be in fair condition. The masonry window sills appear to be in good condition. The masonry lintels appear to be in good condition, with some areas of staining. The wood porch and stair appear to be in poor condition, showing some areas of paint flaking and wood rot.

#### 41 Mill Street North: East and West Elevation



Primary (east) elevation of 41 Mill Street North (ERA, 2023).



Rear (west) elevation of 41 Mill Street North (ERA, 2023).

#### 41 Mill Street North: North and South Elevation



North elevation of 41 Mill Street North (ERA, 2023).



South elevation of 41 Mill Street North (ERA, 2023).

### 43 Mill Street North

The building at 43 Mill Street North is a vernacular one-and-a-half storey Arts and Crafts-style residence constructed in 1915. The building is clad in clinker brick with a tight Flemish bond and protruding clinker header. The primary façade is asymmetrical, and features a side gabled roof, with a centered gabled dormer, projecting eaves, a recessed front porch. The roof is cross gabled at the rear, and features a centred single stack chimney.

### Building Condition

Overall the structure 43 Mill appears to be in fair condition, with an area of defective condition.

The red brick exterior appears to be in fair condition with some areas of poor condition showing delamination, mortar loss, staining and efflorescence. The stone foundation walls appear to be in poor condition with areas delamination, paint flaking, step cracking and mortar loss. The horizontal vinyl siding within the gable appears to be in fair condition, with an area of defective condition where there is a missing siding, exposing the overclad original half-timbering within the gable ends.

The red brick chimney appears to be in fair condition. The asphalt shingles appear to be in good condition. The metal flashing, gutters, and downspouts appear to be in fair condition.

The doors appear to be in fair condition. The windows appear to be a mix of wood and vinyl, which appear to be in fair condition, with areas of poor condition at the wood windows showing paint flaking. The masonry window sills and lintels appear to be in good condition, with some areas of staining. The stone porch and stairs appear to be in poor condition, with areas of material delamination and paint flaking.

The missing horizontal siding section within the gable at the north elevation represents a critical maintenance concern and could be addressed with future repairs.



#### 43 Mill Street North: East and West Elevations



Primary (east) elevation of 43 Mill Street North (ERA, 2023).



Rear (west) elevation of 43 Mill Street North (ERA, 2023).

#### 43 Mill Street North: North and South Elevation



North elevation of 43 Mill Street North (ERA, 2023).



South elevation of 43 Mill Street North (ERA, 2023).

#### 45 Mill Street North

The building at 45 Mill Street North is a vernacular two-and-a-half storey Edwardian-style residence constructed in 1915. The primary façade is asymmetrical, and features a pediment above the second storey, horizontal siding within the pediment, 1 over 1 sash windows, simple buff brick ornamentation at the window surrounds, a large front porch, and red brick stretcher-bond cladding.

The single-storey shed at the rear (west) elevation appears to have been constructed at a later date.

#### Building Condition

Overall, the structure at 45 Mill appears to be in good-to-fair condition.

The red brick exterior appears to be in good condition with some areas of staining. The stone foundation walls appear to be in fair condition with areas of staining and paint flaking. The horizontal vinyl siding within the gable appears to be in good condition.

The asphalt shingles appear to be in fair condition. The metal flashing, gutters, and downspouts appear to be in fair condition, with an area of poor condition at the rear (west) elevation where there is a missing flashing at the fascia board and warped gutters.

The metal doors appear to be in fair condition. The metal windows appear to be in fair condition. The masonry window sills and lintels appear to be in good condition. The wood porch and stair appear to be in fair-to-poor condition.

#### 45 Mill Street North: East and West Elevations



Primary (east) elevation of 45 Mill Street North (ERA, 2023).



Rear (west) elevation of 45 Mill Street North (ERA, 2023).

#### 45 Mill Street North: North and South Elevations



North elevation of 45 Mill Street North (ERA, 2023).



South elevation of 45 Mill Street North (ERA, 2023).



### 32 Park Street

The building at 32 Park Street is a vernacular single-storey house-form residence constructed between 1941 and 1944. The primary façade is symmetrical, features a gabled roof with horizontal vinyl siding, a projecting front porch with horizontal vinyl siding within the gable, a chimney at the south elevation, and red brick stretcher-bond cladding.

#### Building Condition

Overall, the structure at 32 Park appears to be in poor condition.

The red brick exterior appears to be in fair condition with some areas in poor condition showing unsympathetic mortar repairs, open mortar joints and efflorescence. The concrete foundation wall appears to be in fair condition.

The red brick chimney appears to be in poor condition with some areas of delaminated bricks and open mortar joints. The asphalt shingles appear to be in fair condition. The horizontal metal siding within the gables appear to be in poor condition, showing areas of missing siding. The metal flashing, gutters, and downspouts appear to be in fair condition, with an area of poor condition where there appears to be a missing flashing at the brick chimney at the south elevation.

The main and rear steel doors appears to be in fair condition. The vinyl windows appear to be in fair condition. The masonry window sills on the main elevation appear to be in fair condition. The wood porch and stair appear to be in poor condition, showing some areas of paint flaking and wood rot.

### 32 Park Street: West and East Elevations



Primary (west) elevation of 32 Park Street (ERA, 2023).



Rear (east) elevation of 32 Park Street (ERA, 2023).

### 32 Park Street: North and South Elevations



North elevation of 32 Park Street (ERA, 2023).



South elevation of 32 Park Street (ERA, 2023).



### 34 Park Street

The building at 34 Park Street is a vernacular single-storey house-form residence constructed between 1941 and 1944. The primary façade is symmetrical, and features a gabled roof and projecting front porch with a decorative pediment and projecting verge, a chimney at the south elevation, and red brick-stretcher bond cladding.

#### Building Condition

Overall, the structure at 34 Park appears to be in poor condition, with an area of defective condition.

The red brick exterior appears to be in fair condition with some areas in poor condition showing unsympathetic mortar repairs, open mortar joints and efflorescence. The concrete foundation wall appears to be in poor condition, with areas of delamination and paint flaking.

The red brick chimney appears to be in poor condition, with some areas of unsympathetic mortar repairs, poor parging repair at the base, and open mortar joints. In addition, the chimney at the south elevation has been replaced from the roof level up. The asphalt shingles appear to be in fair condition, with areas of poor condition at the rear. The metal flashing, gutters, and downspouts appear to be in poor condition, as there appears to be a missing flashing at the brick chimney. There is an area of defective condition, with a missing gutter section along the eaves at the east elevation. The wood siding and fascia boards appear to be in poor condition, showing areas of wood rot and paint flaking.

The doors appear to be in fair condition. The windows appear to be a mix of metal and wood and appear to be in fair condition. The masonry window sills on the main elevation appears to be in fair condition with some staining. The masonry porch and stair and metal railing appear to be in fair condition.

The missing gutter section represents a critical maintenance concern and could be addressed with future repairs.

### 34 Park Street: West and East Elevation



Primary (west) elevation of 34 Park Street (ERA, 2023).



Rear (east) elevation of 34 Park Street (ERA, 2023).

### 34 Park Street: North Elevation



North elevation of 34 Park Street (ERA, 2023).



South elevation of 34 Park Street (ERA, 2023).

## 4 CULTURAL HERITAGE EVALUATION REPORT

The properties on the Site are not listed on the City's Heritage Register or designated under Part IV or Part V of the OHA. The client has prepared a CHER to assess the five properties that make up the Site.

The CHER, dated July 10, 2023 and revised February 18, 2025, concludes that, of the properties on Site, only 43 Mill Street North meets any of the O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest. It was found to meet only one criterion, #2, for high craftsmanship or artistic merit. The building on the property is considered to exhibit atypically high craftsmanship in its careful use of local clinker brick in a tight Flemish bond. The Flemish bond would have required much more skill and attention to execute than typical brickwork, including the more common stretcher bond. The building at 43 Mill Street North therefore represents the rare use of such craftsmanship in a small-scale house.

39 Mill Street North was assessed as part of the CHER, as it is a listed property that is contiguous to the Site. The property was determined not to meet the criteria for designation. Therefore, this HIA does not evaluate the potential impacts of the proposed development on 39 Mill Street North, as it is not a candidate for designation.

This HIA evaluates potential impacts to the adjacent designated properties at 45 Railroad Street and 44 Mill Street North, and to the adjacent listed property at 40 Mill Street North. Although it is not a heritage resource or a candidate for designation, the CHER recognizes that 43 Mill Street has nominal cultural heritage value. This property is therefore included in the discussion in Sections 6 and 7.

## 5 DESCRIPTION OF PROPOSED DEVELOPMENT

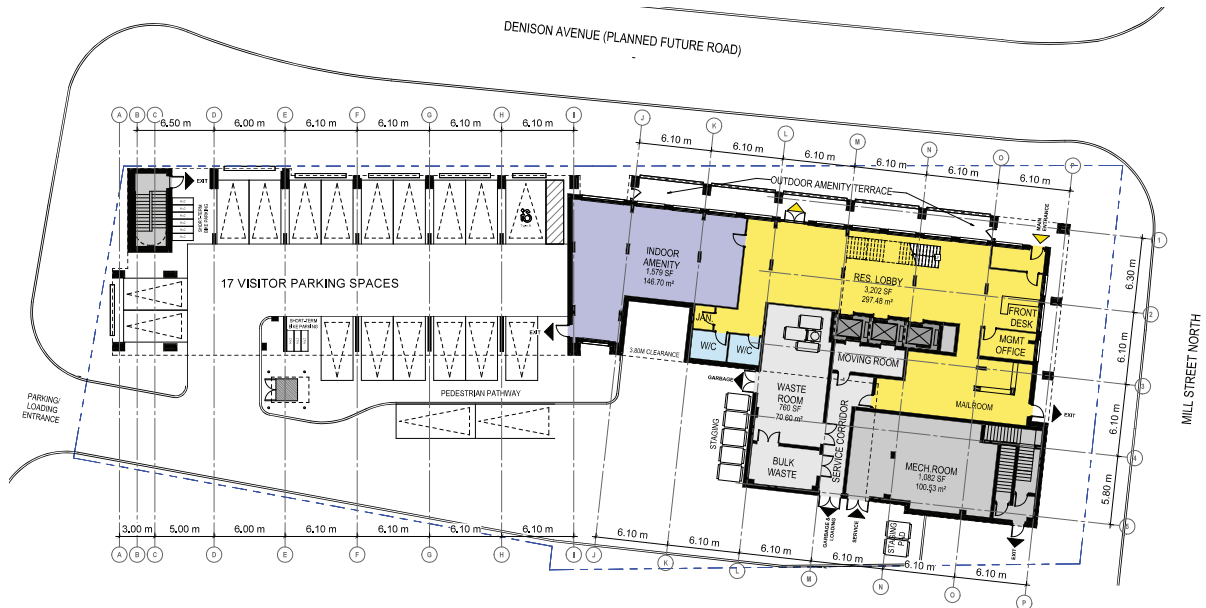
The proposed development introduces a 12-storey student residence building to the Site. The existing buildings on the Site will be demolished.

The proposed building will be oriented towards Denison Avenue, the planned mid-block connection, with the primary entrances situated along the north end of the Site facing Denison Avenue. A secondary entrance is proposed along Mill Street. Access to the surface visitor parking and loading areas is proposed from Park Street.

The proposed building is rectangular with simple massing. All four elevations feature punched window openings with a pattern of pre-cast masonry and spandrel panels and glazing, arranged in a rectilinear grid pattern. There is a vertical glazed reveal on the north and south building faces at approximately the mid-point of the building. Approximately half of the north elevation features a continuous glazed double-height ground floor, punctuated by evenly spaced vertical brick piers. There is narrow landscaped open space running along the east and north elevations, including trees and planting beds. Visitor parking is provided at street level on the eastern half of the Site and is accessed from Park Street by a lane adjacent to the northern boundary of the Site.



Conceptual rendering of the proposed development, looking at the north and east elevations from Mill Street North (Sweeny & Co Architects, 2024).



Proposed Site Plan (Sweeny & Co Architects, 2024, annotated by ERA).

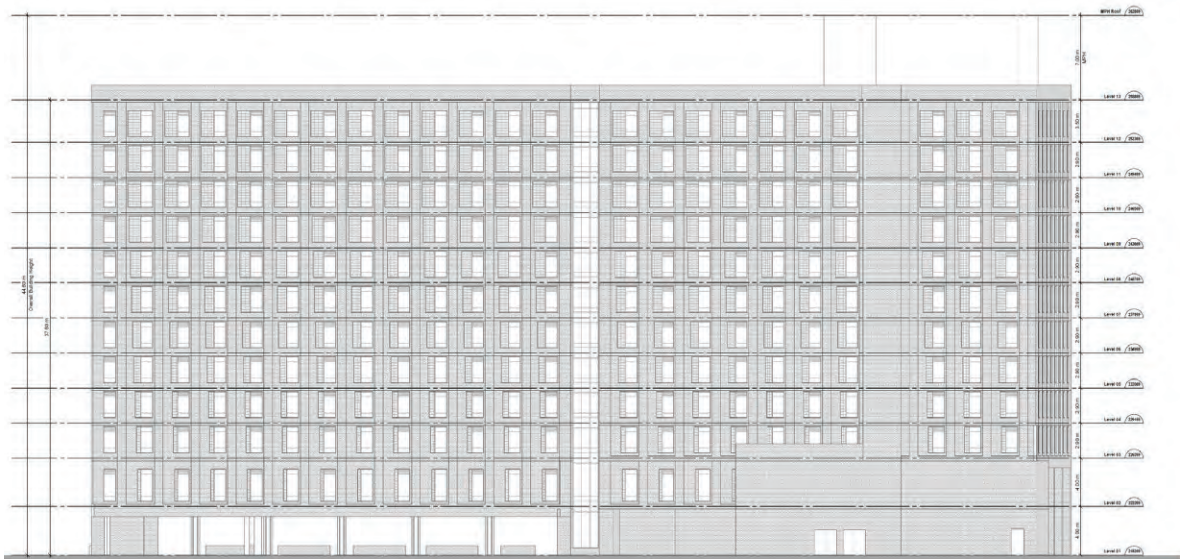
The proposed material palette includes pre-cast masonry panels, spandrel panels, and a glazed curtain-wall at a portion of the building's base.

The proposed development is informed by the planned intensification of the neighbourhood. The Site is located in close proximity to the Brampton Innovation District GO Station (approximately a six-minute walk), and this proposal will provide for growth within a PMTSA, in line with municipal and provincial intensification policies.

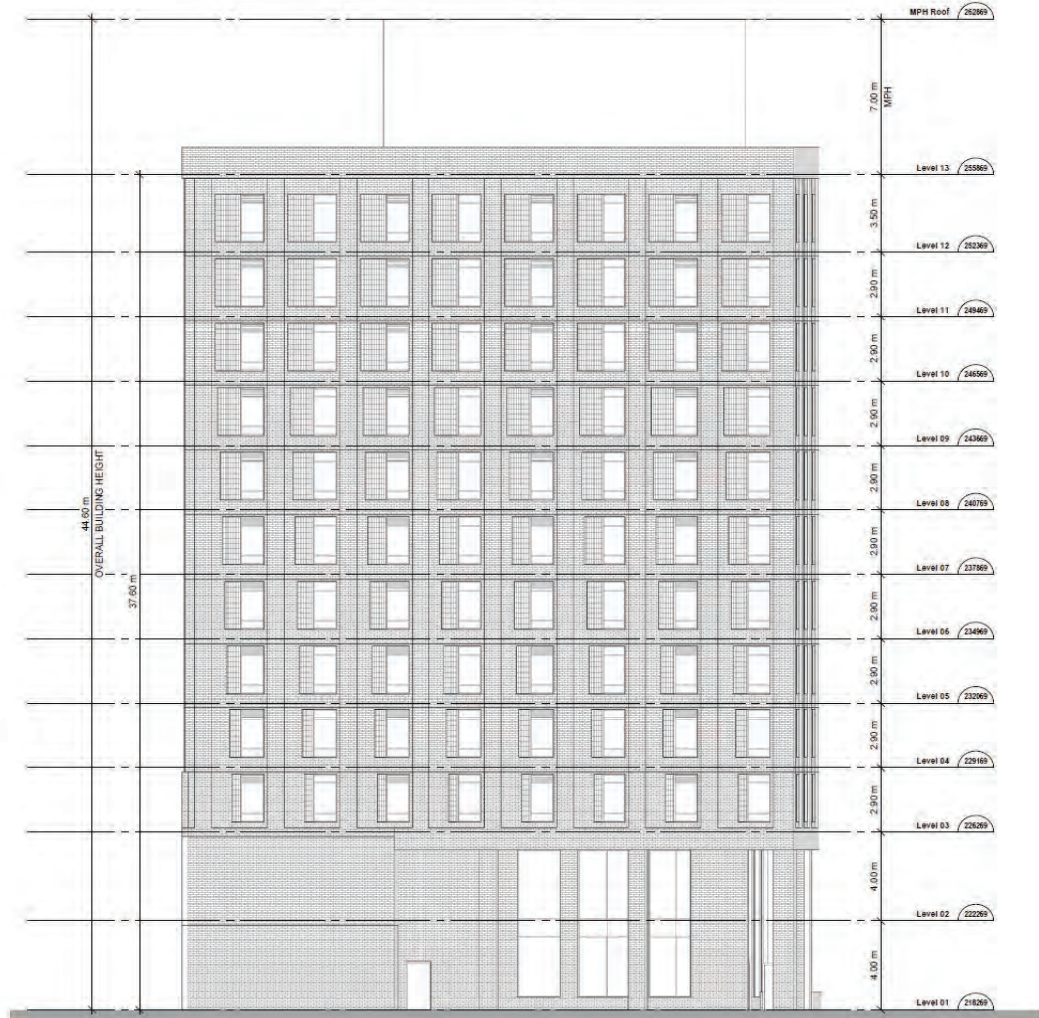




Proposed north elevation along the extension of Denison Avenue (Sweeny & Co Architects, 2024).

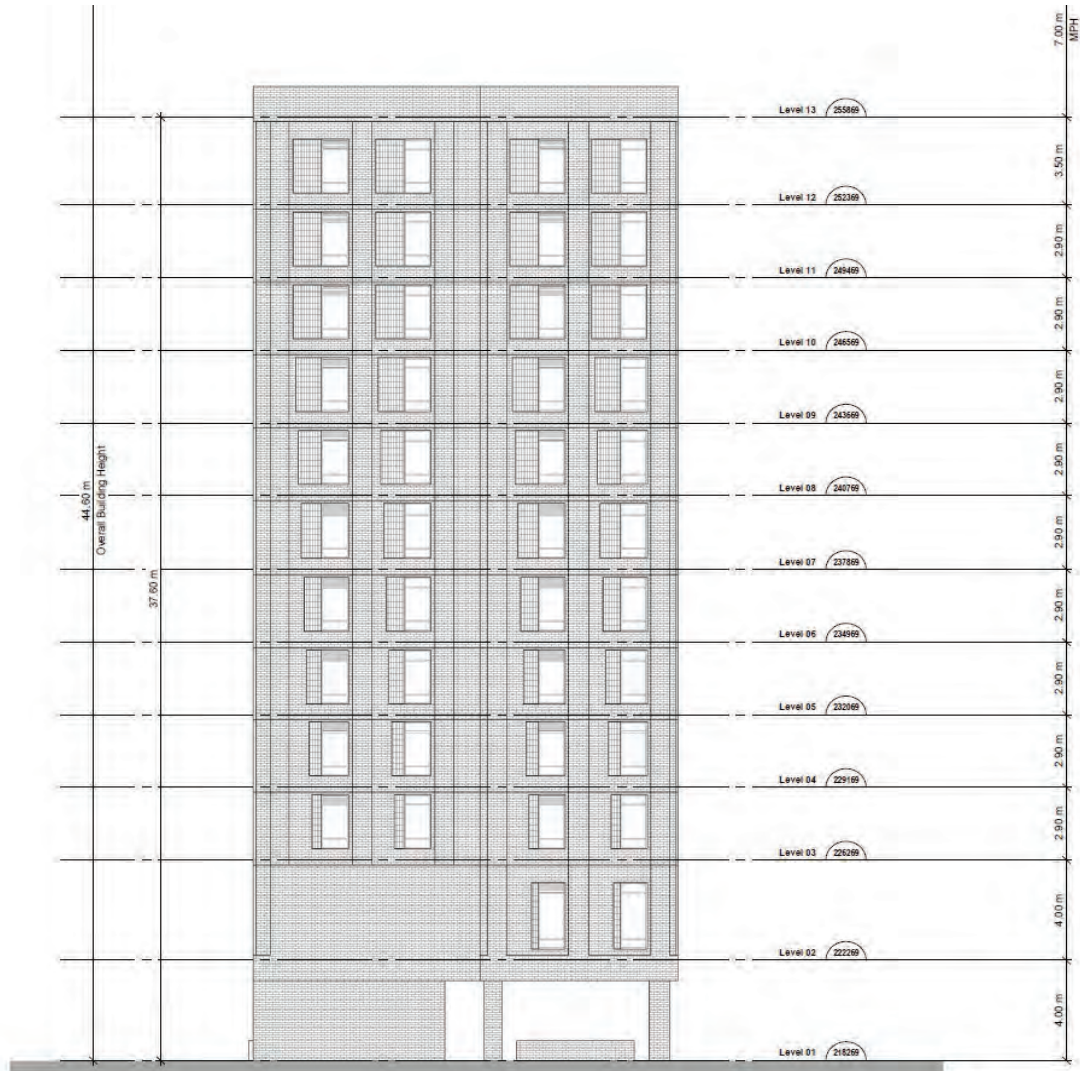


Proposed south elevation (Sweeny & Co Architects, 2024).



Proposed east elevation along Mill Street North (Sweeny & Co Architects, 2024).





Proposed west elevation along Park Street (Sweeny & Co Architects, 2024).

## 6 IMPACT ASSESSMENT

The Site does not contain any heritage properties. The proposed development will remove the five existing residential buildings, replacing them with a 12-storey residential tower. The residential use of the Site will be maintained. This section evaluates the impacts of the proposed development on:

- The nominal cultural heritage value identified at 43 Mill Street North;
- The designated adjacent heritage property to the north at 45 Railroad Street; and
- The Nelson Street West Neighbourhood Character Area, as exemplified through the character of Mill Street North and the adjacent listed and designated properties at 40 and 44 Mill Street North.

The Site is located adjacent to four heritage properties, two of which are designated, and two of which are listed on the City's Heritage Register.

39 Mill Street North, immediately adjacent to the Site to the south, was determined not to carry cultural heritage value sufficient to meet the O. Reg. 9/06 Criteria (see CHER in Appendix A), and so no impact assessment has been conducted for this property.

The adjacent listed and designated properties at 40 and 44 Mill Street North respectively are located across the street on the east side of Mill Street North. 45 Railroad Street (designated) is located directly north of the Site.

### 43 Mill Street North

43 Mill Street North, located on the Site, has been determined to carry nominal cultural heritage value for its careful brickwork, although the building itself is not exceptional. The building is proposed to be removed, which will result in a minor adverse impact on the Site's cultural heritage value.

### 45 Railroad Street

The Site is located at the interface between historic industrial and residential uses, evidenced by the grouping of industrial buildings around the Mill Street North railroad crossing, including 45 Railroad Street. The former Copeland-Chatterson/Dominion Skate factory building at 45 Railroad Street was adaptively reused in 2015, retaining and rehabilitating the heritage resource while introducing a mixed-use

*Negative impact on a cultural heritage resource include, but are not limited to:*

*Destruction of any, or part of any, significant heritage attributes or features;*

*Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;*

*Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;*

*Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;*

*Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;*

*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;*

*Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

*(Ontario Heritage Toolkit).*

podium with two high-rise residential towers. Given the planning context of the area and future proposed intensification, a decision has been made to prioritize reference to the adjacent industrial character at 45 Railroad Street in the design of the new building on Site. The design of the proposed building on the Site responds to this historic industrial character, bringing it further down Mill Street North with its rectangular footprint, flat roof profile, and its shallow setback from Mill Street North. With references to the red-brick material palette, boxy form and regular punched window openings on the two-storey factory at the base of 45 Railroad Street, the proposed 12-storey development on the Site is not anticipated to have any adverse impacts on the cultural heritage value or attributes of 45 Railroad Street.

#### **The Nelson Street West Neighbourhood and Adjacent Heritage Properties (40 & 44 Mill Street North)**

The proposed development introduces a 12-storey building on a historically-low-scale residential streetscape on Mill Street North, part of the Nelson Street West Neighbourhood Character Area.

While the proposed development on the Site will have no adverse impacts on the value and attributes of the adjacent heritage properties at 40 and 44 Mill Street North, the new building's large scale and massing relative to the area to the south will present a visual impact.

The Nelson Street West Neighbourhood is characterized primarily by detached and semi-detached residences dating to the mid- to late-19th century and early 20th century. Furthermore, as is the case in many older residential neighbourhoods, the landscape character of the area is typified by lawns, landscaping, and mature trees. The removal of residential lawns as part of the proposed development of the Site and the proposed tight setback along Mill Street East, necessary to accommodate the new building, constitutes an impact to this character.



## 7 MITIGATION

### 7.1 Impact Mitigation Measures

Several mitigation measures will be implemented to address the proposed development's impact on the removal of 43 Mill Street North, and the character of the Nelson Street West Neighbourhood, exemplified along Mill Street North and by the adjacent properties at 40 and 44 Mill Street North.

#### 43 Mill Street North

The proposed development addresses the removal of 43 Mill Street North. While ERA's assessment in the 2023 CHER has found that it does not rise to the threshold of candidacy for designation that would carry expectation of its retention, its clinker-brick construction in a tight Flemish bond is recognized for its above-average craftsmanship.

Flemish bond brickwork, which alternates between the stretcher and header at every brick, involves more careful and intensive time and work than Stretcher bond brickwork (where only the stretchers are used) and Common bond brickwork (where every fifth line is a line of headers, and the rest are stretchers), and is thus less commonly found in Ontario. Meanwhile, the use of clinker brick headers reflects a distinctive and relatively rare element of Arts & Crafts design, despite the fact that the building itself is not an exceptional example of the style.

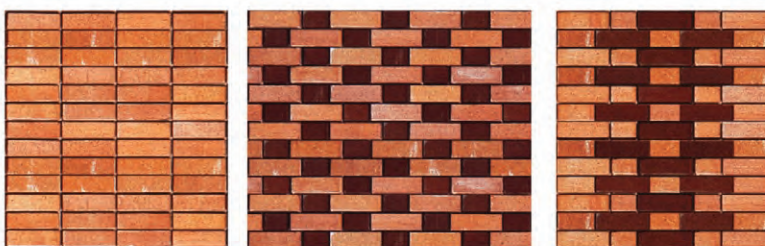
The proposed brickwork treatment on the new building has been designed to interpret and reference the careful brickwork at 43 Mill Street North, complementing the character of the existing streetscape while providing visual interest and texture. Proposed brick patterns are included below, with rendered views of their application on the Mill and Denison Street facades on the following page. See Appendix F for Sweeny & Co's brick articulation strategy package.



Close-up of clinker brick treatment at 43 Mill Street North (ERA, 2023).



38 Isabella Street. The property is designated under Part IV of the OHA (City of Brampton, n.d.)



The proposed material palette for the new building, which includes typical brickwork (left), and interpretive brickwork on the Mill St facade and along the columns between bays on Mill and Denison Streets (Sweeny & Co Architects, 2024).

In addition to the brickwork articulation strategy, ERA recommends the installation of a custom-designed interpretive plaque on or adjacent to the building's Mill Street North elevation to commemorate and communicate clinker brick as a historic design approach, its significance within Arts and Crafts architecture, and its use in Brampton, including nearby at 38 Isabella Street and historically on the Site.



Proposed brick articulation strategy on the Denison Avenue facade (Sweeny & Co Architects, 2024).



Proposed brick articulation strategy on the Mill Street North facade, which is designed in part to minimize the impact of a solid streetwall at the elevation's south end (Sweeny & Co Architects, 2024).



### The Nelson Street West Neighbourhood and Adjacent Heritage Properties (40 & 44 Mill Street North)

The visual impact of the proposed development of the Site on the adjacent heritage resources at 40 and 44 Mill Street North, as well as the Nelson Street West Neighbourhood more broadly, is mitigated through the implementation of the urban design approach outlined below.

The materiality of the new building, including a proposed brickwork articulation strategy, appropriately responds to the materiality of



The building at 40 Mill Street North (listed), is clad in a reddish-brown brick laid in a Flemish bond, with brown brick horizontal banding between the first and second storeys (ERA, 2024).



The building at 44 Mill Street North (designated) is clad in red-brick masonry laid in a stretcher bond (ERA, 2024).

both 40 and 44 Mill Street North, both of which feature brick-masonry construction in several different shades of red and brown brick.

A landscape strategy is proposed within the tighter setback along the Mill Street North elevation in order to respond to and extend the residential lawn/mature tree character of the streetscape as far as possible. The proposed landscape strategy includes:

- Planting beds surrounded by short, decorative metal fences;
- Tall, native grasses planted at the centre of the beds, surrounded by perennials, comparable to what may be present on a large residential lawn;
- Decorative paving that extends from the Mill Street North elevation to the street; and
- Red Maple trees along the Mill Street North facade, which will mature and grow taller over time, contributing to the canopy cover typical of a mature residential neighbourhood with generous lot sizes, and fall foliage colour in the autumn.

Precedent photos are provided to convey a sense of the landscape strategies under consideration for Mill Street North.



Decorative paving with planting beds containing a mixture of vegetation, including tall, native grasses (MHBC, 2024).



A planting bed with tall grasses surrounded by perennials (MHBC, 2024).



Planting beds surrounded by short, decorative metal fences (MHBC, 2024).





## 7.2 Considered Alternatives

An alternative strategy was considered that would reduce the footprint, scale, and/or massing of the proposed development in order to mitigate for impact on the Nelson Street West Neighbourhood Character Area. A substantial reduction in scale and/or massing (for instance, down to four to five storeys) could provide for a transition from the tall building at 45 Railroad Street to the house-form neighbourhood scale to the south of the Site, maintaining the historic residential neighbourhood character. A reduced building footprint could also provide for a greater landscaped setback along the Mill Street frontage, contributing to the residential Mill Street streetscape.

This alternative was deemed infeasible given the balance of objectives on this Site (principal among them to provide substantial student housing) and the context of planned intensification and density targets in this PMTSA. The proposed development elects to prioritize the Site's intensification, with the recognition that the Nelson Street West Neighbourhood is not designated as a Heritage Conservation District under Part V of the OHA, and should expect to see change in the decades to come.

## 8 CONCLUSION AND RECOMMENDATIONS

ERA has reviewed the impacts of the proposed development at 41-45 Mill Street North and 32-34 Park Street on the cultural heritage value of the nearby properties at 39 Mill Street North, 40 Mill Street North, 44 Mill Street North, and 45 Railroad Street.

The Site does not contain properties that are listed on the Heritage Register, nor designated under Part IV or Part V of the OHA. In the 2025 CHER, ERA evaluated the five properties comprising the Site and determined that the properties do not meet sufficient criteria for designation under O. Reg. 9/06 of the OHA. 43 Mill Street North was found to meet one criterion due to its physical value, expressed through its craftsmanship.

The proposed development of the Site presents no potential adverse impacts to 45 Railroad Street. The building at 43 Mill Street North possesses nominal cultural heritage value due to its clinker brick construction, so its removal will involve minor impact on the Site's cultural heritage value. The proposed development will introduce a tall building to the Site, which will pose an impact to the predominantly low-rise character of the historic Nelson Street West Neighbourhood, exemplified here by the adjacent heritage resources at 40 and 44 Mill Street North.

This HIA finds that the visual impacts of the proposed development will be mitigated. The proposed building's materiality responds to the materiality of many of the buildings in the Nelson Street West Neighbourhood Character Area, including those adjacent to the Site at 40 and 44 Mill Street North. A landscape strategy proposed along the Mill Street North elevation responds to the residential character of the streetscape, helping to further integrate the proposed building into the neighbourhood and screen its visual impact, as far as possible.

To recognize the nominal cultural heritage value of 43 Mill Street, the proposed development will incorporate a brickwork articulation strategy on the west and north elevations of the building by interpreting the masonry treatment of the building.

To commemorate and communicate the masonry treatment and its significance to the Arts and Crafts architectural style, ERA recommends the installation of a plaque on or adjacent to the building on Mill Street North that speaks about clinker brick as an historic design approach, and its use and significance in Brampton.

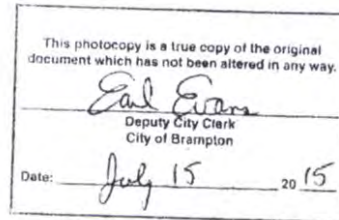
## 9 APPENDICES

APPENDIX A: CULTURAL HERITAGE EVALUATION REPORT  
(CHER) FOR 39-45 MILL STREET NORTH, 32-34 PARK  
STREET (ERA ARCHITECTS INC., DATED JULY 10,  
2023 AND REVISED FEBRUARY 10, 2025)

CHER provided under separate cover.



## APPENDIX B: DESIGNATION BY-LAW FOR 45 RAILROAD STREET (BY-LAW 150-2015)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

150-2015

**To designate the property at 45 Railroad Street  
as being of cultural heritage value or interest.**

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the 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;

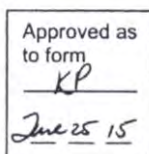
WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;


WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

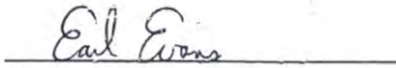
NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at **45 Railroad Street**, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" 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 **45 Railroad Street** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS **8<sup>TH</sup>** DAY OF **July**, 2015.



  
LINDA JEFFREY - MAYOR

  
~~PETER FAY - CLERK~~  
EARL EVANS - DEPUTY CITY CLERK

Approved as to content:

  
Heather MacDonald, Director, Planning Policy and Growth Management

**SCHEDULE A**

**PROPERTY DESCRIPTION:**

PART OF LOT 18 & PART OF WELLINGTON STREET (CLOSED BY BY-LAW 292, IN BL370), PLAN BR35, LOTS 1 & 2, SW OF MILL ST., PART OF LOTS 14 & 15, SOUTH OF RAILROAD ST., LOTS 3 & 4, SW OF MILL ST., LOTS 16 & 17, SE OF DENISON ST., PART OF LOT 5, SW OF MILL ST., PART OF LOT 15, SE OF DENISON ST., PLAN BR4, DESIGNATED AS PARTS 1 & 2 ON REFERENCE PLAN 43R-32198; BRAMPTON.

**PIN: 14108-0534 (LT)**

**SCHEDULE "B" TO BY-LAW****SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 45 RAILROAD STREET:**

The property at 45 Railroad Street, known as the Copeland-Chatterson Company / Dominion Skate building, is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

**Design / Physical Value:**

The cultural heritage value of 45 Railroad Street is related to its design or physical value, as it is a representative and good example of the Chicago commercial style or the "Chicago School" with Neo-Gothic design influences introduced in a later phase of construction. It is the first example of this style in Brampton.

The building, as it was originally constructed in 1905, consisted of a single one-storey building with a rather low street profile. The section facing Railroad Street served as the administration office, while the factory component faced Mill Street North. The factory section features large grouped industrial windows designed to let in sunlight and air circulation to the factory floor. These windows are integral to the overall character and cultural heritage value of the building and help identify the structure as a former factory.

The building was expanded in 1914 with the construction of a second storey over the Railroad Street office component. This addition features decorative elements such as spandrel panels on the façade between the top of the first storey windows and the sills of the second storey windows. Each spandrel features repeating patterns of pre-cast concrete blocks forming diamonds and squares. Each motif sits within a rectangular frame made of brick laid in soldier courses.

Coping tiles crown the brick parapet wall, and pre-cast blocks accentuate the outer upper corners of each second storey window. Other brick detailing includes buttresses capped with pre-cast concrete blocks, voussoirs over the office windows, a radiating voussoir over the main entrance, corbelling details under a strong main entrance pediment, along with corbelled water tables. Cut stone blocks highlight the foundation wall and stone lintels cap above-grade wood casement basement windows. Overall, the construction details demonstrate a high degree of craftsmanship, particularly with regard to the masonry.



More recently, the building has been altered to allow for its adaptive re-use to facilitate the development of an apartment building. This resulted in the selective removal of the factory building, retaining only the Mill Street (east side) façade, and the removal of the chimney.

#### **Historical /Associative Value**

The property has historic value as it is associated with the industrialization of Brampton at the turn of the 20th century, namely through Copeland-Chatterson Company, an influential office stationary company. Copeland-Chatterson was founded in 1893 by Canadians Robert J. Copeland and A.E. Chatterson on the basis of Copeland's patent of a binder that locked loose-leaf ledger sheets with a key on filing posts. The newer accounting system and first products of the company were designed to simplify accounting procedures and overcome the disadvantages of bound ledgers, and quickly became an international success.

While the company began manufacturing in Toronto, they quickly out grew their headquarters no less than three times before they began looking to build outside downtown Toronto. The brothers-in-law chose Brampton for its new facility because it was close to Toronto and they could develop a stable long-term workforce. They purpose built the factory for their needs beginning in late fall of 1905 and completing the plant in August 1906. This was the first time an outside company elected to locate their manufacturing plant in Brampton.

Upon their move to Brampton, the company created a local partnership with the Pease Foundry Co. Ltd to manufacture all the metal components for their stationary products, thus bringing more prosperity to another local industrial company. Copeland-Chatterson kept their own machine shop for manufacturing their tool and die components, as well as manufacturing larger items for their catalogue and keeping the factory's machines in good repair.

During World War II, Copeland-Chatterson contributed to the war effort by manufacturing war materials in their machine shops, as well as Victory Bonds and War Saving Stamps. Several long time employees also left the company to enroll in the armed forces.

Through the next five decades, the company continued to be a success, holding over 170 patents for office and recordkeeping products, and some 90 of these patents originated in Canada. A particularly successful product manufactured at the Brampton



facility was the Paramount Sorting System, which was introduced in 1930 and became a key information storage system to many scientific areas of study and information science until the widespread introduction of computers in the 1970s and 80s.

In 1961, Anthes Imperial Ltd. acquired Copeland-Chatterson. However, the Railroad Street factory continued to operate until Anthes Imperial relocated to a new facility.

In 1981, Dominion Skate Company took over 45 Railroad Street, and operated their skate business at the facility until 2008.

**Contextual Value:**

The property also holds contextual value as part of a significant industrial grouping that includes the former Hewetson Shoe factory, the former CNR railway station and associated railway lines and significantly defines and supports the character of the area. The former Copeland-Chatterson Company / Dominion Skate complex is a landmark because it wraps around a prominent corner lot along Mill and Railroad Streets. Collectively, these elements form an important cultural heritage landscape of a historic industrial precinct in Brampton.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

The heritage attributes comprise all façades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and associated building techniques. The detailed heritage attributes include, but are not limited to:

**Design / Physical Value:**

**Property Overall:**

- rectangular plan and massing with partial second storey addition;
- flat roof profile (parapet walls and rooflines);
- Chicago School and Neo-Gothic style influences;
- unpainted red masonry walls;
- brick buttresses;
- foundation wall denoted by coursed cut stone blocks;
- original fenestration;
- corbelled brick water table.

Mill Street façade:

- large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first floor windows)
- window openings along Mill Street façade (recessed slightly into wall and framed by brick corbels);
- stone lintels over above-grade wood casement basement windows;
- graffiti carved into a brick by a penknife with inscription reading: "1949 AD. Dec \_\_\_\_ CNR Survey"; located on the Railroad and Mill Streets corner before the first Mill Street window openings
- shallow setback of building facade along Mill Street South.

Railroad Street façade:

- original ground floor office windows with segmental arch brick voussoirs;
- second storey addition windows with brick voussoirs;
- fixed single-pane transoms;
- brick parapet wall with ribbed coping tiles;
- brick corbelling;
- heavy pediment over main entrance with radiating brick voussoir and corbelling;
- fixed, single pane transom over main entrance;
- pre-cast decorative blocks laid in diamond patterns forming second storey spandrel panels; each spandrel panel sits within a rectangular frame made of brick laid in soldier courses;
- rectangular second storey windows with pre-cast sills and horizontal soldier coursed voussoirs;
- single pre-cast blocks accentuating the upper outer corners of each second storey window;
- brick buttresses and their pre-cast caps.

**Historical /Associative Value:**

- association with prominent individuals, including R.J. Copeland and A.E. Chatterson, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;
- association with Canadian branch of Copeland-Chatterson Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton
- association with the Dominion Skate Factory for nearly 30 years;
- association with the early industrial history and development of Brampton.

**Contextual Value:**

- landmark status as the building fronts along Railroad and Mill Streets, uniting the industrial building to the residential neighborhood;
- contribution to the cultural heritage landscape formed collectively by the railway line, Hewetson Shoe factory and former CNR railway station;
- contribution to the heritage character of the adjacent late 19th and early 20th century neighbourhood.

## APPENDIX C: DESIGNATION BY-LAW FOR 44 MILL STREET NORTH (BY-LAW 231-2015)



December 19, 2019

ONTARIO HERITAGE TRUST

Registrar - Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

DEC 20 2019  
RECEIVED

**Re: Notice of Passing of Designation By-law 231-2015**

Dear Erin Semanade,

Please find enclosed a copy of the municipal by-law passed by City Council designating 44 Mill Street North under Part IV, Section 29 of the *Ontario Heritage Act*.

The by-law has been registered against the property affected in the land registry office, and the City has also published the Notice of the Passing of the By-law.

Please feel free to contact me for any further information.

Regards,

Harsh Padhya  
Assistant Heritage Planner  
905-874-3825  
Harsh.Padhya@brampton.ca



**HERITAGE DESIGNATION  
NOTICE OF PASSING OF BY-LAW  
44 Mill Street North**

TAKE NOTICE that the Council of the Corporation of the City of Brampton enacted By-law Number 231-2015 on September 30, 2015 to designate 44 Mill Street North in the City of Brampton, as being of cultural heritage value or interest under Part IV subsection 29(1) of the *Ontario Heritage Act*, R.S.O. c. O. 18.

A copy of [By-law 231-2015 is linked here.](#)

For further information about this designated property, please contact:

Harsh Padhya  
Assistant Heritage Planner  
Heritage, Planning & Development Services  
City of Brampton  
905-874-3825  
[Harsh.Padhya@brampton.ca](mailto:Harsh.Padhya@brampton.ca)

Date: December 19, 2019

Peter Fay, City Clerk  
2 Wellington St. W., Brampton, ON L6Y 4R2  
905-874-2172 (voice), 905-874-2119 (fax), 905-874-2130 (TTY)  
[cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)



THE CORPORATION OF THE CITY OF BRAMPTON  
BY-LAW

231-2015

To designate the property at 44 Mill Street North  
as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the 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;

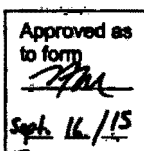
WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 44 Mill Street North more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" 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 44 Mill Street North and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 30<sup>TH</sup> DAY OF September, 2015.



LINDA JEEFREY - MAYOR  
  
PETER FAY - CLERK

Approved as to content:

Heather MacDonald, Acting Executive Director of Planning

**SCHEDULE "A" TO BY-LAW 231-2015**

**LEGAL DESCRIPTION**

**LOT 8 BLK 10, PLAN BR-4, EAST OF MILL ST.; LOT 9 BLK 10 ON PLAN BR-4,  
EAST OF MILL ST; LT 10 BLK 10 PLAN BR-4, EAST OF MILL ST; AND PART OF  
LOT 1 BLOCK 10 PLAN BR-4, WEST OF ELIZABETH ST AS IN VS3695; CITY OF  
BRAMPTON**

**14123-0047 (LT)**

## **SCHEDULE "B" TO BY-LAW 231-2015**

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 44 MILL STREET NORTH:**

The property at 44 Mill Street North is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

#### **Design/Physical Value:**

The cultural heritage value of 44 Mill Street North is related to its design and physical value as a Vernacular style estate. The house is a two-storey brick structure with a stone foundation. It has a rectangular plan with multiple rear brick additions. It has a truncated hip roof with cross gables and two brick chimneys. Two two-storey bays are located on both the front façade and south wall. Each bay is topped with a gable that features Tudor elements such as vergeboard, half-timber details and large corner brackets. An in-style enclosed porch has been added to the entry and the south wall overlooking the yard. The windows are one-over-one sash windows and feature brick, and radiating voussiors.

#### **Historical/Associative Value:**

The property also has historical value as it is associated with the early history of Brampton. The house was built circa 1875 at the height of the housing construction and population growth. It is also associated with the Graham family, a prominent family in Brampton and the surrounding area. The assessment roll (1877) indicates George Graham as the owner of lots 9 and 10 on Mill Street, with a property value of \$2,700 and three people as occupants. Graham was a Peel County Treasurer of Irish decent. His son, Edward G. Graham, is also associated with the property. E.G. Graham was born in Brampton in 1862. He was a distinguished senior lawyer, honoured with the status of King's Counsel.

The property was also once owned by H. Anne Stirk, sister of prominent veterinarian, Dr. Samuel D. Stirk.

#### **Contextual Value:**

The house at 44 Mill Street North also holds contextual value as it defines, maintains and supports the historical character of the Mill Street North streetscape. The street is a

quiet street with mature trees and many late 19<sup>th</sup> century and early 20<sup>th</sup> century homes. The neighbourhood is characterized by a "diverse collection of single-detached houses and the occasional semi-detached house from the mid-and-late nineteenth century and early twentieth century, ranging in size from cottages to mansions." The house is surrounded by other listed heritage resources including 39 Mill Street North, the Prairie House at 40 Mill Street North, 44 Nelson Street West, 50 Nelson Street West, and the Copeland Chatterton/Dominion Skate building at 45 Railroad Street. It is also located within close proximity to Downtown Brampton and Brampton's Industrial complex.

#### **DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Vernacular estate
- Two-storey brick home
- Rectangular plan
- Truncated hip roof with cross gables
- Two brick chimneys
- Two two-storey bays
- Half-timber in gables
- Large corner brackets
- One-over-one sash windows
- Radiating brick voussoirs
- Built circa 1875
- Built for the Graham family
- Associated with George and Edward G. Graham
- Associated with the late 19<sup>th</sup> century building boom of Brampton
- Contributes to the character of Mill Street North and Downtown Brampton
- Contextually linked with other late 19<sup>th</sup> and early 20<sup>th</sup> century houses on Mill Street North



## APPENDIX D: CULTURAL HERITAGE EVALUATION DOCUMENTS FOR 40 MILL STREET NORTH

**Heritage Report:  
Reasons for Heritage Designation**



**40 Mill Street North  
“The Hewetson Prairie House”  
June 2022**

## Profile of Subject Property

|   |  |
|---|--|
| <b>Municipal Address</b>                      | 40 Mill Street North                                     |
| <b>PIN Number</b>                             | 141230048  |
| <b>Roll Number</b>                            | 10-04-0-032-08600-0000                                   |
| <b>Legal Description</b>                      | PLAN C9 LOTS 3,4   |
| <b>Ward Number</b>                            | 1  |
| <b>Property Name</b>                          | The Hewetson Prairie House                               |
| <b>Current Owner</b>                          | Maria-Luise Sebald and David Sebald                      |
| <b>Owner Concurrence</b>                      |  |
| <b>Current Zoning</b>                         | R2B(1) – Residential Extended One Zone                   |
| <b>Current Use(s)</b>                         | Residential  |
| <b>Construction Date</b>                      | 1917-1918  |
| <b>Notable Owners or Occupants</b>            | Alfred Russell Hewetson & Rosa Breithaupt Hewetson Clark |
| <b>Heritage Resources on Subject Property</b> | House  |
| <b>Relevant Council Resolutions</b>           |  |
| <b>Additional Information</b>                 |  |

### **1. Current Situation:**

The property at 40 Mill Street North is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

### **2. Description of Property**

The property at 40 Mill Street North is located on the eastern side of Mill Street North, north of Nelson Street West, and south of Railroad Street. It is the middle lot in a series of three large lots located along the east side of Mill Street North. The house is substantially set back from the road and is surrounded by a mature tree canopy.

It is a 2.5 storey house, with a one storey side wing to the left and a two storey side wing to the right. The front entrance is located on the left side of the house, an unusual location for most houses, but less so for Prairie Style Houses. The house also has a back walled in patio which is not visible from the streetscape. The side gable roof is quite steep and has a popped out section on the front façade with a series of casement windows.

The property is located within the downtown core of Brampton and south of the Railroad Tracks to the west of Main Street North. It is in Secondary Plan 7 which emphasizes the importance of heritage building retention. The importance of conserving heritage resources on their original sites is stated in this Plan. It is a unique and historical area based on the lot pattern, the presence of historical dwellings and an existing mature tree canopy.

### **3. Statement of Cultural Heritage Value or Interest**

#### **Design/Physical Value:**

The design/physical value of 40 Mill Street North is related to its Prairie Style of architecture. The Prairie Style reflects the ideas of Frank Lloyd Wright's Prairie School of Architecture in the United States of America. Francis C. Sullivan was a Canadian architect who studied under Wright at his Prairie School and brought many of those teachings back to Canada. He is the most well-known Canadian Architect that practiced in this style.

The Prairie Style emphasized horizontal lines, projecting eaves, geometric patterning in finishes and window design, and unadorned detailing. Brick was frequently used for its linear visual effect and in some cases was purposefully elongated to emphasize horizontal lines.

The Hewetson Prairie House at 40 Mill Street North has many of these architectural features while also pulling from Francis C. Sullivan's influence. The exterior of the home displays artistic merit, including deep eaves, horizontal banding under the second floor, casement windows, side entry porch, planters supported by corbelled brick, and the brick is laid in a flemish bond. The general cubic massing is split horizontally by a darker brown brick band of soldier course, which also shortens the second storey. This darker brown brick band is on the second storey and on the first storey, and the dark brown brick is used horizontally as the upper foundation to further emphasize the vertical nature of the house. The house has simple geometric glazing in the casement windows, and planter boxes held up by brick brackets, purposefully built into the design.

The roofline has large projecting eaves, a trademark of Prairie Style. It also boasts cornice returns and a steeply pitched side gable main roof, which are inspired by Sullivan's work and reference traditional Ontario building forms. The roof pitch also flattens close to the eaves, typical when a gable roof is used on a Prairie Style House.

Raising the main floor of the house up almost a full half storey is also a common alteration in Sullivan's work as opposed to Wright's. Sullivan preferred strong vertical accents as well as the horizontal emphasis in his Prairie Style buildings. By setting back the side entrance and the two storey projection on the right, the emphasis on this building is on the front square massing. The chimney adds to the vertical nature of this resource.

The Hewetson Prairie House at 40 Main Street North is a vernacular interpretation of the Prairie Style with significant influence from Francis C. Sullivan's designs.

### **Historical/Associative Value:**

The historical/associative value for, 40 Mill Street North, also known as The Hewetson Prairie House is related to the Hewetson Family. Alfred Russell Hewetson was the son of John William Hewetson, owner of the Hewetson Shoe Factory also on Mill Street North.

Alfred purchased Lots 7 & 8, Block 10, BR-4 on the east side of Mill Street North in 1917 for \$1200. He also married Rosa M. Breithaupt of Kitchener in the same year and



they began construction of the Prairie Style house shortly after their marriage. Rosa may have been influential in the design choice for their house as she studied music and art at the Ontario Ladies College in Whitby. Alfred and Rosa had four children together; Ruth, Dorothy, Rosemary, and Russell.

Alfred had a vision of turning the Hewetson Shoe Factory into a co-operative factory where the workers shared in the profits. Unfortunately, Alfred passed away from pneumonia in 1928 at the age of 40. He was unable to implement his vision in the factory prior to his death. Rosa Hewetson also attempted to implement her late husband's vision for the factory but to no avail. Rosa sold the house at 40 Mill Street North in 1938 to the Cochrane's. The house was sold to the Hilliard's in 1961, followed by the Gardner's in 1966, and the Sebalds in 2004.

The Hewetson Prairie House is strongly associated with the ideas of Frank Lloyd Wright's Prairie School. Notable Canadian architect Francis C. Sullivan studied under F.L. Wright, then came back to Canada and designed many houses and institutional buildings in that style. The design of the house is closely similar to that of the "Connors House" in Ottawa, designed by Sullivan, although some elements have been simplified. The closeness in similarity is such that it even if the house at 40 Mill Street North is not the work of Francis C. Sullivan, it is clearly and directly inspired by that building. Both the Ottawa house and 40 Mill Street North are identified as a Canadian interpretation of the Prairie Style (Blumenson 1990: 187). Unfortunately, the architect for 40 Mill Street North is unknown. There is a possibility that Rosa Hewetson designed or took part in the design of the house, but that too is unknown.

### **Contextual Value:**

The Hewetson Prairie House resides in a late 19th century, early 20th century neighbourhood and helps define and maintain that character. It is visually linked to its neighbours as each is sized like an estate lot. The Prairie House is a familiar but distinctive structure along Mill Street North, making it a recognizable landmark.

40 Mill Street North is two blocks away from the Hewetson Shoe Factory, which the Hewetson's owned, and operated.

**Ontario Regulation 9/06 Evaluation:**

| <b>Criteria for Determining Cultural Heritage Value or Interest</b>   | <b>Assessment (Yes/No)</b> | <b>Rationale</b>  |
|---|----------------------------|---|
| <b>Design or physical value</b>   |                            |   |
| a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method                       | Yes                        | The Hewetson Prairie House is a rare example of its kind in Ontario, and a unique example in Brampton.  |
| b) Displays a high degree of craftsmanship or artistic merit  | Yes                        | The exterior of the home displays artistic merit, including deep eaves, horizontal banding under the second floor, casement windows, side entry porch, planters supported by corbelled brick, and the brick is laid in a flemish bond.  |
| c) Demonstrates a high degree of technical or scientific achievement  | Yes                        | The Prairie House is an innovative design unto itself, where its architecture is altered to create an open, light feeling. The elements of the building are organized differently than previously well used architectural styles such as Gothic or Queen Anne.                    |
| <b>Historical or Associative Value</b>  |                            |   |
| a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community | Yes                        | The Hewetsons commissioned the house which was built in 1917-1918. Alfred Russell Hewetson was the son of John William Hewetson, owner of the Hewetson Shoe factory on Mill Street North. The Hewetsons were influential in bringing more industry and jobs to Downtown Brampton. |

|   |     |  |
|---|-----|--|
| b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture                      | No  | The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.  |
| c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. | Yes | The Hewetson Prairie House reflects the work and ideas of Frank Lloyd Wright's Prairie School. Notable Canadian architect Francis C. Sullivan studied under Wright, then came back to Canada and built many resources in that style. The design of the house is closely similar to that of the "Connors House" in Ottawa, designed by Sullivan, although some elements have been simplified. The closeness in similarity is such that it even if the house at 40 Mill Street North is not the work of Francis C. Sullivan, it is clearly and directly inspired by that building. Both the Ottawa house and 40 Mill Street North are identified as a Canadian interpretation of the Prairie Style (Blumenson 1990: 187). The architect for 40 Mill Street North is unknown. |
| <b>Contextual Value</b>   |     |  |
| a) Is important in defining, maintaining, or supporting the character of an area  | Yes | The house resides in a late 19th century, early 20th century neighbourhood and helps define and maintain that character.   |
| b) Is physically, functionally, visually, or historically linked to its surroundings  | Yes | The Hewetson Prairie House is visually linked to its neighbours as each is sized like an estate lot. It is also two blocks away from the Hewetson Shoe Factory, which the Hewetson's owned.  |

|                  |     |   |
|------------------|-----|---|
| c) Is a landmark | Yes | The Prairie House is a familiar structure along Mill Street North, making it a recognizable landmark. |
|------------------|-----|---|

#### **4. Description of Heritage Attributes/Character Defining Elements**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Steeply pitched main roofline with deep eaves
- Hip roof on each side projection
- Dark brown brick horizontal banding on the second floor and on the first floor
- Upper foundation wall built with brick to emphasize vertical nature of building
- Windows:
  - All windows
  - side-light windows beside front door
  - stone sills on some windows
- side entry porch
- planters supported by corbelled brick
- light brown/reddish brick laid in Flemish bond
- brick chimney
- backyard walled in patio
- natural wood front door with minimal detailing

#### **5. Alteration History and Heritage Integrity**

The following are the known alterations to the subject property:

- possible introduction of exterior screens on select windows

#### **6. Archaeological Potential**

Due to the large number of heritage resources in the area and the close proximity to both Fletcher's and Etobicoke Creek, there is archaeological potential on this property.

## **7. Policy Framework**

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan.



These principles are also guided by recognized best practices in the field of heritage conservation.

## **8. Resources**

Brampton Fire Insurance Plan, Montreal and Toronto: Underwriters Survey Bureau, Limited. February 1917, plate 5.

Brampton Fire Insurance Plan, Montreal and Toronto: Underwriters Survey Bureau, Limited. June 1921, revised February 1924, plate 5.

Chinguacousy Township Cemetery No. 16, Brampton Cemetery, Brampton, Ont. Halton-Peel Ontario Genealogical Society, 1973, rev. 1981.

"A Community of Artists Rosa and Spencer Clark and The Guild of All Arts", Market Gallery, Toronto Culture, June 30-November 4, 2001

Lan Records, Peel Region Registry Office, C-9, Lots 3 and 4, Brampton

Langley, Ruth. "Hewetson Family Collections," 1987, in Archive of H. Spencer Clark and Rosa Breithaupt Clark at the University of Waterloo, Peel Region Archives general information file "Hewetson Family".

Livingston, Anne and Graves, Lee. A Short History [The Guild]. The Guild Renaissance Group, n.d.

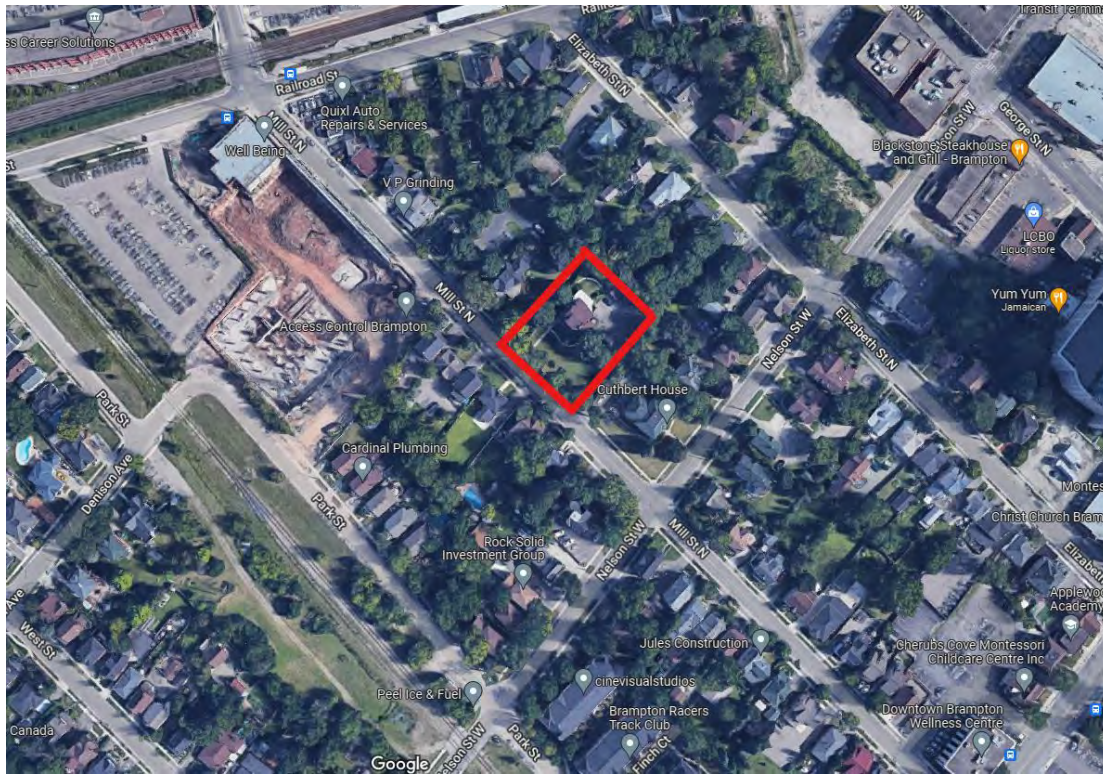
Loverseed, Helga V. *Brampton: An Illustrated History*. Burlington: Windsor, 1987.

Seaman, Michael. "Heritage Designation Report: The Hewetson Shoe Company Building, 57 Mill Street North, Brampton, Ontario," 1994.

Unterman-McPhail Associates. "Summary of Historical Associations for Purposes of Inventory Evaluation, City of Brampton," July 2001.

Blumenson, John. "Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present" January 1990. Page 186-187.

## 9. Appendix



**Figure 1.** Google Maps 2022 Aerial View of Subject property at 40 Mill Street North





**Figure 2.** City of Brampton Planning Viewer; mapping of property lines for 40 Mill Street North



**Figure 3.** City of Brampton Planning Viewer; mapping of surrounding listed (brown) and designated (green) Heritage Resources

by stark geometric forms that in and of themselves possess little aesthetic value, but when combined create spatial depth, texture and colour. The cubic mass or squareness of a typical design is marked by a continuous stone foundation sill, continuous string course or band of dark-stained wood delineating a shortened horizontal second-storey level, and square roof cornice with wide unsupported eaves. Plain horizontal stone trimming or bands may terminate a chimney or corner piers. Geometric glazing patterns repeated in all windows complement the rectilinear quality of the house. Also typical is the use of plain boards, not only for accent strips, but also for windows and door trim. Often windows of the narrow casement variety are grouped in twos or threes and, defying traditional construction techniques, are sometimes placed at corners.

The Connors House in Ottawa, built from 1914 to 1915, represents Sullivan's finest extant example of a Prairie-style residence, even though there remains an apparent concession to Ontario's traditional building forms, i.e., the tall gable roof and end-wall chimney.



20-1  
Noteworthy features of this Prairie-style house in Ottawa include:  
- continuous stone sill  
- string courses of dark-stained wood bands  
- a shortened second-storey level  
- horizontal or all-stretcher brick bond  
- square roof cornice  
- unsupported eaves  
- geometric window glazing

#### Prairie (1910-1930)



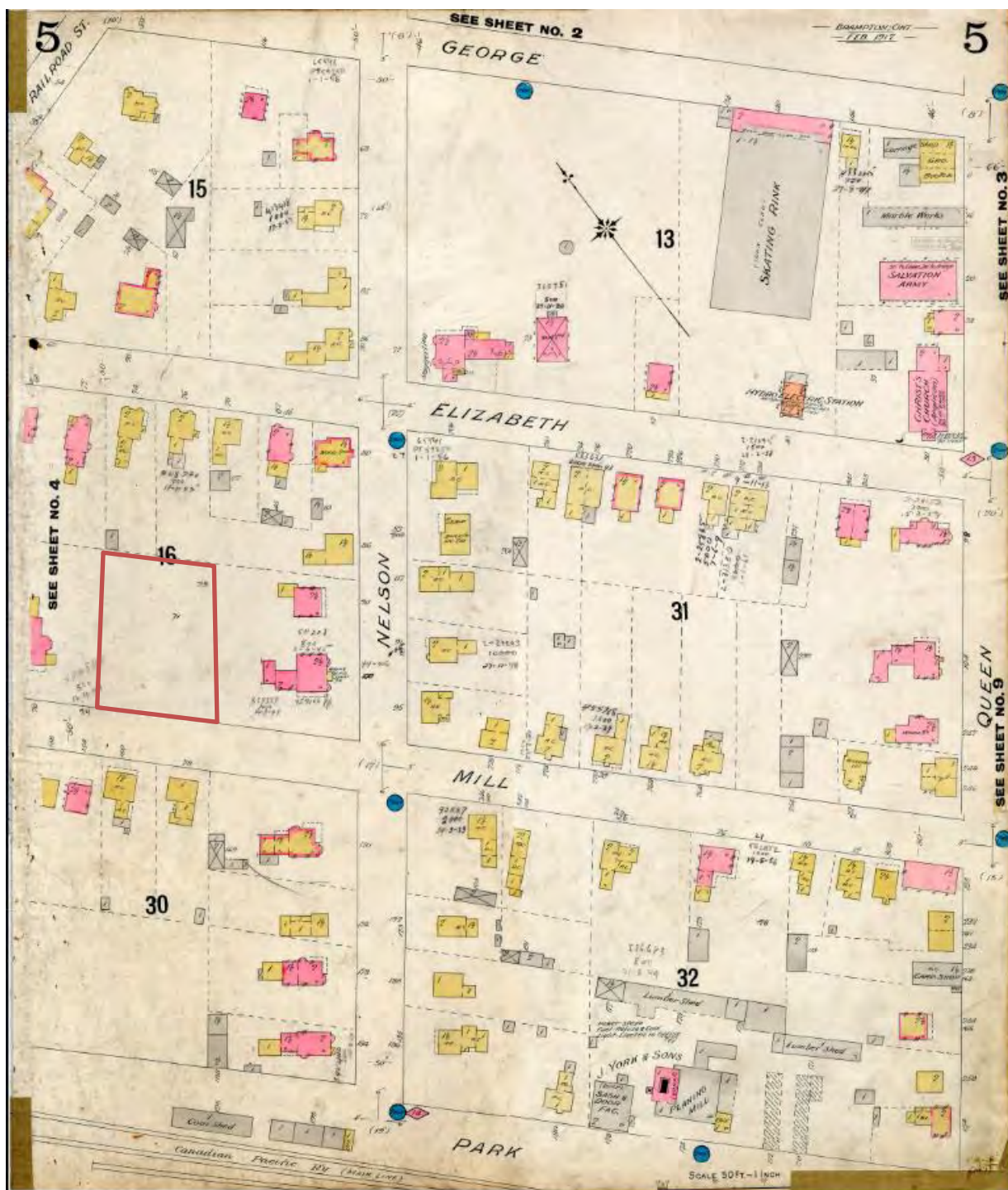
20-2  
While lacking some of the finishes and details of the Connors House, this vernacular version shares the shortened second storey and the overall shape and proportion of the Connors House. (Brimpton)

neys. There is, however, no doubt that the bold geometric and unadorned composition reflects Sullivan's appreciation of Wright's concepts as expressed in the Prairie style. The horizontal characteristic so typical of the ideal Prairie style has much of its strength diluted in Ontario by Sullivan's personal preference for strong vertical accents, such as the large projecting corner piers, heavy brick porch supports and tall chimneys. One's initial reaction to this unconventional geometric composition of the Connors House is that if it were not for the massive chimneys anchoring the roof and walls, the roof would either fly off or would slide down the chimney sides, crushing the urns, and reduce the house by one storey. However, the Prairie style had no rigid dogma, no strict rules or technical pattern books to follow, thus allowing liberal interpretations of Wright's original concept of "organic flow or growth," so that no two houses were ever identical.

When compared to other then current architectural styles, Sullivan's buildings are indeed very avant-garde, and have much in common with modern architectural trends, not only in the United States, but in Europe, as well. The most obvious recognizable traits shared by Sullivan and his European contemporaries pioneering the International style include a strong preference for geometric shapes and the abhorrence of historically derivative ornament. There are no Classical or Gothic mouldings and enrichments.

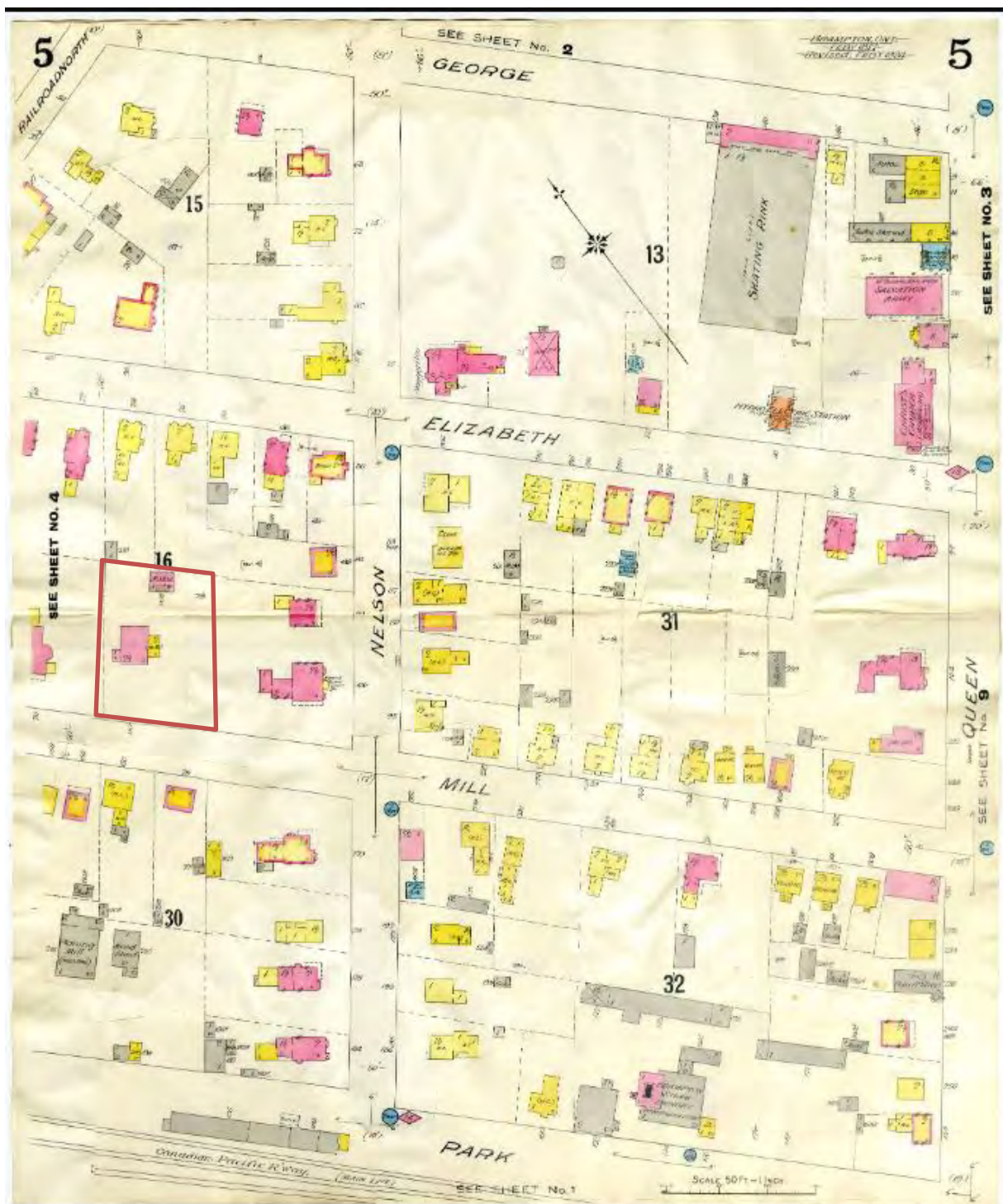
**Figure 4.** Excerpt from Ontario Architecture A Guide to Styles and Building Terms 1784 to the present authored by John Blumenson





**Figure 5.** February 1917 Fire Insurance Map (Source: PAMA) with red outline where the Prairie House is to be built





**Figure 6.** 1921 Revised 1924 Fire Insurance Map (Source: PAMA) with red outline where the Prairie House was built between 1917 and 1921



**Figure 7.** 2004 image of the Prairie House (Source: City of Brampton).

## APPENDIX E: CULTURAL HERITAGE EVALUATION DOCUMENTS FOR 39 MILL STREET NORTH



**Municipal Register of Cultural Heritage Resources**

**Listing Candidate Summary Report**

Brampton Heritage Board  
Date: November 20, 2012



**39 Mill Street North**



**November 2012**

# L 5-2

## Property Profile

|                                    |  |
|------------------------------------|--|
| <b>Municipal Address</b>           | 39 Mill Street North   |
| <b>PIN Number</b>                  | 141080156  |
| <b>Roll Number</b>                 | 10-04-0-032-12200-0000   |
| <b>Legal Description</b>           | PLAN BR 4 LOT 8  |
| <b>Ward Number</b>                 | 5  |
| <b>Property Name</b>               | -  |
| <b>Current Owner</b>               | Bernard Cassar   |
| <b>Current Zoning</b>              | Residential  |
| <b>Current Use(s)</b>              | Residential  |
| <b>Construction Date</b>           | Circa 1875   |
| <b>Notable Owners or Occupants</b> | -  |
| <b>Proposed Future Mitigation</b>  | <ul style="list-style-type: none"><li>- Heritage Impact Assessment (as needed)</li><li>- Minimum maintenance/property standards protocol</li></ul> |

### 1. Description of Property

The subject site is located on the west side of Mill Street North, north of Nelson Street West. The plan of the principle structure is a simple L-shape. The house has an asphalt hipped roof with a front centre gable. The exterior of the house is currently clad with aluminum siding. It is situated within close proximity to other late 19<sup>th</sup> and early 20<sup>th</sup> century residences.



## **2. Statement of Cultural Heritage Value or Interest**

The cultural heritage value of 39 Mill Street North is related to its design or physical value as a good example of a simple Ontario cottage. The Ontario Cottage style was popular in Ontario between 1830 and 1890. A regional variant of the Gothic Cottage, the Ontario Cottage style is considered a quintessential example of the early Ontario home. The style is small in stature, with a symmetrical facade and centred gable. Decoration varied depending on time and place. Common design elements included vergeboard, finials, gables, and decorative window surrounds. It replaced log structures as the dominant form of housing. Since many settlers immigrated to Canada from Britain, the style reflected the English inclination toward the Gothic style. As renowned American designer, horticulturist, and author, Andrew Jackson Downing, states “...the greatest charm of this cottage to our eyes, is the expression of simple but refined home beauty which it conveys...Altogether, this cottage evinces much of absolute and relative beauty form, and the relative beauty of refined purposes.”

This style was pervasive in this province because it provided compact, easily built housing for immigrants in need of immediate shelter in a cold climate. As architectural and design historian Marion Macrae explains, the Ontario cottage was “[a] true vernacular, shaped by the people and climate from the land itself... the functional form of dwelling for the North American woodlands, where conservation of heat is the major consideration for nine month of the year, and the greatest nuisance for the other.” The Ontario Cottage was also popular because its 1 1/2 storey height circumvented the tax requirements of a two storey house. Furthermore, the availability of plans for the Ontario Cottage in pattern books made this style common.

By the end of the 19<sup>th</sup> century, walls became higher while roof pitches became steeper to accommodate more bedrooms. As a result, the “Ontario House” experienced a sharp decline in popularity. Over time, the Ontario House evolved into what is now generally considered the Gothic Revival style. The Gothic Revival style was much more liberal in its use of decorative elements like vergeboard, finials, quoins, and shutters. While Gothic Revival architecture is fairly common in Brampton, the earlier vernacular Ontario Cottage style exhibited by 39 Mill Street North is more rare.

Built circa 1875, the house at 39 Mill Street North is 1 1/2 storeys high with a hipped roof and centre cross gable sheltering a Gothic Revival window. Its three bay facade contains a centred door with transom, and two 2-over-2 wooden sash windows with storms. Decorative window and doors surrounds with spindling further distinguish this home. The side elevations also contain matching windows.

The cultural heritage value also lies in its association with the early history of Brampton and the building boom of the late 19<sup>th</sup> century. The house was built circa 1875 at the height of housing construction and population growth. It is also associated with early surveyor Chisholm Miller, who subdivided Lot 6, Concession 1 in 1853. The house is not associated with a particular family, since ownership was transferred multiple times prior to 1930. The most enduring residents were John William Bailey and Mary Bailey, who occupied the house between 1930 and 1956.

Furthermore, the property holds contextual value as it maintains, supports, and reflects the historical character of the Mill Street North streetscape. Mills Street North is located within *Nelson Street West Neighbourhood*, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by the George Robb Architect team. The neighbourhood is characterized by a “diverse collection of single-detached houses and the occasional semi-detached house from the mid-and-late nineteenth century and early twentieth century, ranging in size from cottages to mansions.” The house is featured in the report to demonstrate the contrast between large estates and small vernacular cottages in this unique neighbourhood. The house is surrounded by other listed heritage resources including 44 Mill Street North, the Prairie House at 40 Mill Street North, 44 Nelson Street West, 50 Nelson Street West, and the Dominion Skate building at 45 Railroad Street. It is also located within close proximity to the heart of Brampton’s industrial complex.

### **3. Description of Heritage Attributes**

#### **Design/Physical:**

- Gothic Revival architecture
- One storey Ontario Cottage form with three bay facade
- Hip roof with cross gable
- Gothic arched sash window
- Two large, symmetrically placed 2-over-2 sash windows
- Window storms
- Main entrance with transom
- Decorative window and door surrounds with spindling

#### **Historical/Associative:**

- Constructed circa 1875
- Associated with the late 19th century building boom of Brampton

#### **Contextual:**

- Contextually linked with other late 19th and early 20th century houses on Mill Street North
- Close proximity to historic industrial core of Brampton

## **4. References**

Ashenburg, Katherine. *Ontario Cottages*. Old House Journal. May-June 1997.

Brampton Heritage Board. *Yesterday, Today*. September 1982.

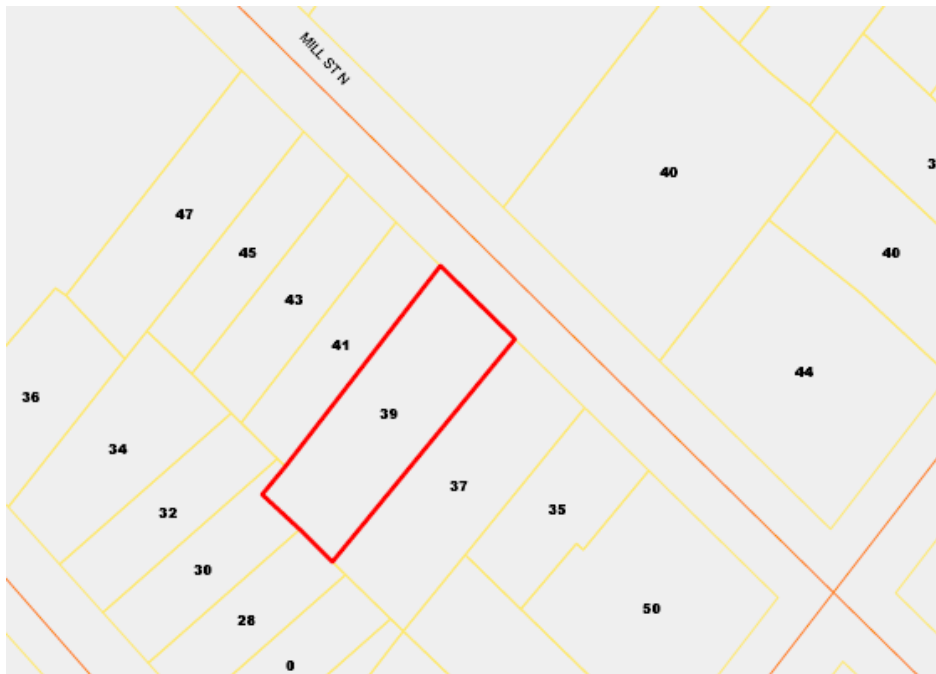
George Robb Architect and Team. *Heritage Conservation District Feasibility Study*. January 2009.

Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*. Toronto: James Lorimer & Company Ltd. 2004.

Shirt Tales. *The Classic Ontario House*.

<http://forsythkitchener.blogspot.ca/2009/07/classic-ontario-house.html>. July 9, 2009.

## **5. Appendix**



**Figure 1: Location of 39 Mill Street North, north of Nelson Street West**

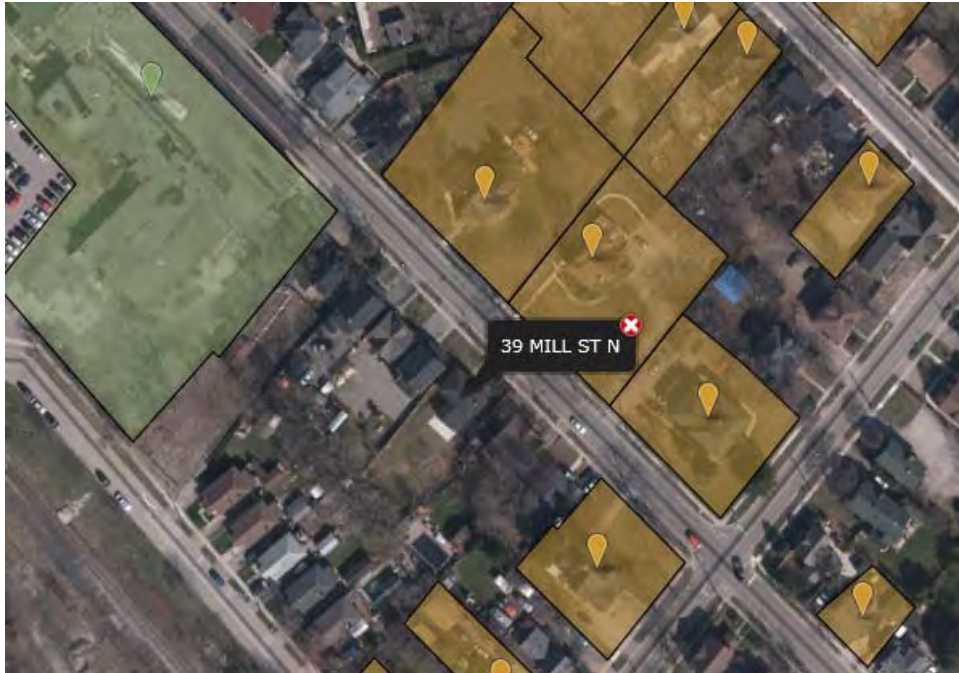


Figure 2: Interactive Heritage map of the Mill Street Neighbourhood showing properties currently on Brampton's *Municipal Inventory of Cultural Heritage Resources*



Figure 3: Aerial view of 39 Mill Street North





**Figure 4: Approximate location of 39 Mill Street North within Nelson Street West Neighbourhood map from HCD Feasibility Study (George Robb Architect & Team)**



**Figure 5: 1894 Fire Insurance Plan revealing 39 Mill Street North as one of the earliest properties to be constructed in the neighbourhood**



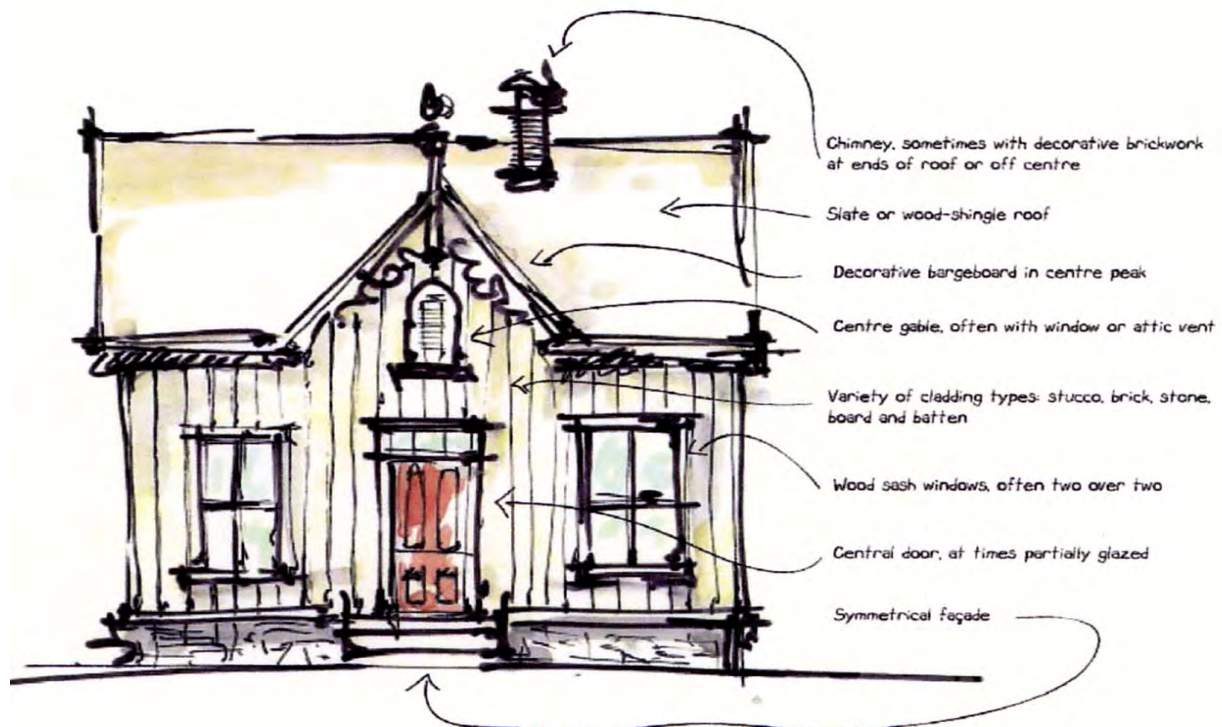


Figure 6: Illustration of the typical Gothic cottage (Source: Shirt Tales)



Figure 7: Front facade of 39 Mill Street North with three bays, hipped roof with cross gable sheltering a Gothic window, and wooden sash 2-over-2 windows with storms





**Figure 8: East and north elevations showing simple vernacular design**



**Figure 9: Contextual view of Mill Street North showing large late 19<sup>th</sup> century estates on east side of the street, mature trees lining the street, and Brampton's historic industrial complex in the near distance**



Figure 10: Unique window surrounds with spindling

## APPENDIX G: BRICKWORK ARTICULATION STRATEGY



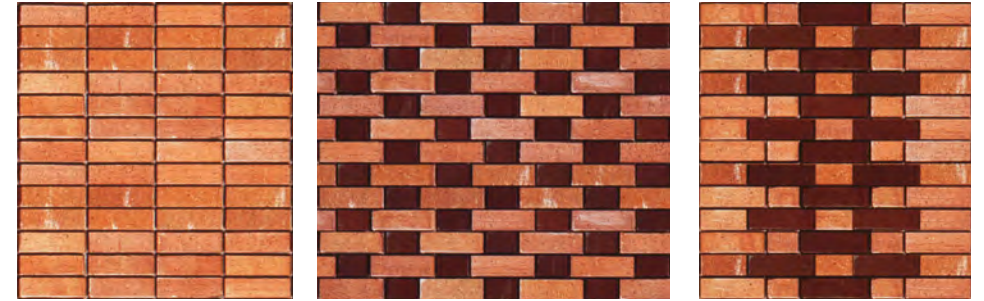
ALGOMA UNIVERSITY  
STUDENT RESIDENCE

# Brick Articulation Strategy

2024-09-24

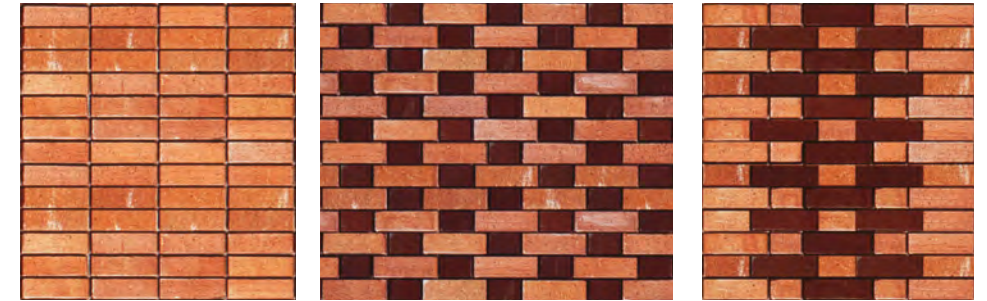
**Sweeny&Co**  
**Architects**





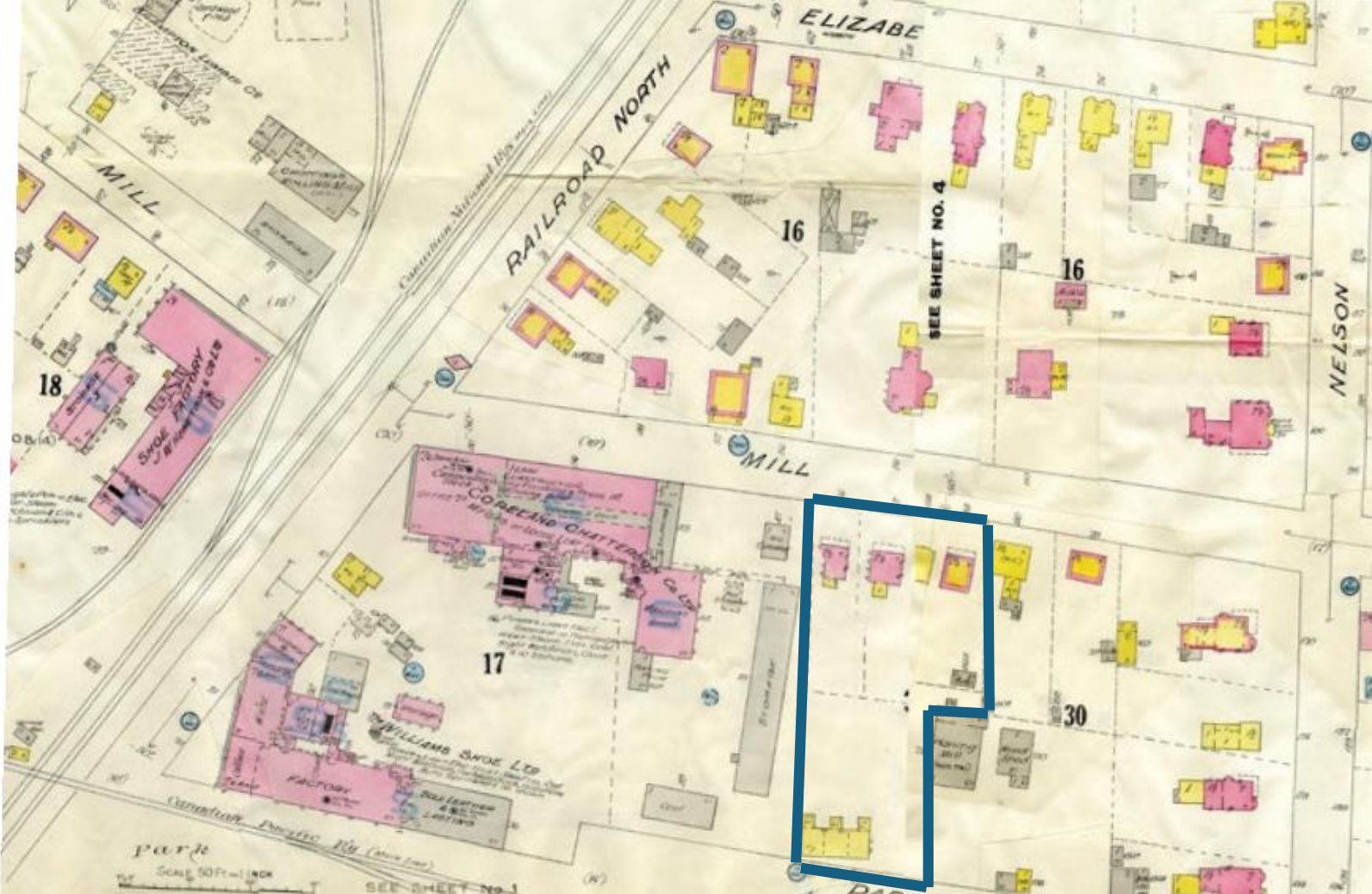
MILL STREET NORTH





DENISON STREET





Site



Part IV Designated Property



Listed Property



Mill Street North



39 Mill  
c. 1878-1887  
(Listed)



41 Mill  
1915



43 Mill  
1915



45 Mill  
1915



34 Park  
c. 1941-1944



32 Park  
c. 1941-1944








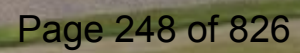




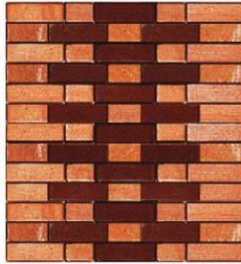
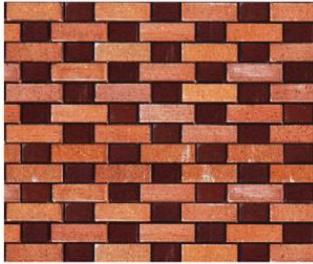
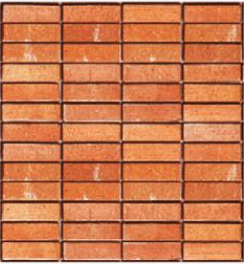
# Legend

-  SITE
-  DESIGNATED PART IV
-  LISTED

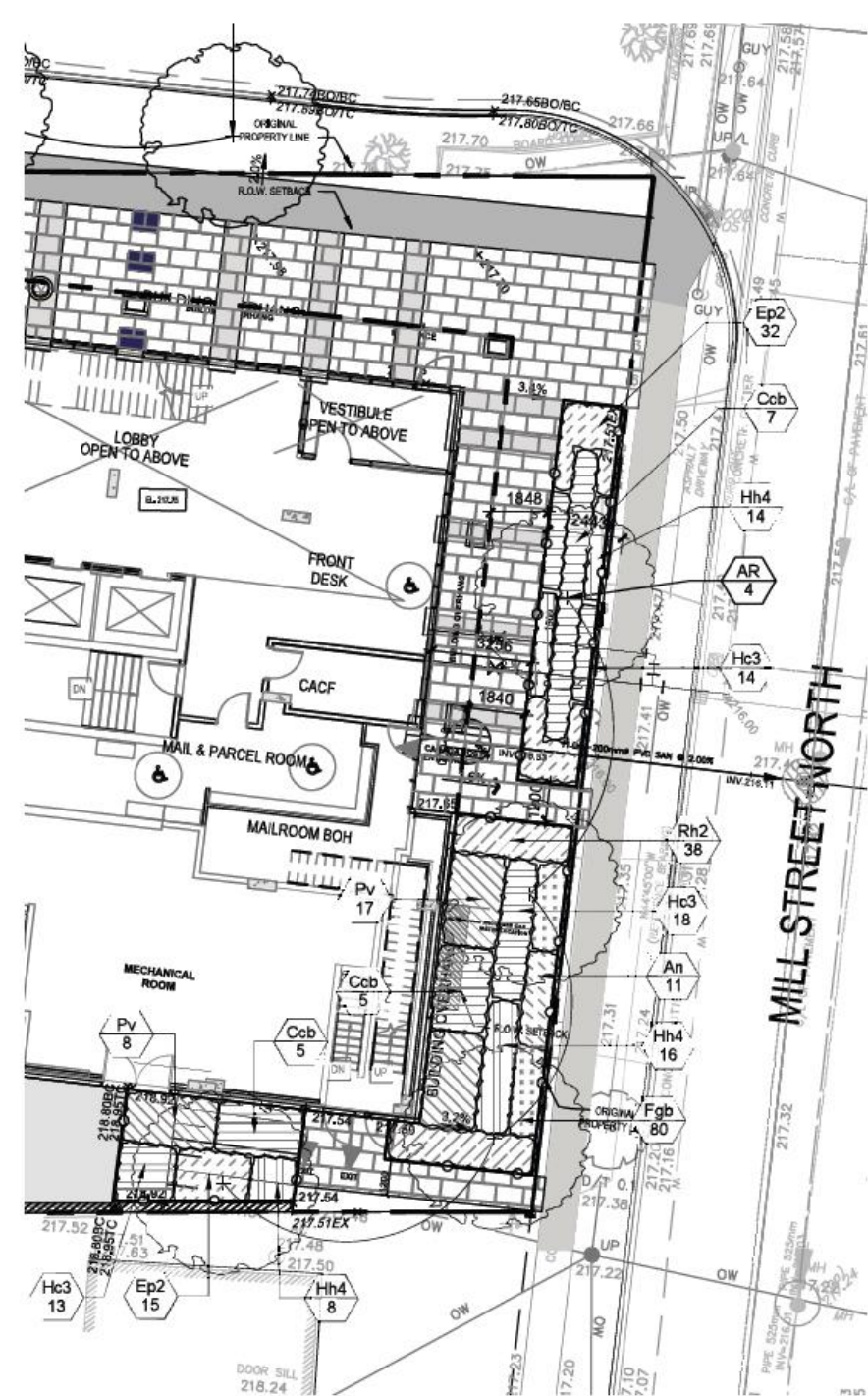














**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 4/15/2025

**Date:** 2025-04-01

**Subject:** **Recommendation Report: Heritage Impact Assessment, 10300 Highway 50 – Ward 10**

**Contact:** Tom Tran, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-298

**RECOMMENDATIONS:**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 15<sup>th</sup>, 2024, re: **Recommendation Report: Heritage Impact Assessment, 10300 Highway 50 – Ward 10** be received;
2. That the Heritage Impact Assessment, 10300 Highway 50 dated December 12th, 2024 be deemed complete;
3. That the following recommendations as per the Heritage Impact Assessment, 10300 Highway 50, to address the indirect impacts of the development on the adjacent listed property at 10192A Highway 50 be received and followed:
  - I. To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan is developed to include a planted buffer to screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided. A landscape plan developed by WSP is presented in Appendix C.
  - II. To mitigate the potential vibration impacts resulting from nearby heavy traffic, grading, and construction activities, WSP recommends that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.
4. That Heritage Staff proceed with preparing a recommendation report for the designation of the property at 10192A Highway 50 under part IV of the Ontario Heritage Act.



**OVERVIEW:**

- In November 20, 2023, the City of Brampton submitted a Site Plan Application for a new transit terminal and bus facility at 10300 Highway 50. The property is located in the northeast quadrant of the city, on Highway 50, south of the Coleraine Drive/Major Mackenzie Drive intersection.
- As part of this application, a Heritage Impact Assessment (HIA) was completed by WSP on December 12th, 2024 to identify any direct and indirect impacts of the transit terminal development on the Cultural Heritage Value or Interest (CHVI) and heritage attributes of the adjacent property at 10192A Highway 50.
- 10300 Highway 50 is neither a listed nor a designated heritage property. There are no heritage resources within the subject property boundary. However, the adjacent property, 10192A Highway 50 is a listed property in the City of Brampton Heritage Register.
- The Property at 10192A Highway 50 has been subject to multiple reviews and evaluations pursuant to Ontario Regulation 9/06. It was evaluated previously by City of Brampton staff to have Cultural Heritage Value or Interest (CHVI) and a (NOID) was issued in 2017. A subsequent CHER was completed in 2021 as part of a City-initiated Transit Project Assessment (TPA) for a new transit terminal at 10300 Highway 50.
- The HIA for 10300 Highway 50 determined that no direct impacts are anticipated to the subject property. However, indirect impacts to the listed property at 10192A Highway 50 are anticipated, related to the disruption of the visual setting of the farmhouse and the potential introduction of vibration caused by nearby heavy traffic, grading, and construction activities. Recommended mitigation measures include implementing a landscaping plan and a vibration monitoring plan.
- The HIA is considered complete as per the City's Terms of Reference.

**BACKGROUND:**

In late 2020, the City of Brampton acquired the subject property at 10300 Highway 50 for the purpose of creating a future bus transit terminal. The terminal will consist of a one-storey and two-storey building with bus storage, a maintenance and support area, a maintenance garage area and administrative offices surrounded by parking areas, outdoor bus storage areas, an outdoor staging and maintenance area, a loading area and a stormwater management pond. The main access to the building for passenger vehicles will be from the north via Cadetta Road.

The adjacent property at 10192A Highway 50 is a listed heritage resource in the City of Brampton's Heritage Register. A Notice of Intention to Designate was issued for the

property in 2017 but a designation bylaw was not passed. As a result, it remains a listed heritage property.

In March 2021, IBI Group, on behalf of the City of Brampton, contracted ASI to prepare a preliminary screening report for the properties adjacent to 1300 Highway 50 as part of the New Transit Maintenance Facility Transit Project Assessment Process (TPAP). The report identifies potential impacts to the listed heritage property at 10192A Highway 50. Based on the results of the screening report, a detailed CHER was completed and recommended that an HIA be conducted at the formal submission stage.

In November 2023, the City of Brampton submitted a Site Plan Application for the transit facility on the subject property. As part of the Site Plan application, the City of Brampton retained WSP to complete an HIA as previously recommended to review the potential impacts of the proposed development on the adjacent built heritage resource at 10192A Highway 50. The HIA relied upon the heritage evaluations completed for the 2017 NOID and 2021 CHER to understand the cultural heritage value or interest of the property at 10192A Highway 50.

### **Property Location**

The roughly rectangular, 16.49-hectare (40.76 acre) subject property fronts onto Highway 50, immediately south of Cadetta Road, and is surrounded by agricultural properties to the west and south, by light industrial and commercial buildings to the north and a freight yard to the east. The property is located immediately adjacent to 10192A Highway 50, Brampton as it abuts the south property line. 10192A Highway 50 is listed heritage property on the City of Brampton's municipal heritage register.

The subject property is located within the Highway 427 Secondary Plan and the former Toronto Gore Township. This area of the City is historically known for its rural landscape and abundant farmsteads. In particular, the adjacent property at 10192A Highway 50 includes one of the last remaining intact farmsteads in East Brampton.

### **CURRENT SITUATION:**

#### ***CHVI of the Structures***

The subject property at 1300 Highway 50 is currently used for agricultural purposes and is not identified to possess any CHVI. It is neither listed on Brampton's Municipal Register of Cultural Heritage Resources ("Heritage Register") nor designated under Part IV or V of the OHA.

The adjacent property at 10192A Highway 50, contiguous to the south of the subject property, is listed in the Brampton Municipal Heritage Register. Known as the Gore Cottage, the farmstead includes a two-storey red brick farmhouse, a single-car garage, an entrance drive, a grouping of agricultural buildings, and agricultural fields.

Based on the Notice of Intention to Designate (NOID) issued on July 27, 2017, it is considered to have Cultural Heritage Value or Interest (CHVI) based on O. Reg. 9/06, meeting **three out of nine criteria**.

Subsequently, the CHER conducted by ASI in 2021 reviewed and updated the evaluation and found that the property meets **five out of nine criteria** under O. Reg/ 9/06 for its design, associative and contextual value. A draft statement of significance and list of heritage attributes have been prepared accordingly.

A summary of 10192A Highway 50's CHVI is as follows:

“Built in 1899, the farmhouse on the property is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. Elements typical of the Italianate style found on the exterior of the house include the low-pitched hipped roof with projecting eaves, decorative paired brackets, and round-headed windows. It has direct association with the Johnston family, who were early settlers from Ireland in the Township of Toronto Gore. The property has remained in the Johnston family and has been passed down through five generations of Johnston men, while continually operating as a farm up to the present. Furthermore, the farmstead has additional cultural heritage value in its role in maintaining and supporting the rural, agricultural character of the surrounding area. It is physically and historically linked to the surrounding agricultural properties on the west side of Highway 50. It is also considered a local landmark, visible from Highway 50. The key architectural elements that make it prominent in the landscape include the two-storey red brick house and the tall concrete stave silo.”

### ***Impact Assessment and Mitigation Measures***

The proposed development will involve construction of a new transit facility for bus transportation. Although there are **no direct impacts** on the adjacently identified heritage attributes/resources, the HIA identifies the following **indirect impacts** of the development and recommends mitigation measures:

1. **Significant views from Highway 50 have been identified as heritage attributes (identified in the CHER completed by ASI). The proposed work includes a three metre tall concrete retaining wall along the southern length of the subject property abutting the heritage listed 10192A Highway 50, which may impact views from Highway 50. The retaining wall has the potential to negatively impact the visual setting resulting in the following mitigation recommendation:**

To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan be developed to include a planted buffer to

screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided.

2. **The proposed work and associated land disturbances will be limited to the property at 10300 Highway 50 with the exception of a small connection to the existing driveway at 10192A Highway 50. This minor alteration to the existing driveway is planned to facilitate access to the proposed transit facility. The minor alteration to the driveway will not result in a change in grade that will alter drainage patterns that would adversely affect the identified heritage attributes. However, the close proximity of the proposed work to the farmhouse may introduce risk to the structure related to vibrations cause by nearby traffic, grading, and construction activities:**

It is recommended that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.

#### **CORPORATE IMPLICATIONS:**

None.

#### **STRATEGIC FOCUS AREA:**

The approval of the Heritage Impact Assessment noted within this report supports the Culture & Diversity and Transit & Connectivity Focus Area. The recommendations therein, facilitate the development a new transit facility and bus terminal that will significantly enhance Brampton Transit's capacity and help meet the city's growing transit needs. It also creates opportunities for the conservation of a unique heritage property that contributes to the understanding of Brampton's early history.

#### **CONCLUSION:**

It is recommended that the Heritage Impact Assessment, 1300 Highway 50, be received by the Brampton Heritage Board as being complete.



Authored by:

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Integrated City Planning

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Steve Ganesh, RPP, MCIP  
Commissioner  
Planning, Building and Growth Management

**Attachments:**

- Attachment 1 – CHAR and CHER for TPAP – ASI – March 2021
- Attachment 2 – HIA for 1300 Hwy 50 – WSP – December 2024
- Attachment 3 – Highlights of HIA for 1300 Hwy 50

# Appendix D

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## Cultural Heritage Resource Assessment & Cultural Heritage Evaluation Report

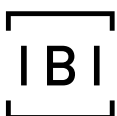
March 18, 2021

Prepared for



**BRAMPTON**  
Flower City

Prepared by



**IBI GROUP**



**CULTURAL HERITAGE RESOURCE ASSESSMENT:  
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

**EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT**

**NEW TRANSIT MAINTENANCE FACILITY  
TRANSIT PROJECT ASSESSMENT PROCESS**

**CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

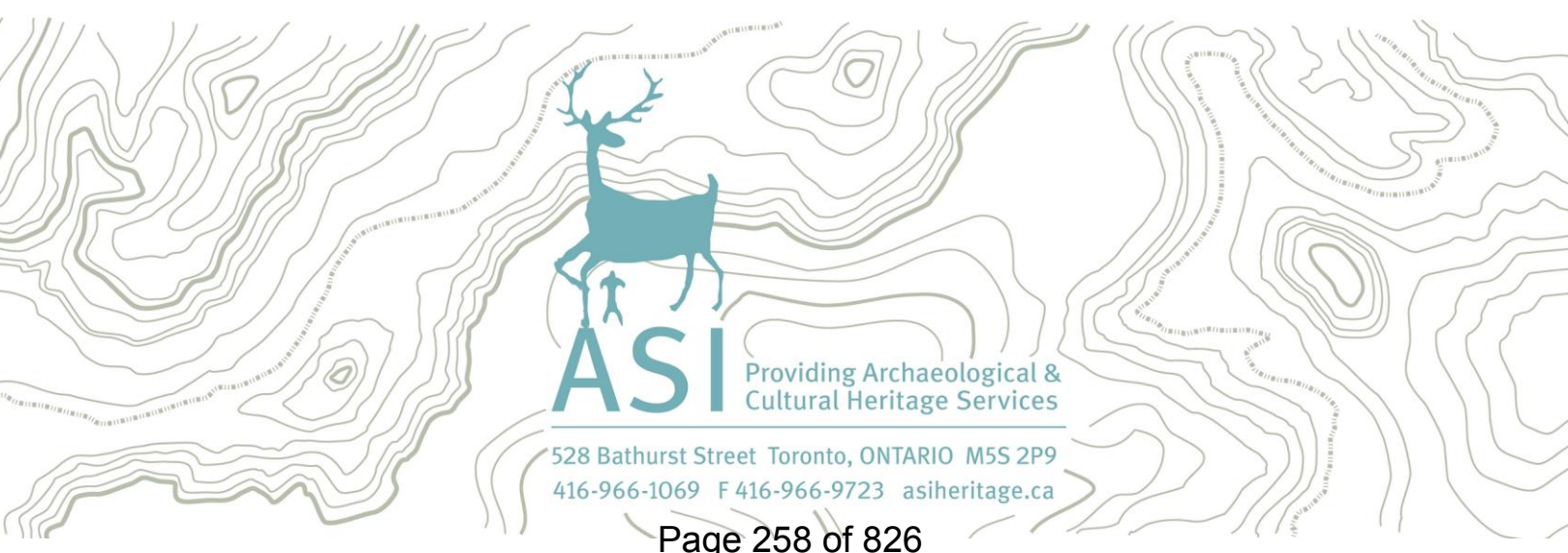
**FINAL REPORT**

Prepared for:

**IBI Group**  
175 Galaxy Boulevard, Unit 100  
Toronto, ON M9W 0C9

ASI File: 19CH-102

October 2019 (Revised January 2021)



**CULTURAL HERITAGE RESOURCE ASSESSMENT:  
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

**EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT**

**NEW TRANSIT MAINTENANCE FACILITY  
TRANSIT PROJECT ASSESSMENT PROCESS**

**CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

**EXECUTIVE SUMMARY**

Archaeological Services Inc. (ASI) was contracted by IBI Group to conduct a Cultural Heritage Resource Assessment for the New Transit Maintenance Facility Transit Project Assessment Process (TPAP). The project involves the construction of a new Brampton Transit Maintenance Facility to be built on the west side of Highway 50, immediately south of Cadetta Road. The study area is generally located in an agricultural context with industrial facilities to the north and a railroad marshalling yard to the east.

The results of background historical research and a review of secondary source material revealed a study area with a rural land use history dating back to the early nineteenth century. A field review was conducted for the entire study area to confirm the location of previously identified cultural heritage resources and to document newly discovered ones.

Background research, data collection, and field review was conducted for the study area and it was determined that two cultural heritage resources are located within or adjacent to the New Transit Maintenance Facility study area. Based on the results of the assessment, the following recommendations have been developed:

1. Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
2. The proposed undertaking is anticipated to result in direct impacts to the farmscape at (CHR 1) including the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition. A resource-specific CHER and HIA should be completed for CHR 1 by a qualified heritage professional as per City of Brampton Official Plan clause 4.10.1.11 and to fulfill TPAP requirements. The CHER should be completed prior to the completion of the TPAP, and the HIA should be completed as early as possible in detailed design.
3. The proposed undertaking is anticipated to result in indirect impacts to CHR 2 (10307 Clarkway Drive) including grading, tree clearing, and proposed property acquisition adjacent to the identified heritage property. While confined to the adjacent property parcel and not anticipated to result in direct impacts to CHR 2, a resource-specific HIA may be required as per City of





Brampton Official Plan clause 4.10.1.11, however, it is recommended that the City of Brampton consider waiving the requirement for this HIA.

4. Should future work require an expansion of the study area then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.
5. This report should be submitted to heritage planning staff at the City of Brampton, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other local heritage stakeholders that may have an interest in this project.



## PROJECT PERSONNEL

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## 1.0 INTRODUCTION

ASI was contracted by IBI Group to conduct a Cultural Heritage Resource Assessment as part of the New Transit Maintenance Facility Transit Project Assessment Process (TPAP). The project involves the construction of a new Brampton Transit Maintenance Facility to be built on the west side of Highway 50, immediately south of Cadetta Road, in the City of Brampton. The study area is generally located in an agricultural context with industrial facilities to the north and a railway marshalling yard to the west (Figure 1).

The purpose of this report is to identify existing conditions of the New Transit Maintenance Facility study area, present a cultural resource inventory of cultural heritage resources, identify impacts to cultural heritage resources, and propose appropriate mitigation measures. This research was conducted by Kirstyn Allam and Meredith Stewart, under the project management of John Sleath, Cultural Heritage Specialist, and Lindsay Graves, Senior Cultural Heritage Specialist, of the Cultural Heritage Division of ASI.



Figure 1: Location of the study area

Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)



## 2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

### 2.1 Legislation and Policy Context

This cultural heritage assessment considers cultural heritage resources in the context of improvements to specified areas, pursuant to the *Transit Project Assessment Project* (TPAP) and the Ontario *Environmental Assessment Act* (OEAA). This assessment addresses built heritage resources and cultural heritage landscapes over 40 years old. Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

Construction has the potential to affect built heritage resources and cultural heritage landscapes in a variety of ways. Impacts can include direct impacts that result in the loss of resources through demolition, or the displacement of resources through relocation and indirect impacts that result in the disruption of resources by introducing physical, visual, audible, or atmospheric elements that are not in keeping with the resources and/or their setting. Potential impacts on identified built heritage resources and cultural heritage landscapes were identified based on the proximity of a resource to the proposed undertaking.

Although the *Ontario Heritage Act* is the main piece of legislation that determine policies, priorities and programs for the conservation of Ontario's heritage, many other provincial acts, regulations and policies governing land use planning and resource development support heritage conservation including:

- *Planning Act*, which states that "conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" (cultural heritage resources) is a "matter of provincial interest". The *Provincial Policy Statement*, issued under the *Planning Act*, links heritage conservation to long-term economic prosperity and requires municipalities and the Crown to conserve significant cultural heritage resources.
- *Environmental Assessment Act*, which defines "environment" to include cultural conditions that influence the life of humans or a community. Cultural heritage resources, which includes archaeological resources, built heritage resources and cultural heritage landscapes, are important components of those cultural conditions.

All Ontario government ministries and public bodies prescribed under Ontario regulation 157/10, which includes the Ministry of Transportation, are required to follow the *Standards and Guidelines for Conservation of Provincial Heritage Properties*, prepared under section 25.2 of the *Ontario Heritage Act*, when making any decisions affecting cultural heritage resources on lands under their control. Under the TPAP, the proponent is required to consider whether its proposed transit project could have a potential negative impact on the environment. Under the process an objection can be submitted to the Ministry of the Environment, Conservation and Parks (MECP) about a matter of provincial importance that

relates to the natural environment or has cultural heritage value or interest.”<sup>1</sup> The MECP expects a transit project proponent to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The MECP’s Guide to Environmental Assessment Requirements for Transit Projects (Transit Guide) provides guidance to proponents on how to meet the requirements of O.Reg 231/08 (Ministry of the Environment, Conservation and Parks 2020). The Transit Guide encourages proponents to obtain information and input from appropriate government agency technical representatives before starting the TPAP to assist in meeting the timelines specified in the regulation, including the submission of a draft Environmental Project Report (EPR) for review and comment prior to issuing a Notice of Commencement.

Among the pre-planning activities outlined in Section 4.1 of the Transit Guide, a proponent is advised to conduct studies to:

- identify existing baseline environmental conditions;
- identify project-specific location or alignment (including construction staging, land requirements); and,
- identify expected environmental impacts and proposed measures to mitigate potential negative impacts.

The Ministry of Heritage, Sport, Tourism and Culture Industries is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario and has published two guidelines to assist in assessing cultural heritage resources as part of an environmental assessment: *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980). Accordingly, both guidelines have been utilized in this assessment process.

The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (Section 1.0) states the following:

When speaking of man-made heritage we are concerned with the works of man and the effects of his activities in the environment rather than with movable human artifacts or those environments that are natural and completely undisturbed by man.

In addition, environment may be interpreted to include the combination and interrelationships of human artifacts with all other aspects of the physical environment, as well as with the social, economic and cultural conditions that influence the life of the people and communities in Ontario. The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* distinguish between two basic

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<sup>1</sup> The MECP’s *Guide to Environmental Assessment Requirements for Transit Projects* states that “when dealing with any property of cultural heritage value or interest, “provincial importance” is not restricted to property meeting the criteria as set out under the *Ontario Heritage Act* in *Ontario Regulation 10/06*, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance.” Consideration of provincial importance includes properties that meet the criteria set out in O. Reg 9/06.

ways of visually experiencing this heritage in the environment, namely as cultural heritage landscapes and as cultural features.

Within this document, cultural heritage landscapes are defined as the following:

The use and physical appearance of the land as we see it now is a result of man's activities over time in modifying pristine landscapes for his own purposes. A cultural landscape is perceived as a collection of individual man-made features into a whole. Urban cultural landscapes are sometimes given special names such as townscape or streetscape that describe various scales of perception from the general scene to the particular view. Cultural landscapes in the countryside are viewed in or adjacent to natural undisturbed landscapes, or waterscapes, and include such land uses as agriculture, mining, forestry, recreation, and transportation. Like urban cultural landscapes, they too may be perceived at various scales: as a large area of homogeneous character; or as an intermediate sized area of homogeneous character or a collection of settings such as a group of farms; or as a discrete example of specific landscape character such as a single farm, or an individual village or hamlet.

A cultural feature is defined as the following:

...an individual part of a cultural landscape that may be focused upon as part of a broader scene, or viewed independently. The term refers to any man-made or modified object in or on the land or underwater, such as buildings of various types, street furniture, engineering works, plantings and landscaping, archaeological sites, or a collection of such objects seen as a group because of close physical or social relationships.

The Minister of Tourism, Culture, and Sport has also published *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2014). These *Standards and Guidelines* apply to properties the Government of Ontario owns or controls that have cultural heritage value or interest. They are mandatory for Ministries and prescribed public bodies and have the authority of a Management Board or Cabinet directive. Prescribed public bodies include:

- Agricultural Research Institute of Ontario
- Hydro One Inc.
- Liquor Control Board of Ontario
- McMichael Canadian Art Collection
- Metrolinx
- The Niagara Parks Commission
- Ontario Heritage Trust
- Ontario Infrastructure and Lands Corporation
- Ontario Lottery and Gaming Corporation
- Ontario Power Generation Inc.
- Royal Botanical Gardens
- Toronto Area Transit Operating Authority
- St. Lawrence Parks Commission

The *Standards and Guidelines* provide a series of definitions considered during the course of the assessment:

A provincial heritage property is defined as the following:

Provincial heritage property means real property, including buildings and structures on the property, that has cultural heritage value or interest and that is owned by the Crown in right of Ontario or by a prescribed public body; or that is occupied by a ministry or a prescribed public body if the terms of the occupancy agreement are such that the ministry or public body is entitled to make the alterations to the property that may be required under these heritage standards and guidelines.

A provincial heritage property of provincial significance is defined as the following:

Provincial heritage property that has been evaluated using the criteria found in *Ontario Heritage Act* O. Reg. 10/06 and has been found to have cultural heritage value or interest of provincial significance.

A built heritage resource is defined as the following:

...one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, earthworks, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. For the purposes of these Standards and Guidelines, “structures” does not include roadways in the provincial highway network and in-use electrical or telecommunications transmission towers.

A cultural heritage landscape is defined as the following:

...a defined geographical area that human activity has modified and that has cultural heritage value. Such an area involves one or more groupings of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from that of its constituent elements or parts. Heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* (2020), make several provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in *Planning Activities* of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:



- 2.(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

Part 4.6 of the *PPS* states that:

The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Those policies of relevance for the conservation of heritage features are contained in Section 2- Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, significant means “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*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (Government of Ontario 2020).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

### **2.1.1 Region of Peel**

The Region of Peel provides cultural heritage policies in Section 3.6 Cultural Heritage of the *Region of Peel Official Plan* (2018). Cultural heritage policies within the *Region of Peel Official Plan* relevant to this assessment include:

## **3.6 Cultural Heritage**

### **3.6.1 Objectives**

- 3.6.1.1 To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage of the region*, for present and future generations.

### 3.6.2 Policies

It is the policy of the *Regional Council* to:

- 3.6.2.1 Direct the area municipalities to include in their official plan policies for the definition, identification, conservation and protection of *cultural heritage resources* in *Peel*, in cooperation with *the Region*, the conservation authorities, other agencies and aboriginal groups, and to provide direction for their conservation and preservation, as required.
- 3.6.2.2 *Support* the designation of Heritage Conservation Districts in *area municipal official plans*.
- 3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of *cultural heritage resources* in *Peel*, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.
- 3.6.2.4 Require and *support* cultural heritage resource impact assessments, where appropriate, for *infrastructure* projects, including *Region of Peel* projects.
- 3.6.2.5 Direct the area municipalities to require, in their official plans, that the proponents of *development* proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to *cultural heritage resources*.
- 3.6.2.6 Encourage and *support* the area municipalities in preparing, as part of any *area municipal official plan*, an inventory of *cultural heritage resources* and provision of guidelines for identification, evaluation and impact mitigation activities.
- 3.6.2.7 Direct the area municipalities to only permit *development* and *site alteration* on lands containing *archaeological resources* or areas of archaeological potential if the *significant archaeological resources* have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only *development* and *site alteration* which maintain the heritage integrity of the site may be permitted.
- 3.6.2.8 Direct the area municipalities to only permit *development* and *site alteration* on *adjacent lands* to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

#### 2.1.2 City of Brampton

The City of Brampton provides cultural heritage policies in Section 4.10 of the *City of Brampton Official Plan* (2015). Cultural heritage policies relevant to this assessment are provided below:



## **4.10 Cultural Heritage**

### **4.10.1 Built Heritage**

- 4.10.1.1 The City shall compile a Cultural Heritage Resources Register to include designated heritage resources as well as those listed as being of significant cultural heritage value or interest including built heritage resources, cultural heritage landscapes, heritage conservation districts, areas with cultural heritage character and heritage cemeteries.
- 4.10.1.2 The Register shall contain documentation for these resources including legal description, owner information, and description of the heritage attributes for each designated and listed heritage resources to ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.
- 4.10.1.3 All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the *Ontario Heritage Act* to help ensure effective protection and their continuing maintenance, conservation and restoration.
- 4.10.1.4 Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The 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. Assessment criteria may include one or more of the following core values:
- Aesthetic, Design or Physical Value;
  - Historical or Associative Value; and/or,
  - Contextual Value.
- 4.10.1.5 Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the *Ontario Heritage Act*.
- 4.10.1.6 The City will give immediate consideration to the designation of any heritage resource under the *Ontario Heritage Act* if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.
- 4.10.1.7 Designated and significant cultural heritage resources in the City are shown in the Cultural Heritage Map. The Map will be updated regularly without the need for an Official Plan amendment.

- 4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- 4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.
- 4.10.1.10 A Heritage Impact Assessment, prepared by a qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:
- (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
  - (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;
  - (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
  - (iv) Demonstration of the community's interest and investment (e.g. past grants);
  - (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
  - (vi) Planning and other land use considerations.
- 4.10.1.11 A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.
- 4.10.1.12 All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:
- (i) On-site retention in the original use and integration with the surrounding or new development;
  - (ii) On site retention in an adaptive re-use;
  - (iii) Relocation to another site within the same development; and,



(iv) Relocation to a sympathetic site within the City.

- 4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.
- 4.10.1.15 Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.
- 4.10.1.16 Every endeavour shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the *Ontario Heritage Act*, the Heritage Property Tax Relief Program under the *Municipal Act* and municipal sources.
- 4.10.1.17 The City shall modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.
- 4.10.1.18 The City's "Guidelines for Securing Vacant and Derelict Heritage Buildings" shall be complied with to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.
- 4.10.1.19 Adoption of the Guidelines may be stipulated as a condition for approval of planning applications and draft plans if warranted.

**4.10.9 Implementation**

- 4.10.9.2 The City shall use the power and tools provided by the enabling legislation, policies and programs, particularly the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act* and the *Municipal Act* in implementing and enforcing the policies of this section. These shall include but not be limited to the following:
- (i) The power to stop demolition and alteration of designated heritage properties and resources provided under the *Ontario Heritage Act* and as set out in Section 4.10.1 of this policy;
  - (ii) Requiring the preparation of a Heritage Impact Assessment for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource of Heritage Conservation District;
  - (iii) Using zoning by-law provisions to protect heritage resources by regulating such matters as use, bulk, form, location and setbacks;
  - (iv) Using the site plan control by-law to ensure that new development is compatible with heritage resources;
  - (v) Using parkland dedication requirements to conserve significant heritage resources;

- (vi) Using density bonuses or the transfer or surplus density rights in exchange for conservations and heritage designation to assist heritage preservations;
- (vii) Identifying, documenting and designating cultural heritage resources as appropriate in the secondary and block plans and including measures to protect and enhance any significant heritage resources identified as part of the approval conditions; and,
- (viii) Using fiscal tools and incentives to facilitate heritage conservation including but not limited to the Community Improvement Plan and Façade Improvement Program pursuant to the *Planning Act*, grants and loans pursuant to the *Ontario Heritage Act*, and heritage property tax reduction/rebate program pursuant to the *Municipal Act*.
- (ix) Requiring a Heritage Building Protection Plan to be submitted with a planning application if there are built heritage resources on the lands affected by the application that have been identified by the City of Brampton as having priority for preservation. The Heritage Building Protection Plan shall outline measures that the applicant is expected to implement to secure, protect and conserve the heritage resource. In addition to other measures, the City may require that a part of the financial securities for the planning application taken at the time of approval be reserved for the protection of heritage resources.

- 4.10.9.4 The City shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and landscapes.
- 4.10.9.6 Financial securities from the owner may be required as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.
- 4.10.9.7 The City may participate, as feasible, in the development of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.
- 4.10.9.8 The City shall consider, in accordance with the *Expropriations Act*, expropriating a heritage resource for the purpose of preserving it where other protection options are not adequate or available.
- 4.10.9.9 The City shall coordinate and implement its various heritage conservation objectives and initiatives in accordance with its Heritage Program.
- 4.10.9.11 The relevant public agencies shall be advised of the existing and potential heritage and archaeological resources, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.



- 4.10.9.12 Municipal, Regional and Provincial authorities shall carry out public capital and maintenance works and development activities involving or adjacent to designated and other heritage resources and Heritage Conservation Districts in accordance with this policy.
- 4.10.9.13 Lost historical sites and resources shall be commemorated with the appropriate form of interpretation.
- 4.10.9.14 The City will undertake to develop a signage and plaquing system for cultural heritage resources in the City.
- 4.10.9.15 Impact on significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the City's sign permit application system and the heritage permit under the *Ontario Heritage Act*.

## 2.2 Data Collection and Methodology

During the cultural heritage assessment, all potentially affected cultural heritage resources are subject to inventory. Short form names are usually applied to each resource type, (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for and existence of cultural heritage resources in a geographic area.

Background historical research, which includes consultation of primary and secondary source research and historical mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth and twentieth-century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also used to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilised during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and experience. During the environmental assessment, a built structure or landscape is identified as a potential cultural heritage resource if it is considered to be 40 years or older, and if the resource satisfies at least one of the following criteria:

Design/Physical Value:



- It is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- It displays a high degree of craftsmanship or artistic merit.
- It demonstrates a high degree of technical or scientific achievement.
- The site and/or structure retains original stylistic features and has not been irreversibly altered so as to destroy its integrity.
- It demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in each period.

Historical/Associative Value:

- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the City of Brampton; Regional Municipality of Peel; the Province of Ontario; or Canada.
- It yields, or has the potential to yield, information that contributes to an understanding of the history of: the City of Brampton; Regional Municipality of Peel; the Province of Ontario; or Canada.
- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the City of Brampton; Regional Municipality of Peel; the Province of Ontario; or Canada.
- It represents or demonstrates a theme or pattern in Ontario's history.
- It demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.
- It has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historical, social, or cultural reasons or because of traditional use.
- It has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Contextual Value:

- It is important in defining, maintaining, or supporting the character of an area.
- It is physically, functionally, visually, or historically linked to its surroundings.
- It is a landmark.
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history.
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region.
- There is evidence of previous historical and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.)
- It is of aesthetic, visual or contextual important to the province.

If a resource meets one of these criteria it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, detailed archival research, permission to enter lands containing heritage resources, and consultation is required to determine the specific heritage significance of the identified cultural heritage resource.

When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

|                                     |  |
|-------------------------------------|--|
| Farm complexes:                     | comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.  |
| Roadscapes:                         | generally two-lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.   |
| Waterscapes:                        | waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historical development and settlement patterns.   |
| Railscapes:                         | active or inactive railway lines or railway rights of way and associated features.   |
| Historical settlements:             | groupings of two or more structures with a commonly applied name.  |
| Streetscapes:                       | generally consists of a paved road found in a more urban setting, and may include a series of houses that would have been built in the same time period.   |
| Historical agricultural landscapes: | generally comprises a historically rooted settlement and farming pattern that reflects a recognizable arrangement of fields within a lot and may have associated agricultural outbuildings, structures, and vegetative elements such as tree rows. |
| Cemeteries:                         | land used for the burial of human remains.   |

Results of the data collection and field review are contained in Section 3.0, while Sections 4.0 and 5.0 contain conclusions and recommendations. An inventory of identified cultural heritage resources is provided in Section 7.0, while study area mapping showing the location of identified cultural heritage resources is provided in Section 8.0.



### 3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT

This section provides a brief summary of historical research and a description of identified above ground cultural heritage resources that may be affected by the proposed undertaking.

#### 3.1 Background Historical Summary

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including Indigenous and Euro-Canadian land use and settlement.

##### 3.1.1 Indigenous Land Use and Settlement

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the former Toronto Gore Township has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 1 provides a general summary of the history of Indigenous land use and settlement of the area<sup>2</sup>.

**Table 1: Outline of Southern Ontario Prehistory**

| Period                     | Archaeological/ Material Culture       | Date Range      | Lifeways/ Attributes                        |
|----------------------------|--|-----------------|---|
| <b>PALEO-INDIAN PERIOD</b> |  |                 |   |
| Early                      | Gainey, Barnes, Crowfield              | 9000-8500 BCE   | Big game hunters                            |
| Late                       | Holcombe, Hi-Lo, lanceolate            | 8500-7500 BCE   | Small nomadic groups                        |
| <b>ARCHAIC</b>             |  |                 |   |
| Early                      | Nettling, Bifurcate-base               | 7800-6000 BCE   | Nomadic hunters and gatherers               |
| Middle                     | Kirk, Stanley, Brewerton, Laurentian   | 6000-2000 BCE   | Transition to territorial settlements       |
| Late                       | Lamoka, Genesee, Crawford Knoll, Innes | 2500-500 BCE    | Polished/ground stone tools (small stemmed) |
| <b>WOODLAND PERIOD</b>     |  |                 |   |
| Early                      | Meadowood                              | 800-400 BCE     | Introduction of pottery                     |
| Middle                     | Point Peninsula, Saugeen               | 400 BCE-CE 800  | Incipient horticulture                      |
| Late                       | Algonkian, Iroquoian                   | CE 800-1300     | Transition to village life and agriculture  |
|                            | Algonkian, Iroquoian                   | CE 1300-1400    | Establishment of large palisaded villages   |
|                            | Algonkian, Iroquoian                   | CE 1400-1600    | Tribal differentiation and warfare          |
| <b>POST-CONTACT PERIOD</b> |  |                 |   |
| Early                      | Huron, Neutral, Petun, Odawa, Ojibwa   | CE 1600-1650    | Tribal displacements                        |
| Late                       | Six Nations Iroquois, Ojibwa           | CE 1650-1800's  |   |
|                            | Euro-Canadian                          | CE 1800-present | European settlement                         |

<sup>2</sup> While many types of information can inform the precontact settlement of the City of Brampton, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



The study area is within Treaty 19, the Ajetance Purchase, signed in 1818 between the Crown and the Mississaugas (Crown-Indigenous Relations and Northern Affairs 2016). This treaty, however, excluded lands within one mile on either side of the Credit River, Twelve Mile Creek, and Sixteen Mile Creeks. In 1820, Treaties 22 and 23 were signed which acquired these remaining lands, except a 200 acre parcel along the Credit River (Heritage Mississauga 2012).

### **3.1.2 Historical Euro-Canadian Land Use: Nineteenth-Century Township Survey and Settlement**

Historically, the study area is located in the former Toronto Gore Township, County of Peel in Lot 12, Concession 11 NERN DIV.

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed Indigenous pathways and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers (ASI 2006).

#### *Toronto Gore Township*

The Township of Toronto Gore was established in 1831, and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughan, and Etobicoke. The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first Euro-Canadian settlers took up their lands later in that same year. The first landowners in the township were composed of settlers from New Brunswick, the United States, and also some United Empire Loyalists and their children. The Township of Toronto Gore remained a part of the County of Peel until 1973, and in 1974, the Township became a part of the City of Brampton (Mika and Mika 1977; Armstrong 1985).

#### *Coleraine*

The community of Coleraine is situated on the boundary of Peel and York Regional Municipalities, with Highway 50 passing through the village. Coleraine, previously known as Frogsville, was settled before 1834 by the Raines family and a man named Cole. The name of Coleraine was created through joining of these names. The first school and post office opened in 1853, and a Wesleyan Methodist congregation formed in 1861. The village had a population of approximately 100 people by the late 1870s. Regional government was established in the area in 1971, previously Coleraine had been part of the Township of Vaughan (Mika and Mika 1977).

### **3.2 Review of Historical Mapping**

The 1859 *Tremaine's Map of the County of Peel* (Tremaine 1859) and the 1877 *Illustrated Historical Atlas of the County of Peel* (Walker and Miles 1877) were reviewed to determine the potential for the presence of cultural heritage resources within the study area from the nineteenth century (Figure 2 and Figure 3).



It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference about the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases. In addition, the use of historical map sources to reconstruct/predict the location of former features within the modern landscape generally proceeds by using common reference points between the various sources. These sources are then geo-referenced in order to provide the most accurate determination of the location of any property on historical mapping sources. The results of such exercises are often imprecise or even contradictory, as there are numerous potential sources of error inherent in such a process, including the vagaries of map production (both past and present), the need to resolve differences of scale and resolution, and distortions introduced by reproduction of the sources. To a large degree, the significance of such margins of error is dependent on the size of the feature one is attempting to plot, the constancy of reference points, the distances between them, and the consistency with which both they and the target feature are depicted on the period mapping.

Historically, the study area is located in the former Toronto Gore Township, County of Peel in Lot 12, Concession 11 NERN DIV.

Details of historical property owners and historical features in the study area are listed in Table 2.

**Table 2: Nineteenth-century property owner(s) and historical features(s) within the study area**

| <i>1859 Tremaine's Map</i> |                   |                   |                         | <i>1877 Illustrated Historical Atlas</i> |   |
|----------------------------|-------------------|-------------------|-------------------------|--|---|
| Lot #                      | Con #             | Property Owner(s) | Historical Feature(s)   | Property Owner(s)                        | Historical Feature(s)                           |
| 12                         | 11<br>NERN<br>DIV | James St. John    | Highway 50<br>Tributary | Est. of William<br>Kersey                | Residence<br>Orchard<br>Highway 50<br>Tributary |

The 1859 *Tremaine's Map* (Figure 2) depicts the study area in a rural agricultural context to the south of the settlement of Coleraine. Highway 50 is depicted as a historically surveyed road following its present alignment, travelling from the northeast to the southwest. A tributary of the Humber River is illustrated as meandering through the western portion of the study area, generally travelling from the north to the south through the lot. The 1877 *Illustrated Historical Atlas* (Figure 3) shows the study area in the same context as earlier mapping. A residence is now depicted in the lot with a small orchard beside it in the northeastern portion of the study area.

In addition to nineteenth-century mapping, historical topographic mapping and aerial photographs from the twentieth century were examined. This report presents maps and aerial photographs from 1919, 1954, and 1994. These do not represent the full range of maps consulted for the purpose of this study but were judged to cover the full range of land uses that occurred in the area during this period.

The twentieth-century mapping reveals that the study area retained a rural, agricultural character throughout the century. The 1919 topographic map (Figure 4) depicts Highway 50 as an unmetalled



roadway that is a county boundary. A telegraph or telephone line follows the alignment of the roadway. The house described earlier is no longer depicted within the northeast portion of the study area. A stone or brick house is depicted near the southeast corner of the study area in the vicinity of extant house (CHR 1). The 1954 aerial photograph (Figure 5) shows that the study area has retained its context. Minimal development has occurred in the area. Outside of the study area a residence in the vicinity of CHR 2 is present. Cadetta Road is now visible north of the study area. The course of the tributary of the Humber River is shown as curving through the western portion of the study area. The 1994 topographic map (Figure 6) illustrates that there had been some development of structures along Cadetta Road in the end of the twentieth century, although the study area itself remains in an agricultural context.



Figure 2: The study area overlaid on the 1859 *Tremaine's Map of the County of Peel*

Base Map: Tremaine (1859)



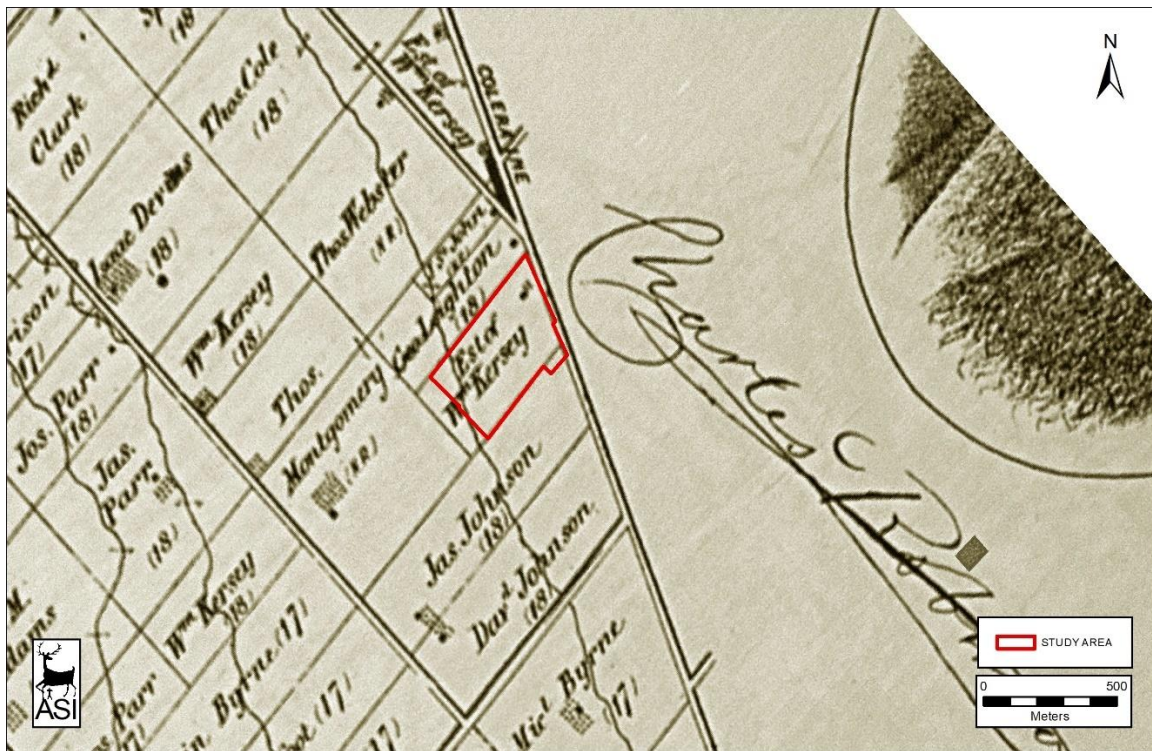


Figure 3: The study area overlaid on the 1877 *Illustrated Historical Atlas*

Base Map: Walker & Miles (1877)

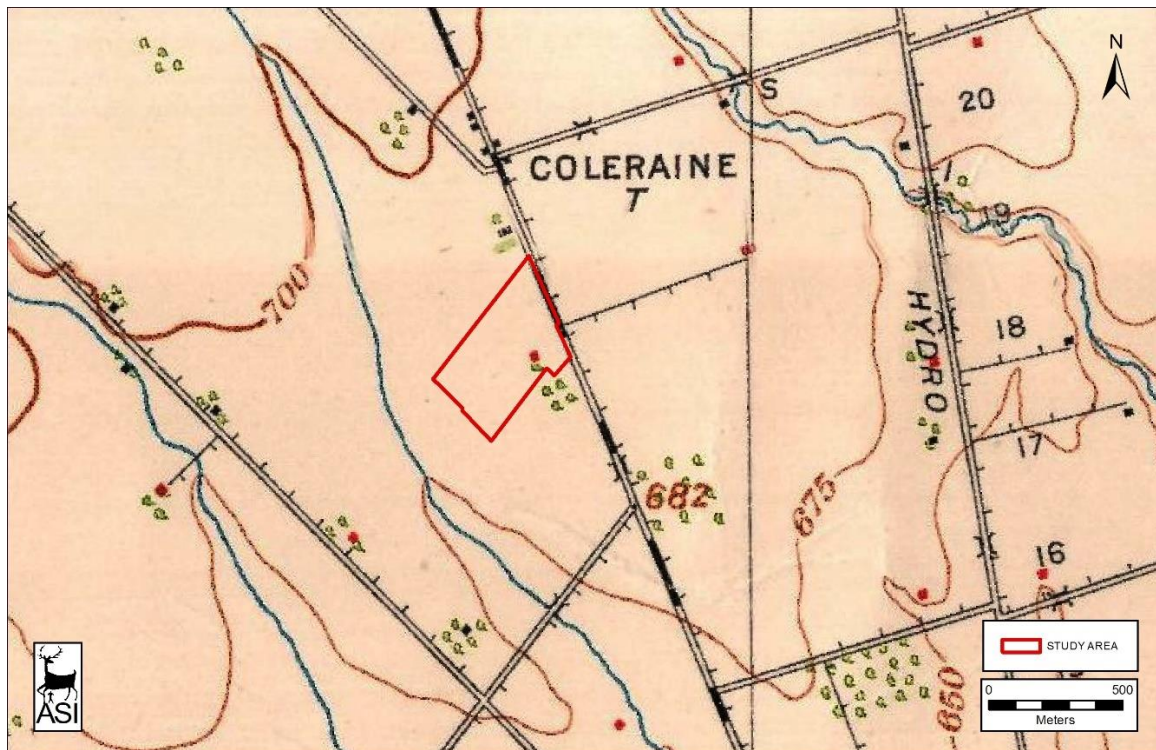


Figure 4: The study area overlaid on the 1919 Bolton NTS map

Base Map: NTS Sheet No. 59 (DMD 1919)





Figure 5: The study area overlaid on the 1954 aerial photograph  
Reference: Plate 437.793 (Hunting Survey Corporation Limited 1954)

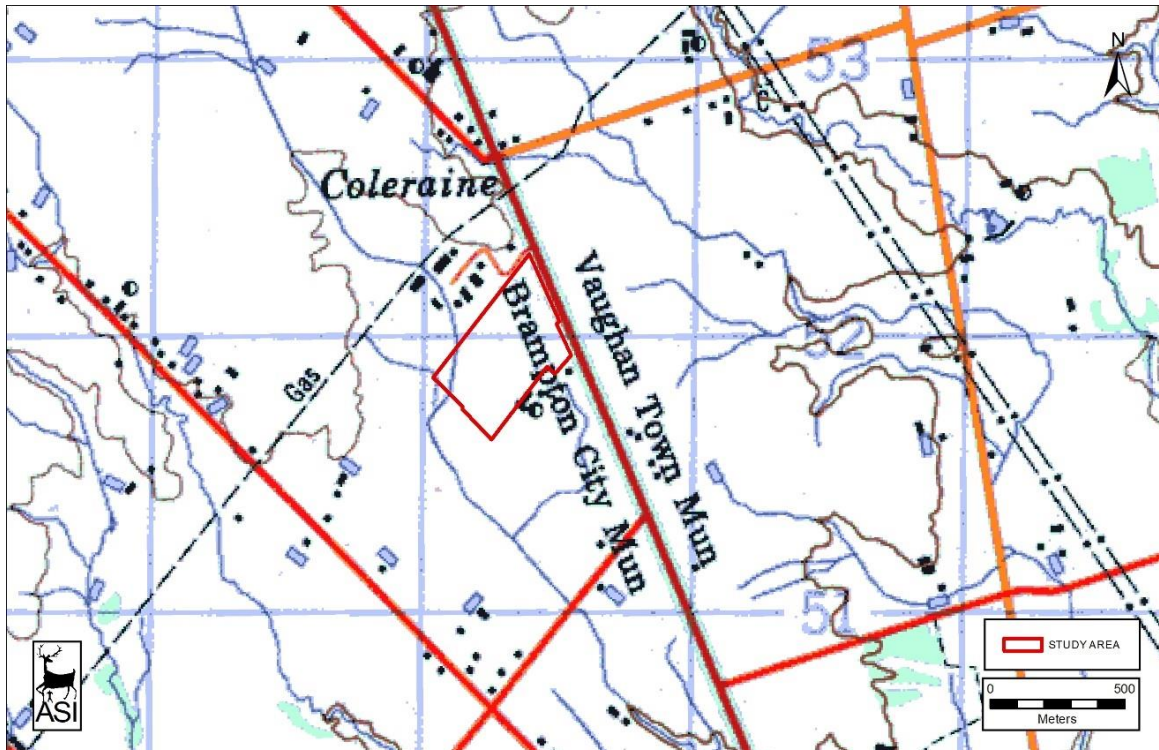


Figure 6: The study area overlaid on the 1994 Bolton NTS map  
Base Map: NTS Sheet No. 30/M-13 (Department of Energy, Mines and Resources 1994)

### 3.3 Existing Conditions

#### 3.3.1 Review of Existing Heritage Inventories

The preliminary identification of existing cultural heritage resources within the study area was undertaken by consulting the following resources (2016):

- The City of Brampton's *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act*<sup>3</sup>;
- The City of Brampton's *Municipal Register of Cultural Heritage Resources*<sup>4</sup>;
- The City of Brampton's Interactive Maps<sup>5</sup>;
- Open Data for the Region of Peel GIS information<sup>6</sup>
- The inventory of Ontario Heritage Trust easements<sup>7</sup>;
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques<sup>8</sup>;
- *Ontario's Historical Plaques* website<sup>9</sup>;
- Inventory of known cemeteries/burial sites in the Ontario Genealogical Society's online databases<sup>10</sup>;
- Parks Canada's, *Canada's Historic Places* website: available online, the searchable register provides information on historic places recognized for their heritage value at the local, provincial, territorial, and national levels<sup>11</sup>;
- Parks Canada's *Directory of Federal Heritage Designations*, a searchable online database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses<sup>12</sup>;
- Canadian Heritage River System. The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage<sup>13</sup>; and,
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites<sup>14</sup>.

<sup>3</sup> Reviewed 11 October 2019 ([https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Designation\\_Register.pdf](https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Designation_Register.pdf))

<sup>4</sup> Reviewed 11 October 2019 ([https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed\\_Register.pdf](https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed_Register.pdf))

<sup>5</sup> Reviewed 11 October 2019 (<http://maps1.brampton.ca/PlanningViewer/>)

<sup>6</sup> Reviewed 11 October 2019 (<http://opendata.peelregion.ca/data-categories/facilities-and-structures/cemeteries.aspx> and <http://opendata.peelregion.ca/data-categories/facilities-and-structures/landmarks.aspx>)

<sup>7</sup> Reviewed 11 October 2019 (<http://www.heritagetrust.on.ca/en/index.php/property-types/easement-properties>)

<sup>8</sup> Reviewed 11 October 2019 (<https://www.heritagetrust.on.ca/en/index.php/online-plaque-guide>)

<sup>9</sup> Reviewed 11 October 2019 ([www.ontarioplaques.com](http://www.ontarioplaques.com))

<sup>10</sup> Reviewed 11 October 2019 (<http://vitacollections.ca/ogscollections/2818487/data?grd=3186>)

<sup>11</sup> Reviewed 11 October 2019 (<http://www.historicplaces.ca/en/pages/about-apropos.aspx>)

<sup>12</sup> Reviewed 11 October 2019 ([http://www.pc.gc.ca/apps/dfhd/search-recherche\\_eng.aspx](http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx))

<sup>13</sup> Reviewed 11 October 2019 (<http://chrs.ca/the-rivers/>)

<sup>14</sup> Reviewed 11 October 2019 (<http://whc.unesco.org/en/list/>)

In addition, the following stakeholders were contacted to gather information on potential cultural heritage resources, active and inactive cemeteries, and areas of identified Indigenous interest within and/or adjacent to the study area:

- Cassandra Jasinski, Heritage Planner, City of Brampton, was contacted to gather any information on potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication 15 October 2019). A response confirmed the location of the two previously identified cultural heritage resources within and adjacent to the study area. Information was also provided about an intention to designate the property located at 10192A Highway 50.
- Karla Barboza; (A) Team Lead, Heritage, Ministry of Heritage, Sport, Tourism and Culture Industries, was contacted to gather any information on potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication 15 October 2019)<sup>15</sup>. A response confirmed that there are no provincial heritage properties within or adjacent to the study area.
- Kevin De Mille, Heritage Planner, Ontario Heritage Trust, was contacted to gather any information on potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication 15 October 2019). A response confirmed that the Ontario Heritage Trust does not have any conservation easements or Trust-owned property within or adjacent to the study area.
- Paul Willoughby, Recording Secretary of the Brampton Historical Society and former Chair of the Brampton Heritage Board, was contacted to gather any information on potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication on 18 October 2019). A response confirmed that there are no community-identified heritage properties within or adjacent to the study area.

A review of federal registers and municipal and provincial inventories revealed that there are two previously identified resources of cultural heritage value within and adjacent to the New Transit Maintenance Facility study area.

### **3.3.2 New Transit Maintenance Facility Study Area – Field Review**

A field review of the study area was undertaken by John Sleath and Kirstyn Allam, both of ASI, on 17 October 2019, to document the existing conditions of the study area. The field review was preceded by a review of available current and historical aerial photographs and maps (including online sources such as Bing and Google maps). These large-scale maps were reviewed for any potential cultural heritage resources which may be extant in the study area. The existing conditions of the study area are described below (also see Plates 1 – 8), with plate locations mapped in Figure 7.

---

<sup>15</sup> Contacted 15 October 2019 at [registrar@ontario.ca](mailto:registrar@ontario.ca).



The study area is located within an agricultural field and municipal works yard to the west of Highway 50. The study area is bordered by Cadetta Road to the north, active agricultural fields to the west and south, and Highway 50 to the east. The study area is approximately 40.6 acres in size.

Industrial and commercial properties are located along Cadetta Road to the north of the study area. To the east of the study area along Highway 50 also are industrial and commercial properties. Highway 50 is a four-lane undivided roadway with gravel shoulders adjacent to the study area. Jameston Holsteins, a commercial agricultural property is located to the south at 10192A Highway 50.



Plate 1: View of Highway 50, looking northwest, adjacent to the study area.



Plate 2: View of Highway 50, looking southeast, adjacent to the study area.



Plate 3: Cadetta Road, looking northeast.



Plate 4: Active agricultural field within the study area.



Plate 5: Agricultural field with Jameston Holsteins in background, looking southeast.



Plate 6: Works yard with Cadetta Road in the left of the photograph, looking east.



Plate 7: Works yard within the study area, looking northeast.



Plate 8: Rear of the property located at 10307 Clarkway Drive, looking west.

### 3.3.3 New Transit Maintenance Facility Study Area– Identified Cultural Heritage Resources

Based on the results of the background research and field review, two cultural heritage resources (CHR) were identified within and/or adjacent to the New Transit Maintenance Facility study area (see Figure 7). The cultural heritage resources include two farmscapes, both of which are listed by the City of Brampton (Table 3). A detailed inventory of these cultural heritage resources within the study area is presented in Section 7.0 and mapping of the features along with photographic plate locations is provided in Section 8.0 of this report.

**Table 3: Summary of built heritage resources (BHR) and cultural heritage landscapes (CHL) in the study area**

| Feature | Location             | Type      | Recognition                     |
|---------|----------------------|-----------|---------------------------------|
| CHR 1   | 10192A Highway 50    | Farmscape | Listed (Intention to Designate) |
| CHR 2   | 10307 Clarkway Drive | Farmscape | Listed                          |



| Feature | Location | Type | Recognition   |
|---------|----------|------|---|
|         |          |      | NOTE- An HIA completed for this property by ASI in 2016 determined that the property does not retain significant heritage value following an evaluation using <i>O.Reg 9/06</i> (ASI 2016). |

### 3.4 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts as outlined in the document entitled *Ontario Heritage Tool Kit* (MTC 2006) which include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- 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;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Several additional factors are also considered when evaluating potential impacts on identified cultural heritage resources. These are outlined in a document set out by the Ministry of Culture and Communications (now Ministry of Heritage, Sport, Tourism and Culture Industries) and the Ministry of the Environment entitled *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (October 1992) and include:

- Magnitude: the amount of physical alteration or destruction which can be expected;
- Severity: the irreversibility or reversibility of an impact;
- Duration: the length of time an adverse impact persists;
- Frequency: the number of times an impact can be expected;
- Range: the spatial distribution, widespread or site specific, of an adverse impact; and
- Diversity: the number of different kinds of activities to affect a heritage resource.

For the purposes of evaluating potential impacts of development and site alteration, MTC (2010) defines “adjacent” as: “contiguous properties as well as properties that are separated from a heritage property by narrow strip of land used as a public or private road, highway, street, lane, trail, right-of-way, walkway, green space, park, and/or easement or as otherwise defined in the municipal official plan.”



Once a technically preferred preliminary design for the New Transit Maintenance Facility TPAP study area has been identified, the cultural heritage resources identified within and adjacent to the study area will be evaluated against the above criteria and a summary of impact screening results will be provided. Various works associated with infrastructure improvements have the potential to affect cultural heritage resources in a variety of ways and, as such, appropriate mitigation measures for the undertaking need to be considered.

Where any above-ground cultural heritage resources which may be affected by direct or indirect impacts are identified, appropriate mitigation measures should be developed. This may include completing a heritage impact assessment or documentation report, or employing suitable measures such as landscaping, buffering or other forms of mitigation, where appropriate. In this regard, provincial guidelines should be consulted for advice and further heritage assessment work should be undertaken as necessary.

### 3.4.1 Potential Impacts of the Proposed Undertaking

The proposed undertaking for the New Transit Maintenance Facility TPAP involves the construction of a new Brampton Transit Maintenance Facility to be built on the west side of Highway 50, immediately south of Cadetta Road. The facility will consist of maintenance bays, washing bays, fueling stations, bus parking, office structures, employee parking areas, and roadways. The exact layout of these features was being determined at the time of report completion, however a preliminary concept was used for the purposes of this impact assessment and is provided in Appendix A. Study area mapping with photographic plate locations and the location of identified cultural heritage resources is provided in Figure 7 in Section 8.0. The boundary depicted represents the proposed limit of physical impact and the extent of property acquisition.

Table 4 outlines the potential impacts on all identified cultural heritage resources within and adjacent to the study area.

**Table 4: Preferred Alternative - Potential Impacts to Cultural Heritage Resources**

| Feature ID | Potential Impact(s)   | Proposed Mitigation Measures  |
|------------|---|---|
| CHR 1      | <ul style="list-style-type: none"> <li>Impacts to CHR 1 are anticipated to include the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition.</li> </ul> | <ul style="list-style-type: none"> <li>Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 1.</li> <li>Given the cultural heritage value of the farmscape at 10192A Highway 50 and the anticipated impacts to the subject property, a resource-specific Cultural Heritage Evaluation Report (CHER) should be conducted prior to completion of the TPAP.</li> <li>A Heritage Impact Assessment (HIA) should be conducted as early as possible during detailed design.</li> </ul> |

| Feature ID | Potential Impact(s)  | Proposed Mitigation Measures  |
|------------|--|---|
| CHR 2      | <ul style="list-style-type: none"> <li>No direct impacts anticipated as the preferred alternative will be confined to the property adjacent to CHR 2. Indirect impacts to CHR 2 are anticipated to include grading, tree clearing, and proposed property acquisition of the property adjacent to CHR 2.</li> </ul> | <ul style="list-style-type: none"> <li>Staging and construction activities should be suitably planned to avoid impacts to CHR 2.</li> <li>Given the cultural heritage value of the residence at 10307 Clarkway Drive, and the anticipated impacts to the adjacent property, a resource-specific Cultural Heritage Evaluation Report (CHER) should be conducted prior to completion of the TPAP.</li> <li>A Heritage Impact Assessment (HIA) should be conducted as early as possible during detailed design.</li> <li>NOTE- An HIA completed for this property by ASI in 2016 determined that the property does not retain significant heritage value following an evaluation using <i>O.Reg 9/06</i> (ASI 2016). As such, the City of Brampton should consider waiving the HIA for this property.</li> </ul> |

The preliminary concept for the proposed undertaking is anticipated to result in direct impacts to the farmscape at 10192A Highway 50 (CHR 1) and indirect impacts to the farmscape at 10307 Clarkway Drive (CHR 2). Direct impacts to CHR 1 are anticipated to include the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition. The entire northern portion of active agricultural land is anticipated to be directly impacted, as are several late twentieth or early twenty-first-century outbuildings directly adjacent to the agricultural fields. The residence and nineteenth-century outbuildings are not anticipated to be directly impacted.

The proposed undertaking is anticipated to result in indirect impacts to CHR 2 (10307 Clarkway Drive) including grading, tree clearing, and proposed property acquisition adjacent to the identified heritage property. While confined to the adjacent property parcel and not anticipated to result in direct impacts to CHR 2, a resource-specific HIA may be required as per City of Brampton Official Plan clause 4.10.1.11. ASI conducted a HIA for the farmscape at 10307 Clarkway Drive in 2016 as part of another project and determined that the farmscape did not retain significant cultural heritage value following an evaluation with *O.Reg 9/06* (ASI 2016). Due to the distance from the residence on Clarkway Drive and the fact that the proposed undertaking is anticipated to be confined to the limits of CHR 2, it is recommended that the City of Brampton consider waiving the requirement for this HIA.

Both identified farmscapes (CHR 1 and 2) are listed by the City of Brampton, and any impacts to them should be avoided where feasible. If impacts to these resources cannot be avoided, a resource-specific CHER and HIA should be conducted to assess the cultural heritage value of the resource prior to alteration. These CHERs should be completed prior to the completion of the TPAP, and the HIAs should be completed as early as possible in detailed design.

## 4.0 CONCLUSIONS

The results of background historical research and a review of secondary source material, including historical mapping, revealed a study area with a rural land use history dating to the early nineteenth century. A review of federal registers and municipal and provincial inventories revealed that there are two previously identified features of cultural heritage value within and adjacent to the New Transit Maintenance Facility study area. No additional resources were identified during field review.

### ***Key Findings***

- A field review of the study area confirmed that there are two cultural heritage resources consisting of two farmscapes (CHR 1 – 2) within or immediately adjacent to the study area;
- The two identified cultural heritage resources are identified in the City of Brampton's *Municipal Register of Cultural Heritage Resources: 'Listed' Heritage Properties* (CHR 1 – 2); and,
- The identified cultural heritage resources are historically and contextually associated with late-nineteenth century land use patterns in the former Toronto Gore Township.

### ***Impact Assessment***

- The proposed undertaking is anticipated to result in direct impacts to the farmscape at (CHR 1) including the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition. The residence and nineteenth-century outbuildings are not anticipated to be directly impacted;
- A resource-specific CHER and HIA should be completed for CHR 1 by a qualified heritage professional as per City of Brampton Official Plan clause 4.10.1.11 and to fulfill TPAP requirements. The CHER should be completed prior to completion of the TPAP, and the HIA should be completed as early as possible in detailed design; and
- The proposed undertaking is anticipated to result in indirect impacts to CHR 2 (10307 Clarkway Drive) including grading, tree clearing, and proposed property acquisition adjacent to the identified heritage property. While confined to the adjacent property parcel and not anticipated to result in direct impacts to CHR 2, a resource-specific HIA may be required as per City of Brampton Official Plan clause 4.10.1.11, however, it is recommended that the City of Brampton consider waiving the requirement for this HIA.



## 5.0 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that two cultural heritage resources are located within or adjacent to the New Transit Maintenance Facility study area. Based on the results of the assessment, the following recommendations have been developed:

1. Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
2. The proposed undertaking is anticipated to result in direct impacts to the farmscape at (CHR 1) including the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition. A resource-specific CHER and HIA should be completed for CHR 1 by a qualified heritage professional as per City of Brampton Official Plan clause 4.10.1.11 and to fulfill TPAP requirements. The CHER should be completed prior to the completion of the TPAP, and the HIA should be completed as early as possible in detailed design.
3. The proposed undertaking is anticipated to result in indirect impacts to CHR 2 (10307 Clarkway Drive) including grading, tree clearing, and proposed property acquisition adjacent to the identified heritage property. While confined to the adjacent property parcel and not anticipated to result in direct impacts to CHR 2, a resource-specific HIA may be required as per City of Brampton Official Plan clause 4.10.1.11, however, it is recommended that the City of Brampton consider waiving the requirement for this HIA.
4. Should future work require an expansion of the study area then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.
5. This report should be submitted to heritage planning staff at the City of Brampton, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other local heritage stakeholders that may have an interest in this project.

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7.0 CULTURAL HERITAGE RESOURCE INVENTORY

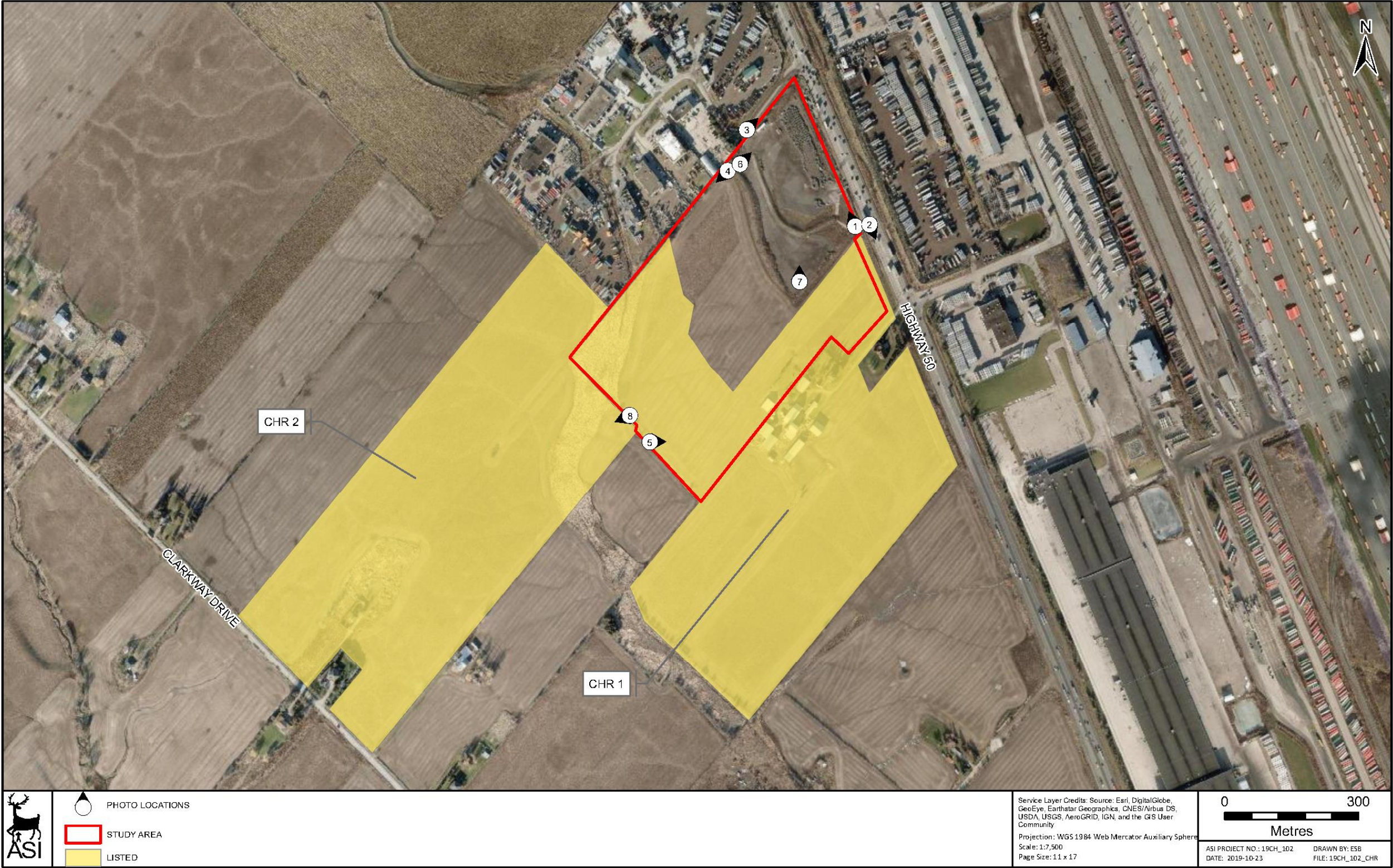
Table 5: Inventory of cultural heritage resources (CHR) in the study area

| Resource | Address/Location     | Type      | Recognition  | Description  | Photos  |
|----------|----------------------|-----------|--|--|---|
| CHR 1    | 10192A Highway 50    | Farmscape | Listed by the City of Brampton with Intention to Designate under Part IV of the <i>OHA</i> | <p>The following description of the property is an except from the Brampton Heritage Board’s Reasons For Designation Report (City of Brampton 2017):</p> <p>...the property at 10192A Highway 50 has design/physical value as a representative example of late-19th century Italianate architecture with Romanesque influences. It exhibits Italianate features including a low-pitched hipped roof with overhanging eaves and paired brackets, rounded headed windows with radiating brick voussoirs, and an asymmetrical front façade. Other distinguishing features include a wraparound porch with decorative woodwork including columns and brackets, one-over-one sash windows with stone sills and shutters and wood decoration above, and a variety of window shapes. The house also features a marble date stone that says “Gore Cottage 1899”.</p> <p>It has historical/associative value because of its association with the Johnston family who were prominent early settlers and pioneers of Toronto Gore Township and several of the Johnston family members were prominent in the community. The house was built during the property’s ownership by James Johnson.</p> <p>The property has contextual value because it maintains, supports, and reflects the early agricultural history of Toronto Gore Township. It is directly associated with the long agricultural history of Brampton and the former Toronto Gore, as well as the building boom of the late 1800s. Gore Cottage is also one of the few remaining vestiges of the former hamlet of Coleraine.</p> |  <p>View of the property at 10192A Highway 50, looking south.</p>  <p>View of the property at 10192A Highway 50, looking east.</p> |
| CHR 2    | 10307 Clarkway Drive | Farmscape | Listed by the City of Brampton   | <p>Historical:</p> <ul style="list-style-type: none"><li>-Residence potentially constructed prior to 1921 by Francis Fenwick (ASI 2016:11)</li><li>-Structure present in the vicinity in the 1954 aerial photograph.</li></ul> <p>Design:</p> <ul style="list-style-type: none"><li>-Residence is a two-and-a-half storey redbrick structure with a hipped gable roof. The house has an single-storey addition on the rear. A long driveway leads from Clarkway Drive to the house.</li><li>-The long driveway and agricultural fields are consistent with nineteenth-century agricultural patterns.</li></ul> <p>Context:</p> <ul style="list-style-type: none"><li>-Located on the east side of Clarkway Drive, an early transportation route, set back from the road.</li><li>-Reflects the nineteenth-century settlement along Clarkway Drive.</li></ul>   |  <p>West elevation of the residence on the listed farmscape at 10307 Clarkway Drive.</p>   |



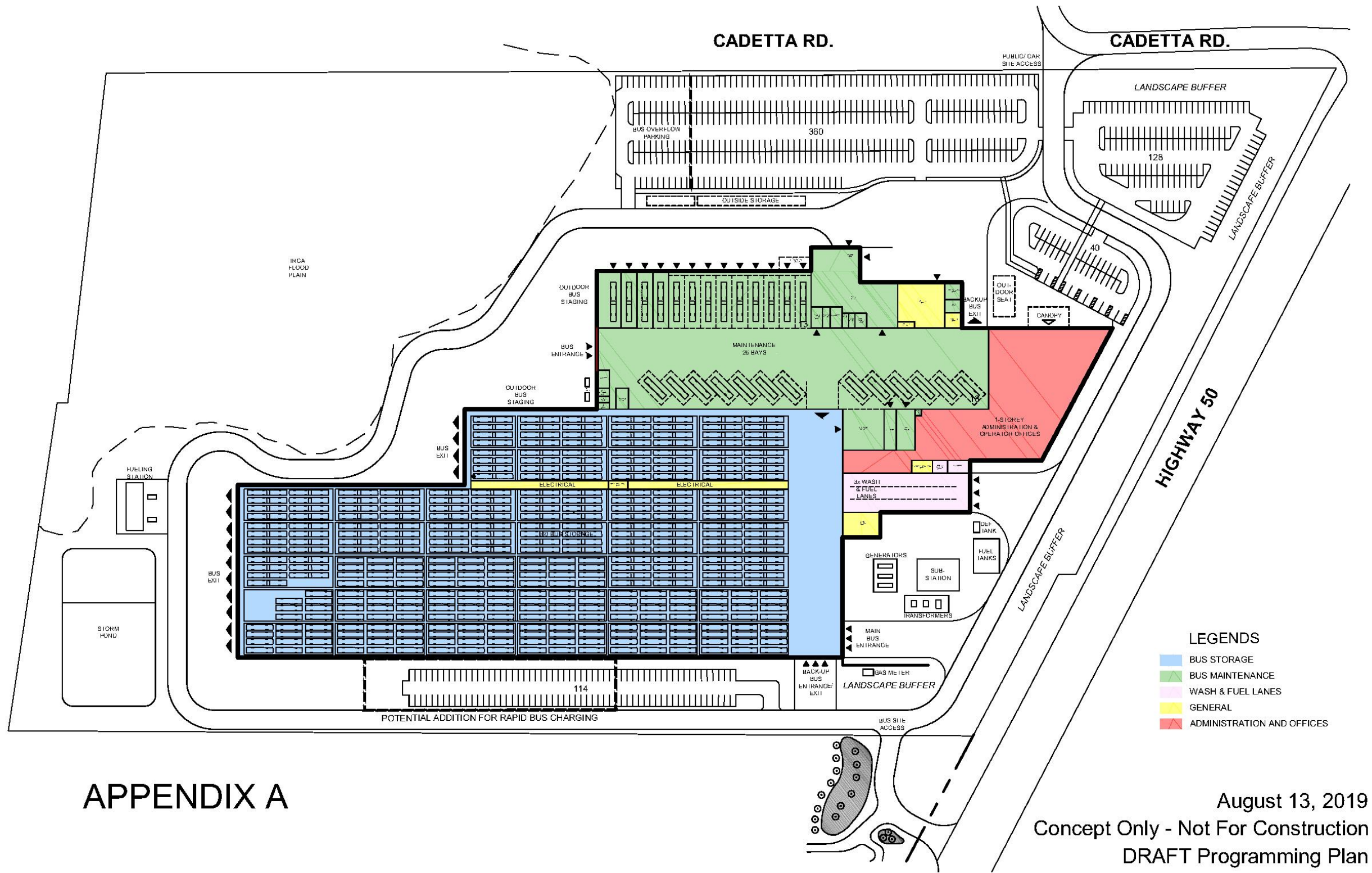


8.0 CULTURAL HERITAGE RESOURCE MAPPING





APPENDIX A: PRELIMINARY CONCEPT DRAWING FOR THE PROPOSED UNDERTAKING



**CULTURAL HERITAGE EVALUATION REPORT**

**10192A HIGHWAY 50**

**CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

**FINAL REPORT**

**IBI Group**  
175 Galaxy Blvd. Unit 100  
Toronto ON M9W 0C9

ASI File: 20CH-097

January 2021 (Revised February 2021)



## CULTURAL HERITAGE EVALUATION REPORT

10192A HIGHWAY 50  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL, ONTARIO

### EXECUTIVE SUMMARY

ASI was contracted by IBI Group, on behalf of the City of Brampton, to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 10192A Highway 50 in the City of Brampton, Ontario. The property is located on the west side of Highway 50 and contains a farmscape with a farmhouse, agricultural buildings, silos and agricultural fields. The property is listed on the City of Brampton's Municipal Heritage Register, and is proposed for heritage designation under Part IV of the Ontario Heritage Act.

The property was previously identified as a cultural heritage resource in a Cultural Heritage Resource Assessment (CHRA) conducted as part of the New Transit Maintenance Facility Transit Project Assessment Process (TPAP) (ASI 2021). This CHER has been undertaken as a result of the recommendations of the CHRA. This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06. This evaluation determined that the property has design/physical value as a representative example of an Italianate house with Romanesque Revival influences, historical/associative value for its association with the Johnston family, and contextual value for its role in supporting and maintaining the agricultural character of the area.

The following recommendations are proposed for the property at 10192A Highway 50:

1. A Heritage Impact Assessment (HIA) should be conducted by a qualified heritage professional during the detailed design phase of the proposed work to assess potential impacts and recommend appropriate mitigation measures. The HIA should follow the City of Brampton's *Heritage Impact Assessment Terms of Reference* (City of Brampton n.d.) and should be reviewed and approved by the City of Brampton.
2. This CHER should be submitted by IBI to heritage staff at the City of Brampton and at the Ministry of Heritage, Sport, Tourism and Culture Industries, as well as the Brampton Heritage Board for review and comment. IBI should also submit this CHER to any other relevant heritage stakeholder that has an interest in the project.

## PROJECT PERSONNEL

|                                |  |
|--------------------------------|--|
| <i>Senior Project Manager:</i> | Annie Veilleux, MA, CAHP<br>Senior Cultural Heritage Specialist   Manager -<br>Cultural Heritage Division                                  |
| <i>Project Coordinator</i>     | Katrina Thach, Hon. BA<br>Archaeologist   Project Coordinator - Environmental<br>Assessment Division                                       |
| <i>Project Administration</i>  | Katrina Thach, Hon. BA   |
| <i>Project Manager:</i>        | John Sleath, MA<br>Cultural Heritage Specialist   Project Manager -<br>Cultural Heritage Division  |
| <i>Historical Research:</i>    | Laura Wickett, BA (Hon), Dip. Heritage<br>Conservation<br>Technical Writer and Researcher - Cultural Heritage<br>Division                  |
| <i>Field Review:</i>           | Laura Wickett  |
| <i>Report Production:</i>      | Laura Wickett  |
| <i>Graphics Production:</i>    | Andrew Clish, BES<br>Senior Archaeologist - Planning Assessment Division   |
| <i>Report Reviewer(s):</i>     | John Sleath<br><br>Lindsay Graves, MA, CAHP<br>Senior Cultural Heritage Specialist   Senior Project<br>Manager, Cultural Heritage Division |



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## 1.0 INTRODUCTION

ASI was contracted by IBI Group, on behalf of the City of Brampton, to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 10192A Highway 50 in Brampton, Ontario. This CHER is part of the New Transit Maintenance Facility Transit Project Assessment Process (TPAP). The project involves the construction of a new Brampton Transit Maintenance Facility to be built on the west side of Highway 50, immediately south of Cadetta Road. The facility will consist of maintenance bays, washing bays, fueling stations, bus parking, office structures, employee parking areas, and roadways.

The subject property at 10192A Highway 50 is located on the west side of Highway 50 (Figure 1). The property contains a farmscape with a farmhouse, agricultural buildings, silos and agricultural fields. The property is listed on the City of Brampton's Municipal Heritage Register, and is proposed for heritage designation under Part IV of the Ontario Heritage Act. It is privately owned and was identified as a potential cultural heritage resource in the Cultural Heritage Resource Assessment (CHRA) completed for the New Transit Maintenance Facility TPAP (ASI 2021). The subject property is expected to be directly impacted by the proposed maintenance facility. As such, the CHRA recommended further work to determine if this property has cultural heritage value or interest. This CHER is structured to evaluate the cultural heritage value of the subject property based on the evaluation criteria set under Ontario Regulation 9/06.

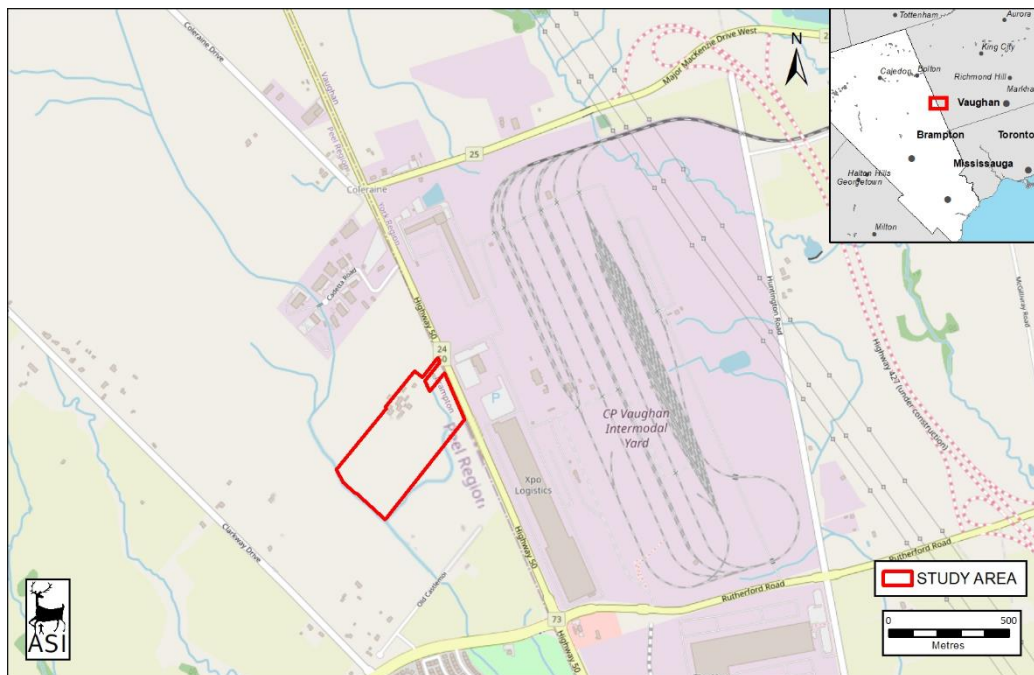


Figure 1: Location of the subject property

Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License  
(CC-BY-SA)

The research, analysis, and fieldwork were conducted by Laura Wickett, under the senior project direction of Annie Veilleux, both of ASI. This CHER follows the Ministry of Tourism, Culture and Sports' (now administered by the Ministry of Heritage, Tourism, Sport and Culture Industries) *Ontario Heritage*



*Toolkit* (2006a), the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), and the City of Brampton's *Official Plan* (City of Brampton 2015). Research was completed to investigate, document, and evaluate the cultural heritage resources within and adjacent to the study area.

### 1.1. Location and Study Area Description

The property at 10192A Highway 50 in Brampton, Ontario is approximately 14 hectares in size and located on the west side of Highway 50, north of Rutherford Road. The property contains a farmscape, with a red brick farmhouse, a single-car garage, entrance drive, a cluster of agricultural buildings, silos, established trees and agricultural fields (Plate 1 to Plate 36). The cluster of agricultural buildings includes the foundations of two timber-frame barns which were recently removed from the site to be reassembled at another location. One wood-framed storage building, two steel-framed storage buildings and three wood-framed lean-tos were recently demolished<sup>1</sup>. Renderings of one of the barns was provided by the City and has been included in Appendix A. The surrounding area consists of farmland on the west side of Highway 50 with a large freight terminal located across Highway 50 from the subject property (Figure 2). The aerial image shown in Figure 2 does not reflect the recent removal of agricultural buildings. The location plan in Section 3 (Figure 13) depicts existing and removed buildings.

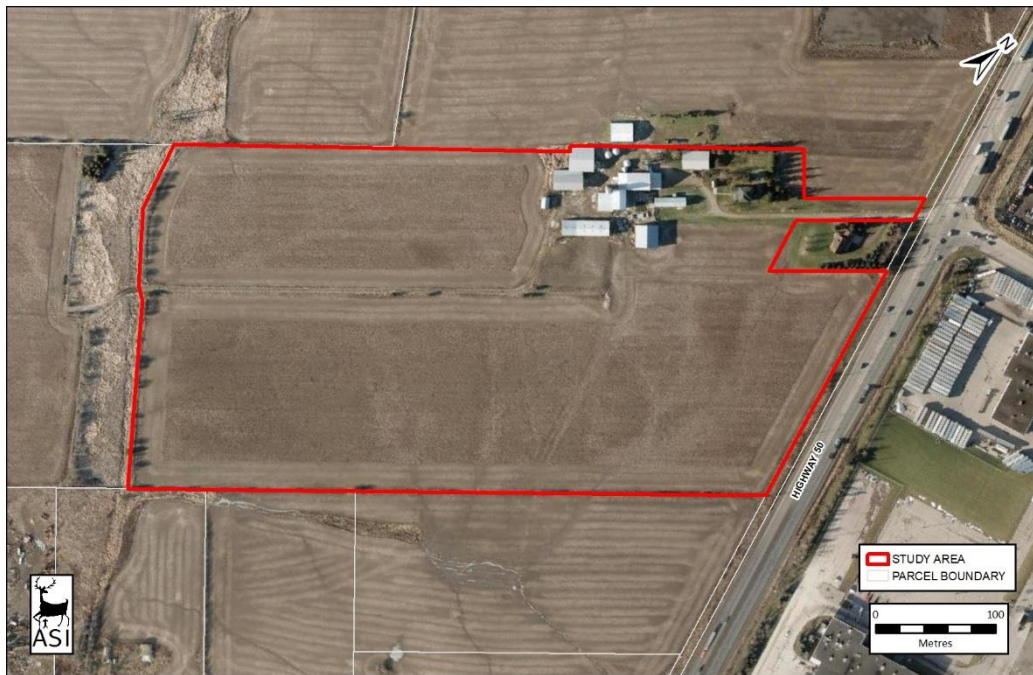


Figure 2: Aerial photo. The property at 10192A Highway 50 is depicted in red.

Base Map: Google

<sup>1</sup> The relocation of the two barns and demolition of other buildings were completed with the approval of the City of Brampton as per the Heritage Demolition Notice of Decision 5 November, 2019. Renderings of one of the barns was provided by the City and has been included in Appendix A.



Figure 3: The property at 10192A Highway 50 (ASI 2021)

## 1.2. Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the Ontario Heritage Act (1990), Section 2(d) of the Planning Act (1990), the *Provincial Policy Statement* (2020a), and the City of Brampton's *Official Plan* (City of Brampton 2015). The study will follow the TPAP as prescribed in *Ontario Regulation 231/08, Transit Projects and Metrolinx Undertakings* under the *Environmental Assessment Act*. Under the TPAP, the proponent is required to consider whether its proposed transit project could have potential negative impact on the environment. Under the process an objection can be submitted to the Ministry of the Environment, Conservation and Parks (MECP) about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest.”<sup>2</sup> The MECP expects a transit project proponent to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The MECP's Guide to Environmental Assessment Requirements for Transit Projects ([Transit Guide](#)) provides guidance to proponents on how to meet the requirements of Ontario Regulation 231/08 (Ministry of the Environment, Conservation and Parks 2020). The Transit Guide encourages proponents

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<sup>2</sup> The MECP's *Guide to Environmental Assessment Requirements for Transit Projects* states that “when dealing with any property of cultural heritage value or interest, “provincial importance” is not restricted to property meeting the criteria as set out under the *Ontario Heritage Act* in *Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance*.” Consideration of provincial importance includes properties that meet the criteria set out in O. Reg 9/06.

to obtain information and input from appropriate government agency technical representatives before starting the TPAP to assist in meeting the timelines specified in the regulation, including the submission of a draft Environmental Project Report (EPR) for review and comment prior to issuing a Notice of Commencement.

Among the pre-planning activities outlined in Section 4.1 of the Transit Guide, a proponent is advised to conduct studies to:

- identify existing baseline environmental conditions;
- identify project-specific location or alignment (including construction staging, land requirements); and,
- identify expected environmental impacts and proposed measures to mitigate potential negative impacts.

The following resources were also reviewed in the preparation of this CHER:

- Ontario Heritage Act and Ontario Regulation 9/06 Criteria (1990);
- Planning Act (1990);
- Environmental Assessment Act (1990);
- Provincial Policy Statement (PPS) (2020a);

### 1.3. Cultural Heritage Evaluation Process

The purpose of the CHER is to examine a property as whole, its relationship to surrounding landscapes, and its individual elements. Conducting archival research and site visits inform such an examination. Background information is gathered from heritage stakeholders where available, local archives, land registry offices, local history collections at public libraries, and the Ministry of Heritage, Sport, Tourism and Culture Industries when appropriate. Once background data collection is complete, a site visit is carried out to conduct photographic documentation and site analysis. These components provide a means to soundly establish the resource's cultural heritage value.

The scope of a CHER is guided by the Ministry of Tourism, Culture and Sport's (now administered by the Ministry of Heritage, Tourism, Sport and Culture Industries) *Ontario Heritage Toolkit* (2006b). Generally, CHERs include the following components:

- A general description of the history of a study area as well as a detailed historical summary of property ownership and building(s) development (Section 2.0);
- Historical mapping and photographs (Section 2.0);
- A location plan (Section 3.0);
- A description of the cultural heritage landscape and built heritage resources (Section 3.0);
- Representative photographs of the structure, and character-defining details (Section 3.2);
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria (Section 4.3); and
- A summary of heritage attributes (Section 4.4).

Using background information and data collected during the site visit, the property is evaluated using criteria contained within Ontario Regulation 9/06 of the *Ontario Heritage Act*. The criteria are grouped into the following categories which determine the cultural heritage value or interest of a potential heritage resource in a municipality:

- i) Design/Physical Value;
- ii) Historical/Associative Value; and
- iii) Contextual Value.

Should the structure meet one or more of the above-mentioned criteria, a Heritage Impact Assessment (HIA) is required.

For the purposes of this assessment, the term ‘cultural heritage resources’ is used to describe both built heritage resources and cultural heritage landscapes.

A built heritage resource is defined as the following (Province of Ontario 2020:41):

...a building, structure, monument, installation or any manufactured 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.”

A cultural heritage landscape is defined as the following (Province of Ontario 2020:42):

...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.

With regard to cultural heritage and archaeology resources, significant means “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*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (Province of Ontario 2020:51).

#### **1.4. Project Consultation**

A number of resources were consulted to confirm the existing or potential cultural heritage value of the property at 10192A Highway 50 and to obtain additional information generally<sup>3</sup>. These resources include:

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<sup>3</sup> Reviewed 4 January 2021



- Heritage Report: Reasons for Heritage Designation, 10192A Highway 50 (City of Brampton 2017)
- The City of Brampton's Municipal Register of Cultural Heritage Resources (City of Brampton 2020)
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- *Ontario's Historical Plaques* website (Brown 2019);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- *Canada's Historic Places* website (Parks Canada n.d.);
- *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Canadian Heritage River System (Canadian Heritage Rivers Board and Technical Planning Committee n.d.); and,
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites (UNESCO World Heritage Centre n.d.);
- Email correspondence with the Peel Art Gallery, Museum and Archives. The Archives provided archival material relating to the Johnston family and the subject property.
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1).

Table 1: Results of Stakeholder Consultation

| Contact   | Organization  | Date(s) of Communications                                | Description of Information Received   |
|---|---|--|---|
| Cassandra Jasinski,<br>Anamaria Martins,<br>Heritage Planners               | City of Brampton  | 19 November 2020, 24<br>December 2020, 5<br>January 2021 | Confirmed the property boundaries, provided background information on the heritage status of the property, and provided documents regarding the prior removal of barns on the property as well as the documentation report of one barn. |
| Michael Avis  | Brampton Historical Society (BHS)                                 | 11 January 2021  | Responded to indicate that the BHS did not have any relevant historical material.   |
| Karla Barboza, (A)<br>Team Lead, Heritage                                   | Ministry of Heritage,<br>Sport, Tourism and<br>Culture Industries | 8 January 2021   | Confirmed that there are no properties designated by the Minister and no provincial heritage properties within or adjacent to the subject property.   |
| Thomas Wicks,<br>Manager of<br>Acquisitions and<br>Conservation<br>Services | Ontario Heritage<br>Trust (OHT)                                   | 8 January 2021   | Confirmed that there are no OHT heritage easements or OHT-owned heritage resources within or adjacent to the subject property.  |

## 2.0 HISTORICAL RESEARCH

Research for this report was conducted in January 2021, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions put in place by the provincewide shutdown (Government of Ontario 2020b) that resulted in the closure of local libraries and archives and made all non-digitized archival material and books largely unavailable for review.

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The Reasons for Designation (City of Brampton 2017) prepared by City Staff was also reviewed for historical information, some of which has been incorporated into this section. The following section provides the results of this research.

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV, and currently in the City of Brampton.

### 2.1. Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the City of Brampton has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.<sup>4</sup>

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

| Period                     | Archaeological/Material Culture        | Date Range     | Lifeways/Attributes                         |
|----------------------------|--|----------------|---|
| <b>PALEO-INDIAN PERIOD</b> |  |                |   |
| Early                      | Gainey, Barnes, Crowfield              | 9000-8500 BCE  | Big game hunters                            |
| Late                       | Holcombe, Hi-Lo, lanceolate            | 8500-7500 BCE  | Small nomadic groups                        |
| <b>ARCHAIC</b>             |  |                |   |
| Early                      | Nettling, Bifurcate-base               | 7800-6000 BCE  | Nomadic hunters and gatherers               |
| Middle                     | Kirk, Stanley, Brewerton, Laurentian   | 6000-2000 BCE  | Transition to territorial settlements       |
| Late                       | Lamoka, Genesee, Crawford Knoll, Innes | 2500-500 BCE   | Polished/ground stone tools (small stemmed) |
| <b>WOODLAND PERIOD</b>     |  |                |   |
| Early                      | Meadowood                              | 800-400 BCE    | Introduction of pottery                     |
| Middle                     | Point Peninsula, Saugeen               | 400 BCE-CE 800 | Incipient horticulture                      |
| Late                       | Algonkian, Iroquoian                   | CE 800-1300    | Transition to village life and agriculture  |

<sup>4</sup> While many types of information can inform the precontact settlement of Brampton, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.

| Period                     | Archaeological/Material Culture      | Date Range      | Lifeways/Attributes                       |
|----------------------------|--------------------------------------|-----------------|---|
|                            | Algonkian, Iroquoian                 | CE 1300-1400    | Establishment of large palisaded villages |
|                            | Algonkian, Iroquoian                 | CE 1400-1600    | Tribal differentiation and warfare        |
| <b>POST-CONTACT PERIOD</b> |                                      |                 |   |
| Early                      | Huron, Neutral, Petun, Odawa, Ojibwa | CE 1600-1650    | Tribal displacements                      |
| Late                       | Six Nations Iroquois, Ojibwa         | CE 1650-1800s   |   |
|                            | Euro-Canadian                        | CE 1800-present | European settlement                       |

The subject property is within Treaty 19, the Ajetance Purchase, signed in 1818 between the Crown and the Mississaugas (Crown-Indigenous Relations and Northern Affairs 2016). This treaty, however, excluded lands within one mile on either side of the Credit River, Twelve Mile Creek, and Sixteen Mile Creeks. In 1820, Treaties 22 and 23 were signed which acquired these remaining lands, except a 200 acre parcel along the Credit River (Heritage Mississauga 2012).

### Township and Settlement History

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV, just south of the historical hamlet of Coleraine.

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed Indigenous pathways and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers (ASI 2006).

## 2.2. Township and Settlement History

### 2.2.1. Toronto Gore Township

The Township of Toronto Gore was established in 1831, and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughan, and Etobicoke. The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first Euro-Canadian settlers took up their lands later in that same year. The first landowners in the township were composed of settlers from New Brunswick, the United States, and also some United Empire Loyalists and their children. The Township of Toronto Gore remained a part of the County of Peel until 1973, and in 1974, the Township became a part of the City of Brampton (Mika and Mika 1977; Armstrong 1985).

### Coleraine

The community of Coleraine was situated on the boundary of Peel and York Regional Municipalities, with Highway 50 passing through the village. Coleraine, previously known as Frogsville, was settled before 1834 by the Raines family and a man named Cole. The name of Coleraine was created through joining of these names. The first school and post office opened in 1853, and a Wesleyan Methodist



congregation formed in 1861. The village had a population of approximately 100 people by the late 1870s. Regional government was established in the area in 1971, previously Coleraine had been part of the Township of Vaughan (Mika and Mika 1977).

### 2.3. Land Use History – 10192A Highway 50

The following land use history was prepared based on a review of sources including the family history written by Mrs. A.R. Johnston in the Castlemore Women's Institute Tweedsmuir History Vol (Castlemore Women's Institute n.d.), the family history written by family members on Ancestry.ca, (Anonymous 2010), parcel register, census records, voter's lists, family trees on Ancestry.ca, and historical mapping, as well as the historical information provided in the City of Brampton's Reasons for Designation report<sup>5</sup> (City of Brampton 2017).

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV.

The property has been in the Johnston family since the mid-nineteenth century. A sign on the property states "The Johnston's Since 1842". The Tweedsmuir family history also indicates that this property has been in the Johnston name since 1842. However further research was not able to clarify if the property first owned by members of the Johnston the family was on Lot 11 or Lot 10, or both. The 1859 *Tremaine's Map of the County of Peel* (Figure 4) shows James and his brother John Johnson (sic) as the owners of Lot 11, Concession 11 and his brother David Johnston as the owner of Lot 10. The parcel register for Lot 11 records transactions starting in the 1860s and shows that parts of Lot 11 are subdivided and change hands frequently between members the Johnston family.

The Tweedsmuir family history indicates that Robert Johnston and his family of seven sailed from County Tyrone, Ireland to Canada in 1834 and settled near Brampton. Robert's son Alexander married Mary Stretton and his son David married Elizabeth Stretton. In 1842 these four moved with their parents to the "land now occupied by their great grandsons Alex and Eldred" [likely Lot 11, Concession 11, Township of Toronto Gore]. This was a bush farm at the time and with the help of their brother James they cleared enough land to build a log house near a running stream. Historical mapping shows a watercourse running along the western edge of the Lot 11 (Figure 4Figure 8). About 1847, this house became too small for the two families so they separated to form the two farms "which are now occupied by fourth and fifth generations". Alexander (1804-1855) built a farmhouse "near Concession 10" and David built a log house close by. Alexander had two sons, James and John, and three daughters, Ann Anderson, Eliza Ann Noble and Hannah (Castlemore Women's Institute n.d.). The 1851 Census of Canada lists Alexander Johnston as a 49-year old farmer living in a one-storey frame house with 25 household members (Library and Archives Canada 1851). When Alexander died in 1855, his sons John and James were 10 and 13. They inherited the property and began farming at a young age, but were very successful farmers (Anonymous 2010).

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<sup>5</sup> The historical ownership information provided in the Reasons for Designation refers to Lot 12, Concession 11 NERN DIV. While the Johnston's farm property was comprised of parts of Lots 11 and 12, the current parcel on which the farmhouse and agricultural buildings are located on was historically part of Lot 11, Concession 11 NERN DIV. The land use history in this report reflects this.



James Johnston (1842-1926) married Martha Atkinson and had seven children. The 1877 *Illustrated Historical Atlas of Peel County* (Figure 5) shows James Johnson (sic) as the owner of Lot 11. In 1884 James bought an adjoining forty acres on Lot 12 from Jonathan Kersey. In 1899 James decided to build “on the original land, close to the newly acquired forty acres and on Concession 11” (Castlemore Women’s Institute n.d.). With the help of his sons Alex and Arthur, James hauled pressed brick from Brampton for his new home. The workers building the house with the “cottage-style roof” in the Gore gave the house its name Gore Cottage (Anonymous 2010). The 1901 Census of Canada lists James Johnston as a 59-year-old farmer in the Township of Toronto Gore, married with seven children (Library and Archives Canada 1901). The 1919 NTS Map (Figure 6) depicts a brick house in the location of the current house on the subject property.

The Reasons for Designation notes that while early farmhouses in the Toronto Gore were of log construction, an economic boom in the late nineteenth century led to more prosperous farmsteads and an increase in the construction of brick farmhouses in the area (City of Brampton 2017). This suggests that the Johnstons’ farm was prospering at the time the house was constructed.

The first mail delivery to the farm was addressed to Coleraine, a village just north of the property. Over the next 150 years the address changed to R.R.#1 Nashville, R.R.#1 Kleinburg, R.R.#8 Brampton and then to street numbers. The 2010 family history states that “Gore Cottage was a mixed farm for many years. Wheat was grown in the late nineteenth century and an apple orchard was planted” (Anonymous 2010).

Many of James’ children moved to Saskatchewan, but following James’ death in 1926, his son Arthur Edwin Johnston (1876-1957) inherited Gore Cottage and lived there with his wife Mary Black and their four children, Clarence Alexander “Alex”, Arthur James Edwin, Marion Isabel and Lulu Jean. Arthur Sr. served for four years in the Royal Canadian Air Force and later became a public school principal in Port Colborne (Castlemore Women’s Institute n.d.). Voter’s lists for 1935, 1945 and 1963 list Arthur Johnston Sr. as a farmer living at R.R. 1 Nashville (Government of Canada 1935; Library and Archives Canada 1945; Library and Archives Canada 1963). The 1954 aerial photograph (Figure 7) depicts the subject property with a similar configuration of buildings as is presently found on the property, surrounded by agricultural fields.

Following Arthur Sr.’s death in 1957, his son Clarence Alexander Johnston (1914-1997) inherited the property. Clarence Alexander married Francis Taylor Frazer in 1947 and they had three children – James, Eleanor and Sandra. The 1972 NTS map (Figure 8) depicts a house in the location of the current house and several outbuildings. Voter’s lists from 1957 and 1965 list Alexander Johnston as a farmer living at R.R. 1 Nashville (Library and Archives Canada 1957; Library and Archives Canada 1965). Clarence Alexander began breeding registered Holstein cattle in the 1940s and incorporated the name Gore Cottage into his farming business (Anonymous 2010). In 1993, the parcel register shows that Clarence Alexander Johnston granted the property to his son James Frazer Johnston, who remains its current owner. In 2010 Gore Cottage was a dairy farm selling milk and breeding Holstein cattle, and growing hay, corn and barley (Anonymous 2010).

Historical photographs of the house from the early to mid-1900s (Figure 9 to Figure 12) show it in much the same condition as today and with many of the same details.

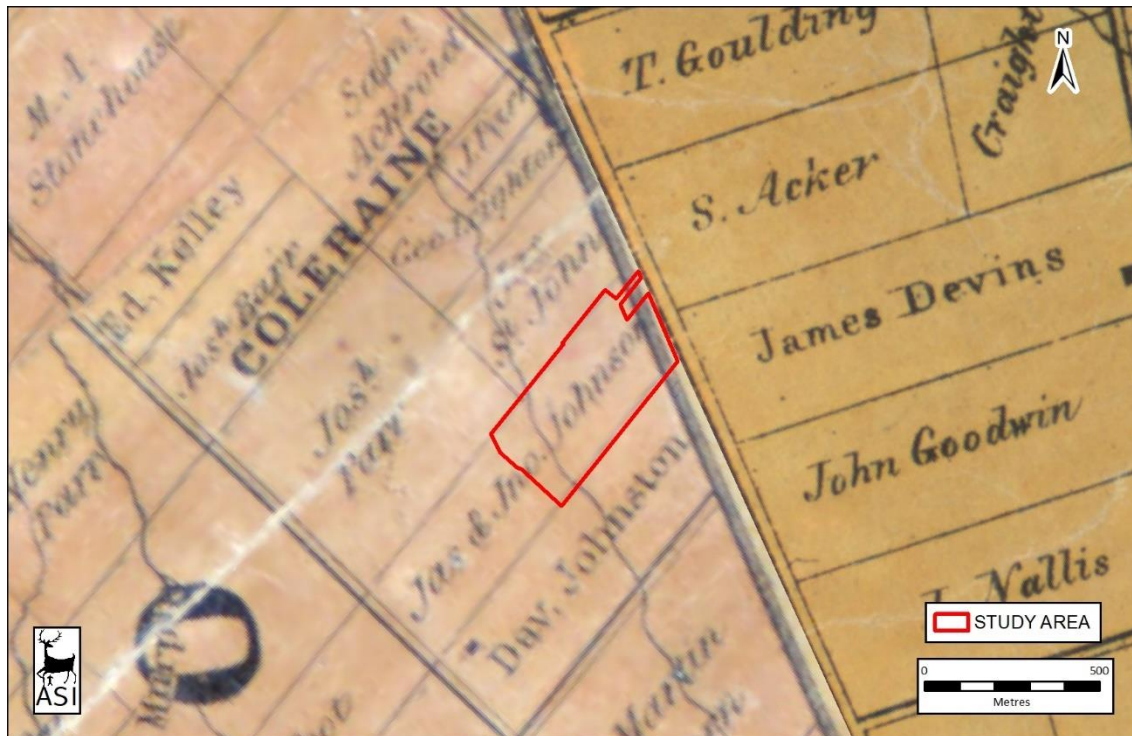


Figure 4: The subject property overlaid on the 1859 *Tremaine's Map of the County of Peel*

Base Map: Tremaine (1859)

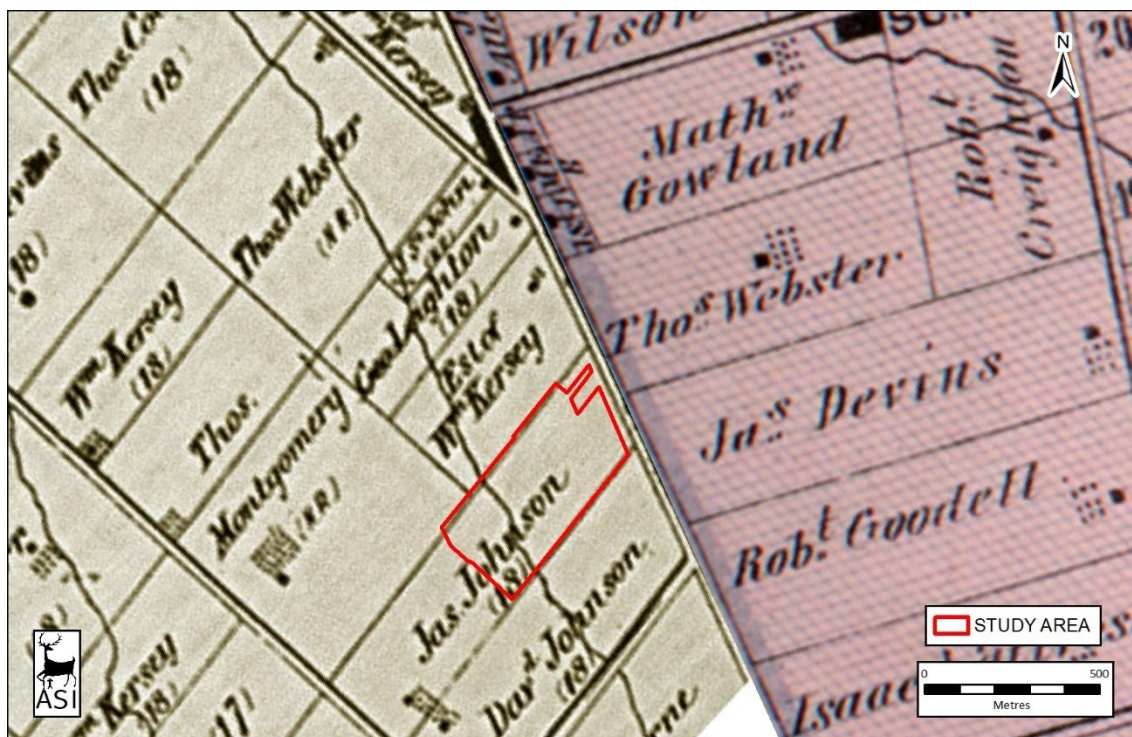


Figure 5: The subject property overlaid on the 1877 *Illustrated Historical Atlas of Peel County*

Base Map: Walker & Miles (1877)



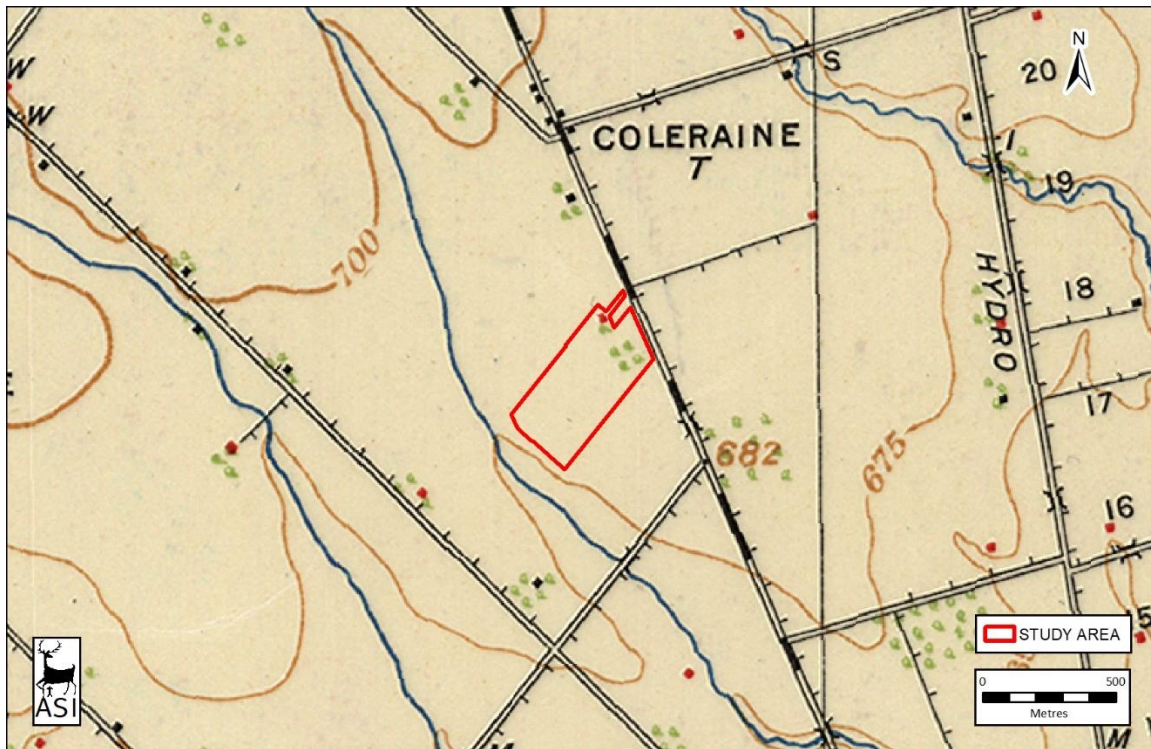


Figure 6: The subject property overlaid on the 1919 Bolton NTS map

Base Map: NTS Sheet No. 59 (DMD 1919)



Figure 7: The subject property overlaid on the 1954 aerial photograph

Reference: Plate 437.793 (Hunting Survey Corporation Limited 1954)

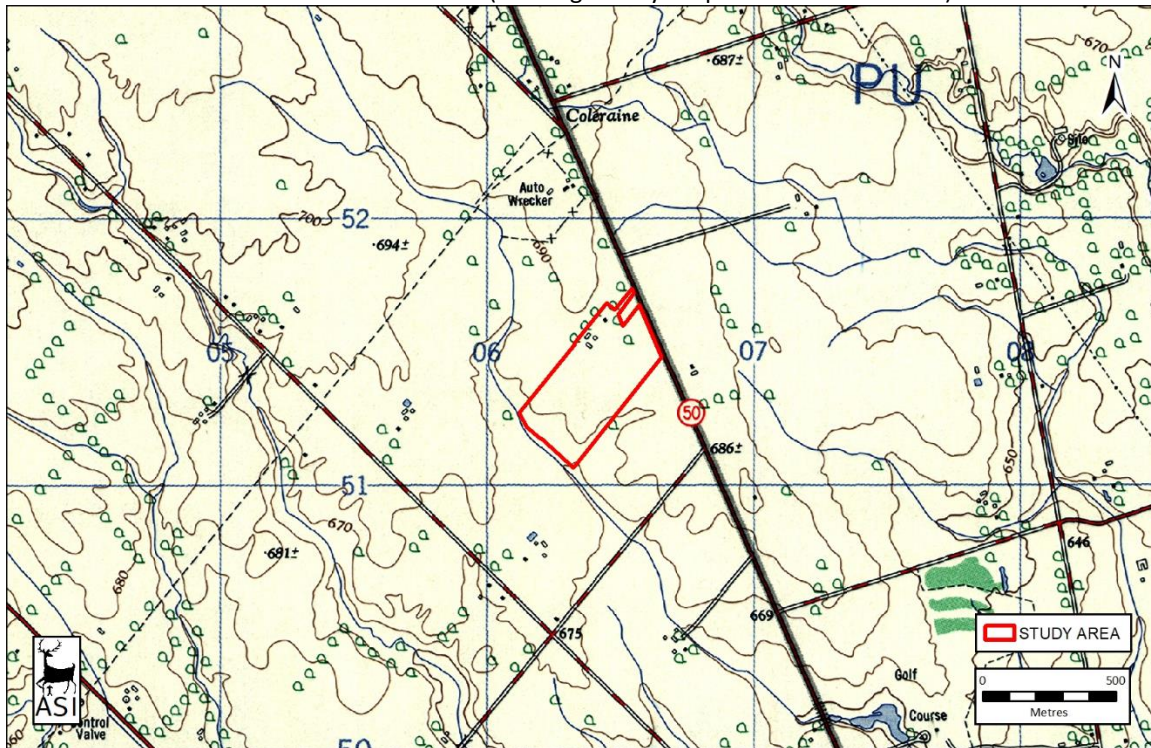


Figure 8: The subject property overlaid on the 1972 Bolton NTS map  
Base Map: NTS Sheet No. 30/M-13 (Department of Energy, Mines and Resources 1972)



Figure 9: James and Martha Johnston on the verandah at Gore Cottage c. early 1900s (Ancestry.ca)





Figure 10: Gore Cottage c. early 1900s (Ancestry.ca)



Figure 11: Johnston family outside Gore Cottage, c. 1944 (Ancestry.ca)



Figure 12: Photo showing south and east elevations of the house, 1961 (Castlemore Women's Institute n.d.)

### **2.3.1. Land Use History Summary**

The property at 10192A Highway 50 in the City of Brampton is located on Lot 11, Concession 11. The land containing the subject property has been in the Johnston family since the mid-nineteenth century. In 1842 brothers Alexander and David Johnston settled on either or both Lot 10 or Lot 11, Concession 11 and built a log house near a running stream. About 1847, the two brothers built separate houses on the property. Upon Alexander's death in 1855 John and James Johnston inherited their father's property on Lot 11. In 1884 James, a farmer, bought an adjoining forty acres from Jonathan Kersey (likely on Lot 12). In 1899 James built the red brick farmhouse that currently stands on the subject property. He and his sons Alex and Arthur hauled pressed brick from Brampton to build his new home, which he named Gore Cottage. Following James' death in 1926, his son Arthur Edwin Johnston inherited the property and lived there with his wife and four children. James is recorded as a farmer on voter's lists but also served in the Royal Canadian Air Force and later became a public school principal in Port Colborne. Following Arthur's death in 1957, his son Clarence Alexander Johnston, a farmer, inherited the property. In 1993 Clarence Alexander Johnston granted the property to his son James Frazer Johnston, who remains its current owner.

### **3.0 EXISTING CONDITIONS**

Permission to enter the property was granted on 5 January, 2020 by the owner. A field review was conducted by Laura Wickett, ASI on 7 January 2020 to survey and document the study area and environs. Photographic plates (Plates 1 to Plate 36: Looking southwest towards wood-frame building.) illustrating the existing conditions of the study area are included. All of the photographs presented in the plates below are credited to ASI, 2021. A location plan is presented at the end of this section (Figure 13).

Due to health and safety protocols in place during the COVID-19 global pandemic, ASI staff did not enter the residence or any outbuildings. Field review consisted of a from-grade visual review of the exterior only. The following sections provide a general description of the built and landscape features within the property.

#### **3.1. Landscape and Surrounding Environs**

The subject property is located on the west side of Highway 50. The property is primarily surrounded by farmland on the west side of Highway 50. A large freight terminal is located on the east side of Highway 50, across from the subject property. The subject property contains an entrance drive, farmhouse, a single-car garage, a cluster of agricultural buildings, silos, and agricultural fields. The house is located at the end of a long, straight entry drive, accessed from Highway 50 (Plate 1). A modest windbreak of mature coniferous trees shields the east and north sides of the house. Near the entrance to the driveway, a sign for the property reads “Gore Cottage Jameston Holsteins, The Johnston’s Since 1842” (Plate 2). A separate, small residential property containing a late-twentieth century house is located on the south side of the entrance drive near Highway 50 on an adjacent property parcel (Plate 3). The entrance drive branches off into a circulation route which leads to a cluster of agricultural buildings located behind the house, to the southwest (Plate 4 and Plate 5). The house and agricultural buildings are surrounded by active agricultural fields on all sides (Plate 6 to Plate 10).

In addition to the windbreak, several mature deciduous trees are located at the rear of the house (Plate 11) and near the agricultural buildings (Plate 12).





Plate 1: Looking southwest from Highway 50 down the entrance drive towards the house and windbreak.



Plate 2: Sign beside entrance drive reads "Gore Cottage Jameston Holsteins, The Johnston's Since 1842".



Plate 3: Looking northeast down the entrance drive towards Highway 50, with the adjacent late-twentieth century house on the right.



Plate 4: Looking southwest from the entrance drive towards the house, with the cluster of agricultural buildings behind it.



Plate 5: Looking southwest from behind the house towards the cluster of agricultural buildings.



Plate 6: Agricultural field, looking south from the entrance drive.





Plate 7: Agricultural field, looking south-west from the entrance drive.



Plate 8: Agricultural field, looking northwest from the entrance drive.



Plate 9: Agricultural field, looking north from the entrance drive.



Plate 10: Agricultural field, looking south-west from behind the cluster of agricultural buildings.



Plate 11: Mature trees at rear of house.



Plate 12: Mature tree near agricultural buildings.

### 3.2. Exterior of House

The house at 10192A Highway 50 is a two-storey building constructed in 1899. The house is constructed on a cut-stone foundation and has a low-pitched hipped roof clad in asphalt shingles. The house is assumed to be brick construction due to the presence of header bricks. It has an irregular footprint, with two projecting bays on the front façade (east elevation). A wooden verandah wraps around the east elevation to the south elevation (Plate 13 and Plate 14). An external brick chimney is located on the north elevation (Plate 15 and Plate 16). A one-storey wood frame tail projects from the west elevation (Plate 16 and Plate 18). The wood plank laac, sne foundation and multi-paned wooden windows indicate that this may be original or an early addition. A one-storey enclosed wooden sunroom with a door is attached beside the wooden tail on the west elevation (Plate 17 and Plate 18). The windows and door of the sunroom are contemporary. The south elevation of the house features four symmetrically-placed windows (Plate 19).

The windows on the house are large and are generally double-hung wooden sash windows with wooden shutters and stone sills. The majority of the windows have slightly curved heads with segmental brick arches (Plate 20). The front façade on the east elevation features a variety of window details including a first-storey window with a curved leaded-glass transom and a projecting brick arch (Plate 21). One second-storey window on the east elevation has a semi-circular head and projecting brick arch (Plate 22). Two windows on the east elevation have perforated woodwork on the window head that matches decorations on the verandah (Plate 23). The south elevation has two matching entryways, with wooden doorcases featuring rounded heads and decorative finials. The doors are wooden with a large panel of horizontally divided lights.

Wooden details include decorative paired brackets at the wooden soffit (Plate 20) and the verandah which has highly decorative woodwork, with turned posts, carved brackets and an intricate cornice and balustrade (Plate 25: Detail of verandah woodwork. The sunroom also features wooden brackets with a profile similar to those on the verandah (Plate 26). A date stone reading “Gore Cottage 1899” is located on the second storey of the east elevation (Plate 27).



Plate 13: South and east elevations of the house.



Plate 14: East elevation of the house.





Plate 15: North elevation of the house.



Plate 16: North elevation of the house with one-storey tail at right.



Plate 17: West elevation of the house with one-storey tail and enclosed porch.



Plate 18: West and south elevations of the house with one-storey tail and enclosed porch.



Plate 19: South elevation of the house.



Plate 20: Typical windows and paired wooden brackets.





Plate 21: First-storey window with leaded-glass transom and projecting brick arch on east elevation.



Plate 22: Second-storey window with semi-circular arched head and projecting brick arch.



Plate 23: Second-storey window with decorative carved head on east elevation.



Plate 24: Matching entryways on south elevation.



Plate 25: Detail of verandah woodwork.



Plate 26: Detail of sunroom showing wooden brackets.





Plate 27: Date stone on east elevation.

### 3.3. Outbuildings

A single-car garage and a cluster of agricultural buildings are located behind the house, to the southwest. The garage is constructed of wooden planks and has a gable roof.

The cluster of agricultural buildings includes the foundations of two timber-frame barns which were recently removed from the site to be reassembled at another location. One wood-framed storage building, two steel-framed storage buildings and three wood-framed lean-tos were recently demolished. The foundation of one barn is stone (Plate 30), while the other appears to be concrete (Plate 31). The barns were located kitty corner to each other at the centre of the grouping of agricultural buildings. Surrounding the barn foundations are a collection of steel-frame buildings and silos (Plate 32Plate 35). A small wood-frame building is located at the rear of the grouping (Plate 36). The remnant stone barn foundation is likely contemporary with the house, however none of the remaining agricultural outbuildings appear to be contemporary with the house.



Plate 28: Looking northwest towards single-car garage and farm shed behind house.



Plate 29: Looking northeast towards the garage with the house in the background.



Plate 30: Looking northeast towards the stone barn foundation, with the house in the background.



Plate 31: Looking east towards concrete barn foundation.



Plate 32: Looking southeast towards cluster of agricultural buildings with silo and stone and concrete barn foundations at centre.



Plate 33: Northwest elevation of aluminum-clad agricultural building.



Plate 34: Looking southwest towards silos and open shed.



Plate 35: Looking south towards aluminum-clad building.





Plate 36: Looking southwest towards wood-frame building.

### 3.4 Views

Representative views of the subject property when approaching it from the north and south on Highway 50 are included below (Plates 37 to 40)<sup>6</sup>. The approximate location of the photographs are mapped in Figure 13: Location plan of subject property, including location of representative views from Highway 50.



Plate 37: Representative view of the subject property when approaching from the north on Highway 50 (Google 2020).

<sup>6</sup> Google Streetview images have been used as the narrow shoulder along Highway 50 did not provide a safe stopping point in order to take field photographs.



Plate 38: Representative view of the subject property when approaching from the north on Highway 50 (Google 2020).



Plate 39: Representative view of the subject property when approaching from the south on Highway 50 (Google 2020).





Plate 40: Representative view of the subject property when approaching from the south on Highway 50 (Google 2020).





Figure 13: Location plan of subject property, including location of representative views from Highway 50.





## **4.0 CULTURAL HERITAGE VALUE**

### **4.1. Existing Cultural Heritage Value**

The property at 10192A Highway 50 is listed on the City of Brampton's Heritage Register. The current heritage status of the building is "designation in progress". Reasons for Designation (City of Brampton 2017) were prepared by City staff in 2017, however the designation has not yet been passed by council. For this reason, an evaluation of the subject property has been completed (Section 4.3) and a draft statement of significance prepared (Section 4.4) in order to properly assess impacts.

### **4.2. Comparative Analysis**

The house at 10192A Highway 50 is representative of a late-nineteenth-century vernacular Italianate residence with Romanesque Revival influences.

The Italianate style was popular in Ontario for residential and commercial buildings throughout the second half of nineteenth century. The style was based on the rural Italian architecture of the Renaissance and urban palazzos of that era. It was popularized throughout North America through the influential pattern books of Andrew Jackson Downing such as *The Architecture of Country Houses*, published in 1850. Its popularity was also due to the flexibility of the style, which could be adapted to both modest and large houses. The style used or reworked elements of Tuscan architecture and there were no major style identifiers such as the mansard roof or the portico, nor rigid proportions to be followed. This allowed designers leeway and creativity. The style is identified primarily by its decorative elements. It is a highly decorated style, with a defining element being the ornate paired brackets at the eaves of the house. Other elements of the Italianate include wide overhanging eaves, tall, narrow windows with segmental arches or ornate window hoods, moulded window heads, paired windows, quoins, and cupolas or belvederes. Its elements were also often combined with other styles (Mikel 2004). A low-pitched, hipped roof was a common roof type of the Italianate.




The Romanesque Revival style was popular for domestic architecture in Ontario in the late nineteenth century. The style has medieval roots in the ninth-century Holy Roman Empire, but its revival in the later nineteenth century was popularized by American architect H.H. Richardson. The style's hallmarks include an imposing, massive appearance, the use of rusticated masonry details, and the use of a wide, round arch above openings (Mikel 2004). An irregular plan was commonly used.

Elements of the Italianate style exhibited in the subject house include the low-pitched hipped roof with projecting eaves, decorative paired brackets, and round-headed windows. Romanesque Revival influences can be seen in the wide, projecting arches above some windows, the transomed window, and the irregular plan. Other architectural details of the house include the cut stone foundation, early or original wooden sash windows, and the wraparound verandah with highly decorated woodwork, including turned posts, carved brackets and an intricate cornice and balustrade. Historical photographs of the house (Figure 9Figure 12) illustrate that it retains many of its original features and details, and field review confirmed that the house has excellent integrity.

To situate this property in terms of its building type, architectural style, construction, material usage and craftsmanship for the purposes of evaluation against Ontario Regulation 9/06, a short list of comparable properties has been compiled for analysis. The City of Brampton's *Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act* (City of Brampton 2019) was used to identify properties comparable to 10192A Highway 50 (Table 3). Three farmhouse properties with Italianate elements were identified.



Table 3: Designated Farmhouse Properties in the City of Brampton with Italianate Architectural Elements

| Property                    | Heritage Recognition       | Notes  | Photo  |
|-----------------------------|----------------------------|--|--|
| 2838 Bovaird Drive West     | Part IV Designated 31-2018 | The two-storey red brick house at 2838 Bovaird Drive West was constructed in 1886. It contains many features of the Italianate style including the low-pitched hipped roof, overhanging eaves, decorative paired brackets under an ornamental cornice, a decorative diamond-patterned frieze, bay windows, and a small, one-storey entry porch with decorative millwork. The building is also distinguished by its three bay front facade, voussoirs, wood window shutters, and a corbelled chimney (City of Brampton 2016). | <br>Photo: City of Brampton n.d.    |
| 285-325 Steeles Avenue West | Part IV Designated 61-2009 | The two-storey red brick house was constructed c. 1870. It is a unique example of Italianate architecture with some gothic revival influences reflecting a high degree of craftsmanship. The property is distinguished by dichromatic brick quoins, segmental saw-tooth patterned voussoirs, two projecting bays windows with ornate brackets, a hip roof, decorative eave brackets, tall and narrow window openings, and a prominent two-storey verandah with unique fretwork details. (City of Brampton 2009).             | <br>Photo: Google Streetview 2020   |
| 16 Triple Crown Drive       | Part IV Designated 31-2018 | The two-storey red brick house was constructed between the late 1850s and the early to mid 1870s. It is a good example of late 19th century farm residential architecture. The main section is a representative example of vernacular Italianate design. The house reflects a high degree of craftsmanship as exhibited by the dichromatic brick quoining and moulded voussoirs, decorative carved wood brackets under the eaves, substantial one storey bay windows and other details (City of Brampton 2011).              | <br>Photo: Google Streetview 2020 |

Constructed in 1899, the subject house is a later example of the vernacular Italianate style in Brampton. The three farmhouses in Table 3 exhibit a range of Italianate features and, like the subject house, two of them also incorporate elements of other styles, as is common in vernacular architecture. The subject house is similar in form and massing to the above three houses and has a comparable level of detail and craftsmanship as these Part IV designated properties. With the exception of 2838 Bovaird Drive West, the farmhouses have been incorporated into contemporary subdivisions and lost their surrounding agricultural contexts. The subject house has retained its agricultural setting.

#### 4.3. Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 10192A Highway 50 using Ontario Regulation 9/06

| 1. The property has design value or physical value because it:  |   |
|---|---|
| <i>Ontario Heritage Act Criteria</i>  | <i>Analysis</i>   |
| i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;                      | <p>The property at 10192A Highway 50 meets this criterion.</p> <p>The two-storey red brick farmhouse constructed in 1899 is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. Elements of the Italianate style exhibited in the house include the low-pitched hipped roof with projecting eaves, ornate paired brackets, and round-headed windows. Romanesque Revival influences can be seen in the wide, projecting arches above some windows, the transomed window, and the irregular plan. Other details of the house include the cut stone foundation, early or original wooden sash windows, the highly decorated wraparound verandah, and the date stone that reads "Gore Cottage 1899".</p> |
| ii. displays a high degree of craftsmanship or artistic merit, or;  | <p>The property at 10192A Highway 50 does not meet this criterion.</p> <p>The subject property does not have qualities which display a greater than normal degree of craftsmanship for its period of construction and type.</p>   |
| iii. demonstrates a high degree of technical or scientific achievement.   | <p>The property at 10192A Highway 50 does not meet this criterion.</p> <p>The subject property does not demonstrate a greater than normal degree of technical or scientific achievement for its period of construction.</p>   |
| 2. The property has historical value or associative value because it:   |   |
| <i>Ontario Heritage Act Criteria</i>  | <i>Analysis</i>   |
| i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community; | <p>The property at 10192A Highway 50 meets this criterion.</p> <p>The property has remained in the ownership of the Johnston family since the mid-nineteenth century and has been passed down through five generations of Johnston men. The Johnstons were early settlers in the Township of Toronto Gore. The farmland was first cleared by brothers Alexander and David Johnston in the 1840s, who built several early houses on it and farmed the land. In 1899 Alexander's son James built Gore Cottage, the red brick farmhouse currently on the property. The property was</p>  |

|   |  |
|---|--|
|   | inherited successively by James' son, grandson and great grandson and has continually operated as a farm up to the present.  |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;                | <p>The property at 10192A Highway 50 does not meet this criterion.</p> <p>The property does not yield or have the potential to yield information that contributes to an understanding of a community or culture.</p>   |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | <p>The property at 10192A Highway 50 does not meet this criterion.</p> <p>Research conducted as part of this CHER has not revealed an association with an architect or builder for this property.</p>  |
| 3. The property has contextual value because it:  |  |
| <i>Ontario Heritage Act Criteria</i>  | <i>Analysis</i>  |
| i. is important in defining, maintaining or supporting the character of an area;  | <p>The property at 10192A Highway 50 meets this criterion.</p> <p>As an evolved nineteenth-century agricultural landscape, the property is important in maintaining and supporting the rural, agricultural character of the surrounding area. While the existing agricultural buildings do not have historical significance, the remnant stone barn foundation was likely constructed around the same time as the house. The property has continually operated as a farm since the mid-nineteenth century. The farm retains active agricultural fields and the brick farmhouse constructed in 1899 marks a period of prosperity when more substantial and permanent farmsteads were established in the area.</p> |
| ii. is physically, functionally, visually or historically linked to its surroundings, or;   | <p>The property at 10192A Highway 50 meets this criterion.</p> <p>The property is physically and historically linked to the surrounding active agricultural properties on the west side of Highway 50.</p> <p>While it is in proximity to the former Hamlet of Coleraine, the property did not form part of the urban core of Coleraine and it does not appear to have any special or strong associations with Coleraine.</p>  |
| iii. is a landmark.   | <p>The property at 10192A Highway 50 meets this criterion.</p> <p>The property is considered a local landmark. It is visible from Highway 50 and has been identified by the community as a landmark in the Reasons for Designation. The key architectural elements that make it prominent in the landscape include the two-storey red brick house and the tall concrete stave silo. While the silo does not appear to be contemporary with the house, an earlier silo would likely have comprised part of the view of the farmstead in the early twentieth century.</p>  |

The property at 10192A Highway 50 meets the criteria in Ontario Regulation 9/06 for its design, associative and contextual value. The farmhouse on the property is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. The property is also

directly associated with the Johnston family, members of which were early settlers in Toronto Gore and cleared farmland on the subject property in the 1840s. The property has since continually operated as a farm in the ownership of the Johnston family up to the present. The property is also important in maintaining and supporting the rural, agricultural character of the area, and is a local landmark.

#### **4.4. Draft Statement of Significance**

##### *Description of Property:*

10192A Highway 50, known as Gore Cottage, is a farmstead located on the west side of Highway 50 in the City of Brampton. The farmstead includes a two-storey red brick farmhouse, a single-car garage, an entrance drive, a grouping of agricultural buildings, and agricultural fields.

##### *Statement of Cultural Heritage Value or Interest:*

10192A Highway 50 has design/physical value, historical/associative value and contextual value.

The farmhouse on the property is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. Elements typical of the Italianate style found on the exterior of the house include the low-pitched hipped roof with projecting eaves, decorative paired brackets, and round-headed windows. Romanesque Revival influences can be seen in the wide, projecting arches above some windows, the transomed window, and the irregular plan. Other notable architectural details of the house include the cut stone foundation, the date stone that reads “Gore Cottage 1899”, early or original wooden sash windows, and the wraparound verandah with highly decorated woodwork, including turned posts, carved brackets and an intricate cornice and balustrade.

The property’s cultural heritage value also lies in its direct association with the Johnston family, who were early settlers from Ireland in the Township of Toronto Gore. The land was first cleared by brothers Alexander and David Johnston in the 1840s, who built a log house on it and farmed the land. In 1899 Alexander’s son James built Gore Cottage, the red brick farmhouse currently on the property. He hauled pressed brick from Brampton with the help of his sons. The property has remained in the Johnston family and has been passed down through five generations of Johnston men, while continually operating as a farm up to the present.

The property has additional cultural heritage value in its role in maintaining and supporting the rural, agricultural character of the surrounding area. The property is an evolved nineteenth century agricultural landscape. While the existing agricultural buildings on the property do not have historical significance, the remnant stone barn foundation was likely constructed around the same time as the house. The property has continually operated as a farm since the mid-nineteenth century. The farm retains active agricultural fields and the brick farmhouse constructed in 1899 marks a period of prosperity when more substantial and permanent farmsteads were established in the area. The property is physically and historically linked to the surrounding agricultural properties which remain active on the west side of Highway 50. The property is also considered a local landmark, visible from Highway 50. The key architectural elements that make it prominent in the landscape include the two-storey red brick house and the tall concrete stave silo. While the silo does not appear to be contemporary with the house, an earlier silo would likely have comprised part of the view of the farmstead in the early twentieth century.



*Description of Heritage Attributes:*

Key exterior attributes that embody the heritage value of 10192A Highway 50 include:

The farmhouse with its:

- Location set back from Highway 50 and orientation to Highway 50
- Two-storey brick construction
- Red brick exterior
- Cut stone foundation
- Low-pitched, hipped roof
- Paired eave brackets
- Wraparound verandah with decorative woodwork, including turned posts, carved brackets and an intricate cornice and balustrade
- Wooden sash windows with shutters
- Curved window surrounds, some with carving matching verandah decoration
- Segmental brick arches above the windows
- Window on first storey, east elevation with leaded glass transom and projecting brick arch
- Window on second story, east elevation with semi-circular arched head and projecting brick arch
- Stone window sills
- Brick exterior chimney
- One-storey wood plank tail on west elevation with stone foundation
- Date stone that reads "Gore Cottage 1899"

The farmstead with its:

- Long entrance drive
- Windbreak of trees to the north and east of the house
- Remnant stone barn foundation
- Agricultural fields; and
- Views of the farmhouse while driving north and south along Highway 50

## 5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06. This evaluation determined that the property has design/physical, historical/associative and contextual value.

The following recommendations are proposed for the property at 10192A Highway 50:

1. A Heritage Impact Assessment should be conducted by a qualified heritage professional during the detailed design phase of the proposed work to assess potential impacts and recommend appropriate mitigation measures. The HIA should follow the City of Brampton's *Heritage Impact Assessment Terms of Reference* (City of Brampton n.d.) and should be reviewed and approved by the City of Brampton.

2. This CHER should be submitted by IBI to heritage staff at the City of Brampton and at the Ministry of Heritage, Sport, Tourism and Culture Industries, as well as the Brampton Heritage Board for review and comment. IBI should also submit this CHER to any other relevant heritage stakeholder that has an interest in the project.

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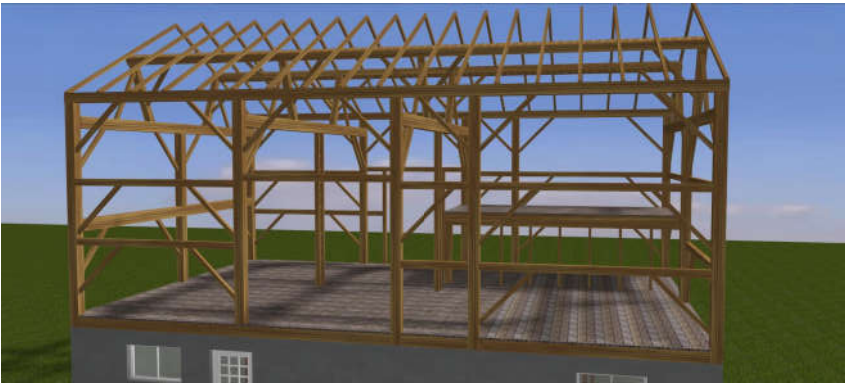
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**APPENDIX A: RENDERING OF TIMBER BARN REMOVED FROM SUBJECT PROPERTY**

# HERITAGE HILL FARMS

34' X 52' TIMBER BARN #2

10192A HIGHWAY 50  
CON. 11 EHS PT. LOT. 11  
BRAMPTON, ON.



## DRAWINGS LIST

| SHEET No. | VIEW NAME     |
|-----------|---------------|
| SP-1      | EXISTING SITE |
| 1.0       | ELEVATIONS    |
| 2.0       | FOUNDATION    |
| 3.0       | FLOORPLAN     |
| 4.0       | BENT A        |
| 4.1       | BENT B        |
| 4.2       | BENT C        |
| 4.3       | BENT D        |
| 4.4       | BENT E        |
| 4.5       | SECTION 1     |
| 4.6       | SECTION 2     |
| 4.7       | SECTION 3     |



**Cultural Heritage Study**

**Highway 427 Industrial Secondary Plan (Area 47),  
Lots 11 to 17, Concessions 10 to 11 and  
Lots 13 to 17, Concession 12,  
Former Township of Toronto Gore, County of Peel,  
City of Brampton, Regional Municipality of Peel, Ontario**

Prepared for:

**The City of Brampton**  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
T: 905-874-2000

Archaeological Licence P049 (Steiss)  
MCL CIF P049-479-2009  
ASI File 09SP-41

July 2010 (November 2010,  
March 2011)



**Archaeological Services Inc.**

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## Cultural Heritage Study

### Highway 427 Industrial Secondary Plan (Area 47)

Lots 11 to 17, Concessions 10 to 11 and  
Lots 13 to 17, Concession 12,  
Former Township of Toronto Gore, County of Peel,  
City of Brampton, Regional Municipality of Peel, Ontario

## EXECUTIVE SUMMARY

Archaeological Services Inc. (ASI) was hired by the City of Brampton to conduct a Cultural Heritage Study for the Area 47 Secondary Plan, in the Regional Municipality of Peel, Ontario. The study area is approximately 1,214 hectares and is bounded by Mayfield Road to the north, Castlemore Road to the south, Regional Road 50 to the east and The Gore Road to the west.

The Stage 1 archaeological assessment revealed that two archaeological sites had previously been registered within the limits of the study area and an additional 14 sites had been registered within one kilometre of its limits. Additionally, a review of the general physiography and local nineteenth-century land use within the study area suggested that it exhibited archaeological site potential.

The field review determined that with the exception of roads and other small areas which have been impacted by residential and commercial developments, the greater part of the study area consists of undisturbed agricultural fields which exhibit archaeological site potential. The presence of the West Humber River and its many tributaries increase the potential for the presence of archaeological resources.

Based on application of generic modelling criteria, approximately 96% of the secondary plan area exhibits archaeological potential.

In light of these results, the following recommendations are made concerning the Stage 1 Archaeological Assessment:

1. Developments within the Area 47 Secondary Plan must be preceded by Stage 2 archaeological assessment. Such assessment(s) must be conducted in accordance with the Ministry of Culture's *Standards and Guidelines for Consultant Archaeologists* (Draft 2006). This work is required prior to any land disturbing activities in order to identify any archaeological remains that may be present.

It should be noted that the archaeological assessment of any proposed development (e.g., a draft plan of subdivision) must be carried out on **all** lands within that particular subject property, not simply those lands identified as exhibiting potential in this study.

2. Should any First Nations archaeological resource be identified in the course of future, more extensive archaeological assessments of the study area, meaningful consultation with those First Nations groups who have an active interest in these resources and their treatment should be sought during subsequent phases of the project.

The results of the Built Heritage and Cultural Heritage Landscape Assessment confirmed that numerous cultural heritage resources still extant in the landscape are strong candidates for conservation and integration into future land uses in the secondary plan area, or should be subject to heritage impact assessments during the Block Plan stage. Based on the results of this analysis, the following recommendations have been developed:

1. A total of fourteen cultural heritage resources were identified as strong candidates for conservation and integration into future land use developments in the secondary plan area. These resources include residential structures, agricultural-related buildings, landscape features, and building remnants. Land use development in the secondary plan area should be appropriately planned to conserve these cultural heritage resources and integrate them into future land use development through retention of heritage attributes that express the resource's cultural heritage significance that may include, but not be limited to, attributes such as standing buildings, building remnants, vistas, entrance drives, tree lines and hedgerows. Retention of resources on their original site should be a priority. Consideration should also be given to appropriate reuses for cultural heritage resources located in areas with future office, commercial, or industrial land uses.
  - a. Cultural heritage resources that are strong candidates for conservation and integration into future land uses in the secondary plan area include: CHR 4, CHR 5, CHR 8, CHR 11, CHR 12, CHR 13, CHR 14, CHR 16, CHR 18, CHR 23, CHR 26, CHR 27, CHR 28, and CHR 30. These resources were analyzed to confirm that they retain historical, architectural, and/or contextual values and together contain a diverse range of architectural styles, historical associations, contextual associations, and design functions which are either geographically dispersed or clustered together. These resources may be considered strong candidates for municipal designation under the *Ontario Heritage Act*.
  - b. CHR 5 is a heritage cemetery and is designated under Part IV of the Ontario Heritage Act. Heritage cemeteries are sensitive cultural heritage resources that require specific mitigation measures to ensure their long-term protection in accordance with Policy 4.9.5 of the City of Brampton's Official Plan. The heritage integrity of this resource should be conserved and considered at all times during future land use planning activities through adoption of the following strategies when and where appropriate: implementation of permanent 'no disturbance' buffer zones; installation of appropriate fencing, signage and commemorative plaquing; archaeological assessments of lands abutting the property limits of the cemetery to confirm the precise limits of the cemetery, the presence of undocumented burials outside the cemetery's existing property limits, and to ensure that all human remains are avoided. It should further be noted that this cultural heritage resource is located within corridor options being carried forward by the Ministry of Transportation as part of the Greater Toronto Areas Environmental Assessment.
  - c. Of the cultural heritage resources identified as strong candidates for conservation and integration, CHR 8, CHR 12, CHR 14, CHR 16, CHR 18, CHR 26, CHR 28, and CHR 30 should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources. It is standard practice for the City of Brampton to proactively list these resources on their Municipal Register of Cultural Heritage Resources in accordance with Section 27.1.2 of the *Ontario Heritage Act*.

- d. All resources identified as strong candidates for integration into future land uses in the secondary plan area should be subject to a heritage impact assessment during the Block Plan stage to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures. Conservation plans and Heritage Impact Assessment provide the means to identify, protect, use, and/or manage cultural heritage resources in such a way that their heritage values, attributes and integrity are retained (Provincial Policy Statement 2005) and they may be required by a municipality or approval authority to make informed decisions about the conservation of a potentially significant cultural heritage resource and to guide the approval, modification, or denial of a proposed development, demolition permit or site alteration that affects a cultural heritage resource (Ontario Heritage Tool Kit). Short-term conservation plans, such as building stabilization and site security strategies, long-term conservation plans regarding specific rehabilitation strategies and adaptive reuse options, and mitigations plan may be recommended as a result of the Heritage Impact Assessment process to minimize impacts of the undertaking. Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference. The results of heritage impact assessment studies should be used to recommend if the resource warrants designation under the *Ontario Heritage Act*.
2. A total of two cultural heritage resources were identified and evaluated as retaining historical, architectural, and or contextual values.
  - a. Cultural heritage resources that were evaluated to retain heritage significance, but which are not strong candidates for conservation include CHR 6 and CHR 7. Although these properties were identified as retaining heritage significance, they have been altered and comparatively do not serve as unique or outstanding examples of architectural, historical, or contextual values.
  - b. Heritage impact assessments should be prepared for CHR 6 and CHR 7 during the Block Plan stage to confirm their specific heritage significance and to develop appropriate mitigation measures (i.e. retention on site, relocation, partial retention of buildings or landscape features, documentation, salvage). Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference.
  - c. Based on the results of heritage evaluation and to ensure that CHR 6 and CHR 7 are subject to appropriate land use planning reviews between the present and preparation of heritage impact assessments, they should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources.
3. A total of six cultural heritage resources were identified as exhibiting potential for or retaining architectural, historical, or contextual values and are recommended for preparation of a heritage impact assessment during the Block Plan stage.
  - a. These resources include: CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29. The results of the field review confirmed that these properties are not strong candidates for conservation based on their integrity, condition, and composition of built heritage resources and cultural heritage landscape elements.





- b. To ensure that CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29 are subject to appropriate land use planning reviews between the present and preparation of heritage impact assessments, they should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources.
  - c. Heritage impact assessments should be prepared for CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29 during the Block Plan stage to confirm their specific heritage significance and to develop appropriate mitigation measures (i.e. retention on site, relocation, partial retention of buildings or landscape features, documentation, salvage). Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference.
4. A total of three cultural heritage resources were identified as historic roadsides that continue to retain elements that are evocative of their nineteenth century origins and function as original concession roads (CHR 36 – 38). These resources are recommended for documentation prior to road improvements. Heritage recordings of the three roadsides should include photographic documentation, a township history, and information regarding development of the local road network, where available. Heritage recordings should be produced on archival paper and filed with the City of Brampton's Heritage Coordinator and the Peel Regional Archives as a resource document.
5. Should resources recommended as strong candidates for conservation and for preparation of future heritage impact assessments during the Block Plan stage become vacant or are currently vacant, the property should be secured in accordance with the *City of Brampton's Guidelines for Securing Vacant Built Heritage Resources* (2010). As of January 2011, CHR 4, CHR 11, and CHR 28 were reported to be vacant. These guidelines are monitored by the City and where necessary, are enforced through municipal by-laws and provincial legislation including: the Ontario Fire Code (sub-section 2.4.7), Minimum Maintenance By-law of the City of Brampton (104-96), the *Ontario Building Code Act*, the *Ontario Heritage Act*, and the *Ontario Municipal Act* (regulations 171 and 173). Preventative maintenance, as outlined in the guidelines, is required and 'demolition by neglect' will not be tolerated by the City.<sup>1</sup>
6. To ensure the protection and conservation of cultural heritage resources in the secondary plan area, the City of Brampton shall consider use of the following means including: designation under the *Ontario Heritage Act*; securing of a heritage easement agreement on the property; listing of the property on the municipal heritage register; designating areas within the secondary plan area as 'Areas with Cultural Heritage Character' where appropriate and developing heritage conservation objectives for that area and carrying out Cultural Heritage Area Impact Assessments were required; development of a satisfactory financial or other agreement to fully restore or reconstruct heritage structures or attributes damaged or demolished as a result of future land uses; and/or site plan approval conditions. *Ontario Heritage Act* designation, Areas with Cultural Heritage Character guidelines, and heritage easements are undertaken to ensure protection of a resource and implementation of sensitive alterations. These protective tools do not necessarily impose restrictions on private property owners that would compromise viability of on-site agricultural production.

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<sup>1</sup> The City of Brampton is investigating a requirement for heritage building protection plans with regard to significant built heritage resources identified for retention through the undertaking of HIAs along with amendments to the existing property standards by-law for designated heritage buildings.



7. Land use development in the secondary plan area should be planned to integrate the conservation of cultural heritage resources with conservation strategies for natural heritage features and environmentally-sensitive areas.
8. Urban design and built form guidelines for the secondary plan area should be planned to ensure appropriate relationships between new residential buildings and residential cultural heritage resources.
9. New development adjacent to or incorporating a cultural heritage resource should, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, building materials, and design features. In instances where clusters of cultural heritage resources are to be conserved, urban design guidelines should be developed for the area to ensure that new designs are respectful of the group of resources.
10. Significant views and focal points should be established in the secondary plan area to provide views and vistas of prominently located cultural heritage resources.
11. Opportunities for interpretative strategies within the secondary plan should be identified and implemented and which may include, but not be limited to: installation of interpretative plaquing in parks that are developed on lots containing cultural heritage resources; naming of roads and residential areas in consideration of documented historical associations of specific lots or portions of the secondary plan area; and development of trail systems that interpret or communicate the significance of extant cultural heritage resources and/or those that will be removed as part of future development.



**ARCHAEOLOGICAL SERVICES INC.**

**PLANNING DIVISION**

**PROJECT PERSONNEL**

|                                     |  |
|-------------------------------------|--|
| <i>Project Director:</i>            | Debbie Steiss, MA, Partner and Senior Archaeologist  |
| <i>Project Managers:</i>            | David Robertson, MA, Senior Archaeologist and Manager, Special Projects<br>Rebecca Sciarra, MA, Cultural Heritage Specialist and Manager, Built Heritage and Cultural Heritage Landscape Planning Division |
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| <i>Graphics:</i>                    | Zeeshan Abedin, MA, Staff Archaeologist<br>Sarina Finlay, Hon BA, GIS/CAD Technician<br>Annie Veilleux   |
| <i>Report Preparation:</i>          | Zeeshan Abedin<br>Rebecca Sciarra<br>Annie Veilleux<br>Andrea Carnevale, M.Sc., Research Archaeologist   |
| <i>Report Reviewer:</i>             | David Robertson  |

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## 1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was hired by the City of Brampton to conduct a Cultural Heritage Study for the Area 47 Secondary Plan, in the Regional Municipality of Peel, Ontario. The study area is approximately 1,214 hectares and is bounded by Mayfield Road to the north, Castlemore Road to the south, Regional Road 50 to the east and The Gore Road to the west (Figure 1).

The present Cultural Heritage Study consists of a Stage 1 Archaeological Assessment and a Built Heritage and Cultural Landscape Assessment. The archaeological component was conducted under the project direction of Ms. Debbie Steiss, under archaeological license P049 issued to Ms. Steiss (MCL CIF #P049-479-2009) in accordance with the Ontario Heritage Act (2005). Mr. David Robertson and Ms. Rebecca Sciarra were the project managers.

Permission to access the study area and to carry out all activities necessary for the completion of the Cultural Heritage Study was granted to ASI by the City of Brampton in August, 2009.

This report presents the results of the Stage 1 archaeological background research and field review and makes several recommendations. The report also presents the Built Heritage and Cultural Landscape inventory for the study area and assesses the impact of proposed activities on above ground cultural heritage resources.

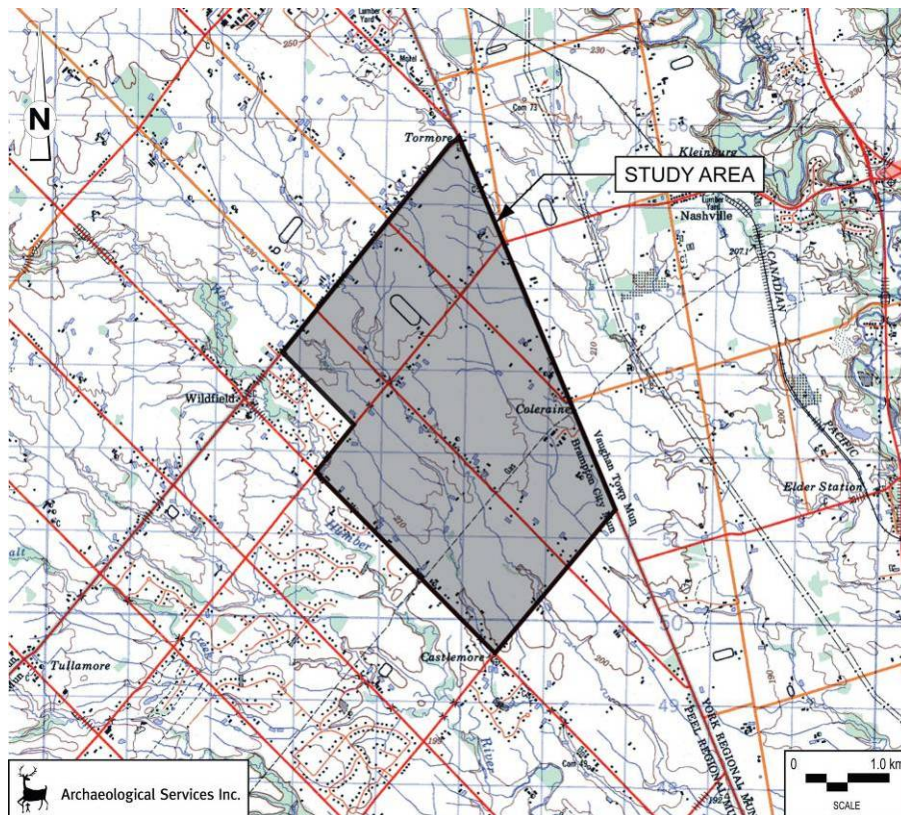


Figure 1: Location of the Highway 427 Industrial secondary Plan study area in the City of Brampton, Regional Municipality of Peel.

Base Map: NTS Sheet 30 M/13, Bolton

## **2.0 STUDY AREA CONTEXT**

The study area is located in the former Township of Toronto Gore, County of Peel, now the City of Brampton, Regional Municipality of Peel. It is bounded by Mayfield Road to the north, Castlemore Road to the south, Regional Road 50 to the east, and The Gore Road to the west.

### **2.1 Physiography**

The study area is located within the South Slope physiographic region of Southern Ontario, which includes the south slope of the Oak Ridges Moraine and the strip of land south of the Peel Plain, and extends from the Niagara Escarpment to the Trent River (Putnam and Chapman 1984: 172-174). Topography on the undrumlinized till moraine is smooth to gently sloping. Soils are largely Halton Till (brown loam to silt loam till) and Chinguacousy Till.

The study area is located within the West Humber River watershed and a number of tributaries from the river traverse the study area. The study area consists of gently rolling bevelled till plain.

### **2.2 Township Survey, Settlement, and Land Use**

This section provides a review of available primary and secondary source material to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. Historically, the study area comprises Lots 11 and 17 in Concessions 10 to 12 in the former Township of Toronto Gore. A number of historical maps were also reviewed to determine the potential for the presence of historic archaeological remains and above-ground cultural remains within the study area as well as to investigate how the area has evolved over the years (Figures 3 to 10).

#### **2.2.1 Township of Toronto Gore, County of Peel**

The Township of Toronto Gore was established in 1831, and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughan, and Etobicoke. This geographical position and boundary allotment would prove to impact future settlement and development in the township. Prior to 1831, the Township of Toronto Gore was part of the Chinguacousy Township. Part of the land which encompasses Chinguacousy Township was alienated by the British from the native Mississaugas through a provisional treaty dated October 28, 1818 (Indian Treaties 1891: #19 p. 47).

Chinguacousy Township is said to have been named by Sir Peregrine Maitland, after the Mississauga word for the Credit River, and which signified “young pine.” Other scholars assert that it was named in honour of the Ottawa Chief Shinguacose, which was corrupted to the present spelling of ‘Chinguacousy,’ “under whose leadership Fort Michilimacinac was captured from the Americans in the War of 1812” (Mika 1977:416; Rayburn 1997: 68).

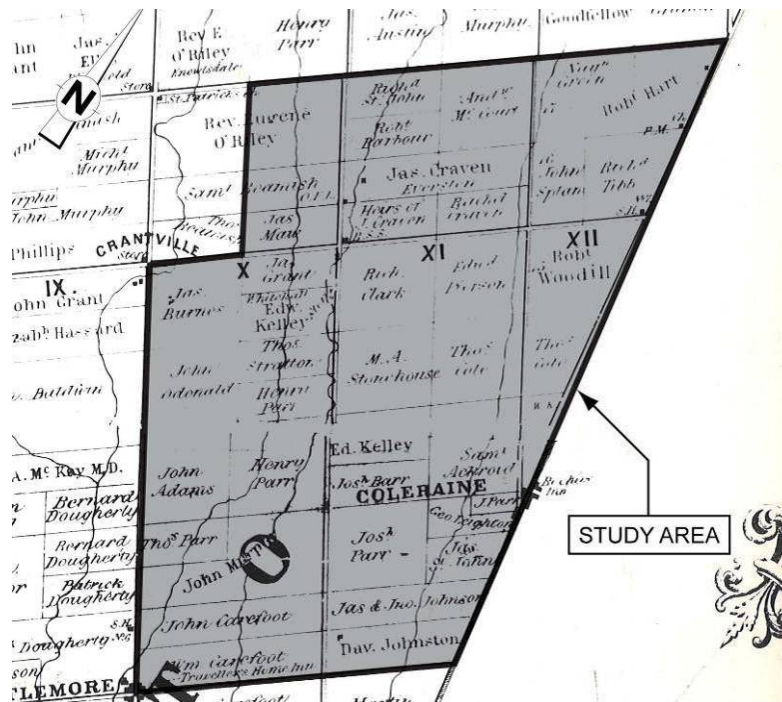


Figure 2: Location of the study area in the Township of Toronto Gore, 1859.

Base Map: 1859 *Tremaine Map of Peel County*.

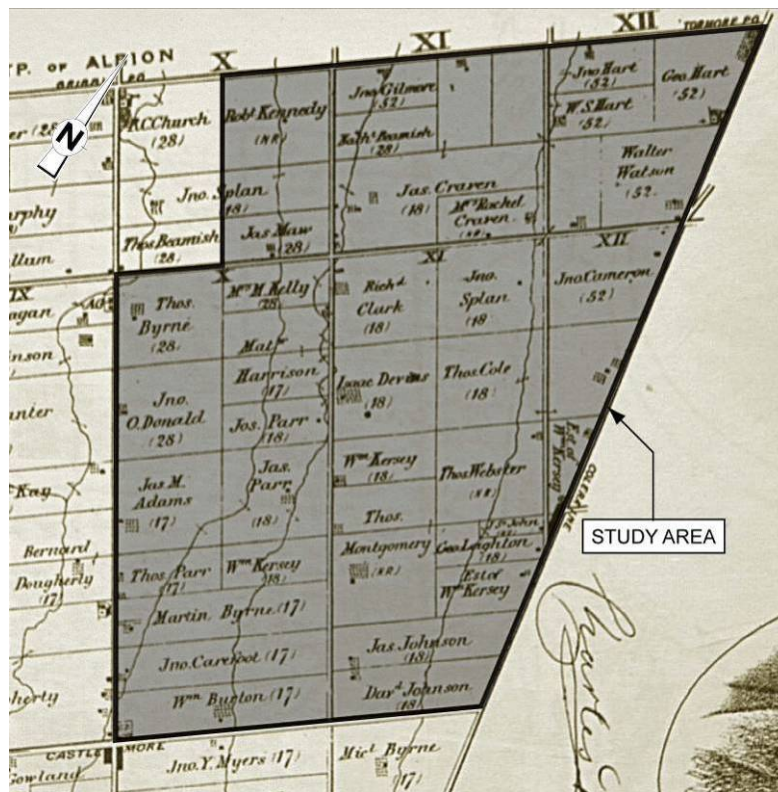


Figure 3: Location of the study area in the Township of Toronto Gore, 1877.

Base Map: 1877 *Illustrated Historical Atlas of the County of Peel*.



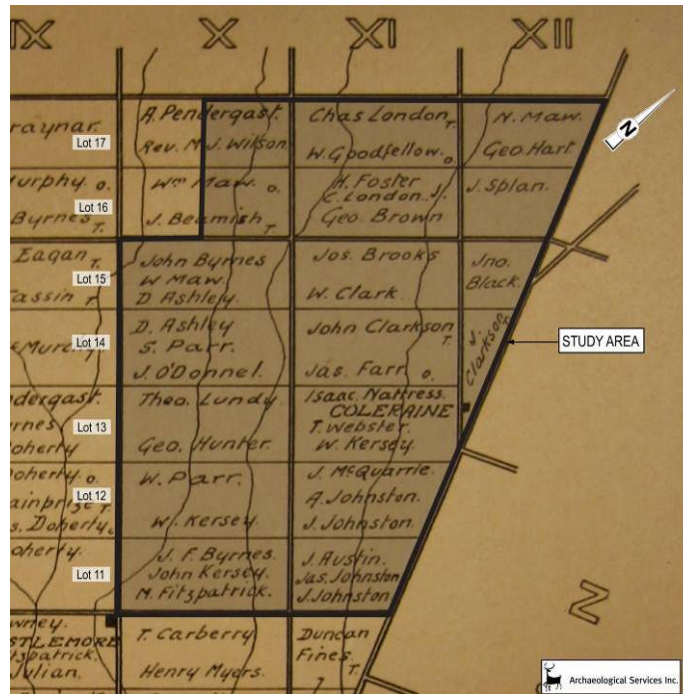


Figure 4: Location of the study area in the Township of Toronto Gore, 1917 (Base Map: 1917 *Guidal Commercial Directory Atlas of Peel County*)

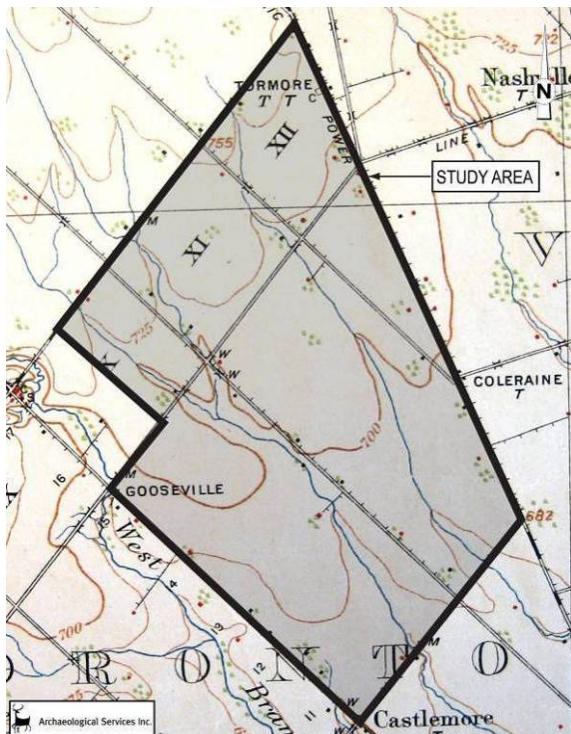


Figure 5: Location of the study area in the Township of Toronto Gore, 1919.  
Base Map: Bolton Sheet No. 59, Department of Militia and Defence

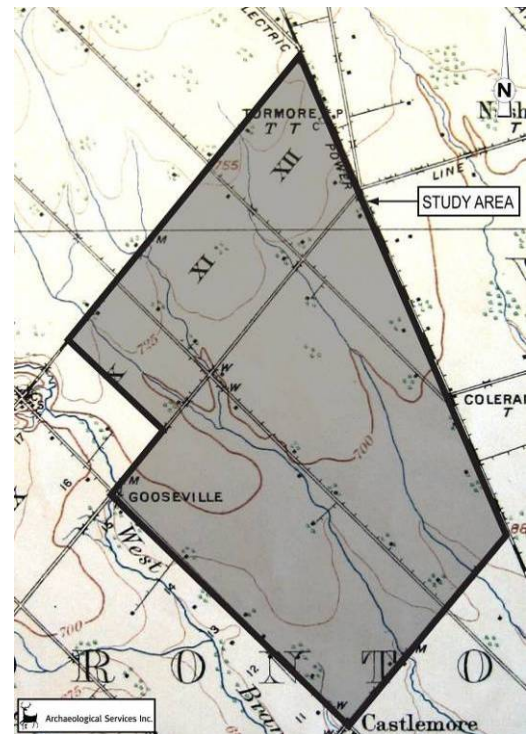


Figure 6: Location of the study area in the Township of Toronto Gore, 1926.  
Base Map: Bolton Sheet No. 30M/13, Department of National Defence





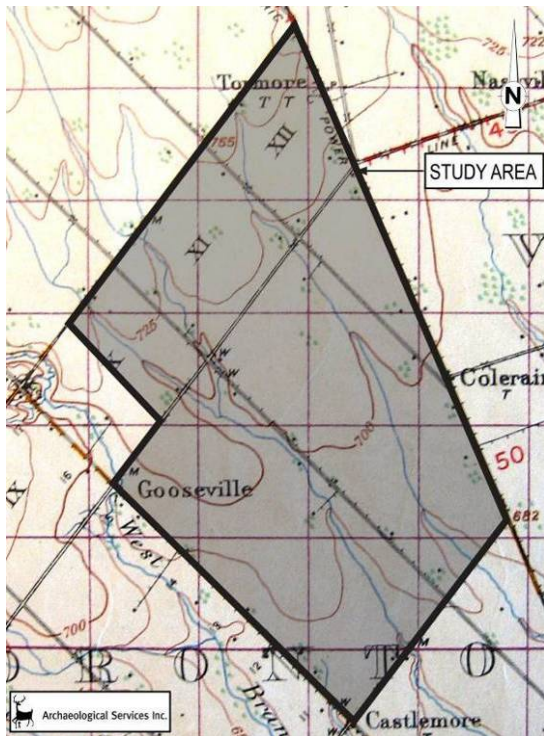


Figure 7: Location of the study area in the Township of Toronto Gore, 1940.

Base Map: Bolton Sheet No. 30M/13, Department of National Defence



Figure 8: Location of the study area in the Township of Toronto Gore, 1954.

Base Map: Bolton Sheet, Army Survey Establishment, R.C.E.

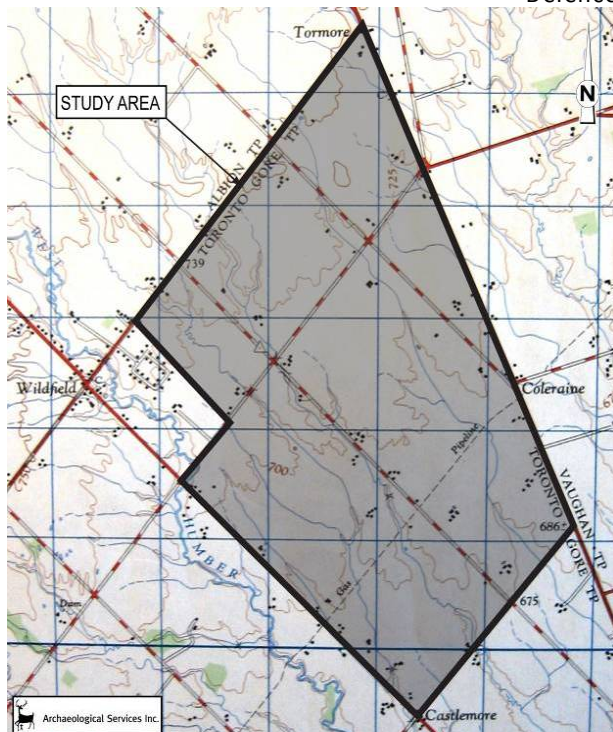


Figure 9: Location of the study area in the Township of Toronto Gore, 1964.

Base Map: Bolton Sheet, Department of National Defence

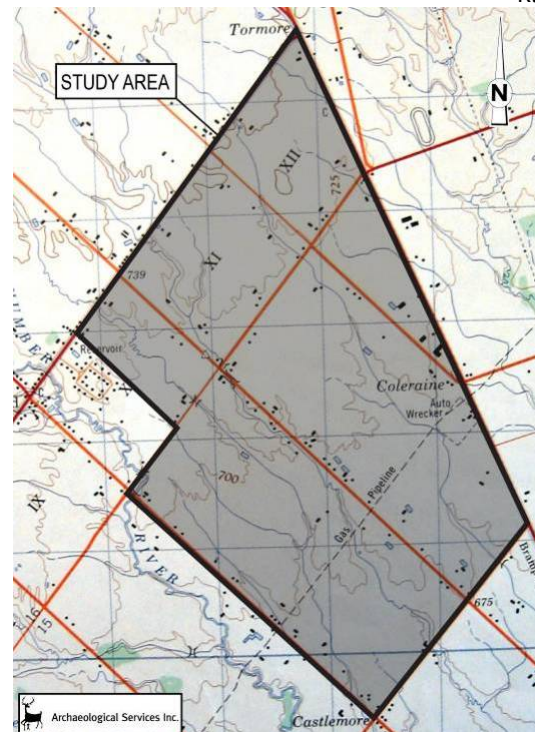


Figure 10: Location of the study area in the Township of Toronto Gore, 1976.

Base Map: Bolton Sheet, Ministry of Energy, Mines, and Resources



The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first “legal” settlers took up their lands later in that same year. The extant survey diaries indicated that the original timber stands within the township included oak, ash, maple, beech, elm, basswood, hemlock and pine. The survey crew working in the township in the summer of 1819 suffered under extreme conditions. One of the complaints noted by the surveyor was that of “musquitoes miserable thick.” Due to heavy rain part of the crew became separated from the rest of the party, and they spent a wet, uncomfortable night alone in the woods. One of the men, named Montgomery, badly cut his foot and had to be sent home. The work within this township was summed up by the surveyor as “pretty tuff times.”

It was recorded that the first landowners in the township were composed of settlers from New Brunswick, the United States, and also some United Empire Loyalists and their children (Pope 1877:65; Mika 1977:417; Armstrong 1985:142).

In 1788, the County of Peel was part of the extensive district known as the “Nassau District”. Later called the “Home District”, its administrative centre was located in Newark, now Niagara-on-the-Lake. After the province of Quebec was divided into Upper and Lower Canada in 1792, the Province was separated into nineteen counties, and by 1852, the entire institution of districts was abolished and the late Home Districts were represented by the Counties of York, Ontario and Peel. Shortly after, the County of Ontario became a separate county, and the question of separation became popular in Peel. A vote for independence was taken in 1866, and in 1867 the village of Brampton was chosen as the capital of the new county. The Township of Toronto Gore remained a part of the County of Peel until 1973, and in 1974, the Township became a part of the City of Brampton.

### **2.2.1 Historic Settlements**

A review of the historical maps revealed that a number of historic settlements are located within the limits of the study area. They include the following:

#### *Castlemore*

This post office village was located on a tributary of the West Humber River part Lots 10 and 11 Concessions 9 and 10, Toronto Gore Township. The village began to develop during the early 1840s. It contained an inn, post office, store, shoe store, blacksmith, wagon maker, Orange Lodge, church and school. The population numbered about 200 (Crossby 1873:79; Charters 1967:264).

#### *Colerain (Coleraine)*

This post office village was located on part Lots 12 and 13 Concession 12, Toronto Gore Township. It is said to have been named after two of the leading families in the area, those of Cole and Raine. The early settlers included John O’Grady and Charles Dunn in 1832-1833. It contained a post office, blacksmith shop, wagon maker, stores, hotels (the “Beehive” and “Coleraine Hotel”), Orange Hall, Grange Hall and a Temperance Inn and lodge. The population numbered about 200 (Crossby 1873:90; Charters 1967:265-266).

#### *Toremore (Tormore)*

This post office village was located on part Lot 17 Concession 12, Toronto Gore Township and part Lot 1 Concession 7, Albion Township. The village was originally called “Hart’s Corners” or “Hartville” in honour of a settler named Robert Hart. The post office was established here in 1861, and named by post master William Graham. The village contained a store, hotel, weaver, wagon maker, plough maker, blacksmith, Temperance House and school. The population numbered about 50 (Crossby 1873:336; Heyes 1961:285-287; Charters 1967:267).



The Tremaine map of 1859 indicates a village named Grantville at the crossroads between Lots 15 and 16, Concessions 9 and 10. The settlement does not appear on the Atlas map of 1877, nor the Guidal map of 1917. It does, however reappear on the topographic map of 1919, but with the name of Gooseville. Gooseville is also illustrated on the 1926 and 1940 topographic maps. There is no settlement indicated at that particular crossroads on later topographic maps. Information on this settlement was not readily available at the time of research.<sup>2</sup>

### **2.2.2 Land Use Summary**

A number of property owners and historical features are illustrated within the study area on the three earliest maps featured in this study: the 1859 *Tremaine Map of Peel County*, the 1877 map of the Township of Toronto Gore in the *Illustrated Historical Atlas of Peel County*, and the 1917 map of the Township of Toronto Gore in the *Guidal Commercial Directory Atlas of Peel County*. Tables 1 to 3 present lists of such features and owners/residents. It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlas.

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<sup>2</sup> The History of Caledon section of the Caledon Public Library website ([http://www.caledon.library.on.ca/index.php?option=com\\_content&task=view&id=99#wildfield](http://www.caledon.library.on.ca/index.php?option=com_content&task=view&id=99#wildfield)) indicates that Grantville and Gooseville are the predecessors of the hamlet of Wildfield (other names associated with this settlement included Gribbin and the Parish of St. Patrick's). However, Wildfield is located on Lot 17, Concessions 9 and 10, north of Grantville/Gooseville (see Figures 1 and 9).





| Table 1: Property Owner(s) and Historic Feature(s) Located within the Study Area |     |  |  |   |   |  |   |
|--|-----|--|--|---|---|--|---|
| Location   |     | Tremaine Map (1859)  |  | Atlas Map (1877)  |   | Guidal Map (1917)*                           |   |
| Conc.  | Lot | Owner(s)/Tenant(s)   | Historic Feature(s)  | Owner(s)/Tenant(s)  | Historic Feature(s)   | Owner(s)/Tenant(s)                           | Historic Feature(s)                                 |
| 10   | 11  | John Carefoot (N ½)<br>William Carefoot (S ½)  | ---<br>Inn   | G.D. (S ½)<br>William Burton (S ½)<br>John Carefoot (N ½)   | Inn<br>Residence<br>Residence   | J.F. Byrnes<br>John Kersey<br>M. Fitzpatrick | Two watercourses                                    |
|  | 12  | Thos. Parr (NW ¼)<br>John Murphy (NE ¼ & S ½)  | ---<br>---   | Martin Byrne (S ½)<br>Thomas Parr (NW ¼)<br>William Kersey (NE ¼)   | Residence<br>Residence<br>---   | W. Parr<br>W. Kersey                         | Two watercourses                                    |
|  | 13  | John Adams (W ½)<br>Henry Parr (E ½)   | ---<br>---   | James M. Adams (W ½)<br>James Parr (E ½)  | Residence<br>Residence  | Theo. Lundy<br>Geo. Hunter                   | Two watercourses                                    |
|  | 14  | John O'Donald (W ½)<br>Thomas Strattow (NE ¼)<br>Henry Parr (SE ¼)                       | ---<br>---<br>---  | John O'Donald (W ½)<br>Matthew Harrison (NE ¼)<br>Joseph Parr (SE ¼)  | Residence<br>---<br>Residence   | D. Ashley<br>S. Parr<br>J. O'Donnel          | Two watercourses                                    |
|  | 15  | James Burnes (W ½)<br>Jasmes Grant (NE ¼)<br>Edward Kelley (SE ¼)                        | ---<br>---<br>Store  | Matthew Harrison (SE ¼)<br>Mrs. M. Kelly (NE ¼)<br>Thomas Byrne (W ½)   | Residence<br>---<br>Residence   | John Byrnes<br>W. Maw<br>D. Ashley           | Three watercourses                                  |
|  | 16  | Samuel Beamish (N½)<br>James Maw (SE ¼)  | ---<br>---   | James Maw (SE ¼)<br>John Splan (N ½)  | Residence<br>---  | Wm Maw<br>J. Beamish                         | One watercourse                                     |
|  | 17  | Reverend Eugene O'Reily  | ---  | Robert Kennedy  | Residence   | A. Pendergast<br>Rev. M.J. Wilson            | One watercourse                                     |
| 11   | 11  | James & John Johnson<br>David Johnston   | ---<br>Residence   | David Johnson (S ½)<br>James Johnson (N ½)  | Residence<br>Residence  | J. Austin<br>Jas. Johnston<br>J. Johnston    | One watercourse                                     |
|  | 12  | Joseph Parr (W ½)<br>James St. John (SE ¼)<br>J. Parr (NE 1/8)<br>Geo. Neighton (NE 3/8) | Residence<br>---<br>Part of the crossroads<br>community of Coleraine | Thomas Montgomery (W ½)<br>Estate of William Kersey (SE¼)<br>George Leighton (NE 3/8)<br>J. St. John (NE 1/8) | Residence<br>Residence<br>Residence<br>Residence                                | J. McQuarrie<br>A. Johnston<br>J. Johnston   | One watercourse                                     |
|  | 13  | Edward Kelley (NW ¼)<br>Joseph Parr (SW ¼)<br>Samuel Ackroid (E ½)                       | ---<br>---<br>---  | Thomas Webster (E ½)<br>Thomas Montgomery (SW¼)<br>William Kersey (NW ¼)                                      | Residence<br>---<br>Residence   | Issac Nattress<br>T. Webster<br>W. Kersey    | One watercourse                                     |
|  | 14  | M.A. Stonehouse (W ½)<br>Thomas Cole (E ½)   | ---<br>---   | Thomas Cole (E ½)<br>Isaac Devins (W ½)   | ---<br>Two residences   | John Clarkson<br>Jas Farr                    | One watercourse                                     |
|  | 15  | Richard Clark (W ½)<br>Edwd. _____rson(E ½)  | ---<br>---   | Richard Clark (W ½)<br>John Splan (E ½)   | Residence<br>Residence  | Jos. Brooks<br>W. Clark                      | One watercourse                                     |
|  | 16  | James Craven (N ½)<br>Heirs of J. Craven (SW ¼)<br>Rachel Craven (SE ¼)                  | Two residences<br>Blacksmiths shop<br>---                            | Mrs. Rachel Craven (SE ¼)<br>James Craven (W ½ & NE ¼)  | Two residences<br>Three residences  | H. Foster<br>C. London<br>Geo. Brown         | Two watercourses                                    |
|  | 17  | Richard St. John (NW ¼)<br>Robert. Barbour (SW ¼)<br>Andrew McCourt (E ½)                | ---<br>---<br>---  | John Splan (E ¼)<br>James Craven (Central ¼)<br>Nathaniel Beamish (SW ¼)<br>John Gilmore (NW ¼)               | ---<br>Residence<br>---<br>Residence  | Chas London<br>W. Goodfellow                 | One watercourse                                     |
| 12   | 12  | ---  | Part of the crossroads<br>community of Coleraine                     | ---   | Part of the crossroads community<br>of Coleraine                                | ---  | ---   |
|  | 13  | W H (N ½)<br>--- (S ½)   | ---<br>Part of the crossroads<br>community of Coleraine              | ---<br>Estate of William Kersey   | Part of the crossroads community<br>of Coleraine<br>Residence; blacksmiths shop | J. Clarkson                                  | Part of the crossroads<br>community of<br>Coleraine |



| Table 1: Property Owner(s) and Historic Feature(s) Located within the Study Area |     |   |                     |   |  |                     |                     |
|--|-----|---|---------------------|---|--|---------------------|---------------------|
| Location   |     | Tremaine Map (1859)   |                     | Atlas Map (1877)  |  | Guidal Map (1917)*  |                     |
| Conc.  | Lot | Owner(s)/Tenant(s)  | Historic Feature(s) | Owner(s)/Tenant(s)  | Historic Feature(s)                    | Owner(s)/Tenant(s)  | Historic Feature(s) |
|  | 14  | Thomas Cole   | ---                 | Thomas Cole   | Residence                              | J. Clarkson         | ---                 |
|  | 15  | Robert Woodill  | ---                 | John Cameron  | Residence                              | Jno. Black          | ---                 |
|  | 16  | John Splan (W ½)<br>Ronald. Tibb (E ½)                      | School              | John Splan (W 1/3)<br>Walter Watson (E 2/3)               | Individual residence<br>Two residences | J. Splan            | ---                 |
|  | 17  | Nay <sup>n</sup> . Green (NW ¼)<br>Robert Hart (SW ¼ & E ½) | Residence; Church   | George Hart (E ½)<br>W.S. Hart (SW ¼)<br>John Hart (NW ¼) | Church<br>Residence<br>Residence       | N. Maw<br>Geo. Hart | One watercourse     |

\* Unlike the 1859 and 1877 maps, the Guidal map does not illustrate the different property parcels within the Lots, nor does it illustrate historical features.



### 3.0 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

The Stage 1 archaeological assessment of the study area was conducted in accordance with the Ontario Ministry of Culture's draft Standards and Guidelines for Consultant Archaeologists (2006). A Stage 1 archaeological assessment involves research to describe the known and potential archaeological resources within the vicinity of a study area. Such an assessment incorporates a review of previous archaeological research, physiography, and land use history for the property. Background research was completed to identify any archaeological sites in the study area and to assess the property's archaeological potential

#### 3.1 Stage 1 Archaeological Assessment – Background Research

##### 3.1.1 *Previous Archaeological Research*

In order that an inventory of archaeological resources could be compiled for the study area, three sources of information were consulted: the site record forms for registered sites housed at the Ontario Ministry of Culture; published and unpublished documentary sources; and the files of ASI.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database (OASD) maintained by the Ontario Ministry of Tourism and Culture. This database contains archaeological sites registered within the Borden system. Under the Borden system, Canada has been divided into grid blocks based on latitude and longitude. A Borden Block is approximately 13 kilometres east to west, and approximately 18.5 kilometres north to south. Each Borden Block is referenced by a four-letter designator, and sites within a block are numbered sequentially as they are found. The study area under review is located in the Borden Blocks AlGw and AkGw.

Two sites have been registered previously within the study area (Figure 11), and an additional 14 sites have been registered within one kilometre of the study area limits. All of the registered sites are summarized in Table 1.

The **Livingston site (AkGw-3)** is represented by a collection of artifacts gathered by the Livingston family from Lot 15, Concession 11. It was registered by David Spittal in 1977, on the basis of information provided by Mrs. McQuaig, of Beeton, and the Livingston family. The collection had been lost by 1977. Spittal inferred that the site or sites from which this material had been derived were of general Archaic date. As the registration was based on a lost collection, there is no specific locational information for the site(s). While, the co-ordinates entered in the OASD have been used to plot the site for the general purposes of this study, these cannot be considered to be particularly reliable.

The **Castlemore Cairn site (AkGw-296)** is a mid-to-late nineteenth-century Euro-Canadian village found by Archaeoworks during the assessment for the widening and reconstruction of Castlemore Road from McVean Drive to 250 m east of the Gore Road. The site spans the four corners of the intersection of Castlemore Road and the Gore Road, including Lot 11 Concession 10 within the secondary plan area, and consists of 1,677 artifacts including construction materials, glass fragments, ceramics and faunal artifacts.



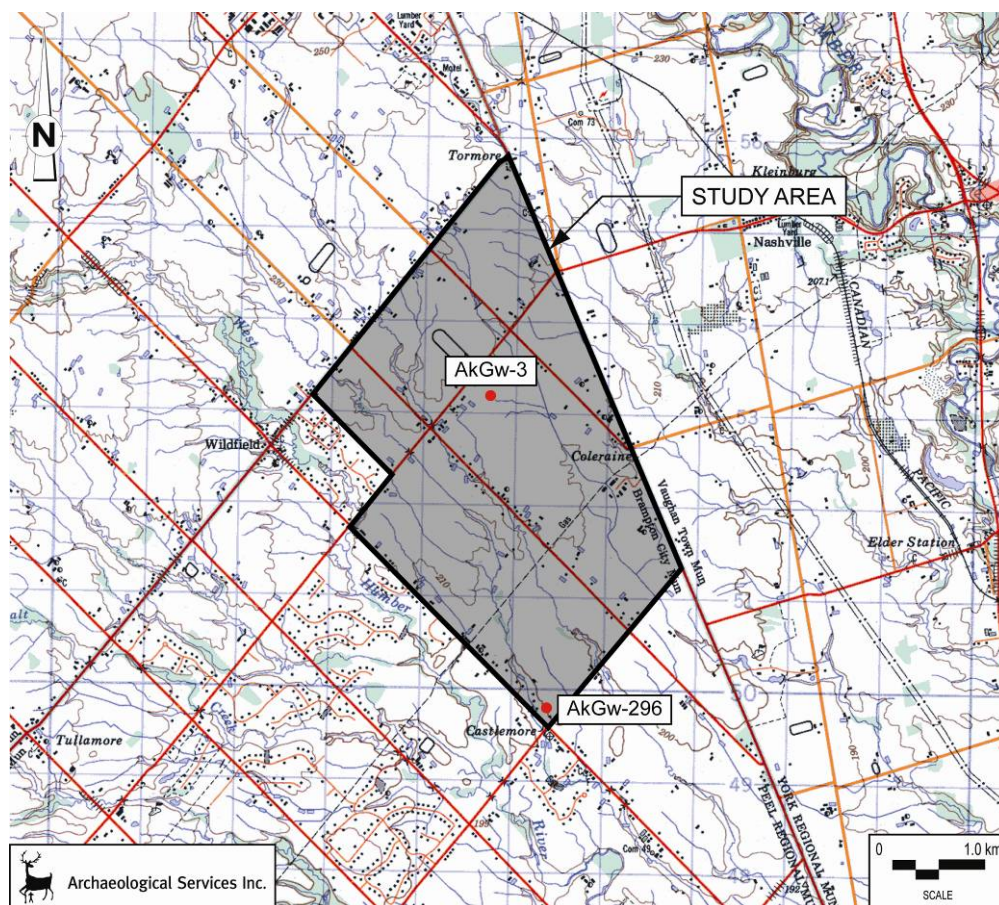


Figure 11: Approximate location of archaeological sites previously registered within the Area 47 Secondary Plan study area.

Base Map: NTS Sheet 30 M/13 (Bolton)

| Table 2: Registered Archaeological Sites Within 1 km of the Study Area |                         |                               |                       |                        |
|--|-------------------------|-------------------------------|-----------------------|------------------------|
| Borden   | Site Name               | Cultural Affiliation          | Site Type             | Researcher             |
| AkGv-156   | McVean 1                | Middle Archaic                | Lithic Scatter        | J.A. Bursey 1998       |
| AkGv-157   | McVean 2                | Late Woodland                 | Isolated Find         | J.A. Bursey 1998       |
| AkGv-159   | ---                     | Late Archaic                  | Isolated Find         | D.R. Poulton 1999      |
| <b>AkGw-3</b>  | <b>Livingston</b>       | <b>Archaic</b>                | <b>Lithic Scatter</b> | <b>D. Spittal 1977</b> |
| AkGw-17  | South Coleraine         | Historic Euro-Canadian        | Homestead             | D.R. Poulton, 1999     |
| AkGw-285   | Fines West              | Undetermined Precontact       | Isolated Find         | ASI* 2005              |
| AkGw-292   | O'Connor                | Historic Euro-Canadian        | Homestead             | ASI 2006               |
| <b>AkGw-296</b>  | <b>Castlemore Cairn</b> | <b>Historic Euro-Canadian</b> | <b>Village</b>        | <b>K. Slocki 2006</b>  |
| AkGw-299   | East Yellow Park        | Undetermined Precontact       | Lithic Scatter        | ASI 2006               |
| AkGw-300   | Yellow Park             | Undetermined Precontact       | Lithic Scatter        | ASI 2006               |
| AkGw-301   | West Yellow Park        | Undetermined Precontact       | Lithic Scatter        | ASI 2006               |
| AlGw-40  | ---                     | Early Woodland                | Isolated Find         | OMA** 1989             |
| AlGw-41  | ---                     | Historic Euro-Canadian        | Isolated Find         | OMA 1989               |
| AlGw-65  | ---                     | Undetermined Precontact       | Isolated Find         | C.A. Theriault 2000    |
| AlGw-80  | Graham                  | Historic Euro-Canadian        | Homestead             | ASI 2005               |
| AlGw-81  | ---                     | Early Archaic                 | Isolated Find         | ASI 2005               |

Bolded sites are located within the study area.

\*ASI - Archaeological Services Inc.

\*\*OMA - Ontario Museum of Archaeology





### ***3.1.2 Assessment of Precontact Archaeological Potential***

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most commonly used variables for predictive modeling of site location.

The Ontario Ministry of Culture Primer on Archaeology, Land Use Planning and Development in Ontario (1997:12-13) stipulates that undisturbed land within 300 metres of a primary water source (lakeshore, river, large creek, etc.), and undisturbed land within 200 metres of a secondary water source (stream, spring, marsh, swamp, etc.), as well as undisturbed land within 300 metres of an ancient water source (as indicated by remnant beaches, shore cliffs, terraces, abandoned river channel features, etc.) and undisturbed lands within 250 metres of a previously registered archaeological site, are considered to have potential for the presence of precontact archaeological sites. As the study area is dissected by various small tributaries of the West Humber River, a significant portion of the study area is within 200 metres to 300 metres of water.

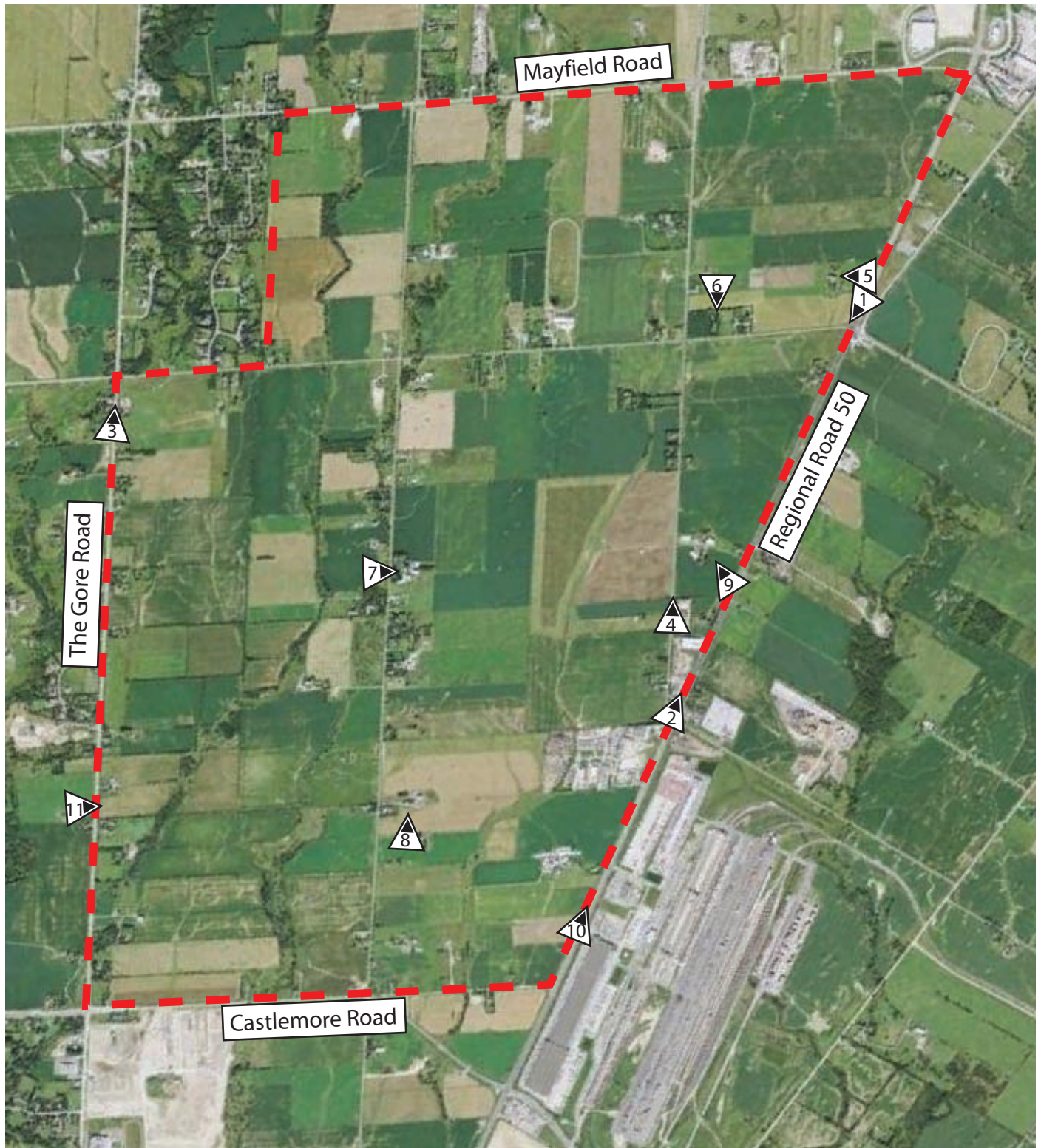
### ***3.1.3 Assessment of Historical Archaeological Potential***

For the Euro-Canadian period, the majority of early nineteenth-century farmsteads (i.e., those which are arguably the most potentially significant resources and whose locations are rarely recorded on nineteenth-century maps) are likely to be captured by the basic proximity to water model outlined above, since these occupations were subject to similar environmental constraints. An added factor, however, is the development of the network of concession roads through the course of the nineteenth century. Accordingly, undisturbed lands within 100 metres of the early settlement roads may also be considered to have potential for the presence of Euro-Canadian archaeological sites, including the north-south roadways extending through the study area (The Gore Road, Clarkway Drive, Coleraine Drive and Regional Road 50) as well as the east-west roadways (Mayfield Road, Countryside Drive and Castlemore Road). In particular, Castlemore Road would have serviced the community of Castlemore whereas Coleraine Drive and Regional Road 50 would have serviced the community of Coleraine. Similarly, lands within 100 metres of settlement features noted on the historical mapping may also be considered to exhibit archaeological potential, although it should be noted that the accuracy with which features were plotted on these maps is limited. The 1877 *Illustrated Historical Atlas* indicates at least 39 residences within the study area, as well as one church, an inn and a blacksmith shop.

## **3.2 Stage 1 Archaeological Assessment – Field Review**

The Area 47 Secondary Plan study area is a largely rural landscape that appears to have undergone minimal construction and development impacts (Figure 12). A field review of the study area was carried out in order to confirm the assessment of Aboriginal and Euro-Canadian archaeological site potential observed from the visual inspection of maps and aerial photos. The field review also attempted to determine the degree to which construction and development and landscape alteration may have affected that potential and the integrity of the rural landscape.






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#### LEGEND

 Limits of the Study Area

 Direction of Plates

0  1.5 km  
SCALE

ASI PROJECT NO.: 09SP-41  
DATE: July 14, 2010

DRAWN BY: ZA



The study area is bisected by large arterial roads that link urban commercial and residential developments within the City of Brampton. These include The Gore Road, Regional Road 50, Mayfield Road, Countryside Drive and Castlemore Road (Plates 1 to 3). These roads have been in use since the area was settled in the early nineteenth century but have since undergone massive improvements involving extensive grading and the construction of asphalt shoulders and culverts. Thus the original soil below the roads and immediately adjacent to it (shoulders) have been either removed or heavily disturbed and therefore, they have little to no archaeological potential. The smaller thoroughfares such as Clarkway Drive and Coleraine Drive have also undergone improvements, but to a lesser degree (Plate 4).



Plate 1: Looking southeast towards Regional Road 50



Plate 2: Looking northwest towards Regional Road 50



Plate 3: Looking northwest towards The Gore Road



Plate 4: Looking west at disturbed area adjacent to Coleraine Drive

Several small pockets of land have been impacted by residential and commercial developments. These developments have been built using modern construction techniques (deep excavation, extensive earth moving, concrete pads, subsurface utility lines) and these areas will have no potential for archaeological resources (Plates 5 to 8).



Plate 5: Residence with surrounding areas of disturbance including paved and gravel driveway, looking southwest



Plate 6: Residence with paved driveway, looking southeast



Plate 7: Looking northeast towards farm complex and gravel driveway



Plate 8: Looking northwest at extant structure and areas of disturbance

The field survey confirmed that the vast majority of the study area is rural and appears to be largely undisturbed and therefore has potential for archaeological resources. This includes historic farm lots that, in spite of the likely disturbance to the soil immediately beneath the houses and farm buildings, still have potential for the presence of archaeological resources beyond the building footprints. The balance of the greenspace/agricultural lands do not exhibit indications of previous alteration or disturbance and have potential for archaeological resources (Plates 9 to 11). A significant feature of the study area is the West Humber River watershed. Several tributaries of the river run the length of the area and the tablelands and terraces adjacent to the creeks have particularly high potential for the presence of archaeological resources.





Plate 9: Looking west towards agricultural fields



Plate 10: Looking northwest at ploughed fields



Plate 11: View of agricultural fields, looking northeast

### 3.3 Summary of Archaeological Potential

Figure 13 provides a summary of the general distribution of lands exhibiting archaeological potential. These potential zones have been defined on the basis on standard Ministry of Culture criteria (distance from water and other landscape features, etc.), the locations of nineteenth-century features as plotted in the 1859 and 1877 historical map sources, existing conditions and a general evaluation of landscape integrity. This “composite” zone of archaeological potential for the presence of pre-contact and Euro-Canadian archaeological resources covers approximately 96% of the study area.



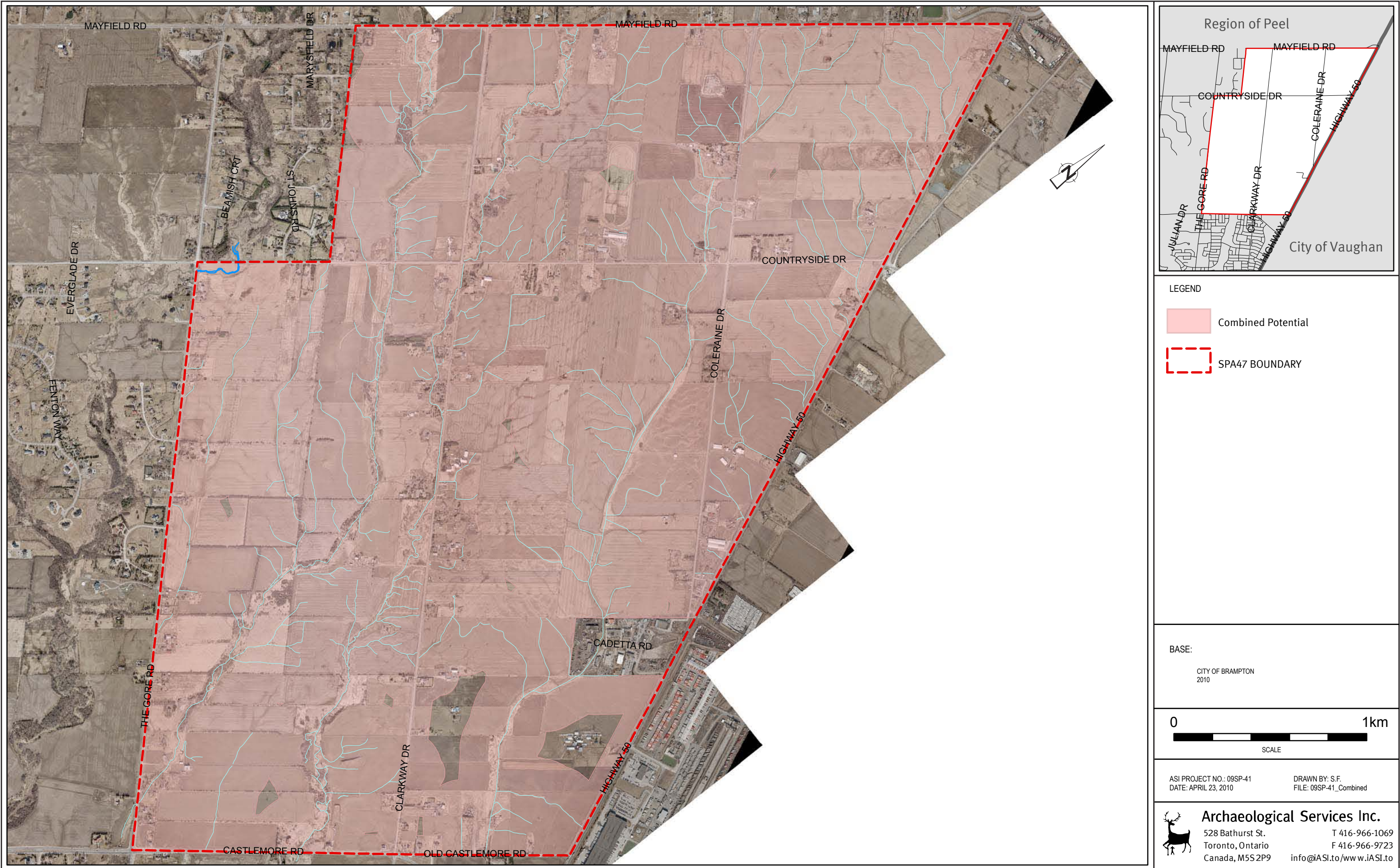


Figure 13: Identification of General Zones of Archaeological Potential within Highway 427 Industrial Secondary Plan Area SPA 47



## 4.0 ABORIGINAL CONSULTATION

An important component of any future archaeological assessment, planning and mitigation program for the secondary plan area is the development of an adequate Aboriginal consultation process in relation to the precontact archaeological resources that may be present.

It is often assumed that the First Nation that is geographically closest to the project is the most suitable group with whom to consult, particularly when the issues at stake are those of archaeological resources and human remains. However, the complex histories of the First Nations of southern Ontario, both before and after European contact and settlement, means that such assumptions can be simplistic and detrimental to the success of the entire consultation process. This can be complicated by the fact that many archaeological sites are of such antiquity, or may yield such sparse material remains (in terms of representing culturally of “ethnically” diagnostic material, that no conclusive identification of affiliation to modern communities is possible. The same may or may not be true of any sites discovered as a result of future Stage 2 assessments that are undertaken as part of the secondary planning process and subsequent development.

Under circumstances of this sort there should be an effort to identify all groups that are appropriate (on cultural-historical grounds) to act as the designated descendants of those who occupied the project area in the past, and who are willing to participate and ensure that cultural heritage remains are treated in an appropriate and seemly manner. This identification process is best achieved through negotiation with a variety of communities in order that they may themselves arrive at the final decision. It should also be noted that the Ministry of Culture (now Ministry of Tourism and Culture) issued (and posted on-line) draft Standards and Guidelines for Archaeological Assessment in August, 2006, which included a Unit that required Aboriginal consultation (or “engagement” to use MTC’s phrase) between Stages 3 and 4 archaeological investigations on Aboriginal sites and recommended consultation before Stage 2 and 3. These were recently succeeded by a draft technical document entitled *Engaging Aboriginal Communities in Archaeology* (MTC 2009). While these guidelines have not yet been finalized, such consultation is now expected by many First Nations.

First Nations discussion and consultation with regard to archaeological site mitigation strategies in similar planning contexts may be used to provide a general understanding of preferred Stage 4 mitigation priorities and actions. While there are different levels of concern for sites of various time periods and types, it should be noted that in all cases there is a presumption in favour of avoidance and preservation of any First Nation site that has not been disturbed by ploughing or other modern land uses. Any such site should be deemed to be of high heritage value. An additional complicating factor is that many sites may represent occupations of more than one general time period. The existence of such different components on a single site may or may not be apparent upon conclusion of a Stage 3 assessment. In such cases, the most conservative mitigative option should be preferred.

The logic underlying this discussion is that archaeological sites of heritage value are comparable to at least significant natural resource features, such as wetlands, in that they are scarce, fragile, and non renewable. They must therefore be managed in a similar manner and allowances for their existence and long term conservation must be made as early as is possible in the development planning process.

**Paleo-Indian and Early Archaic** sites, which on the basis of Stage 3 assessment are found to be more than a single isolated find, are deemed to be of high heritage value. Large sites of this period, e.g., tool stone acquisition sites and large base camps used on multiple occasions, or specialized sites such as caches or burials should be protected. Caches and burials *may* be identified on the basis of Stage 3 assessment through the recovery of a suite of diagnostic/unusual artifacts. Smaller transitory camps or



apparently single-occasion chert reduction events are also of high heritage value, but may be subject to salvage excavation, provided that the appropriate methodological approaches for such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines).

**Middle Archaic**, and **Late Archaic** sites, which on the basis of Stage 3 assessment are found to be more than a single isolated find, are deemed to be of high heritage value. Large sites of this period, e.g., tool stone acquisition sites and large base camps used on multiple occasions, or specialized sites such as caches, isolated burials, or cemeteries (which appear during the Late and Terminal Archaic) are of high value and should be protected. Caches, burials and cemeteries *may* be identified on the basis of Stage 3 assessment through the recovery of a suite of diagnostic/unusual artifacts. Sites that exhibit an unusual degree of preservation of organic materials are also of heightened value. Smaller transitory camps or apparently single-occasion chert reduction events are also of high heritage value, but may be subject to salvage excavation, provided that the appropriate methodological approaches for block excavation of such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines).

It should be noted that many lithic sites that produce debitage, but lack formal diagnostic tools are assumed to be of generalized Archaic origin. Such sites may be of almost any size, although larger sites will be more likely produce at least some formal tools that can be more specifically dated. Small lithic sites that cannot be ascribed a more specific date are generally regarded as having lower heritage value, at least in terms of their information potential, and are often not subject to any form of Stage 4 mitigation. Should such a site exhibit other unusual or unique attributes, however, preservation and/or salvage excavation would be required.

**Early Woodland**, **Middle Woodland** and **Transitional Woodland** sites, which on the basis of Stage 3 assessment are found to be more than a single isolated find, are deemed to be of high heritage value. Large sites of this period, e.g., tool stone acquisition sites and large base camps used on multiple occasions, or specialized sites such as caches, isolated burials or cemeteries should be protected. Caches, burials and cemeteries *may* be identified on the basis of Stage 3 assessment through the recovery of a suite of diagnostic/unusual artifacts. Sites that exhibit an unusual degree of preservation of organic materials are also of heightened value. Smaller transitory camps or locales marked by an apparently single chert reduction event or the breakage and discard of ceramic artifacts are also of high heritage value, but may be subject to salvage excavation, provided that the appropriate methodological approaches for block excavation (and potentially topsoil stripping) of such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines).

Large **Late Woodland** and **Contact** period First Nation villages are deemed to be of high heritage value. Such sites should be protected. It is preferable that such sites be preserved through full avoidance, or a combination of avoidance and salvage excavation. There is a presumption that Late Woodland period settlements, in particular villages, exhibit a heightened potential for human burials. This can rarely be predicted on the basis of any Stage 3 assessment, but should be considered in determining an appropriate Stage 4 strategy, whereby avoidance is the preferred option where feasible. Should such a site be subject to salvage excavation, the appropriate methodological approaches for block excavation and topsoil stripping must be applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines). Should one or more human burials be encountered during a Stage 4 salvage excavation, the disposition of the remains (preservation and avoidance versus exhumation and reburial elsewhere) must be negotiated between all relevant stakeholders.

Smaller Late Woodland and Contact period First Nation camps, cabins/hamlets and specialized resource extraction sites are deemed to be of high heritage value, depending on their size and characteristics. It is preferable that the larger sites be preserved through full avoidance or a combination of avoidance and





salvage excavation provided that the appropriate methodological approaches for block excavation and topsoil stripping of such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines). Smaller camps that evidently were only briefly occupied or marked by a limited range of activities are also of high heritage value, but may be subject to salvage excavation, provided that the appropriate methodological approaches for block excavation (and potentially topsoil stripping) of such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines). There is potential that some Late Woodland period sites provisionally identified as “camps” or “cabins” may have served as specialized burial sites. This can rarely be predicted on the basis of any Stage 3 assessment, but should be considered in determining an appropriate Stage 4 strategy.

Late Woodland and post-contact period First Nation ossuaries or cemeteries are deemed to be of high heritage value, and should under all possible circumstances be protected through avoidance. It must be acknowledged that the detection of cemeteries and/or ossuaries during Stage 2 archaeological assessment is virtually impossible. Moreover, it is difficult to predict the location of such features in more than a general manner. This is partially a reflection of the available data, although the data that do exist have not been rigorously examined by archaeologists in either the academic or cultural resource management context. Many of the cemeteries and ossuaries known to archaeologists were first discovered as a result of land clearance in the nineteenth century. The locations of these sites may or may not be well-documented. Modern discoveries of such sites are generally accidental results of large scale earth-moving or other construction activities. Upon discovery of such burial features during the course of construction some remedial documentation and excavation may be required, but avoidance and preservation through project redesign/revision should be the ultimate preferred alternative.

In areas where ossuary burial was not a traditional practice, or was only one of several contemporary practices, Late Woodland and Contact period First Nation cemeteries *may* be detected during Stage 3 assessment by the recovery of human bone and/or a suite of diagnostic/unusual artifacts. As historic Neutral cemeteries are often in close proximity to their associated villages, a 200 metre buffer zone around the perimeter of documented villages might be considered as having elevated potential for the discovery of human remains.

Upon confirmation that a Late Woodland or Contact period First Nation site served as a cemetery, preservation through avoidance through project redesign/revision should be the ultimate preferred alternative.

## 5.0 BUILT HERITAGE AND CULTURAL LANDSCAPE ASSESSMENT

### 5.1 Introduction

This cultural heritage assessment addresses above ground cultural heritage resources over 40 years old. Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007; Ontario Realty Corporation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

The proposed Area 47 Secondary Plan has the potential to affect cultural heritage resources in a variety of ways. These include the loss or displacement of resources through removal or demolition and the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting.

For the purposes of this assessment, the term cultural heritage resources was used to describe both cultural landscapes and built heritage features. A cultural landscape is perceived as a collection of individual built heritage features and other related features that together form farm complexes, roadscares and nucleated settlements. Built heritage features are typically individual buildings or structures that may be associated with a variety of human activities, such as historical settlement and patterns of architectural development.

#### 5.1.1 *Legislative and Policy Context*

The analysis throughout the study process addresses cultural heritage resources under various pieces of legislation and policy and their supporting guidelines. Under the *Environmental Assessment Act* (1990) environment is defined in Subsection 1(c) to include:

- cultural conditions that influence the life of man or a community, and;
- any building, structure, machine, or other device or thing made by man.

In addition, environment may be interpreted to include the combination and interrelationships of human artifacts with all other aspects of the physical environment, as well as with the social, economic and cultural conditions that influence the life of the people and communities in Ontario. The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* distinguish between two basic ways of visually experiencing this heritage in the environment, namely as cultural landscapes and as cultural features.

Within this document, cultural landscapes are defined as the following (Section 1.0):

The use and physical appearance of the land as we see it now is a result of man's activities over time in modifying pristine landscapes for his own purposes. A cultural landscape is perceived as a collection of individual man-made features into a whole. Urban cultural landscapes are sometimes given special names such as townscares or streetscares that describe various scales of perception from the general scene to the particular view. Cultural landscapes in the countryside are viewed in or adjacent to natural undisturbed landscapes, or waterscares, and include such landuses as agriculture,



mining, forestry, recreation, and transportation. Like urban cultural landscapes, they too may be perceived at various scales: as a large area of homogeneous character; or as an intermediate sized area of homogeneous character or a collection of settings such as a group of farms; or as a discrete example of specific landscape character such as a single farm, or an individual village or hamlet.

A cultural feature is defined as the following (Section 1.0):

...an individual part of a cultural landscape that may be focused upon as part of a broader scene, or viewed independently. The term refers to any man-made or modified object in or on the land or underwater, such as buildings of various types, street furniture, engineering works, plantings and landscaping, archaeological sites, or a collection of such objects seen as a group because of close physical or social relationships.

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

2.0 ...protecting cultural heritage and archaeological resources for their economic, environmental, and social benefits.

Part 4.5 of the *PPS* states that:

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.

Municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of a municipal official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2-Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

2.6.1 Significant built heritage resources and cultural heritage landscapes shall be conserved.

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

*Built heritage resources* mean one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

*Cultural heritage landscapes* mean a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways, and industrial complexes of cultural heritage value (PPS 2005).

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (PPS 2005). Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (PPS 2005).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

The City of Brampton's Official Plan also provides several policies that guide the conservation of cultural heritage resources in the municipality and which are relevant to the current assessment. The municipality's cultural heritage resource policies have been designed to meet the following objectives:

- a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to be significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including significant public views; and
- c) Promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.

The following policies contained within the City of Brampton's Official Plan have guided the scope of this assessment: 4.9.1.2 – 4.9.1.4; 4.9.1.6; 4.9.1.8 – 4.9.1.13; 4.9.2.2; 4.9.4.1 – 4.9.4.3; 4.9.5.1 – 4.9.5.2; 4.9.5.4; and 4.9.5.5.

### **5.1.2 Data Collection**

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources within the study corridor are subject to inventory. Short form names are usually applied to each resource type, (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for and existence of cultural heritage resources in a particular geographic area.





Background historic research, which includes consultation of primary and secondary source research and historic mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study corridor. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to 19th and 20th century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilized to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilized during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and past experience. A built structure or landscape is identified as a cultural heritage resource that should be considered during the course of the assessment, if the resource meets a combination of the following criteria:

- It is 40 years or older;
- It is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- It displays a high degree of craftsmanship or artistic merit;
- It demonstrates a high degree of technical or scientific achievement;
- The site and/or structure retains original stylistic features and has not been irreversibly altered so as to destroy its integrity;
- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the City of Brampton; the Province of Ontario; Canada; or the world heritage list;
- It yields, or had the potential to yield, information that contributes to an understanding of: the City of Brampton; the Province of Ontario; Canada; or the world heritage list;
- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the City of Brampton; the Province of Ontario; Canada; or the world heritage list;
- It is important in defining, maintaining, or supporting the character of an area;
- It is physically, functionally, visually, or historically linked to its surroundings;
- It is a landmark;
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history;
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region; or
- There is evidence of previous historic and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.).

If a resource satisfies an appropriate combination of these criteria, it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically,



further historical research and consultation is required to determine the specific significance of the identified cultural heritage resource.

When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

|                                     |   |
|-------------------------------------|---|
| Farm complexes:                     | comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.                               |
| Roadscapes:                         | generally two-lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.  |
| Waterscapes:                        | waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historic development and settlement patterns.                    |
| Railscapes:                         | active or inactive railway lines or railway rights of way and associated features.  |
| Historical settlements:             | groupings of two or more structures with a commonly applied name.   |
| Streetscapes:                       | generally consists of a paved road found in a more urban setting, and may include a series of houses that would have been built in the same time period.  |
| Historical agricultural Landscapes: | generally comprises a historically rooted settlement and farming pattern that reflects a recognizable arrangement of fields within a lot and may have associated agricultural outbuildings and structures |
| Cemeteries:                         | land used for the burial of human remains.  |

## 5.2 Background Research

Background research was undertaken to document the land use history of the study for the purposes of identifying and evaluating cultural heritage resources. Primary and secondary sources were consulted, including historic atlases and maps, early 20<sup>th</sup> century topographic mapping, local history books, and file holdings provided by the City of Brampton's Heritage Coordinator. The results of this research are provided in Section 2.2.

In order to make a preliminary identification of existing built heritage features and cultural heritage landscapes within the study area and to collect any relevant information, the *City of Brampton's Municipal Register of Cultural Heritage Resources Designated under Part IV of the Ontario Heritage Act* (January 2010) and the *City of Brampton's Municipal Register of Cultural Heritage Resources Heritage Listing Pursuant to the Ontario Heritage Act* (January 2010) were consulted. A review of these inventories revealed that there are seven previously identified heritage resources located within the study








area. All of these properties have been listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

### **5.3 Identification of Potential Cultural Heritage Resources**

This section provides a description of all of the above-ground cultural heritage resources that may be affected by the proposed development of the Area 47 Secondary Plan. Field reviews were undertaken by Rebecca Sciarra and Lindsay Popert, Cultural Heritage Specialists, ASI in February and April 2010 to identify features of cultural heritage interest. As anticipated, the study area yielded a number of cultural heritage resources in the form of built heritage resources and cultural heritage landscapes. The field review also revealed that the study area has retained much of its nineteenth century character and continues to embody built features, as well as landscape features, that are closely linked to its agricultural history. Table 3 lists the cultural heritage resources that were identified in the study area during the field review, while Figure 14 (see Appendix A) provides location mapping of cultural heritage resources identified during the field review.



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area

| Feature | Location           | Feature Type         | Description/Recognition  | Source of Identification  | Photograph  |
|---------|--------------------|----------------------|--|---|---|
| CHR 1   | 7905 Mayfield Road | Farmstead            | Buildings on this property have been removed; the property was approved for demolition following prior due diligence and Heritage Board review. <sup>3</sup> The property was previously known as the Kennedy/O'Reilly Farm.   | Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.<br><br>Category B Rating. | <div><br/>(April 2010)</div> <div><br/>(January 2008)</div> |
| CHR 2   | 8211 Mayfield Road | Barn                 | This property was unable to be accessed and photographic documentation was only possible from the road right-of-way. This barn appears to be of an unusual design and layout with gabled dormers, projecting frontispiece, and a double gable roof line. The roof features asphalt shingles, and the exterior features a combination of horizontal wood siding and block concrete on the eastern elevation. According to property owners, the building is unsafe. Visual observations indicated that the west end of the roof is upturned. | Identified during the field review.   | <div></div>   |
| CHR 3   | Lot 17, Con. 12    | Remnant Farm Complex | This barn likely dates to pre-1900 and is the only remaining structure on the property. It features a metal gable roof and vertical plank siding.  | Identified during the field review.   | <div></div> <div></div>                                 |

<sup>3</sup> Comment from Jim Leonard, Heritage Coordinator, City of Brampton



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area








| Feature | Location         | Feature Type | Description/Recognition   | Source of Identification   | Photograph  |
|---------|------------------|--------------|---|--|---|
| CHR 4   | 11970 Highway 50 | Farmstead    | <p>This property consists of a 1 ½ storey nineteenth century farmhouse, outbuildings, and surrounding landscape features. The property is known as the ‘Hart House’.</p> <p>As of January 2011, the subject resource was reported to be vacant.</p>   | <p>Listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources.</p> <p>Category B Rating.</p> |     |
| CHR 5   | Highway 50       | Cemetery     | <p>This property consists of the Shiloh Cemetery, which is owned and operated by the City of Brampton. It consists of a number of free-standing gravestones, as well as gravestones that have been set in the ground as a protective measure. The cemetery is bounded by wire fencing and retains what appears to be an original concrete pillar marking the southwest corner of the lot.</p>   | <p>Listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources.</p> <p>Category A Rating.</p> |     |
| CHR 6   | 11176 Highway 50 | Farm Complex | <p>This landscape consist of a farmhouse, driveshed, barn, and various landscape features. The farmhouse likely dates to the late nineteenth century and has a brick veneer exterior on stone foundations. The residence reflects Italianate architectural influences however has been altered with numerous additions. The driveshed features vertical wood boarding and a metal roof while the barn is set in an L-shaped configuration and features vertical wood siding, field stone foundations, and a metal cross-gable roof. An entrance drive provides access to the property but lacks adjacent mature plantings. Actively cultivated fields are extant to the north and south of the building complex, but these have been severed from the property.</p> | <p>Identified during the field review.</p>   |     |



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area

| Feature | Location                                    | Feature Type         | Description/Recognition  | Source of Identification            | Photograph  |
|---------|---|----------------------|--|-------------------------------------|---|
| CHR 7   | 5556 Country Side Dr                        | Farm Complex         | This landscape consists of a farmhouse, barn, and select landscape features. The farmhouse is a mid-nineteenth century 1 ½ storey structure with a brick veneer, buff brick detailing, stone foundations, and an asphalt gabled roof. The gable roof barn features vertical board siding and a metal roof. An entrance drive provides access to the residence and rear of the property and mature coniferous tree lines effectively provide visual borders to the property. Four apples trees are also extant on the property and may be associated with a previous orchard located on the property. | Identified during field review.     |       |
| CHR 8   | Lot 16, Con. 11                             | Remnant Farm Complex | Access to this property was not possible during the field review. This remnant landscape consists of poured concrete foundations and numerous landscape features including valley lands of the West Humber River, a tributary of the West Humber river, rolling topography, dense vegetative cover, and mature trees.  | Identified during the field review. |     |
| CHR 9   | Countryside Drive and Clarkway intersection | Culvert              | This structure consists of a poured concrete, rigid frame culvert carrying Countryside Drive over a small tributary of the West Humber River. Generally, the structure is a common example of culvert construction. It appears to have been widened and features a structural seam. The culvert also features a bevelled soffit at the bottom and stone materials are present along the southwest wing wall..  | Identified during field review.     |   |
| CHR 10  | 4973 Countryside Dr.                        | Barn/Outbuilding     | This property features a rectangular shaped barn with wooden clapboard siding over plywood boarding, gable roof and concrete block foundations. The eastern elevation of the structure features an upper storey door, driveshed door, and window. It is possible that this building may have once been used for industrial or manufacturing purposes.  | Identified during the field review. |   |



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area






| Feature | Location             | Feature Type | Description/Recognition  | Source of Identification   | Photograph  |
|---------|----------------------|--------------|--|--|---|
| CHR 11  | 10955 Clarkway Drive | Farm Complex | <p>This landscape consists of a mid nineteenth century Victorian farmhouse, outbuildings, barns, and various landscape features. Tree lines serve as effective borders along the property's southern and northern edges, and dense vegetation surrounds the house, buffering it from the road right-of-way. This property is currently known as the 'Pinebrook Farm' and has been historically known as the Richard Clark farmhouse. Clarkway Drive was named after this property.</p> <p>As of January 2011, the subject resource was reported to be vacant.</p>  | <p>Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.</p> <p>Category B Rating</p>  |    |
| CHR 12  | 10916 Coleraine Dr.  | Farm Complex | <p>This landscape consists of a farmhouse, barn complex, and various landscape features. The residence likely dates to the late nineteenth century and features 2 storey massing, brick exterior, stone foundations, and a combination of hipped and mansard asphalt roof. Two internal brick chimneys are extant and some original windows are intact. The barn complex features gables roofs and vertical boarding. Generally, the property retains a nineteenth century setting through the retention of landscape features such as: post and rail fencing; wooded areas; fruit trees potentially associated with a previous orchard; and a long, narrow entrance drive screened by vegetative buffering and traversing a small tributary of the West Humber River.</p> | <p>Identified during field review.</p>   |       |
| CHR 13  | 10980 Highway 50     | Farm Complex | <p>This landscape consists of a farmhouse, barn, outbuildings, and landscape features. The residence dates to the 1890s and exhibits Italianate architectural design influences. The structure features a brick exterior and a combination of a hipped and mansard roof. The barn has a rectangular floor plan, metal gable roof, vertical wood siding, and sits on block concrete foundations. The outbuildings are of frame construction. A short gravel driveway framed by Norway Spruce provides access to the property.</p>   | <p>Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.</p> <p>Category B Rating.</p> |   |

Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area





| Feature | Location                   | Feature Type              | Description/Recognition   | Source of Identification            | Photograph  |
|---------|----------------------------|---------------------------|---|-------------------------------------|---|
| CHR 14  | 10690 Highway 50           | Farm Complex              | <p>This landscape consists of a farmhouse and nineteenth century barn, as well as multiple modern buildings and a silo. The farmhouse consists of a 1 ½ storey Ontario Gothic residence, with a T-shaped floor plan, brick exterior, likely stone foundations, and an asphalt gable roof. The barn sits on stone foundations which have been repaired with concrete in places and features vertical wooden siding and a metal saltbox roof. The property is still used for agricultural purposes and features a long entrance drive to the nineteenth century residence and barn complex.</p> <p>This property is locally known as the ‘Cole Farm’.</p> | Identified during the field review. |    |
| CHR 15  | 10514 Coleraine Dr.        | Ruins; Relic Farm Complex | This property features foundations of a former barn. The foundations appear to resemble an L-shaped building layout and consist of poured concrete materials. A banked entrance to the former barn is also extant. The property also retains remnant wooden fencing and a rolling topography.   | Identified during the field review. |    |
| CHR 16  | West side of Coleraine Dr. | Drive shed                | A driveshed is extant directly west of the property located at 10690 Highway 50 (CHR 14). Based on field review observations and a review of City of Brampton mapping, it appears that that the two properties are owned and cultivated by the same owners. The driveshed features a metal gable roof and vertical wood siding.   | Identified during the field review. |    |



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area



| Feature | Location           | Feature Type | Description/Recognition  | Source of Identification            | Photograph  |
|---------|--------------------|--------------|--|-------------------------------------|---|
| CHR 17  | 10699 Clarkway     | Residence    | This property consists of a 1 storey post-war, mid-twentieth century residence. It features poured concrete foundations, a hipped asphalt roof, horizontal vinyl siding, and an internal stacked chimney. Mature coniferous tree lines are present on the property's northern and western borders. A review of historic mapping indicates that this property was subdivided from the adjacent farm.  | Identified during the field review. |    |
| CHR 18  | 10671 Clarkway Dr. | Farm Complex | This landscape consists of a farmhouse, multiple sheds, a driveshed, barns, and several landscape features. The residence is a 1 ½ storey Ontario Vernacular farmhouse with vinyl siding, an asphalt gable roof and stone foundation. A gambrel roof barn is extant on the property and feature wood siding and a block concrete foundation. An early twentieth century driveshed is also extant and features block and pressed concrete materials and vinyl siding. This structure has a gable roof and sits on a concrete foundation. Modern outbuilding and silos are also present. The property is currently used for agricultural purposes and retains a setting that is evocative of its nineteenth century origins. Mature trees are dispersed throughout the property and a tree-lined, gravel entrance drive provides access to the property. | Identified during the field review. |   |
| CHR 19  | 10644 Clarkway Dr. | Residence    | A 1 ½ storey Ontario Vernacular farmhouse is extant on this property, which contains very recently constructed residential buildings. Full access to the property was not available during the field review. However, field observations confirmed that a nineteenth century structure is extant on the property and features a front-facing gabled roof and an exterior of wood shingles, insulbrick, and clapboard. The structure appears to be very dilapidated.  | Identified during the field review. |  |



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area

| Feature | Location           | Feature Type | Description/Recognition  | Source of Identification            | Photograph   |
|---------|--------------------|--------------|--|-------------------------------------|--|
| CHR 20  | 10484 Clarkway Dr. | Residence    | This landscape consists of a farmhouse, barn, and select landscape features. The residence has a 2 storey massing, rough cast plaster exterior, truncated hipped roof, and reflects Italianate architectural design influences. A gable roof barn is located west of the residence and features an aluminium roof and vertical wood siding. A long entrance drive provides access to the property.   | Identified during the field review. |   |
| CHR 21  | 10411 Clarkway Dr. | Residence    | This property consists of a 1 storey Vernacular post-war residence. It features an asphalt hipped roof, vinyl siding, centrally-located internal brick chimney, and sits on concrete block foundations.  | Identified during the field review. |    |
| CHR 22  | 10307 Clarkway Dr. | Farm Complex | This landscape consists of a farmhouse, barn, modern buildings and select landscape features. The residence dates to the late nineteenth century and features 2 ½ story massing, brick exterior, mansard roof, and exhibits Italianate architectural design influences. The barn has a gambrel roof and appears to sit on concrete foundations. Vertical wood siding is visible, however, it appears that the exterior of the structure has been covered with a stucco or rough cast plaster. A long entrance drive provides access to the property. | Identified during the field review. | <div></div> |

Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area








| Feature | Location            | Feature Type | Description/Recognition  | Source of Identification   | Photograph  |
|---------|---------------------|--------------|--|--|---|
| CHR 23  | 10192A Highway 50   | Farm Complex | This landscape consists of a farmhouse, barns, multiple outbuildings, and landscape features. The residence features 2 storey massing, brick exterior, original veranda, exposed decorative bracket beneath the roof eaves, and reflects Italianate architectural design influences. Multiple barns are extant on the property, two of which likely date to the nineteenth century.  | Listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources.<br><br>Category A Rating |       |
| CHR 24  | 10089 Clarkway Dr.  | Farm Complex | This property consists of a farmhouse and barn. The residence is a 1 ½ storey Ontario Gothic farmhouse with brick veneer and asphalt gable roof. It has been substantially altered. The barn features a banked entrance, vertical wood siding, a metal gable roof, and stone foundations. The property is still actively cultivated and features a stately entrance drive.   | Identified during the field review.  |     |
| CHR 25  | 10015 Clarkway Dr.  | Residence    | This property contains a 1 ½ storey Vernacular post-war, mid-twentieth century house with a brick veneer, hipped roof, internal brick chimney, and sits on concrete foundations.   | Identified during the field review.  |    |
| CHR 26  | 4764 Castlemore Rd. | Farm Complex | This landscape consists of a farmhouse, barn, sheds and retains select landscape features. The farmhouse dates to the mid-nineteenth century and is a 1 ½ storey Ontario Gothic structure with brick veneer, asphalt cross-gabled roof, and stone foundations. The barn has an L-shaped floor plan and features a banked entrance, vertical wood siding, metal gable roof, and stone foundations. A short entrance drive provides access to the property. Cultivated fields surround the property however, portions of the property have considerable amounts of refuse. | Identified during the field review.  |   |



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area

| Feature | Location            | Feature Type | Description/Recognition   | Source of Identification   | Photograph  |
|---------|---------------------|--------------|---|--|---|
| CHR 27  | 10159 The Gore Road | Farm Complex | This property consists of a farmhouse, driveshed, barn, sheds, and select landscape features. The farmhouse is a 1 ½ storey structure that exhibits Ontario Gothic architectural design influences and likely dates to the mid-nineteenth century. It has a centrally-located dormer, internal brick chimneys, veranda spanning the entire front façade, and returned eaves. The driveshed located to the rear of the house likely dates to the early twentieth century and features wood siding and shingles as well as a centrally located, internal brick chimney. An aluminium shed is also extant on the property, as well as two barns; both have gable roofs and vertical wood siding. The larger barn sits on stone foundations. A narrow entrance drive and actively cultivated fields maintain the property’s nineteenth century setting. | Listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources.<br><br>Category B Rating |     |
| CHR 28  | 10263 The Gore Rd.  | Farm Complex | This landscape consists of a farmhouse, barn, shed, and landscape features. The residence features 2 ½ story massing, brick veneer, asphalt hipped roof and reflects Edwardian Classicism architectural design influences. The barn has a rectangular floor plan. A long, narrow entrance drive provides access to the property and it appears that it was recently framed by trees, which have since been removed. Significant tree lines frame the northern and eastern edges of the property and actively cultivated fields appear to be present east of the tree lines. The property seems to have been vacant for some time and remains unsecured.   | Identified during the field review.  |     |
| CHR 29  | 10365 The Gore Rd.  | Farm Complex | This property consists of a mid-twentieth century residence, several modern drivesheds and silos, and a half demolished barn. The residence appears to have 1 storey massing, horizontal vinyl siding, an internal brick chimney, and sits on unknown foundations. A garage has been added to the rear of the structure.  | Identified during the field review.  |    |



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area







| Feature | Location            | Feature Type                   | Description/Recognition   | Source of Identification            | Photograph   |
|---------|---------------------|--------------------------------|---|-------------------------------------|--|
| CHR 30  | 10431 The Gore Rd.  | Residence                      | This property contains a residence and driveshed. The residence features 1 ½ storey massing, a brick veneer, possible granite foundations, low-overhanging roof line on the front façade, and shed-roofed dormer. The structure likely dates to the 1920s-1930s and reflects California Bungalow design influences. The driveshed has a metal roof and does not sit on any foundations. | Identified during the field review. | <div></div> |
| CHR 31  | 10691 The Gore rd.  | Remnant agricultural landscape | This property contains a late twentieth century house, gravel entrance drive, post and rail fencing, a barn or shed structure, and mature vegetation. Access to the property was not available during the field review.   | Identified during the field review. | <div></div>   |
| CHR 32  | 10947A The Gore Rd. | Barn                           | This property contains an early twentieth century barn with vertical wood board siding, a metal salt box roof, banked entrance, and a poured concrete foundation.   | Identified during the field review. | <div></div>   |

Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area

| Feature | Location                                | Feature Type | Description/Recognition   | Source of Identification            | Photograph  |
|---------|---|--------------|---|-------------------------------------|---|
| CHR 33  | The Gore Road, north of Castlemore Road | Bridge       | This structure consists of a single span, rigid frame bridge. The bridge is constructed with reinforced concrete and features open steel handrail panels and was constructed in 1963, as evidenced by a date marked on the parapet end walls.   | Identified during the field review. |    |
| CHR 34  | 10461 Highway 50                        | Residence    | This property contains a mid twentieth century, post-war residence with vinyl siding, 1 ½ storey massing, concrete foundations, and an asphalt gable roof on the front portion of the structure and a hipped roof on the rear extension.  | Identified during the field review. |   |
| CHR 35  | Clarkway, south of Country Side Rd.     | Culvert      | This culvert was probably built in the mid-twentieth century. The structure is constructed with concrete and in a rigid frame design. It appears that the structure was constructed with wooden forms and using reinforced concrete.  | Identified during the field review. |  |
| CHR 36  | Countryside Drive                       | Roadscape    | This transportation corridor follows the alignment of an original concession road that was established in the early-to-mid nineteenth century. It continues to retain scenic features that are evocative of its nineteenth century origins. It features a narrow, two lane, right-of-way, lacks shoulders and curbs, and is framed by rolling agricultural fields and vegetative screening. | Identified during the field review. |  |



Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area

| Feature | Location        | Feature Type | Description/Recognition   | Source of Identification            | Photograph  |
|---------|-----------------|--------------|---|-------------------------------------|---|
| CHR 37  | Clarkway Drive  | Roadscape    | This transportation corridor follows the alignment of an original concession road that was established in the early-to-mid nineteenth century. It continues to retain scenic features that are evocative of its nineteenth century origins. It features a narrow, two lane, right-of-way, lacks shoulders and curbs, features undulating terrain in parts, and is framed by rolling agricultural fields and vegetative screening. | Identified during the field review. |  |
| CHR 38  | Coleraine Drive | Roadscape    | This transportation corridor follows the alignment of an original concession road that was established in the early-to-mid nineteenth century. It continues to retain scenic features that are evocative of its nineteenth century origins. It features a narrow, two lane, right-of-way, lacks shoulders and curbs, and is framed by rolling agricultural fields and vegetative screening.                                       | Identified during the field review. |  |

## 5.4 Evaluation of Cultural Heritage Resources

Based on the results of field survey and analysis, select properties identified during the field review were screened out from further analysis and development of recommendation measures based on consideration of the degree of alterations, integrity of the resource, and its potential for historical, architectural, and contextual associations. Potential for architectural and contextual associations were assessed based on data collected during the field survey, while potential for historical associations was assessed based on a lot by lot review of historic mapping and local history sources.

A total of 27 properties were subsequently identified as having the potential for cultural heritage value. To provide an appropriate level of information sufficient for informing the secondary plan process, a select number of properties were subject to application of heritage evaluation criteria, as specified in the City of Brampton's document entitled *Criteria for Determining Cultural Heritage Value or Interest* (Draft 2007) (See Table 6)<sup>4</sup>. Properties were selected to target: geographically-dispersed or clustered resources; a range of resource types and styles; and those that either individually or as whole express rare or outstanding architectural, historical, and contextual values. Properties that were not subject to evaluation, but which exhibit potential for cultural heritage value, were identified as requiring preparation of heritage impact assessments at the Block Plan stage. Section 5.4.1 provides an overview of the City of Brampton's guidelines for evaluating cultural heritage resources. Section 5.4.2 provides a summary of this analysis, synthesis and the results of heritage evaluation where applicable. Heritage evaluations completed by ASI for individual properties can be found in Appendix B.

### 5.4.1 City of Brampton Guidelines

Select cultural heritage resources identified during the field review were evaluated using criteria set out by the City of Brampton. Following the guidelines of Regulation 9/06 of the *Ontario Heritage Act*, the City of Brampton in their Official Plan (2006) recommended the development of criteria for assessing the heritage significance of cultural heritage resources (Section 4.9.1.4). In 2007, the City of Brampton released a document entitled *Criteria for Determining Cultural Heritage Value or Interest* (Draft 2007). This document provides an evaluative framework for establishing the heritage significance of cultural heritage resources in the City of Brampton.

As specified in the City of Brampton's *Criteria for Determining Cultural Heritage Value or Interest* (Draft 2007) document, an overall category grade is assigned to a heritage resource in order to set priorities for future heritage conservation decisions. A resource is assessed in terms of its historical value or associative value, its design value or physical value, and its contextual value. Each broad category is accompanied by various sub-criteria. The evaluator is asked to consider each of the eleven sub-criteria elements within each of the three broad criteria categories and to assign a qualitative grade between excellent and poor for each sub-criterion (Table 4). Corresponding numerical values are then circled and a sub-score is totalled. A sub-grade from A to D is also assigned.

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<sup>4</sup> It should be noted that the following resources were not subject to heritage evaluation as part of the current study as they have been previously evaluated for the purposes of listing on the City of Brampton's Municipal Heritage Register: CHR 4, CHR 5, CHR 11, CHR 13, CHR 23, and CHR 27. It should also be noted that CHL 16 was not individually subject to heritage evaluation on the basis that it is an ancillary structure associated with CHL 14 and therefore it was determined that heritage evaluation of CHL 14 provided a sufficient level of information to make recommendations about this resource within the context of the present study. Finally, the following resources were not subject to formal heritage evaluation: CHR 2, CHR 9, and CHR 20. In lieu of formal heritage evaluation of these resources, results of background historical research and field survey results conducted from public road right-of-ways were used to determine if they should be subject to further consideration and study.



**Table 4: City of Brampton's Heritage Evaluation Form**

| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade     |
|--|------|-------|-------|------|----|-----------|---------------|
|  | 100% | 80%   | 50%   | 30%  | 0% |           |               |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  | 0-100     | A, B, C, or D |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |               |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  |           |               |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |               |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |               |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade     |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |               |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 0-100     | A, B, C, or D |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |               |
| 8. Demonstrates a high degree of technical or scientific achievement;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |               |
| CONTEXTUAL VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade     |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |               |
| 9. Is important in defining, maintaining or supporting the character of an area;                                     | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 0-100     | A, B, C, or D |
| 10. Is physically, functionally, visually, or historically linked to its surroundings;                               | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |               |
| 11. Is a landmark.   | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |               |

The guideline also provides instructions for determining the overall grade assigned to a built heritage resource or cultural heritage landscape:

“If an A is sub-scored in any of three broad criteria categories, the overall category grade for the property will always be Category A. If no A is sub-scored, but at least one B is, in any of three broad criteria categories, the overall category grade for the property will always be Category B. If a C is sub-scored in all three, broad criteria categories, the overall category for property will always be a Category C. If the sub-scores in all three broad criteria categories total 25 points or less, the property is a Category D.”

The overall category grade provides guidance for future heritage conservation decisions such as designation. The following provides a summary of overall grade category definitions and implications:

| Table 5: Overall Category Grades |            |  |
|----------------------------------|------------|--|
| Points                           | Class      | Significance/Implications  |
| 70+ Points                       | Category A | Most significant, individually outstanding; highest priority for listing and municipal designation under the Ontario Heritage Act            |
| 40 – 69 Points                   | Category B | Significant; Distinct importance; worthy of preservation; High Priority for Listing and Municipal Designation under the Ontario Heritage Act |
| 26-39 Points                     | Category C | Contributing value; some noteworthiness; Municipal Listing and   |



|               |            |   |
|---------------|------------|---|
|               |            | Designation may be considered on a case by case basis only. |
| 0 – 25 Points | Category D | No heritage value.  |
|               |            |   |



#### 5.4.2 Analysis of Field Survey Results and Heritage Evaluations as Applicable

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location           | Feature Type         | Source of Identification  | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>   | Follow-up/Recommendations   |
|---------|--------------------|----------------------|---|--|---|
| CHR 1   | 7905 Mayfield Road | Farmstead            | Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. | Screened out from further evaluation or development of recommendation measures given that all standing structures have been removed. A demolition permit for the property was approved several months ago following prior due diligence and review by Brampton Heritage Board.<br><br>Category B Rating* | No further work required.   |
| CHR 2   | 8211 Mayfield Road | Barn                 | Identified during the field review.   | Exhibits potential for architectural, historical, or contextual values.<br><br>Not evaluated   | An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.   |
| CHR 3   | Lot 17, Con. 12    | Remnant Farm Complex | Identified during the field review.   | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated  | No further work required.   |
| CHR 4   | 11970 Highway 50   | Farmstead            | Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. | Previously identified architectural, historical, or contextual values.<br><br>Category B Rating*   | Strong candidate for conservation and potential for adaptive re-use within future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |

<sup>5</sup> See page 39 for a description of the scope of heritage evaluation conducted as part of the present study.

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location             | Feature Type         | Source of Identification                                      | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>                    | Follow-up/Recommendations   |
|---------|----------------------|----------------------|---|---|---|
| CHR 5   | Highway 50           | Cemetery             | Designated under Part IV of the <i>Ontario Heritage Act</i> . | Previously identified architectural, historical, or contextual values.<br><br>Category A Rating*. | Strong candidate for conservation and integration into future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to establish a conservation plan and appropriate mitigation measures.  |
| CHR 6   | 11176 Highway 50     | Farm Complex         | Identified during the field review.                           | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating               | Candidate for conservation.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.  |
| CHR 7   | 5556 Country Side Dr | Farm Complex         | Identified during field review.                               | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating               | Candidate for conservation.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.  |
| CHR 8   | Lot 16, Con. 11      | Remnant Farm Complex | Identified during the field review.                           | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating               | Strong candidate for conservation and integration into future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |





**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location                                    | Feature Type     | Source of Identification  | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>  | Follow-up/Recommendations   |
|---------|---|------------------|---|---|---|
| CHR 9   | Countryside Drive and Clarkway intersection | Culvert          | Identified during field review.   | Confirmed architectural, historical, or contextual values.<br><br>Category C Rating   | No further work required.   |
| CHR 10  | 4973 Countryside Dr.                        | Barn/Outbuilding | Identified during the field review.   | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated | No further work required.   |
| CHR 11  | 10955 Clarkway Drive                        | Farm Complex     | Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. | Previously identified architectural, historical, or contextual values.<br><br>Category B Rating*  | Strong candidate for conservation and integration into future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |
| CHR 12  | 10916 Coleraine Dr.                         | Farm Complex     | Identified during field review.   | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating   | Strong candidate for conservation and integration into future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location            | Feature Type              | Source of Identification  | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>  | Follow-up/Recommendations   |
|---------|---------------------|---------------------------|---|---|---|
| CHR 13  | 10980 Highway 50    | Farm Complex              | Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. | Previously identified architectural, historical, or contextual values.<br><br>Category B Rating*  | Strong candidate for conservation and adaptive re-use potential in the future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.     |
| CHR 14  | 10690 Highway 50    | Farm Complex              | Identified during the field review.   | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating   | Strong candidate for conservation and potential for adaptive re-use within future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |
| CHR 15  | 10514 Coleraine Dr. | Ruins; Relic Farm Complex | Identified during the field review.   | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated | No further work required.   |



**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location                   | Feature Type | Source of Identification            | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>  | Follow-up/Recommendations   |
|---------|----------------------------|--------------|-------------------------------------|---|---|
| CHR 16  | West side of Coleraine Dr. | Drive shed   | Identified during the field review. | Exhibits potential for architectural, historical, or contextual values.<br><br>Not evaluated.   | Strong candidate for conservation and adaptive re-use potential within future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |
| CHR 17  | 10699 Clarkway             | Residence    | Identified during the field review. | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated | No further work required.   |
| CHR 18  | 10671 Clarkway Dr.         | Farm Complex | Identified during the field review. | Confirmed architectural, historical, and contextual values.<br><br>Category B Rating  | Strong candidate for conservation and integration within future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.               |
| CHR 19  | 10644 Clarkway Dr.         | Residence    | Identified during the field review. | Exhibits potential for architectural, historical, and contextual values.<br><br>Not evaluated.  | An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.   |

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location           | Feature Type | Source of Identification  | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>   | Follow-up/Recommendations   |
|---------|--------------------|--------------|---|--|---|
| CHR 20  | 10484 Clarkway Dr. | Residence    | Identified during the field review.   | Exhibits potential for architectural, historical, and contextual values.<br><br>Not evaluated  | An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.   |
| CHR 21  | 10411 Clarkway Dr. | Residence    | Identified during the field review.   | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated. | No further work required.   |
| CHR 22  | 10307 Clarkway Dr. | Farm Complex | Identified during the field review.   | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating  | Candidate for conservation.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.  |
| CHR 23  | 10192A Highway 50  | Farm Complex | Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. | Previously identified architectural, historical, or contextual values.<br><br>Category A Rating*   | Strong candidate for conservation and adaptive re-use potential within future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |
| CHR 24  | 10089 Clarkway Dr. | Farm Complex | Identified during the field review.   | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating  | Candidate for conservation.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.  |





**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location            | Feature Type | Source of Identification  | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>   | Follow-up/Recommendations   |
|---------|---------------------|--------------|---|--|---|
| CHR 25  | 10015 Clarkway Dr.  | Residence    | Identified during the field review.   | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated. | No further work required.   |
| CHR 26  | 4764 Castlemore Rd  | Farm Complex | Identified during the field review.   | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating  | Strong candidate for conservation and integration within future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |
| CHR 27  | 10159 The Gore Road | Farm Complex | Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. | Previously identified architectural, historical, or contextual values.<br><br>Category B Rating*   | Strong candidate for conservation and integration within future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures. |



**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location           | Feature Type | Source of Identification            | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>      | Follow-up/Recommendations  |
|---------|--------------------|--------------|-------------------------------------|---|--|
| CHR 28  | 10263 The Gore Rd. | Farm Complex | Identified during the field review. | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating | Strong candidate for conservation and integration with the future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.<br><br>This property has been vacant for some time. At the time of field survey the property was unsecured, in a state of neglect and has undergone removal of some of its heritage attributes such as tree lines flanking the primary entrance drive. |
| CHR 29  | 10365 The Gore Rd. | Farm Complex | Identified during the field review. | Confirmed architectural, historical, or contextual values.<br><br>Category C Rating | An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures..   |
| CHR 30  | 10431 The Gore Rd. | Residence    | Identified during the field review. | Confirmed architectural, historical, or contextual values.<br><br>Category B Rating | Strong candidate for conservation and integration within the future land use development in the secondary plan area.<br><br>An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.  |

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location                                | Feature Type                   | Source of Identification            | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>  | Follow-up/Recommendations |
|---------|---|--------------------------------|-------------------------------------|---|---------------------------|
| CHR 31  | 10691 The Gore rd.                      | Remnant agricultural landscape | Identified during the field review. | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated   | No further work required. |
| CHR 32  | 10947A The Gore Rd.                     | Barn                           | Identified during the field review. | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values .<br><br>Not evaluated. | No further work required. |
| CHR 33  | The Gore Road, north of Castlemore Road | Bridge                         | Identified during the field review. | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated.  | No further work required. |
| CHR 34  | 10461 Highway 50                        | Residence                      | Identified during the field review. | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated.  | No further work required. |
| CHR 35  | Clarkway, south of Country Side Rd.     | Culvert                        | Identified during the field review. | Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.<br><br>Not evaluated.  | No further work required. |

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

| Feature | Location          | Feature Type | Source of Identification            | Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>   | Follow-up/Recommendations  |
|---------|-------------------|--------------|-------------------------------------|--|--|
| CHR 36  | Countryside Drive | Roadscape    | Identified during the field review. | This roadscape continues to retain scenic features that are evocative of its nineteenth century origins and function as an original concession road. | This roadscape should be documented in advance of road improvements. |
| CHR 37  | Clarkway Drive    | Roadscape    | Identified during the field review. | This roadscape continues to retain scenic features that are evocative of its nineteenth century origins and function as an original concession road. | This roadscape should be documented in advance of road improvements. |
| CHR 38  | Coleraine Drive   | Roadscape    | Identified during the field review. | This roadscape continues to retain scenic features that are evocative of its nineteenth century origins and function as an original concession road. | This roadscape should be documented in advance of road improvements. |

\* Indicates that the category rating assigned is based on heritage evaluations previously conducted by the City of Brampton.





## 6.0 CULTURAL HERITAGE STUDY – CONCLUSIONS AND RECOMMENDATIONS

Archaeological Services Inc. (ASI) was hired by the City of Brampton to conduct a Cultural Heritage Study for the Area 47 Secondary Plan, in the Regional Municipality of Peel, Ontario. The study area is approximately 1,214 hectares and is bounded by Mayfield Road to the north, Castlemore Road to the south, Regional Road 50 to the east and The Gore Road to the west. The Cultural Heritage Study consisted of a Stage 1 Archaeological Assessment and a Built Heritage Resources and Cultural Heritage Landscapes Assessment.

### 6.1 Stage 1 Archaeological Assessment and Aboriginal Consultation

The Stage 1 archaeological assessment revealed that two archaeological sites had previously been registered within the limits of the study area and an additional 14 sites had been registered within one kilometre of its limits. Additionally, a review of the general physiography and local nineteenth century land use within the study area suggested that it exhibited archaeological site potential.

The field review determined that with the exception of roads and other small areas which have been impacted by residential and commercial developments, the greater part of the study area consisted of undisturbed agricultural fields which exhibit archaeological site potential. The presence of the West Humber River and its many tributaries increase the potential for the presence of archaeological resources.

Based on application of generic modelling criteria, approximately 96% of the secondary plan area exhibits archaeological potential.

In light of these results, the following recommendations are made concerning the Stage 1 Archaeological Assessment:

1. Developments within the Area 47 Secondary Plan area must be preceded by a Stage 2 archaeological assessment. Such assessments must be conducted in accordance with the Ministry of Culture's *Standards and Guidelines for Consultant Archaeologists* (Draft 2006). This work is required prior to any land disturbing activities in order to identify any archaeological remains that may be present.

It should be noted that the archaeological assessment of any proposed development (e.g., a draft plan of subdivision) must be carried out on **all** lands within that particular subject property, not simply those lands identified as exhibiting potential in this study.

2. Should any First Nations archaeological resource be identified in the course of future, more extensive archaeological assessments of the study area, meaningful consultation with those First Nations groups who have an active interest in these resources and their treatment should be conducted during subsequent phases of the project.

In addition the following conditions apply:

- This report is filed with the Minister of Tourism and Culture in compliance with sec. 65 (1) of the Ontario Heritage Act. The ministry reviews reports to ensure that the licensee has met the terms and conditions of the license and archaeological resources have been identified and documented according to the standards and guidelines set by the ministry, ensuring the conservation, protection and preservation of the heritage of Ontario. It is recommended that development not



proceed before receiving confirmation that the Ministry of Tourism and Culture has entered the report into the provincial register of reports.

- Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.
- Any person discovering human remains must immediately notify the police or coroner and the Registrar of Cemeteries, Ministry of Government Services.
- The documentation related to this archaeological assessment will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism and Culture, and any other legitimate interest groups.

## 6.2 Built Heritage and Cultural Landscape Assessment

The results of archival research and field survey confirmed that the Area 47 Secondary Plan has an agricultural land use history that dates to the mid-nineteenth century. Over the past century, the study area has been minimally altered with the introduction of a small number of mid-twentieth century residential structures and industrial and commercial businesses. A large number of nineteenth century agricultural complexes and structures have been maintained, and generally, the overall landscape of the area has retained a rural, agricultural character and setting. The majority of mid to late twentieth century land use changes are concentrated on Highway 50, between Mayfield Road and Castlemore Road.

The results of analysis of historic research, field survey results, and applicable heritage evaluations confirmed that numerous cultural heritage resources still extant in the landscape are strong candidates for conservation and integration into future land uses in the secondary plan area, or should be subject to heritage impact assessments during the Block Plan stage, as shown in Figure 15 (Appendix A).

Heritage Impact Assessments (HIAs) are required when development proposals and other land use planning proposals may potentially affect a designated or significant heritage resource or Heritage Conservation District. HIAs are required for any proposed alteration, construction, or development involving or adjacent to a significant heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. As part of the process of reviewing applications that affect a cultural heritage resource, due consideration is given to the following factors (Policy 4.9.1.10, City of Brampton Official Plan):

- The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
- The current condition and use of the building or structure and its potential for future adaptive re-use;
- The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- Demonstrations of the community's interest and investment (e.g. past grants);
- Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,



- Planning and other land use considerations.

Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the cultural heritage resource and their heritage attributes. Common mitigation protocols may include the following and are suitable for consideration and application for minimizing impacts on cultural heritage resources located in residential, commercial, and/or industrial areas:

- Alternative development approaches to conserve and enhance a significant heritage resource;
- Avoidance protocols to isolating development and land alterations to minimize impacts on significant built and natural features and vistas;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;
- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lot patterns, situating parks and storm water ponds near a heritage resource;
- Allowing only compatible infill and additions;
- Preparation of conservation, restoration or adaptive reuse plans as necessary;
- Vegetation buffer zones, tree planting, site plan control and other planning mechanisms;
- Heritage Designation, Heritage Conservation Easement;
- Preparation of security plan, letter of credit to help ensure security and protection of heritage resources;
- Encouraging interim tenant occupancy to help ensure security and protection of heritage resources;
- In certain, rare instances permitting relocation of built heritage resources within the subject parcel, to nearby lands or to other parts of the City to better accommodate conservation and adaptive reuse;
- In instances where retention may not be possible, partial salvage, documentation through measured drawings and high-resolution digital photographs, historical plaquing and the like, may be appropriate.

A property does not have to be designated or listed in a heritage register to be subject to the heritage impact assessment process. Any property that may exhibit cultural heritage value or 'heritage potential' will be subject to an appropriate level of heritage due diligence guided through the heritage impact assessment process. These studies recommend and outline a range of mitigative measures or alternative development approaches that should be applied, based on a range of decision making factors such as: significance, rarity and integrity of the cultural heritage resource, structural condition, location, contextual and environmental considerations, municipal policy objectives, proposed land uses, business plan of the subject landowner and other factors. Heritage impact assessments can also be used to determine if and when demolition, relocation, salvage or other potentially negative impacts may be permissible. For example, in certain, rare instances demolition might be permissible if a heritage building is confirmed as structurally unsound, is heavily damaged or otherwise compromised to such a degree that rehabilitation and restoration is unfeasible. In such instances a clear and well-articulated rationale is required to justify such impacts (See City of Brampton Official Plan and Terms of Reference for Heritage Impact Assessments).

Based on the results of analysis of historic research, field survey results, and applicable heritage evaluations, the following recommendations have been developed:

1. A total of fourteen cultural heritage resources were identified as strong candidates for conservation and integration into future land use developments in the secondary plan area. These



resources include residential structures, agricultural-related buildings, landscape features, and building remnants. Land use development in the secondary plan area should be appropriately planned to conserve these cultural heritage resources and integrate them into future land use development through retention of heritage attributes that express the resource's cultural heritage significance that may include, but not be limited to, attributes such as standing buildings, building remnants, vistas, entrance drives, tree lines and hedgerows. Retention of resources on their original site should be a priority. Consideration should also be given to appropriate reuses for cultural heritage resources located in areas with future office, commercial, or industrial land uses.

- a. Cultural heritage resources that are strong candidates for conservation and integration into future land uses in the secondary plan area include: CHR 4, CHR 5, CHR 8, CHR 11, CHR 12, CHR 13, CHR 14, CHR 16, CHR 18, CHR 23, CHR 26, CHR 27, CHR 28, and CHR 30. These resources were analyzed to confirm that they retain historical, architectural, and/or contextual values and together contain a diverse range of architectural styles, historical associations, contextual associations, and design functions which are either geographically dispersed or clustered together. These resources may be considered strong candidates for municipal designation under the *Ontario Heritage Act*.
- b. CHR 5 is a heritage cemetery and is designated under Part IV of the Ontario Heritage Act. Heritage cemeteries are sensitive cultural heritage resources that require specific mitigation measures to ensure their long-term protection in accordance with Policy 4.9.5 of the City of Brampton's Official Plan. The heritage integrity of this resource should be conserved and considered at all times during future land use planning activities through adoption of the following strategies when and where appropriate: implementation of permanent 'no disturbance' buffer zones; installation of appropriate fencing, signage and commemorative plaquing; archaeological assessments of lands abutting the property limits of the cemetery to confirm the precise limits of the cemetery, the presence of undocumented burials outside the cemetery's existing property limits, and to ensure that all human remains are avoided. It should further be noted that this cultural heritage resource is located within corridor options being carried forward by the Ministry of Transportation as part of the Greater Toronto Areas Environmental Assessment.
- c. Of the cultural heritage resources identified as strong candidates for conservation and integration, CHR 8, CHR 12, CHR 14, CHR 16, CHR 18, CHR 26, CHR 28, and CHR 30 should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources. It is standard practice for the City of Brampton to proactively list these resources on their Municipal Register of Cultural Heritage Resources in accordance with Section 27.1.2 of the *Ontario Heritage Act*.
- d. All resources identified as strong candidates for integration into future land uses in the secondary plan area should be subject to a heritage impact assessment during the Block Plan stage to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures. Conservation plans and Heritage Impact Assessment provide the means to identify, protect, use, and/or manage cultural heritage resources in such a way that their heritage values, attributes and integrity are retained (Provincial Policy Statement 2005) and they may be required by a municipality or approval authority to make informed decisions about the conservation of a potentially significant cultural heritage resource and to guide the approval, modification, or denial of a proposed development, demolition permit or site alteration that affects a cultural heritage resource (Ontario Heritage Tool Kit). Short-term





conservation plans, such as building stabilization and site security strategies, long-term conservation plans regarding specific rehabilitation strategies and adaptive reuse options, and mitigations plan may be recommended as a result of the Heritage Impact Assessment process to minimize impacts of the undertaking. Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference. The results of heritage impact assessment studies should be used to recommend if the resource warrants designation under the *Ontario Heritage Act*.

2. A total of two cultural heritage resources were identified and evaluated as retaining historical, architectural, and or contextual values.
  - a. Cultural heritage resources that were evaluated to retain heritage significance, but which are not strong candidates for conservation include CHR 6 and CHR 7. Although these properties were identified as retaining heritage significance, they have been altered and comparatively do not serve as unique or outstanding examples of architectural, historical, or contextual values.
  - b. Heritage impact assessments should be prepared for CHR 6 and CHR 7 during the Block Plan stage to confirm their specific heritage significance and to develop appropriate mitigation measures (i.e. retention on site, relocation, partial retention of buildings or landscape features, documentation, salvage). Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference.
  - c. Based on the results of heritage evaluation and to ensure that CHR 6 and CHR 7 are subject to appropriate land use planning reviews between the present and preparation of heritage impact assessments, they should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources.
3. A total of six cultural heritage resources were identified as exhibiting potential for or retaining architectural, historical, or contextual values and are recommended for preparation of a heritage impact assessment during the Block Plan stage.
  - a. These resources include: CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29. The results of the field review confirmed that these properties are not strong candidates for conservation based on their integrity, condition, and composition of built heritage resources and cultural heritage landscape elements.
  - b. To ensure that CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29 are subject to appropriate land use planning reviews between the present and preparation of heritage impact assessments, they should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources.
  - c. Heritage impact assessments should be prepared for CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29 during the Block Plan stage to confirm their specific heritage significance and to develop appropriate mitigation measures (i.e. retention on site, relocation, partial retention of buildings or landscape features, documentation, salvage). Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference.



4. A total of three cultural heritage resources were identified as historic roadscape that continue to retain elements that are evocative of their nineteenth century origins and function as original concession roads (CHR 36 – 38). These resources are recommended for documentation prior to road improvements. Heritage recordings of the three roadscape should include photographic documentation, a township history, and information regarding development of the local road network, where available. Heritage recordings should be produced on archival paper and filed with the City of Brampton's Heritage Coordinator and the Peel Regional Archives as a resource document.
5. Should resources recommended as strong candidates for conservation and for preparation of future heritage impact assessments during the Block Plan stage become vacant or are currently vacant, the property should be secured in accordance with the *City of Brampton's Guidelines for Securing Vacant Built Heritage Resources* (2010). As of January 2011, CHR 4, CHR 11, and CHR 28 were reported to be vacant. These guidelines are monitored by the City and where necessary, are enforced through municipal by-laws and provincial legislation including: the Ontario Fire Code (sub-section 2.4.7), Minimum Maintenance By-law of the City of Brampton (104-96), the *Ontario Building Code Act*, the *Ontario Heritage Act*, and the *Ontario Municipal Act* (regulations 171 and 173). Preventative maintenance, as outlined in the guidelines, is required and 'demolition by neglect' will not be tolerated by the City.<sup>6</sup>
6. To ensure the protection and conservation of cultural heritage resources in the secondary plan area, the City of Brampton shall consider use of the following means including: designation under the *Ontario Heritage Act*; securing of a heritage easement agreement on the property; listing of the property on the municipal heritage register; designating areas within the secondary plan area as 'Areas with Cultural Heritage Character' where appropriate and developing heritage conservation objectives for that area and carrying out Cultural Heritage Area Impact Assessments were required; development of a satisfactory financial or other agreement to fully restore or reconstruct heritage structures or attributes damaged or demolished as a result of future land uses; and/or site plan approval conditions. *Ontario Heritage Act* designation, Areas with Cultural Heritage Character guidelines, and heritage easements are undertaken to ensure protection of a resource and implementation of sensitive alterations. These protective tools do not necessarily impose restrictions on private property owners that would compromise viability of on-site agricultural production.
7. Land use development in the secondary plan area should be planned to integrate the conservation of cultural heritage resources with conservation strategies for natural heritage features and environmentally-sensitive areas.
8. Urban design and built form guidelines for the secondary plan area should be planned to ensure appropriate relationships between new residential buildings and residential cultural heritage resources.
9. New development adjacent to or incorporating a cultural heritage resource should, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, building materials, and design features. In instances where clusters of cultural heritage resources

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<sup>6</sup> The City of Brampton is investigating a requirement for heritage building protection plans with regard to significant built heritage resources identified for retention through the undertaking of HIAs along with amendments to the existing property standards by-law for designated heritage buildings.



are to be conserved, urban design guidelines should be developed for the area to ensure that new designs are respectful of the group of resources.

10. Significant views and focal points should be established in the secondary plan area to provide views and vistas of prominently located cultural heritage resources.
11. Opportunities for interpretative strategies within the secondary plan should be identified and implemented and which may include, but not be limited to: installation of interpretative plaquing in parks that are developed on lots containing cultural heritage resources; naming of roads and residential areas in consideration of documented historical associations of specific lots or portions of the secondary plan area; and development of trail systems that interpret or communicate the significance of extant cultural heritage resources and/or those that will be removed as part of future development.

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## **APPENDIX A: CULTURAL HERITAGE RESOURCES LOCATED IN THE AREA 47 SECONDARY PLAN**





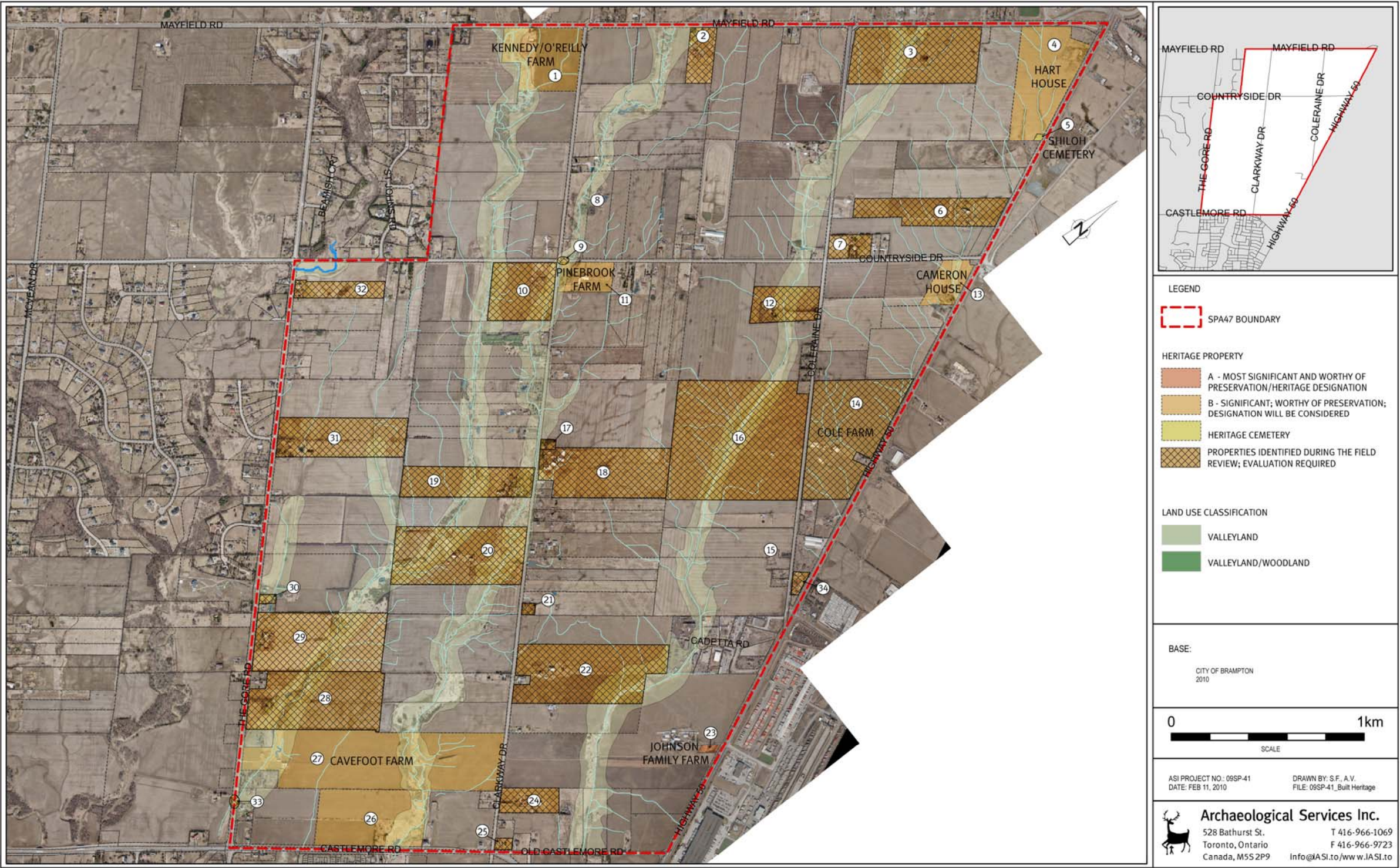


Figure 14: Cultural heritage resources identified during field survey activities and properties previously listed on the City of Brampton’s Municipal Heritage Register, including category ‘A’ and category ‘B’ resources and heritage cemeteries.



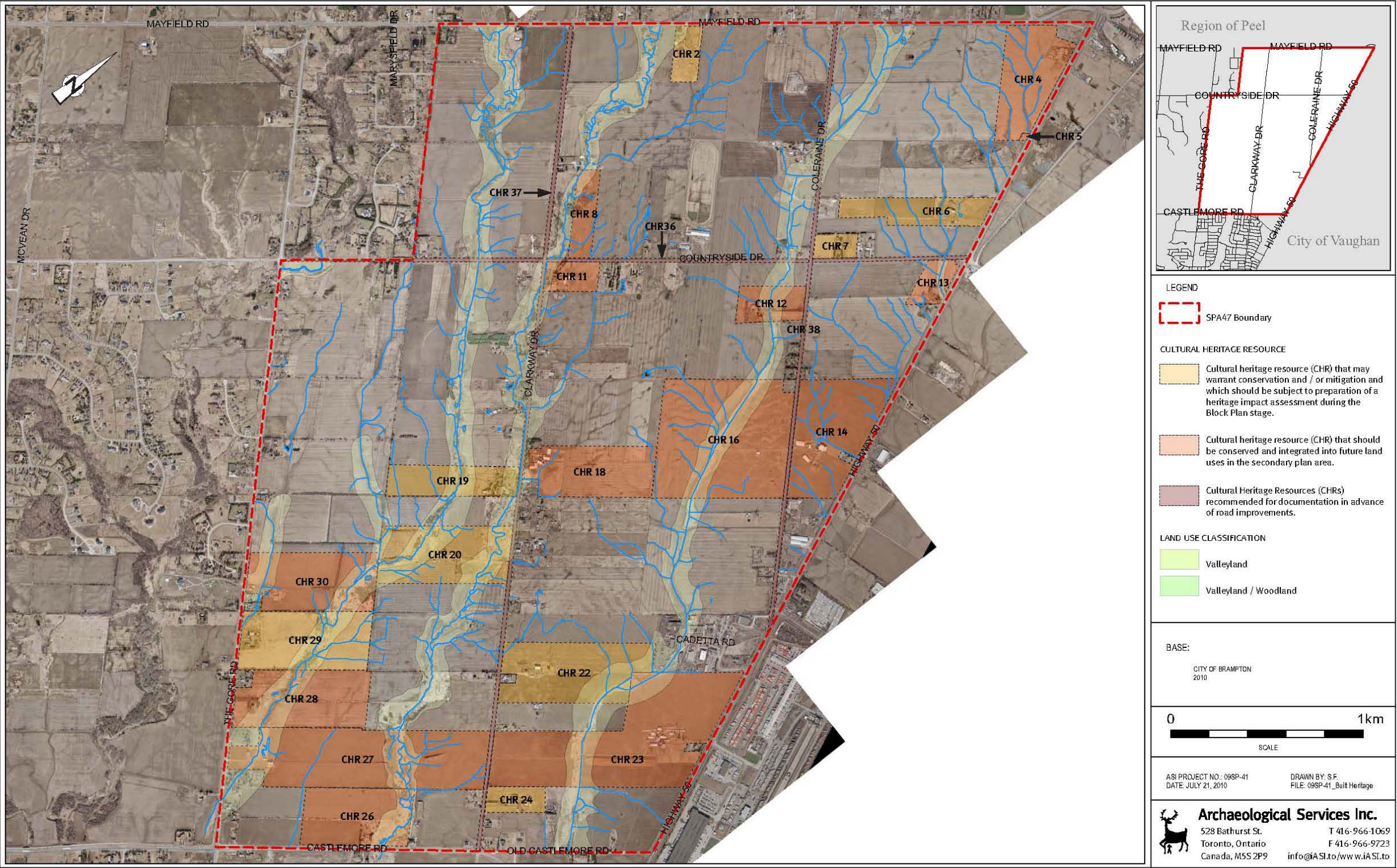


Figure 15: Cultural Heritage Resources (CHRs) recommended for conservation, preparation of heritage impact assessments during the Block Plan stage, and/or documentation.



## **APPENDIX B: CULTURAL HERITAGE EVALUATION FORMS**





| Municipal Address: <a href="#">11176 Highway 50 (CHR 6)</a>  |      |       |       |      |    |           |           |  |
|--|------|-------|-------|------|----|-----------|-----------|--|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associated with Walter Watson, who served as Councilor and later Reeve in the 1870s-1880s; with Christian Hegler who likely donated a part of this property for the construction of a school house circa 1850. Also, associations with the Splan family. |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | Associated with a log school house located on this property in the mid nineteenth century.   |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 60        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.   |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with early settlement families may yield further information to understanding settlement patterns and township development.   |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 26.63     | A B C D   | A typical example of a two storey Italianate farmhouse built in the mid-to-late nineteenth century, featuring fieldstone foundations and hipped roof.  |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | Some decorative and architectural features typical of the Italianate are intact; however, the addition of a circa 1970s  |



|  |          |           |          |          |          |                  |                  |   |
|--|----------|-----------|----------|----------|----------|------------------|------------------|---|
|  |          |           |          |          |          |                  |                  | brick porch on the front façade, modern windows, and an attached garage have diminished its integrity.  |
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | No identified technical or scientific achievements.   |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>F</b> | <b>P</b> | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>  |
|  | 100%     | 80%       | 50%      | 30%      | 0%       |                  |                  |   |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.  |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3     | 26.64     | 16.65    | 9.98     | 0        | 69.93            | A B C D          | The farm complex, which includes a nineteenth century farmhouse, a gambrel roof barn, driveshed and another out building is physically, functionally, visually and historically linked to its surroundings. |
| 11. Is a landmark.   | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | Familiar structure in the area, visible from Highway 50 and Countryside Road.   |

**Class: B**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendation (see Section 6.2):** Retains heritage significance, but not a strong candidate for conservation;  
Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared

### Summary:

The property at 11167 Highway 50 is located on the north half of Lot 16, Concession 12 in the former Township of Toronto Gore. Historic mapping indicates that the property was occupied by Richard Tibb (Tibbs) in 1859, Walter Watson in 1877, and J. Splan in 1917. A farmhouse and orchard located in approximately the same location as the current farm complex is indicated on the 1859 and 1877 maps. Additionally, a

schoolhouse is also located on 1859 and 1877 mapping at the southeast corner of the subject lot, at the intersection of Highway 50 and Countryside Drive. According to Tavender (1984:66), School House No. 7 was a log structure built about 1850. At that time, the property was owned by Christian Hegler. The school operated until circa 1865, and remained standing for another twenty years during which time it served as a residence for James Wilcox, and later as a storage shed, before it was torn down by Walter Watson.

Walter Watson served as a councilor in 1879-80, 1882-87, and was Reeve in 1888-92 (Tavender 1984:168-9). The Watson family is also associated with a number of commercial enterprises, including Watson's Wagon and Plough factory in Grahamsville in the 1840s, and probably more relevant, Watson's Store in Coleraine which operated at the turn of the century (Tavender 1984:79, 97-8).



| Municipal Address: n/a (CHR 8 )  |      |       |       |      |    |           |           |  |
|--|------|-------|-------|------|----|-----------|-----------|--|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with James Craven, who served as Councilor for a number of years.   |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | Associations with the Loyal Orange Lodge that maintained a lodge room on this farm in the late nineteenth century.                                       |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 56        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice. |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with early settlement families may yield further information to understanding settlement patterns and township development.                 |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | No design/physical values were identified.   |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 0         | A B C D   | No design/physical values were identified.   |
| 8. Demonstrates a high degree of technical or scientific achievement;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | No design/physical values were identified.   |
| CONTEXTUAL VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 9. Is important in defining, maintaining or supporting the character of an area;                                     | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | The agricultural landscape contributes to the character of the area.   |
| 10. Is physically, functionally, visually, or  | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 36.62     | A B C D   | The ruins and agricultural   |



|  |      |       |       |      |   |  |  |  |
|--|------|-------|-------|------|---|--|--|--|
| historically linked to its surroundings; |      |       |       |      |   |  |  | landscape in an evolved (relic) cultural heritage landscape that is linked, historically and visually, to this property. |
| 11. Is a landmark.                       | 33.3 | 26.64 | 16.65 | 9.98 | 0 |  |  | Is not easily visible from the road or aerials, particularly during the warmer seasons when vegetation is flourishing.   |

**Class: B**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared

### Summary:

This agricultural landscape is currently abandoned, and is a good example of an evolved (relic) cultural heritage landscape. The site contains the ruins of a structure, likely a barn, set into a bank and on the other side of the creek from the road. The ruins appear to be poured concrete foundations, with one wall still extant. Topography of this area is rolling and the area around the ruins has been overrun by an expanding woodlot. There are no visible roads or paths leading to the ruins.

This property is historically located on the south part of Lot 16, Concession 11, former Township of Toronto Gore. Historic mapping indicates that the property was occupied by James Craven (Everston?) in 1859 and 1877, and H. Foster/C. London/George Brown (jointly?) in 1917. A farmhouse was extant in the general vicinity of the subject ruins on mapping from 1859 and 1877, and topographic maps from 1919, 1926, 1940, 1954, 1964 and 1976 indicate that there was a frame farmhouse, a barn and an additional outbuilding at this site up until the late 1970s. Given that access to this site was limited during field review, the location (or presence) of additional ruins from this former farmstead complex was not photographed/documentated at this time.

This property is associated with Jas. Craven, who served as councilor in 1868, 1870-1 and 1881-97 (Tavender 1984:168). This property is further associated with Loyal Orange Lodge 696 Coleraine (Craven's Lodge) which constructed a lodge room on James Craven's lot in 1857. It stood on the east side of the Tenth Line, Toronto Gore, about sixty rods (301m) north of the 15<sup>th</sup> sideroad. Between 1900 and 1907, attendance declined and by 1914 it was officially closed. It was reportedly torn down by John Splan about 1918 (Tavender 1984:73-75).





(from Clarkway Drive, looking east (north?) across the field/creek to the ruins.

| Municipal Address: n/a - Culvert (CHR 9)   |      |       |       |      |    |           |           |  |
|--|------|-------|-------|------|----|-----------|-----------|--|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associated with the Township of Toronto Gore, who were likely responsible for funding and directing the design and construction of this culvert.   |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | Associated with road improvements in the area in the mid twentieth century.  |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 26        | A B C D   | No identified associations.  |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | No design/physical values were identified.   |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 16.65     | A B C D   | The northern elevation is in a state of disrepair, while the southern elevation appears to have undergone some rehabilitation work. However, the concrete detailing on the southern elevation (beveled edge; paneled soffit) is ornamental and adds visual interest. |
| 8. Demonstrates a high degree of technical or scientific achievement;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | No design/physical values were identified.   |
| CONTEXTUAL VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 9. Is important in defining, maintaining or  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | Does not contribute to the   |

|  |      |       |       |      |   |      |         |  |
|--|------|-------|-------|------|---|------|---------|--|
| supporting the character of an area;   |      |       |       |      |   |      |         | character of the area.   |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3 | 26.64 | 16.65 | 9.98 | 0 | 9.98 | A B C D | The culvert is physically linked to this historic road alignment; the site as a traditional water crossing; and previous road improvements to Countryside Drive. |
| 11. Is a landmark.   | 33.3 | 26.64 | 16.65 | 9.98 | 0 |      |         | Is not known to be a landmark structure.   |

**Class: C**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendations (see Table 10): No further work required**

### Summary:

This single span, rigid frame, poured concrete culvert carries a small creek/tributary under Countryside Drive, just east of Clarkway Drive. A view underneath the structure revealed that the culvert was likely constructed in two phases, exhibiting different construction techniques. Of note, the exposed beams on the northern half appear to be of more recent vintage. This suggests that the southern half of the culvert may be older, and the culvert was extended on the north side to accommodate this road when it was widened to its current limits.

Historic mapping (topographic maps for 1919, 1926 and 1940) indicate that a wooden culvert was present at this location. The available topographic maps do not indicate the material used after this point. Given the construction type, material, and condition, the structure probably dates to the mid twentieth century.







| Municipal Address: <a href="#">10916 Coleraine Drive (CHR12)</a>   |      |       |       |      |    |           |           |   |
|--|------|-------|-------|------|----|-----------|-----------|---|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with the Splan family, early settlers to this area.  |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 30        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.  |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with early settlement families may yield further information to understanding settlement patterns and township development.  |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 43.29     | A B C D   | A representative example of a two storey Italianate farmhouse built in the second half of the nineteenth century, featuring fieldstone foundations, brick exterior, hipped roof and two internal chimneys.                                  |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | The house and barns are generally in good condition, and maintain moderate integrity. Alterations include the reorientation of the front entrance from the east elevation to south elevation, and concrete block addition on the east side. |



|  |             |            |            |            |           |                  |                  |  |
|--|-------------|------------|------------|------------|-----------|------------------|------------------|--|
|  |             |            |            |            |           |                  |                  | The frame addition may be original. Also of note are the original windows and window surrounds, and decorative brick work between the first and second floors. |
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | No identified technical or scientific achievements.  |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b>    | <b>VG</b>  | <b>G</b>   | <b>F</b>   | <b>P</b>  | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>   |
|  | <b>100%</b> | <b>80%</b> | <b>50%</b> | <b>30%</b> | <b>0%</b> |                  |                  |  |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's rural character.   |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3        | 26.64      | 16.65      | 9.98       | 0         | 53.28            | A B C D          | The farm complex is visually and historically linked to its surroundings.  |
| 11. Is a landmark.   | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | Not particularly visible from the road, given that the farm complex is hidden within a small woodlot.  |

**Class: B**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,

Heritage Impact Assessment should be prepared

#### **Summary:**

The property at 10916 Coleraine Drive is located on the north half of Lot 15, Concession 11 in the former Township of Toronto Gore. Historic mapping indicates that the property was occupied by Edward F (?) in 1859, Jonathan Splan in 1877, and Jason Brooks in 1917. A farmhouse appears on the 1877 atlas, and topographic mapping over the course of the twentieth century indicates that a brick farmhouse at the end of a long driveway was located at the same location as the subject farm complex.

This property is a good example of an intact, agricultural landscape. It features a prominent farmhouse, barn complex composed of several buildings forming a U-shape, a long drive, surrounding fields, remnants of a fruit orchard, wind breaks and small woodlot, and fence lines.







| Municipal Address: 10690 Highway 50 (CHR 14) "The Cole Farm"   |      |       |       |      |    |           |           |  |
|--|------|-------|-------|------|----|-----------|-----------|--|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with the Cole family, early settlers to this area. Thomas Cole contributed to the community through his role as councilor in 1863 and 1874.   |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 36        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.   |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with early settlement families may yield further information to understanding settlement patterns and township development.   |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 26.63     | A B C D   | A typical example of an Ontario Gothic farmhouse likely built in the mid nineteenth century by the Cole family.  |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | Some decorative and architectural features typical of the Gothic Revival are intact; however, the addition of a rear extension with sliding porch doors, modern windows and new window openings (ie. North elevation) have diminished its integrity. |

|  |             |            |            |            |           |                  |                  |  |
|--|-------------|------------|------------|------------|-----------|------------------|------------------|--|
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | No identified technical or scientific achievements.  |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b>    | <b>VG</b>  | <b>G</b>   | <b>F</b>   | <b>P</b>  | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>   |
|  | <b>100%</b> | <b>80%</b> | <b>50%</b> | <b>30%</b> | <b>0%</b> |                  |                  |  |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.   |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3        | 26.64      | 16.65      | 9.98       | 0         | 69.93            | A B C D          | The farm complex, which includes a nineteenth century farmhouse, a nineteenth century saltbox roof barn, and other out buildings is contextually linked to its surroundings. |
| 11. Is a landmark.   | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | Familiar structure in the area, visible from Highway 50 and Countryside Road.  |

**Class: B**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;  
Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared

### Summary:

The property at 10690 Highway 50 is located on the north half of Lot 14, Concession 12 in the former Township of Toronto Gore. It consists of a one and a half storey, three bay, Ontario Gothic farmhouse with brick exterior and projecting centerpiece with gabled roof. A large barn with saltbox roof and stone foundations and a number of other sheds and outbuildings may date to the nineteenth century. There are also a number of more recently constructed agricultural buildings present on this farmstead. Historic mapping indicates that the property was occupied by Thomas Cole in 1859 and 1877, and J. Clarkson in 1917. A farmhouse and two orchards are indicated on the 1877 atlas in approximately the same location as the current farm complex. Thomas Cole held the position of councilor in 1863 and 1874 (Tavender 1984:78).





| Municipal Address: 10671 Clarkway Drive (CHR18) "Gore Ridge Farm"  |      |       |       |      |    |           |           |   |
|--|------|-------|-------|------|----|-----------|-----------|---|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associated with Isaac Devins, who served as Councilor and was a member of the Grange Hall (in Coleraine).   |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 36        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.  |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with early settlement families may yield further information to understanding settlement patterns and township development.  |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 43.29     | A B C D   | The house rests on stone foundations and the original log beams, illustrative of early construction methods of nineteenth century residences.   |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | The farm complex is a good example of an intact, well maintained, working rural operation. The craftsmanship of the barns, sheds, house can be described as good, and alterations/additions are complimentary to the original form. |



|  |          |           |          |          |          |                  |                  |   |
|--|----------|-----------|----------|----------|----------|------------------|------------------|---|
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | No design/physical values were identified.  |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>F</b> | <b>P</b> | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>  |
|  | 100%     | 80%       | 50%      | 30%      | 0%       |                  |                  |   |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.  |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3     | 26.64     | 16.65    | 9.98     | 0        | 69.93            | A B C D          | The farm complex, which includes a nineteenth century farmhouse, a gambrel roof barn, and a number of out buildings, is physically, functionally, visually and historically linked to its surroundings. |
| 11. Is a landmark.   | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | Familiar farm complex in the area, easily visible from Clarkway Drive given its elevated situation and proximity to the road.   |

**Class: B**

**Reviewer: LP**

**Date: May 31, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared

### Summary:

The property at 10671 Clarkway Drive is located on part of Lot 14, Concession 11 in the former Township of Toronto Gore. The property consists of a one and a half storey Ontario Vernacular farmhouse, gambrel roof barn with concrete block foundations, two modern silos, and a number of additional sheds, drive sheds and other outbuildings. The property is a functioning farm, with active circulation routes between the house, agricultural buildings, fields and the road. The house is located in close proximity to the road and is situated on an elevated part of the landscape, and as such is located prominently on Clarkway Road and maintains a commanding view of the road and surrounding landscape. The property features mixed vegetation that is used as landscaping around the house, as well as treelines that demarcate the boundaries between properties and land uses on the farm. The house rests on stone foundations and log beams, and features a cross gabled roof, a single internal chimney with brick



stack on the eastern elevation, and vinyl cladding that replaced clapboard siding (according to historical photograph). According to the property owner, the barn dates to 1910 and was moved to this location from another property, so the wood beams likely date to the nineteenth century. The one storey dwelling located immediately north of the subject farm complex appears to be located on a parcel severed from the original property. A review of available topographic maps from the twentieth century indicates that the house was built in the period between 1940 and 1954.

Historic mapping indicates that the property was owned/occupied by M. A. Stonehouse in 1859, Isaac Devins in 1877, and John Clarkson/James Farr in 1917. A farmhouse and orchard are indicated on 1877 mapping in approximately the same location as the current farm complex. Historic research indicates that Isaac Devins was involved in the community through his participation in politics as a Councillor in 1875-1876. Further, he belonged to the Grange Hall #194 (in Coleraine), 9<sup>th</sup> Grange Division, and served as secretary in 1876 (Tavender 1984: 75, 168).



| Municipal Address: 10307 Clarkway Drive (CHR22)  |      |       |       |      |    |           |           |   |
|--|------|-------|-------|------|----|-----------|-----------|---|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associated with J. Parr, who constructed the former Temperance Inn at Coleraine and is thus recognized for his contributions the community.   |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 36        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.  |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with early settlement families may yield further information to understanding settlement patterns and township development.  |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | The design value of the house, barn and other buildings on the property are of average quality. The Italianate farmhouse is common in this area, and this is considered to be a poor example given that the structure has been compromised by unsympathetic additions to the front elevation. |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 0         | A B C D   | The craftsmanship/artistic merit associated with the barn, house and other buildings are of average quality.  |



|  |          |           |          |          |          |                  |                  |  |
|--|----------|-----------|----------|----------|----------|------------------|------------------|--|
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | No known technical or scientific achievements are associated with this property.   |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>F</b> | <b>P</b> | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>   |
|  | 100%     | 80%       | 50%      | 30%      | 0%       |                  |                  |  |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | As a partially intact farm complex that dates to the nineteenth century, it plays a minimal role in maintaining the rural character of the area.   |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3     | 26.64     | 16.65    | 9.98     | 0        | 26.63            | A B C D          | The landscape, building arrangement, farmhouse and fields are located in their original position and as such, maintain physical and historical links to their rural and agricultural surroundings. |
| 11. Is a landmark.   | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | Not particularly visible from the road, given that the farm complex is situated well back from the road, and the identified structures do not feature prominent design related attributes.         |

**Class: C**

**Reviewer: LP**

**Date: June 21, 2010**

**Recommendation (see Section 6.2):** Not a strong candidate for conservation;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared

#### Summary:

The property at 10307 Clarkway Drive is located on the southwest part of Lot 12, Concession 11 in the former Township of Toronto Gore. The farm complex is comprised of a two and a half storey farmhouse, a gambrel roof barn with foundations that appear to be poured concrete, multiple





outbuildings and an active, agricultural landscape. The landscape is very flat and features active circulation routes, a complex of farm related buildings set behind the farmstead and well back from the road, sparse vegetation, and fields under cultivation. Boundaries identified include the post and wire fence line, the low hedge around the house, remnants of a tree line or wind break between the house and the fields to the northwest and a tree line along the driveway. The Italianate farmhouse features a brick exterior, hipped roof with asphalt shingles, partially internal brick chimney, and a central dormer on the three bay, front elevation. This property was not accessed during the field review and therefore the material of the foundations was not determined. The wooden soffits and decorative brackets are still in place. There is a one storey rear accretion with a hipped roof and synthetic siding. The front porch is partially enclosed with synthetic siding, and supports a frame addition with synthetic siding that is attached to the middle bay of the second floor.

Historic mapping indicates that the subject property was owned/occupied by Joseph Parr in 1859, Thomas Montgomery in 1877, and J. McQuarrie/A. Johnston/J. Johnson (does not distinguish which parts of the property are occupied by who) in 1917. A farmhouse and orchard are indicated on 1877 mapping in approximately the same location as the current farm complex. Historic research indicates that Joseph Parr was responsible for constructing and operating the Temperance Inn at the hamlet of Coleraine. This single storey inn was known as Temperance Lodge 3196 was probably the first to be located at Coleraine. The building has since been moved to the Kellam Farm in Vaughan to be used as a farm shed (Tavender 1984:70).



| Municipal Address: 10089 Clarkway Drive (CHR24)  |      |       |       |      |    |           |           |   |
|--|------|-------|-------|------|----|-----------|-----------|---|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | This property has a long association with the Johnson family, and in particular David Johnson, who received the Crown Patent for this property and later became Magistrate for the Township.  |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 42        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.  |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with the Johnson family, an early settlement family to the area, may yield further information to understanding settlement patterns and township development.  |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 16.65     | A B C D   | The circa 1932 farmhouse is well maintained but recent additions and rehabilitations have altered the structure considerably. The barn is also well maintained and intact. The stone foundations and saltbox roof indicate nineteenth century construction. |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | The craftsmanship/artistic merit associated with the house and other buildings are of average   |

|  |          |           |          |          |          |                  |                  |   |
|--|----------|-----------|----------|----------|----------|------------------|------------------|---|
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | quality.<br>No known technical or scientific achievements are associated with this property.  |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>F</b> | <b>P</b> | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>  |
|  | 100%     | 80%       | 50%      | 30%      | 0%       |                  |                  |   |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.  |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3     | 26.64     | 16.65    | 9.98     | 0        | 53.28            | A B C D          | The existing farm complex is reportedly situated at the location of the original log cabin built on this property in the early nineteenth century. While the present house was built in the early twentieth century, by a descendant of the original patentee, it maintains functional and historical links to the rural and agricultural surroundings. |
| 11. Is a landmark.   | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | Given the set back of the house and barn from the road, the location of the property on a secondary road, and the ordinary appearance of the house and barn, this property is not considered to be a landmark.  |

**Class: B**

**Reviewer: LP**

**Date: June 21, 2010**

**Recommendation (see Section 6.2):** Not a strong candidate for conservation;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared



### **Summary:**

The property at 10089 Clarkway Drive is located on the southwest part of Lot 11, Concession 11 in the former Township of Toronto Gore. The farm complex is comprised of a one and a half storey farmhouse, a barn with stone foundations and salt box roof, modern drive shed, and agricultural landscape. The Ontario Gothic farmhouse has unknown foundations, a gable roof with asphalt shingles, centrally located dormer on the front façade, enclosed vestibule, centrally located interior chimney, brick veneer, a one and a half storey rear accretion, and attached garage at the rear. According to Tavender (1984:119), this house was built in 1932 and has undergone subsequent alterations. The salt box barn with stone foundations and vertical board siding is intact and in good condition. The house, barn, and more recently constructed drive shed are clustered together and set well back from the road. They form part of an evolved agricultural landscape that features: flat topography; actively cultivated fields that surround the farm buildings; structures and their arrangement in relation to one another; circulation routes which include the drive way that links the buildings to one another, to the fields and to the road; boundaries which include fence lines, tree lines, and the hedges lining the driveway.

Historic mapping indicates that the property was owned/occupied by David Johnson in 1859 and 1877, and by James Johnston in 1917. A dwelling is indicated on the 1859 mapping in approximately the same location as the subject farmhouse. A dwelling and orchard are shown on 1877 mapping in the same location. Historic research indicates that David Johnson received the Crown Patent for this property in 1830. According to Tavender (1984:118-119), the Johnson brothers, David and Alexander, built two log cabins side by side, at the corner of the lot in approximately the same location as the subject farmhouse. In 1847, the brothers moved apart and David built a new farmhouse in the middle of the property, closer to the creek. This farm was known as “Silver Maples”, and is no longer extant. The new cottage was built by David Johnson’s grandson, John Alexander, in 1932 at the site of the original log cabins. In 1951, the new house was renovated and received a new red brick exterior. This description most likely refers to the existing structure, given that a review of twentieth century topographic mapping indicates that there has been a frame structure extant here since at least 1919. Since then, the exterior of the cottage has been altered to its present form. David Johnson was a magistrate of the Township of Toronto Gore.







| Municipal Address: <a href="#">4764 Castlemore Road (CHR26)</a>  |      |       |       |      |    |           |           |  |
|--|------|-------|-------|------|----|-----------|-----------|--|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associated with the Carefoot family, early settlers to the township and part of the early history of the hamlet at Castlemore.   |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 30        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.   |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with the Carefoot family, an early settlement family to the area, may yield further information to understanding settlement patterns and township development.  |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 43.29     | A B C D   | The farmhouse is representative of a rural Victorian Gothic dwelling built in the nineteenth century, featuring dual front entrances to either side of the front elevation, cross-gabled roofline, rear saltbox extension, and wood decorative detailing along the front verandah. |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | The farm complex is a good example of an intact, moderately maintained, rural property. The craftsmanship of the barn and  |



|  |             |            |            |            |           |                  |                  |   |
|--|-------------|------------|------------|------------|-----------|------------------|------------------|---|
|  |             |            |            |            |           |                  |                  | house can be described as good, and alterations/additions are complimentary to the original form. Alterations to the house include the addition of modern windows.                                    |
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | No known technical or scientific achievements are associated with this property.  |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b>    | <b>VG</b>  | <b>G</b>   | <b>F</b>   | <b>P</b>  | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>  |
|  | <b>100%</b> | <b>80%</b> | <b>50%</b> | <b>30%</b> | <b>0%</b> |                  |                  |   |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.  |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3        | 26.64      | 16.65      | 9.98       | 0         | 69.93            | A B C D          | The farm complex, which includes a nineteenth century farmhouse, a gable roof barn, and a number of out buildings, is physically, functionally, visually and historically linked to its surroundings. |
| 11. Is a landmark.   | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | A familiar farm complex in the area, the house and barn are easily visible from Castlemore Road given their proximity to the right of way, their dimensions and architectural quality.                |

**Class: B**

**Reviewer: LP**

**Date: June 21, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared



### Summary:

The property at 4764 Castlemore Drive is located towards the centre of Lot 11, Concession 10 in the former Township of Toronto Gore. The farm complex is comprised of a one and a half storey farmhouse, gable roof barn, multiple out buildings, and an agricultural landscape. The Ontario Gothic farmhouse probably dates to the late nineteenth century and features a cross-gabled roof, asphalt shingles, stone foundations, brick veneer, original decorative woodwork on the verandah, a single internal chimney on the east elevation and a single external chimney on the west elevation. The north elevation features a salt box roofline, which many have been an early addition given the continuity of the brick work. Interestingly, the house has two entrances on the front façade, suggesting that it may have been divided into two units. The gable roof barn with stone foundations features vertical plank siding, metal roofing material, and a west banked entrance. There are multiple frame outbuildings located behind the house and barn. The farm complex is situated in an evolved agricultural landscape that features: multiple structures arranged in close proximity to one another and to the road; circulation routes between the buildings, fields and road; a creek to the northeast of the barn; tree lines to the southwest of the house that may have served as a wind break; and actively cultivated fields surrounding the farm complex.

Historic mapping indicates that the property was owned/occupied by William Carefoot in 1859, William Burton in 1877, and J.F. Burnes/John Kersey/M. Fitzpatrick in 1917 (does not distinguish which parts of the property are occupied by who). A dwelling and orchard are shown on 1877 mapping in the same location of the subject farm complex. Historic research indicates that brothers John and William Carefoot settled next to one another near the hamlet of Castlemore on Lots 10 and 11, Concession 10. The Carefoot family were Orangemen and active members of the Victoria Lodge, Castlemore.





| Municipal Address: 10263 The Gore Road (CHR 28)  |      |       |       |      |    |           |           |  |
|--|------|-------|-------|------|----|-----------|-----------|--|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | The property is associated with John Murphy, Post Master at Castlemore and an early settler to the area, and the Byrne family, also recognized as area pioneers. However, their associations are tied to the property and its history of agricultural land use, rather than the house and existing landscape/farm complex which was likely established circa 1922. |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 30        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.   |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with the Murphy and Byrne families, early settlement families to the area, may yield further information to understanding settlement patterns and township development.   |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.  |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale  |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |  |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | It is a representative example of an Edwardian style dwelling, featuring typical massing and scale, and architectural details such as the hipped roof, internal  |



|  |          |           |          |          |          |                  |                  |   |
|--|----------|-----------|----------|----------|----------|------------------|------------------|---|
|  |          |           |          |          |          |                  |                  | chimney with tall brick stack, projecting gabled bay, multiple porches, large plain lintels, and large windows often in groups of two or three.   |
| 7. Displays a high degree of craftsmanship or artistic merit;                          | 33.3     | 26.64     | 16.65    | 9.98     | 0        | 43.29            | A B C D          | The materials, design and integrity of this structure are intact, with the exception of some of the original windows that have been replaced. However, there are no features that appear to be of outstanding detail or quality.  |
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | No known technical or scientific achievements are associated with this property.  |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>F</b> | <b>P</b> | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>  |
|  | 100%     | 80%       | 50%      | 30%      | 0%       |                  |                  |   |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | Although no longer an active farm or a fully intact farm complex, as suggested by the ruins of former agricultural buildings to the rear of the house and remaining barn, the existing structures and rural landscape continue to contribute to the agricultural landscape and reinforces the area's rural character. |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3     | 26.64     | 16.65    | 9.98     | 0        | 33.3             | A B C D          | The farm complex is visually and historically linked to its surroundings. The remaining mature vegetation and surrounding fields contribute to the historic setting.  |
| 11. Is a landmark.   | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | The farmhouse is not easily visible from the road given the row of mature trees effectively screening the structure from the road. There are no other features in the landscape that would  |



|  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  | indicate that this property is of landmark status. |
|--|--|--|--|--|--|--|--|--|

**Class: B**

**Reviewer: LP**

**Date: June 23, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,

Heritage Impact Assessment should be prepared

### Summary:

The property at 10163 The Gore Road is located on the southeast part of Lot 12, Concession 10 in the former Township of Toronto Gore. It is currently vacant; it remains unsecured and in a state of neglect. The farm complex is comprised of a two and a half storey Edwardian farmhouse following a T shaped foot print, a gable roof barn, and agricultural landscape. The house was built in 1922 and features a hipped roof with asphalt roofing material, brick veneer, internal brick chimney with decorative chimney stack, windows of various sizes and arrangements, and a rear frame accretion with siding. The foundations were concealed and therefore undetermined. Porches are located on the southwest corner and on the north elevation of the house. The barn is located on the opposite side of the drive from the house and set back farther from the road. It features a gable roof with sheet metal roofing material, smaller dimensions than other barns in the area, and vertical board siding. The foundations are undetermined. A small shed is located behind the house and barn. The agricultural landscape features a long drive connecting the road to the buildings, which are clustered together at the end of the drive, and surrounding fields. The ruins of multiple other buildings are located behind the existing barn. All of the mature trees formerly lining the driveway have been uprooted. A row of mature trees remain in front of the house, serving as an effective screen or wind break between the house and the surrounding fields and road. Also of note is a creek which traverses north-south through the property, behind the buildings.

Historic mapping indicates that the property was owned/occupied by John Murphy in 1859, Martin Byrne in 1877, and W. Kersey in 1917. A dwelling and orchard are shown on 1877 mapping in the same location of the subject farm complex. Tavender (1984:40), notes that John Murphy was a postmaster at Castlemore from 1855 to 1863. Additional, Tavender (1984:108) provides the following information regarding the Martin Byrne Farm on Lot 12, Concession 10:

The original owner of this farm was John Murphy, of a pioneer family, who also owned a farm at Lot 17, Concession 9. He erected two homes on this farm, one directly behind the present brick house and one opposite the Castlemore School. He and his wife occupied one dwelling and his son John and family, the other. Martin Byrne and his wife, Mary Harrison, purchased the farm in April 1870, from the original owner's estate, moving



from Lot 9, Con. 10, Toronto Gore. Records show the purchase price was \$3000. [...] In 1907, John Francis Byrne married Mary Murphy (granddaughter of the original owner), and one year later purchased this farm from his father. [...] The existing house was built in 1922.





| Municipal Address: 10365 The Gore Road (CHR 29)  |      |       |       |      |    |           |           |   |
|--|------|-------|-------|------|----|-----------|-----------|---|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 20        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of twentieth century settlement and agricultural practice.  |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | This property has roots extending back to the nineteenth century. Although it appears that most of the buildings on the property are of a more recent vintage, it may yield further information to understanding settlement patterns, township development and changes/advances in agricultural practice in the area. |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 0         | A B C D   | The property does not contain any notable structural or landscape features.   |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | The craftsmanship or artistic merit associated with this property is low.   |
| 8. Demonstrates a high degree of technical or scientific achievement;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | No known technical or scientific achievements are associated with this property.  |
| CONTEXTUAL VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |



|  | 100% | 80%   | 50%   | 30%  | 0% |       |         |  |
|--|------|-------|-------|------|----|-------|---------|--|
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3 | 26.64 | 16.65 | 9.98 | 0  |       |         | This property contributes to the surrounding agricultural character of the area.   |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 36.62 | A B C D | Given that the farm complex continues agricultural operations and has operated since the nineteenth century, the farm complex is functionally, visually and historically linked to its surroundings. |
| 11. Is a landmark.   | 33.3 | 26.64 | 16.65 | 9.98 | 0  |       |         | Although situated close to the road alignment, there are no built or landscape features that make this property stand out as a landmark in the area.   |

**Class: C**

**Reviewer: LP**

**Date: June 23, 2010**

**Recommendation (see Section 6.2):** Not a strong candidate for conservation;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,

Heritage Impact Assessment should be prepared

### Summary:

The property at 10365 The Gore Road is located in the southwest part of Lot 12, Concession 10 in the former Township of Toronto Gore. The farm complex is comprised of a mid-twentieth century dwelling with an attached garage at the rear, multiple agricultural buildings including two silos and several barns/drive sheds that appear to date to the mid-to-late twentieth century. One of the barns is partially demolished and may be older. The one storey dwelling features a hipped roof, centrally located internal chimney with brick stack, synthetic siding, modern windows, and a rear extension with gable roof. The two door garage with hipped roof is attached to the rear of the house through an enclosed passageway. The multiple barns, drive sheds, silos and other outbuildings are either clad in metal or vertical board siding. The farm complex is surrounded by fields under cultivation. The property features a post and wire fence around the boundaries of the property, sparse vegetation with a few mature trees, and a clustered building arrangement that is in close proximity to the road.



Historic mapping indicates that the property was owned/occupied by Thomas Parr in 1859 and 1877, and by W. Parr in 1917. A dwelling and orchard are shown on 1877 mapping in the same location of the subject farm complex. A feature, possibly a building, is also shown on 1877 mapping in the southeast corner of the Thomas Parr property. No additional information regarding the Parr family at this location was found.



| Municipal Address: <a href="#">10431 The Gore Road (CHR 30)</a>  |      |       |       |      |    |           |           |   |
|--|------|-------|-------|------|----|-----------|-----------|---|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 26        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early twentieth century settlement and agricultural practice.  |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Given that there are few other dwellings in the study area that were built in the early twentieth century, it may yield further information to understanding settlement patterns and township development in the early twentieth century. |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  | 43.29     | A B C D   | It is a representative example of the Craftsman style dwelling, featuring typical architectural details such as the shed dormer, use of oriel windows and projecting bays, and large enclosed porch.                                      |
| 7. Displays a high degree of craftsmanship or artistic merit;  | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | The materials, design and integrity of this structure are intact. However, there are no features that appear to be of outstanding detail or quality.  |





|  |          |           |          |          |          |                  |                  |   |
|--|----------|-----------|----------|----------|----------|------------------|------------------|---|
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | No known technical or scientific achievements are associated with this property.  |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>F</b> | <b>P</b> | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>  |
|  | 100%     | 80%       | 50%      | 30%      | 0%       |                  |                  |   |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | The relative uniqueness of the structure given its age and design, and its association with surrounding farmland, suggests that it contributes to the character of the area to an extent.   |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3     | 26.64     | 16.65    | 9.98     | 0        | 29.94            | A B C D          | The dwelling is linked by a laneway to former agricultural site or barn to the rear of the property and the fields beyond, indicating that it is a part of and contributes to the predominantly agricultural land use of this area. |
| 11. Is a landmark.   | 33.3     | 26.64     | 16.65    | 9.98     | 0        |                  |                  | Given the proximity of the dwelling to the road, and its interesting and possibly rare architectural style (to this part of Brampton) draws attention to this property.   |

**Class: B**

**Reviewer: LP**

**Date: June 23, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared

#### Summary:

The property at 10431 The Gore Road is located on part of Lot 13, Concession 10 in the former Township of Toronto Gore. The property consists of a one and a half storey brick dwelling, a drive shed, and rural landscape. The early twentieth century dwelling was designed in the Craftsman or

California Bungalow style and features a gable roof, stone (possibly granite block) foundations, brick veneer, and internal chimneys located on the north and south elevations. Features typical of this architectural style include the shed dormer on the front elevation, windows of various sizes, arrangement and types, enclosed front porch, and an oriel window next to the side entrance on the south elevation. A two storey porch is located at the rear. The gable roof drive shed with metal cladding is located behind the house. A u-shaped driveway links the house to the road, while a drive leading from the road to the drive shed is located to the northwest of the house. The property features tree lines and wire and post fence lines as property boundaries, and mature vegetation around the house that effectively conceals the rear of the property from the road. While currently subdivided from the farmland located to the northwest and northeast, it was likely part of this larger property parcel in the early twentieth century. This is suggested by the laneway that links the subject property to the fields and former barn located approximately 90 metres behind.

Historic mapping indicates that the subject property was located on land owned/occupied by John Adam in 1859, James M. Adam in 1877, and George Hunter in 1917. The 1919 topographic map indicates that a frame structure was extant at this location by this time. No information regarding the former owners/occupants of this property, and in particular George Hunter who likely built the subject house, was found.



| Municipal Address: <a href="#">5556 Countryside Drive (CHR 7)</a>  |      |       |       |      |    |           |           |   |
|--|------|-------|-------|------|----|-----------|-----------|---|
| HISTORICAL/ASSOCIATIVE VALUE   | E    | VG    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 1. Has direct association with a person, organization or institution that is significant to the community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with the Splan family, early settlers to this area.  |
| 2. Has direct association with an event or activity that is significant to the community;                            | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| 3. Has direct associations with a theme or belief that is significant to the community;                              | 20   | 16    | 10    | 6    | 0  | 30        | A B C D   | Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.  |
| 4. Yields, or has the potential to yield, information that contributes to an understanding of a community;           | 20   | 16    | 10    | 6    | 0  |           |           | Associations with early settlement families may yield further information to understanding settlement patterns and township development.  |
| 5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist                | 20   | 16    | 10    | 6    | 0  |           |           | No identified associations.   |
| DESIGN/PHYSICAL VALUE  | E    | Vg    | G     | F    | P  | Sub Score | Sub Grade | Rationale   |
|  | 100% | 80%   | 50%   | 30%  | 0% |           |           |   |
| 6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method; | 33.3 | 26.64 | 16.65 | 9.98 | 0  |           |           | As indicated by historic mapping, this Victorian Gothic farmhouse was built by 1877, and is considered to be a representative example of this style given its gabled dormers, projecting gabled bay and first storey bay window, dress stone foundations and use of buff brickwork to accent the red brick exterior. Alterations/additions, such as the new windows, porch, and removal of original chimney stacks diminish the integrity of the structure. |

|  |             |            |            |            |           |                  |                  |  |
|--|-------------|------------|------------|------------|-----------|------------------|------------------|--|
| 7. Displays a high degree of craftsmanship or artistic merit;                          | 33.3        | 26.64      | 16.65      | 9.98       | 0         | 33.3             | A B C D          | The nineteenth century barn and house are well built, well maintained and historically intact structures that exhibit good craftsmanship and design attributes. Of note are the dressed foundations and decorative brickwork on the farmhouse. |
| 8. Demonstrates a high degree of technical or scientific achievement;                  | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | No known technical or scientific achievements are associated with this property.   |
| <b>CONTEXTUAL VALUE</b>  | <b>E</b>    | <b>VG</b>  | <b>G</b>   | <b>F</b>   | <b>P</b>  | <b>Sub Score</b> | <b>Sub Grade</b> | <b>Rationale</b>   |
|  | <b>100%</b> | <b>80%</b> | <b>50%</b> | <b>30%</b> | <b>0%</b> |                  |                  |  |
| 9. Is important in defining, maintaining or supporting the character of an area;       | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's rural character.   |
| 10. Is physically, functionally, visually, or historically linked to its surroundings; | 33.3        | 26.64      | 16.65      | 9.98       | 0         | 59.94            | A B C D          | The farm complex is visually and historically linked to its surroundings. Mature vegetation provides easily defined boundaries and contributes to the historic setting.  |
| 11. Is a landmark.   | 33.3        | 26.64      | 16.65      | 9.98       | 0         |                  |                  | The farmhouse is easily visible from the road and given the quality of the farmhouse and relatively intact design, it stands out on the landscape.   |

**Class: B**

**Reviewer: LP**

**Date: June 21, 2010**

**Recommendation (see Section 6.2):** Retains heritage significance, but not a strong candidate for conservation;  
Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared



### Summary:

The property at 5556 Countryside Drive is located on the southwest part of Lot 16, Concession 12 in the former Township of Toronto Gore. Located just north and east of the intersection of Countryside Drive and Coleraine Drive, the farm complex is comprised of a one and a half storey farmhouse, gable roof barn, modern driveshed/barn, and rural landscape. The nineteenth century, Ontario Gothic farmhouse features a: gable roof; stone foundations; buff brick quoining, window surrounds and decorative brickwork; rear one and half storey extension; and one storey rear accretion that includes a single car garage, side entrance and internal chimney. The front elevation features two gable dormers, a projecting gable with first storey bay window, and modern porch. The gable roof barn has a small lean-to addition on the southwest elevation, metal roofing material, vertical board siding, and concrete foundations. The farm complex is situated in close proximity to the road and is clustered together within a small, rectangular area demarcated by mature vegetation. Fields are located to the southwest, while mid to late twentieth century residential properties are located to the northeast. Remnants of an apple orchard are located next to the house.

Historic mapping indicates that the property was owned/occupied by John Splan in 1859, 1877 and 1917. A dwelling and orchard are shown on the 1877 mapping in the same location as the subject farm complex. John Splan's land holdings in the area in the late nineteenth century included Lot 16, Concession 12 and Lot 15, Concession 11. Tavender (1984:42) notes that John Splan was on the committee for his church at Castlemore, and involved in fundraising activities.





December 2010

CELEBRATING  
**50**  
YEARS  
in 2010

## HERITAGE IMPACT ASSESSMENT

### Six Proposed Works and Transportation Satellite Yards, Southwest Quadrant, City of Brampton, Region of Peel, Ontario

**Submitted to:**

Paula Neto  
AECOM Canada Ltd.  
300 Water Street  
Whitby, ON L1N 9J2  
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REPORT



**A world of  
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**Report Number:** 10-1151-0246

**Distribution:**

- 2 Copies - AECOM Canada Ltd.
- 3 Copies - Ontario Ministry of Tourism and Culture
- 2 Copies - Golder Associates Ltd.





### Executive Summary

The City of Brampton has initiated a Class Environmental Assessment Study for two new Works and Transportation Satellite Yards (the Project). The City engaged AECOM Canada Ltd. (AECOM) consulting engineers, to execute a Municipal Class Environmental Assessment for the Project.

Golder Associates Ltd. (Golder) was retained by AECOM to complete both a Stage 1 archaeological assessment and a heritage impact assessment for six potential satellite locations for the City of Brampton, Region of Peel. This report identifies built heritage resources and potential impacts for each of the proposed locations in the Study Area. Where individual locations are referenced they will be numbered according to mapping provided to Golder by AECOM.

*The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.*

DRAFT



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## Acknowledgments

|                          |  |
|--------------------------|--|
| <b>Project Manager</b>   | Carla Parslow, Ph.D.                                     |
| <b>Report Production</b> | Barbara Legault, M.A.                                    |
| <b>Office Assistants</b> | Jeffrey Muir, B.A.                                       |
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| <b>Senior Review</b>     | Christopher Andreae, Senior Built Heritage Specialist    |
| <b>Proponent Contact</b> | Paula Neto, AECOM Canada Ltd.                            |
| <b>City of Brampton</b>  | Antonietta Minichillo, Heritage Coordinator              |



### 1.0 STUDY PURPOSE AND METHOD

The City of Brampton has initiated a Class Environmental Assessment Study for two new Works and Transportation Satellite Yards (the Project). The City engaged AECOM Canada Ltd. (AECOM) consulting engineers, to execute a Municipal Class Environmental Assessment for the Project. Golder Associates Ltd. (Golder) was retained by AECOM to complete both a Stage 1 archaeological assessment and a heritage impact assessment for six potential satellite locations for the City of Brampton, Region of Peel.

This report identifies built heritage resources and potential impacts for each of the proposed locations in the Study Area. Where individual locations are referenced they will be numbered according to mapping provided to Golder by AECOM. The principle objectives of this report are to provide a historical summary of settlement history and development of the study area through primary and secondary sources; to conduct a field study to identify built heritage resources and cultural heritage landscapes; to anticipate potential impacts to heritage resources; and to recommend mitigation strategies.

The Project Manager visited the study area on October 21, 2010 to survey the impact zone and document and photograph potentially impacted properties. Additional team members examined both primary and secondary resources held by the Mississauga Public Library, and consulted with the City of Brampton Heritage Coordinator to identify heritage resources in the area and to determine the cultural heritage value of known heritage resources. Additional map and archival research was conducted using resources provided on the City of Brampton website including: The Brampton Municipal Heritage Register, the City of Brampton Official Plan, and the Guidelines for Preparing Heritage Impact Assessment: City of Brampton.



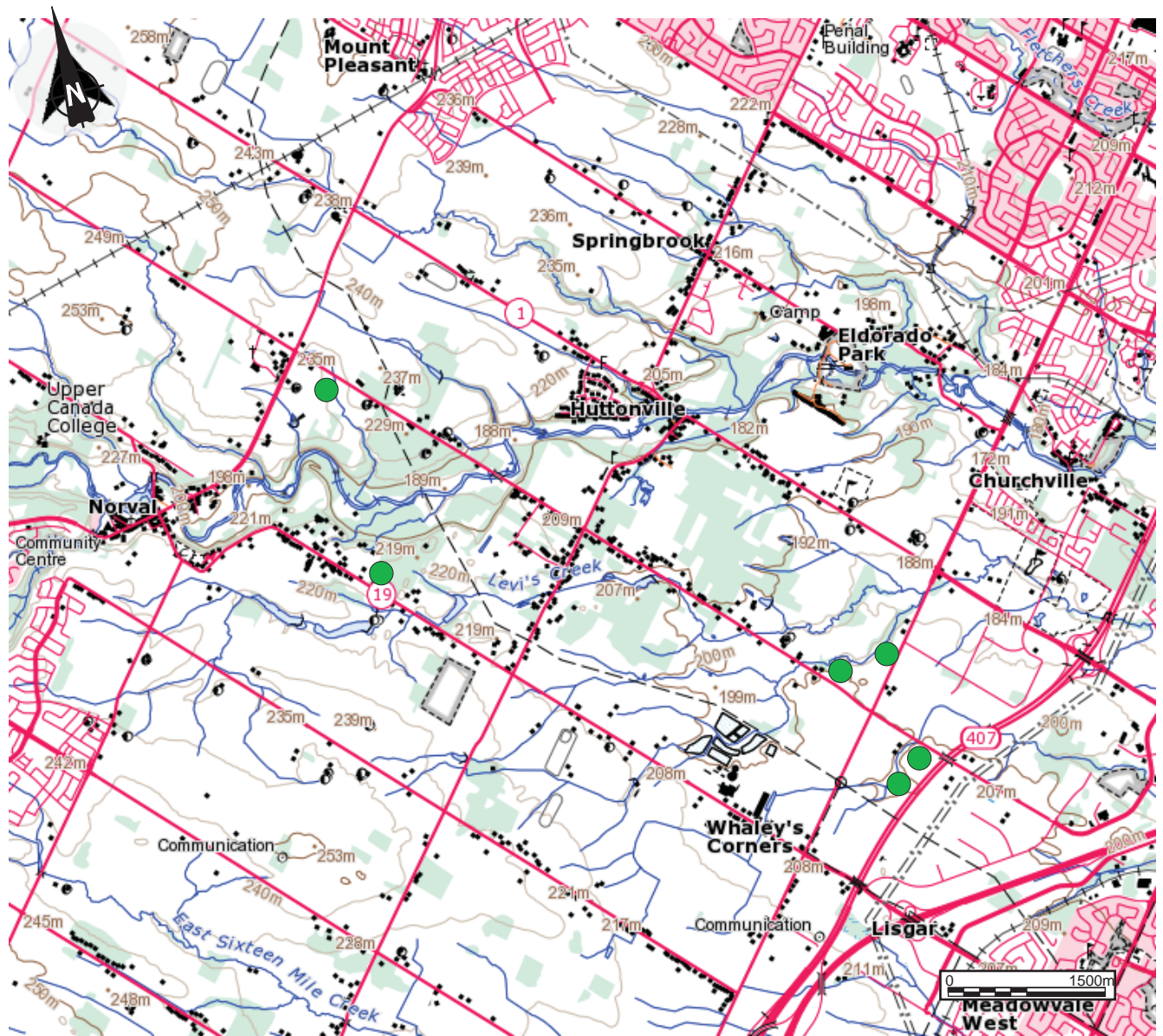
## 2.0 STUDY AREA

The six proposed satellite locations (numbered 1, 3, 4, 5, 8 and 9) are located within the Geographic Townships of Chinguacousy and Toronto, former County of Peel (see Figure 1). According to the maps of the Townships of Chinguacousy and Toronto in the 1877 *Illustrated Historical Atlas of the County of Peel*, the six proposed satellite locations are located on various lots and concessions.

The Study Area for this Heritage Assessment ranges from Bovaird Drive south to Highway 407, and from east of Mississauga Road to Winston Churchill Drive. Within this area there are three existing properties listed on the Municipal Register and one property designated under Part IV of the *Ontario Heritage Act*.

Additional First Nations history of the Study Area has been documented in the Stage 1 Archaeological Assessment (Golder Associates Ltd., 2010). It is not apparent that First Nations activities and presence have influenced the character of the modern cultural landscape (as far as can be discerned through vegetation patterns, earthworks, knowledge of their sacred sites, etc.) nor have they left tangible, above ground material features (earthworks, etc.). However, the aboriginal presence in the study area is assumed at this time to be the matter of archaeology.





## LEGEND

- -PROPOSED SATELLITE LOCATIONS

## REFERENCE

DRAWING BASED ON NTS MAP SHEET 30M/12 (BRAMPTON)  
EDITION 7, CENTRE FOR TOPOGRAPHIC INFORMATION,  
NATURAL RESOURCES CANADA, 1994

## NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ  
IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

**Heritage Impact Assessment  
Six Proposed Satellite Locations  
City of Brampton, Ontario**

TITLE

**Location of Study Area**



|             |              |          |                   |
|-------------|--------------|----------|-------------------|
| PROJECT No. | 10-1151-0246 | FILE No. | 1011510246-R01001 |
| CADD        | JLD          | SCALE    | As Shown REV.     |
| CHECK       |              |          |                   |

**Figure 1**



### 3.0 REGULATORY FRAMEWORK

For this Heritage Assessment Report Golder Associates undertook the following tasks:

- the production of a land use history of the Study Area through the use of historical archival research and a review of historic mapping;
- the identification of protected properties, built heritage resources and cultural heritage landscapes through a windshield survey, municipal consultation and background research;
- an evaluation of the inventory of built heritage resources according to Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest* (O.Reg. 9/06) to determine their significance.

Cultural landscapes and built heritage features located near or adjacent to the proposed sites were photographed and evaluated according to O. Reg. 9/06. This material appears in Section 5.0.

#### 3.1.1 Ontario Regulation 9/06 made under the *Ontario Heritage Act*

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under section 29 of the Act if it meets one 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 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 contextual value because it,
    - i. is important in defining, maintaining or supporting 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).



### 3.1.2 The Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement* (PPS) requires that

*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

Section 2.6.3 of the PPS specifies the circumstances under which development or site alteration may be permitted and discusses mitigative measures:

*Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

*Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

The PPS defines “built heritage resources” as

*...one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.*

The PPS defines “conserved” as

*...the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.*

The PPS defines “cultural heritage landscape” as

*...a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.*

Regarding cultural heritage and archaeology, the PPS defines “significant” as

*resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.*



### 3.1.3 City of Brampton Official Plan

The City of Brampton's Official Plan policy 4.9.1.10 seeks to conserve and protect its heritage resources

*A Heritage Impact Assessment prepared by a qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes.*

### 3.1.4 City of Brampton Heritage Classification

The City of Brampton Municipal Register of Cultural Heritage Resources was originally compiled between 1991 and 1993 by City staff and the Brampton Heritage Board. The Register is a documentation tool used to assist in identification and on-going preservation of heritage resources. It is also used to set priorities for subsequent heritage designations under Part IV of the OHA through a grading score based on the Criteria set out under O. Reg 9/06. The breakdown is as follows:

#### **Category A (70 – 100 points): Most Significant**

Municipal Designations under the OHA will be pursued.

#### **Category B (40 – 69 points): Significant**

Worthy of preservation, municipal designation under the OHA will always be considered.

#### **Category C (39 – 0 points): Contributing**

Contributes to an area, streetscape, or neighbourhood; some noteworthy heritage attributes are present; designation may be considered on a case-by-case basis only. Contributing properties are not listed on the Register.





### 4.0 HERITAGE RESOURCES

The Heritage Assessment was based on a researched land use history of the study area. This research provides a framework within which to evaluate the relevance of historic structures and landscapes.

#### 4.1 Historical Summary

The Study Area is located within the Geographic Townships of Chinguacousy and Toronto, former County of Peel. The area was included as part of Treaty Number 13A made between the Mississaugas and the Crown on August 2, 1805 (Morris, 21 – 22). The Crown purchased the Mississauga Tract, which included the land straddling Dundas Street in October 1818. This settlement provided a vital line of communication with border posts and settlements on the Niagara Frontier (Corporation of the County of Peel, 244). The name 'Chinguacousy' is said to have come from a young Chief who led the British forces to capture Fort Michilimackinac from the Americans during the War of 1812.

Toronto Township, known as the "Old Survey" was first surveyed in 1806 by Mr. Wilmot, and settled from 1808 – 1810. The first settlers came from New Brunswick, the United States, and other parts of Upper Canada and settled largely along Dundas Street (Pope, 59). In 1819 the "New Survey" was conducted, and many displaced Irish families from New York settled in Toronto Township (Pope, 60). The largest and oldest village in the County of Peel is Streetsville, situated on the Credit River (Pope, 60). The village of Churchville is the closest community to our Study Area in Toronto Township. Because of its strategic location on the Credit River and access to highly productive agricultural land, Churchville was considered one of the most important communities in the County as early as the 1830s (County of Peel, 273).

The Township of Chinguacousy was originally founded in 1818 and surveyed in 1819 at the same time as the "New Survey" of Toronto Township. The survey was completed in two parts by the partnership of Richard Bristol and Timothy Street. The first survey took place from June – August 1819, and the south half of the township was surveyed from September – October 1819 (Pope, 59). The first settlers were United Empire Loyalists and their children. By 1821 Chinguacousy had a population of 412, with 230 acres of cultivated land. This grew rapidly through the first half of the 19<sup>th</sup> century, peaking in 1851 with a total population of 7,469. Although the population dropped slightly after mid-century, the fertile land in Chinguacousy Township promoted agricultural development and by 1871, 80,271 acres of land had been cleared (Pope, 64). The historic communities of Huttonville and Centreville are located within the Study Area. The village of Huttonville, named for Mr. J.P. Hutton, Esq., was a flourishing village established in 1848 with the construction of Hutton's mills (Pope, 65).

Because of the introduction of the railroad Brampton became increasingly urbanized while Chinguacousy and the surrounding area remained largely rural and agricultural. In 1867 Brampton was selected as the Peel County seat and the County Courthouse, jail and other public buildings were located there (City of Brampton).



### 4.2 Historical Mapping

The Study Area is predominantly rural, supporting orchards and agriculture. Many of the original hedgerows, lots and concessions can still be seen on the landscape. Figure 2 shows drawings of the surveyed land and lots of the southwest part of Chinguacousy Township and the northwest part of Toronto Township from the 1877 *Illustrated Historical Atlas of the County of Peel*. The drawing also shows the Study Area, and the six proposed locations for the Transportation Satellite Yards.

The following summary table breaks down the lot and concession, former land owner and known structures on the potential site locations.

**Table 1: Potential Satellite Yard Locations and Heritage Resources**

| Site # | Proposed Site          | Location                                      | Con. | Lot | Owner                  | Remaining Structure | Heritage Protection |
|--------|------------------------|---|------|-----|------------------------|---------------------|---------------------|
| 1      | Siemens                | Bovaird Drive and Heritage Road               | 6    | 10  | Robert Currie          | Yes                 | Listed              |
| 3      | 9353 Winston Churchill | Winston Churchill Blvd north of Embleton Road | 6    | 8   | Estate of Jas. Charles | Yes                 | No                  |
| 4      | Orlando A              | Heritage Road and Hwy 407                     | 5    | 1   | Wm. Hillis             | No                  | No                  |
| 5      | Orlando B              | Heritage Road and Hwy 407                     | 5    | 1   | Wm. Hillis             | No                  | No                  |
| 8      | Steeles and Heritage A | Steeles and Heritage Road                     | 6    | 15  | Wm. J. Arnott          | No                  | No                  |
| 9      | Steeles and Heritage B | Steeles Ave and Heritage Road                 | 6    | 15  | Wm. J. Arnott          | Yes                 | No                  |





## LEGEND

● - PROPOSED SATELLITE LOCATIONS

## REFERENCE

DRAWING BASED ON THE 1877 ILLUSTRATED HISTORICAL ATLAS OF COUNTY OF PEEL

## NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

**Heritage Impact Assessment  
Six Proposed Satellite Locations  
City of Brampton, Ontario**

TITLE

**A Portion of the 1877 Historic Atlas  
of the County of Peel**



|             |              |            |                   |
|-------------|--------------|------------|-------------------|
| PROJECT No. | 10-1151-0246 | FILE No.   | 1011510246-R01003 |
| CADD        | JLD          | Oct. 27/10 | SCALE N/A REV.    |
| CHECK       |              |            |                   |

**Figure 2**

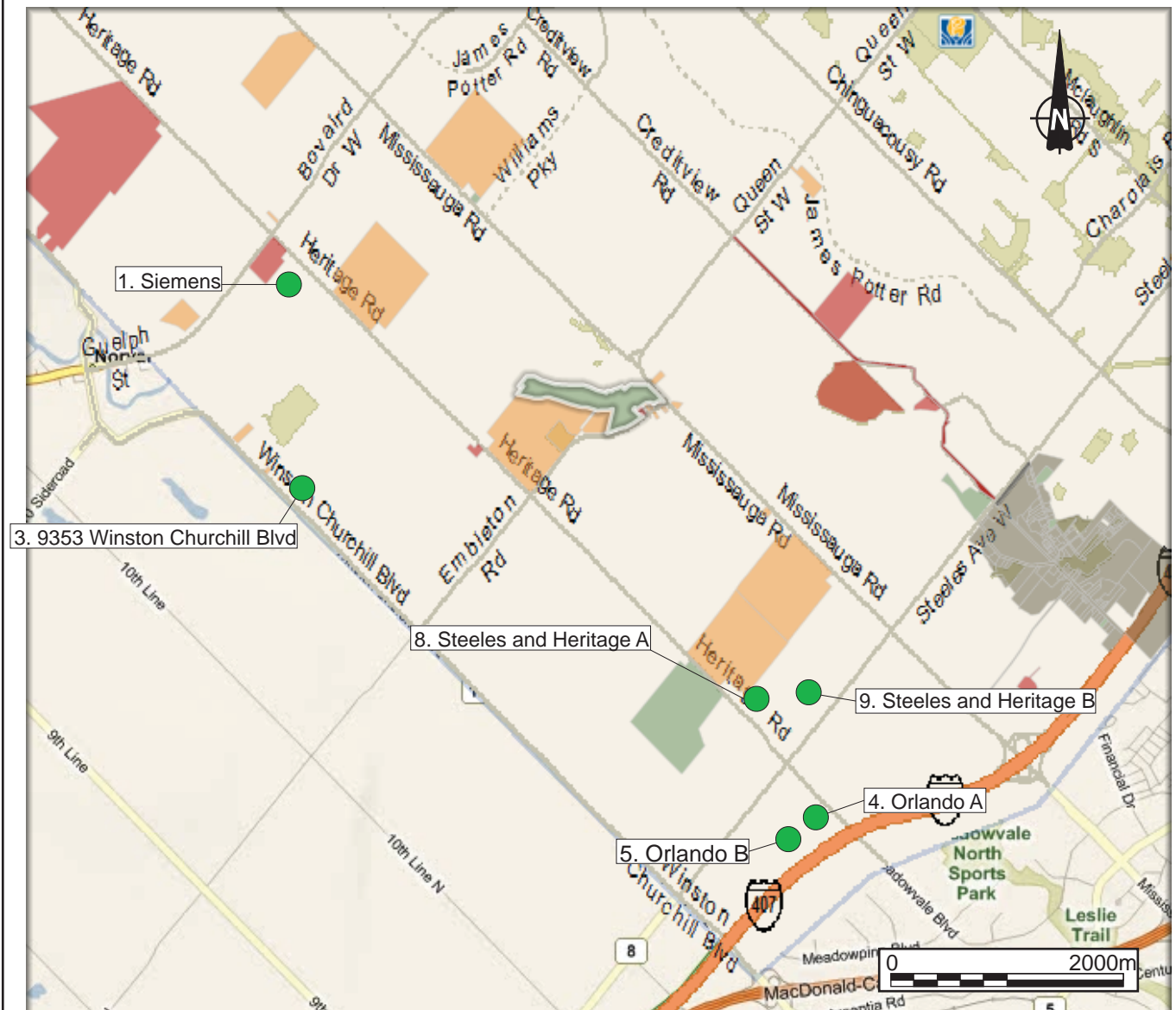


### 4.3 Protected Properties

The City of Brampton maintains an interactive tool for the tracking of designated heritage sites within the City. Figure 3 shows a map of each of the six satellite locations with a heritage overlay. It should be noted that the properties located at 8252 Mississauga Road and at 2878 Embleton Road were destroyed by fire in 2010 and have not yet been removed from the interactive map. As illustrated, Site 1(Siemens), and Site 8 (Steeles and Heritage A) are located on properties near or adjacent to heritage resources.

- 1) **The Robert Currie Farm**, located at 2591 Bovaird Drive, is located adjacent to proposed Site 1. The property is listed on the Municipal Register with an 'A' classification. The heritage value and potential implications of the Project will be discussed in Section 6.2 and 7.0 of this Report.
- 2) **The Magill Farm**, located at 9673 Heritage Road, is located within the Study Area across the road and south of the proposed Site 1. The property is listed on the Municipal Register, and classified as a 'B' property, that is significant and worthy of preservation, and possibly designation. However this property is not close enough to be impacted by the Project.
- 3) **The James McClure Farm**, located at 8331 Heritage Road north of Site 8, is listed on the Municipal Register, and classified as a "B" property, significant and worthy of preservation. This property is likely too far from the site to be impacted by the Project.
- 4) **The Octagonal House** is also located across the road and north of Site 8, at 8280 Heritage Road. The property is designated under Part IV of the *Ontario Heritage Act* (By-law 26-79). This property is likely too far from the site to be impacted by the Project.





#### LEGEND

- RATING A (MOST SIGNIFICANT)
- RATING B (SIGNIFICANT)
- RATING O (DESIGNATED UNDER ONTARIO HERITAGE ACT)

#### REFERENCE

DRAWING BASED ON CITY OF BRAMPTON INTERACTIVE MAP TOOL

#### NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

|                          |  |  |  |
|--------------------------|--|--|--|
| PROJECT                  |  | <b>Heritage Impact Assessment<br/>Six Proposed Satellite Locations<br/>City of Brampton, Ontario</b> |  |
| TITLE                    |  | <b>Location of Protected Heritage Resources</b>  |  |
| PROJECT No. 10-1151-0246 |  | FILE No. 1011510246-R01004   |  |
| CADD JLD Oct. 29/10      |  | SCALE As Shown REV.  |  |
| CHECK                    |  | <b>Figure 3</b>  |  |





### 5.0 VISUAL ASSESSMENT

A visual inspection of the Study Area was carried out by Dr. Carla Parslow on October 21, 2010. Each proposed satellite location was inspected and will be discussed below.

#### 5.1 Site 1: Siemens

The first proposed location is situated at the corner of Bovaird Drive and Heritage Road, the property consists primarily of agricultural fields (Plate 1).



*Plate 1: Siemens Proposed Satellite Location*

Though there are no heritage resources located on this site, the property abuts the Robert Currie Farm at 2591 Bovaird Drive, which is listed on the Municipal Register with an "A" Rating. Shown in Plate 2, significant design features include the gable roof, arched dormer, and bay window. The property is associated with the Currie Family, one of the earliest families to settle in Chinguacousy Township. Robert Currie was likely a descendent of James Currie, the first tax collector of the Township in 1821 (County of Peel, 250). The house appears to have been constructed between 1890 and 1920.



*Plate 2: 2591 Bovaird Drive, Site of Robert Currie Farm*

### 5.2 Site 3: Winston Churchill Boulevard

Located at 9353 Winston Churchill Blvd, between Bovaird Drive West and Embleton Road, proposed Site 3 consists primarily of agricultural fields. The structure located on the property has potential heritage value but is not listed on the Municipal Register or designated under the OHA (Plate 3). The property has not been well-preserved, and when evaluated against O. Reg. 9/06 *Criteria* it was not determined to have significant heritage value to be considered worthy of protection.



*Plate 3: 9353 Winston Churchill Boulevard*





### 5.3 Site 4 & 5: Orlando A and Orlando B

The Orlando A and Orlando B proposed satellite locations are located next to one another on the southwest corner of Meadowvale Boulevard and Highway 407, South of Steeles Avenue West. The property consists predominantly of agricultural fields that have been impacted by construction of the 407 (Plate 4). There are no structures located in the area between Highway 407 and Steeles Avenue West.



*Plate 4: Site 4 & 5, north of Highway 407*

The structure shown in Plate 5 is located south of the 407, outside of the Study Area, and would not be impacted by the Project.



*Plate 5: Site 4 & 5, showing Highway 407*





### 5.4 Site 8: Steeles and Heritage A

Site 8, the Steeles and Heritage A proposed location, is situated on Heritage Road, north of Steeles Avenue West. The property immediately adjacent to the proposed site is 8197 Heritage Road. The structure appears to be a modern house and a converted barn. Plate 6, which pictures the garage, shows that potential heritage features were likely impacted during renovation.



*Plate 6: 8197 Heritage Road*

Across the road is 8200 Heritage Road. A visual assessment of the property suggests that it was likely constructed after 1960 (Plate 7).



*Plate 7: 8200 Heritage Road*



### 5.5 Site 9: Steeles and Heritage B

Site 9, is the Steeles and Heritage B proposed location, is situated on Steeles Avenue West, east of Heritage Road.

The adjacent property, located at 2336 Steeles Avenue (Plate 9) has some heritage potential, it is neither listed nor designated under Part IV of the OHA. It appears unoccupied and, as it has not been secured, has potentially been subject to decay and neglect. When evaluated under O. Reg 9/06, this property is not determined to have significant heritage value to be considered worthy of protection.



*Plate 8: 2336 Steeles Avenue West*

The former Beatty Farm at 2377 Steeles Avenue West is located on the south side of Steeles Avenue West, across from the proposed Site 9 (Plate 9).



*Plate 9: 2377 Steeles Avenue West, Former Beatty Farm*

The Farm, now boarded up, was formerly listed on the Municipal Register and was the subject of a Heritage Impact Assessment (HIA) in 2009 to determine the potential impacts of widening of Steeles Avenue on the structure. The HIA, conducted by an independent Heritage Consultant, determined that the house was not as significant as was originally perceived. The Brampton Heritage Board voted that the house be maintained, and that the landowner investigate the feasibility of relocating the house or converting for commercial use. It was determined that relocation would be too difficult to undertake, and that removing the house from its context would result in the loss of heritage value. Demolition of the structure was approved by Council on the condition that a significant monetary settlement be deposited into a heritage reserve account for future City of Brampton heritage initiatives.

The settlement also mandated that that future site plans be determined in consultation with the City of Brampton and that the decorative wooden verandah and date stone reading 'Wish tonWish' be retained, and sensitively integrated into future development of the property. As well, the decision required that a heritage plaque be erected, original construction plans be salvaged, and that measured drawings and photo documentation of the exterior and interior features be undertaken prior to demolition.



### 6.0 POTENTIAL IMPACTS

There are no direct impacts to built heritage resources or cultural landscapes as a result of the proposed Works and Transportation Satellite Yards. There may, however, be some indirect impacts to built heritage resources related to construction activities including the introduction of laydown areas and temporary construction routes, and increased traffic, vibration and noise from trucks and construction equipment.

The introduction of physical, visual and/or audible disturbance as a result of the Project could have negative impacts on heritage resources; this may include increased traffic impacts, light trespass, salt run-off, and potential soil contamination. This is particularly the case for Site 1 (Siemens) and Site 8 (Steeles and Heritage A) where municipally listed or designated properties are near or adjacent to the prospective site.





### 7.0 RECOMMENDATIONS

The Works and Transportation Satellite Yards should be placed to avoid cultural heritage resources. If this is not possible, it may be necessary to implement mitigation or management strategies such as avoidance, monitoring, protection, relocation, documentation, and/or remedial landscaping to ensure that these resources are not negatively impacted.

Specific mitigation strategies may include:

- Further consultation with the City Heritage Coordinator to avoid direct impacts to significant heritage resources;
- Efforts to reduce impacts of construction activities (e.g. physical, vibration) to built heritage resources;
- After construction is complete, restoration of disturbed landscape and/or remedial landscaping to reduce visual impacts; and
- In the case of Site 1, the preferred recommendation is to avoid any plan that may affect the character of the historic farmhouse. It is also recommended that the City proceed with appropriate documentation and/or designation of the Robert Currie Farm under Part IV of the *Ontario Heritage Act* to ensure future protection of the site.

If intervention is managed in such a way that impacts are sympathetic to the value of the heritage resources identified in this report, the proposed Works and Transportation Satellite Yards should not have adverse effects on cultural heritage resources.



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### 9.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT

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## Report Signature Page

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REPORT

# Heritage Impact Assessment for 10300 Highway 50, City of Brampton, Regional Municipality of Peel, Ontario

Cadetta Johnston Transit Facility

Submitted to:

**City of Brampton**

2 Wellington Street West,  
Brampton, Ontario  
L6Y 4R2

Submitted by:

**WSP Canada Inc. (E&I)**

3450 Harvester Rd, Unit 100 & 100A, Burlington, ON  
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(905) 335-2353

December 12, 2024



# PROJECT PERSONNEL

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## ACKNOWLEDGEMENTS

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# ABBREVIATIONS

|              |  |
|--------------|--|
| <b>BHR</b>   | Built Heritage Resource                          |
| <b>CHER</b>  | Cultural Heritage Evaluation Report              |
| <b>CHL</b>   | Cultural Heritage Landscape                      |
| <b>CHVI</b>  | Cultural Heritage Value or Interest              |
| <b>HCP</b>   | Heritage Conservation Plan                       |
| <b>HIA</b>   | Heritage Impact Assessment                       |
| <b>MCM</b>   | Ministry of Citizenship and Multiculturalism     |
| <b>OHA</b>   | <i>Ontario Heritage Act</i>                      |
| <b>PHP</b>   | Provincial Heritage Property                     |
| <b>PPS</b>   | Provincial Planning Statement                    |
| <b>SCHVI</b> | Statement of Cultural Heritage Value of Interest |



# GLOSSARY

|                                     |  |
|-------------------------------------|--|
| <b>Adjacent lands</b>               | Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (Government of Ontario 2024).   |
| <b>Built Heritage Resource:</b>     | <p>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 (Government of Ontario 2024).</p> <p>Built heritage resources are located on property that may be designated under Parts IV or V of the <i>Ontario Heritage Act</i>, or that may be included on local, provincial, federal and/or international registers.</p>  |
| <b>Conserved:</b>                   | <p>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 can be included in these plans and assessments (Government of Ontario 2024).</p>   |
| <b>Cultural Heritage Landscape:</b> | <p>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 (Government of Ontario 2024). Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the <i>Ontario Heritage Act</i>, 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.</p> |
| <b>Heritage Attributes:</b>         | <p>Means, as defined under the <i>Ontario Heritage Act</i>, 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 (Government of Ontario 2024).</p> <p>Heritage attributes are 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).</p>   |
| <b>Protected Heritage Property:</b> | <p>Means property designated under Part IV or VI of the <i>Ontario Heritage Act</i>; property included in an area designated as a heritage conservation district under Part V of the <i>Ontario Heritage Act</i>; property subject to a heritage conservation easement or covenant under Part II or IV of the <i>Ontario Heritage Act</i>; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the <i>Standards and Guidelines for the Conservation of Provincial Heritage Properties</i>; property protected under federal heritage legislation; and UNESCO World Heritage Sites (Government of Ontario 2024).</p>  |

**Significant:**

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* (Government of Ontario 2024).

## EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the City of Brampton to complete an HIA for 10300 Highway 50 in the City of Brampton, Regional Municipality of Peel, Ontario. The roughly rectangular, 16.49-hectare (40.76 acre) property addressed as 10300 Highway 50, fronts onto Highway 50, immediately south of Cadetta Road, and is surrounded by agricultural properties to the west and south, by light industrial and commercial buildings to the north and a freight yard to the east. Notably, the subject property is located immediately adjacent to 10192A Highway 50, Brampton which abuts the south property line.

The property at 10192A Highway 50 is listed as a non-designated property on the City of Brampton's Municipal Register of Cultural Heritage Resources. A Notice of Intention to Designate (NOID) was issued for the property on July 27, 2017, but a designation by-law was never passed and due to recent legislation changes, the NOID has since expired. A Cultural Heritage Evaluation Report (CHER) was also completed for the property by ASI in 2021 which included an evaluation of the property according to O.Reg.9/06 and draft Statement of Cultural Heritage Value or Interest (SCHVI) and list of heritage attributes. Both the NOID and draft SCHVI with list of heritage attributes identify the two-storey farmhouse as the primary cultural heritage resource.

The City of Brampton intends to construct a new transit facility for bus transit on the subject property. The transit facility will consist of a one-storey and two-storey building with bus storage, a maintenance and support area, a maintenance garage area and administrative offices surrounded by parking areas, outdoor bus storage areas, an outdoor staging and maintenance area, a loading area and a stormwater management pond. As the subject property is adjacent to a listed (not designated) property on the City of Brampton's Heritage Register, an HIA is required as part of the site plan application.

This HIA was guided by the City's *Heritage Impact Assessment – Terms of Reference* (Brampton, n.d.), the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 of the *Ontario Heritage Tool Kit*, the MCM's *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006), the *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

This HIA relied upon the heritage evaluations completed for the NOID and CHER completed by ASI to understand the cultural heritage value or interest (CHVI) of the property at 10192A Highway 50. 10192A Highway 50's CHVI lies primarily in its farmhouse, which has physical value as a representative example of Italianate style of architecture, historical value for its association with Johnston families, early settlers to Toronto Gore Township and the hamlet of Coleraine and contextual value as a landmark visible from Highway 50.

WSP assessed the proposed work for the new transit facility to identify any direct and indirect impacts to 10192A Highway 50's CHVI and heritage attributes. From the results of background research, information gathering, field documentation, and impact assessment, WSP determined that no direct impacts are anticipated to the subject property. However, indirect impacts are anticipated related to the disruption of the visual setting of the farmhouse and the potential introduction of vibration caused by nearby heavy traffic, grading, and construction activities.

Accordingly, WSP makes the following recommendations:

- 1) To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan is developed to include a planted buffer to screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided.
  - a. WSP has developed a landscape plan to address the cultural heritage considerations for the subject project, including a planted buffer to screen the concrete retaining wall and black Clear View fencing. The landscape plan (dated November 15, 2024) is presented in Appendix C.
- 2) To mitigate the potential vibration impacts resulting from nearby heavy traffic, grading, and construction activities, WSP recommends that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.

The above recommendations were prepared using drawings of the proposed work contained in Appendix B and landscape plan contained in Appendix C. Should the proposed work be updated or changed, then an HIA Addendum is required.



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# 1 INTRODUCTION

## 1.1 Background

WSP Canada Inc. (WSP) was retained by the City of Brampton to complete a Heritage Impact Assessment (HIA) for 10300 Highway 50 in the City of Brampton, Regional Municipality of Peel, Ontario (subject property) (Figure 1). The roughly rectangular, 16.49-hectare (40.76 acre) property fronts onto Highway 50, immediately south of Cadetta Road, and is surrounded by agricultural properties to the west and south, by light industrial and commercial buildings to the north and a freight yard to the east. The subject property is located immediately adjacent to 10192A Highway 50, Brampton as it abuts the south property line. 10192A Highway 50 is listed as a non-designated property on the City of Brampton's municipal heritage register. A notice of intention to designate (NOID) the property was issued on July 27, 2017, but a designation by-law was never passed and due to recent legislation changes, the NOID has since expired.

The City of Brampton intends to develop the subject property with a new transit facility for buses and has retained WSP to complete an HIA that will review the impact the proposed development may have on the adjacent built heritage resource at 10192A Highway 50.

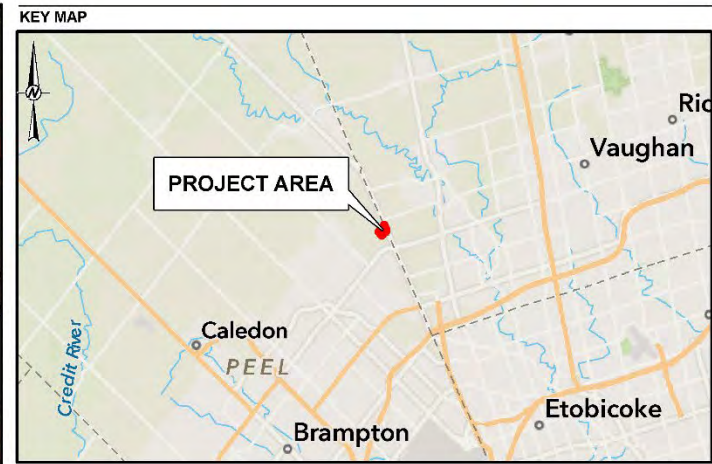
The preparation of this HIA was guided by the City of Brampton's *Heritage Impact Assessment: Terms of Reference* as scoped by the City of Brampton's Heritage Staff (Brampton, n.d.), the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 of the *Ontario Heritage Tool Kit*, the MCM's *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006), the *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

## 1.2 Scope

To complete this HIA, WSP:

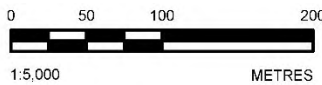
- Reviewed background research included in the Cultural Heritage Evaluation Report (CHER) completed by ASI, dated January 2021 (Revised February 2021) to gain an understanding of the historical evolution of the 10192A Highway 50;
- Collected online data and made agency information requests to the City of Brampton, Ontario Heritage Trust, and MCM to gather information for the subject property and 10192A Highway 50;
- Conducted a field investigation to establish the existing conditions of 10192A Highway 50, assess built heritage resources, and cultural heritage landscape components;
- Reviewed the NOID issued in 2017 and the Ontario Regulation 9/06 evaluation of 10192A Highway 50 in the CHER completed by ASI, dated January 2021 (Revised February 2021);
- Assessed the potential direct and indirect impacts of the proposed development on the Cultural Heritage Value or Interest (CHVI) and heritage attributes of 10192A Highway 50; and,
- Recommended mitigation measures and a conservation approach to avoid or reduce the negative impacts (as appropriate).





SCALE: 1:500,000

- LEGEND**
- PROJECT AREA
  - 10192A HIGHWAY 50 PROPERTY BOUNDARY
  - ROADWAY
  - RAILWAY
  - TOPOGRAPHIC CONTOUR, METRES
  - WATERCOURSE
  - WATERBODY
  - WETLAND SIGNIFICANCE**
  - UNEVALUATED WETLAND
  - TOWNSHIP, CONCESSION AND LOT



- NOTE(S)**
- ALL LOCATIONS ARE APPROXIMATE
- REFERENCE(S)**
- CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
  - BASE MAP: PEEL REGION, MAXAR, PROVINCE OF ONTARIO, YORK REGION, ESRI CANADA, ESRI, TOMTOM, GARMIN, SAFEGRAPH, FAO, MET/NASA, USGS, EPA, NPS, NRCAN, PARKS CANADA
  - COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

CLIENT  
CITY OF BRAMPTON

PROJECT  
HERITAGE IMPACT ASSESSMENT: 10300 HIGHWAY 50,  
BRAMPTON

TITLE  
LOCATION OF PROJECT AREA

|            |            |            |
|------------|------------|------------|
| CONSULTANT | YYYY-MM-DD | 2024-08-30 |
| DESIGNED   | CC         |            |
| PREPARED   | BR         |            |
| REVIEWED   | ---        |            |
| APPROVED   | ---        |            |

PROJECT NO. CA0000055.7918 CONTROL 0003 REV. A FIGURE 1



## 2 METHODOLOGY

### 2.1 Regulatory Requirements

The requirements to consider cultural heritage under the Planning Act process is found in the *Provincial Policy Statement* (PPS) (Government of Ontario 2024) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990).

#### 2.1.1 Provincial Policy Statement

The *Planning Act* describes planning direction in Ontario. In particular, Section 2 of the *Planning Act* identifies that planning authorities at the municipality should have regard to matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Similarly, the Provincial Planning Statement (Government of Ontario 2024) prioritizes the long-term conservation of the Province's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological as they provide environmental, economic and social benefits. It is in the provincial interest to protect and utilize these resources effectively over a long term. Section 6.2 states:

- 1) A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:
- 3) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

Section 4.6 also details the conservation of cultural heritage and archaeology through the following five policies:

- 1) Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
- 2) Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
- 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.
- 4) Planning authorities are encouraged to develop and implement:
  - 1) archaeological management plans for conserving archaeological resources; and
  - 2) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
- 5) Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

## 2.1.2 Region of Peel Official Plan

As per Ontario Bill 23 (*More Homes Built Faster Act, 2022*) and Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*), the Region of Peel Official Plan (RPOP), as of July 1, 2024, was deemed to constitute an official plan of Peel's lower-tier municipalities such as the City of Brampton.

The RPOP was adopted by Region Council on April 28, 2022. The RPOP provides a long-term policy framework for decision making. Section 3.6 outlines policies concerning cultural heritage resources, relevant policies are included below:

- 3.6.2 To encourage stewardship of Peel's built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals.
- 3.6.11 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Regional of Peel, 2022:111-112)

## 2.1.3 City of Brampton Official Plan

The City of Brampton outlines the long-term objectives and policies of the City to respond to the anticipated challenges associated with growth while reinforcing the community values which make Brampton a unique and a desirable place to live (Brampton, 2020).

Section 4.10.1 of the Official Plan is entitled "Built Heritage" and outlined policies for the City's built heritage resource management strategy. Policies relevant to the development and protection of built heritage resources are included below.

- 4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- 4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:
  - (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
  - (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;

- (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- (iv) Demonstrations of the community's interest and investment (e.g. past grants);
- (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
- (vi) Planning and other land use considerations.

4.10.1.11 A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

(Brampton, 2020: 4.10-3, 4.10-4)

## 2.2 Guidance Documents

The MCM is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites.

The MCM released the *Ontario Heritage Tool Kit* in 2006, which is a series of guidelines that outline the heritage conservation process in Ontario. Two volumes from the *Ontario Heritage Tool Kit* were used to guide the preparation of this HIA, including:

- *Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans* (MCM 2006a)
- *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (MCM 2006b)

Also used to guide the preparation of this HIA was the MCM *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (MCM 2014), which provides detailed direction on the completion of O. Reg. 596/22 evaluations.

### 2.2.1 City of Brampton Heritage Impact Assessment Terms of Reference

The City of Brampton's *Heritage Impact Assessment – Terms of Reference* assists property owners, developers and consultants by outlining a set of guidelines that ensures consistent and comprehensive HIAs (Brampton, n.d.). Section 3 details the required content for HIAs. For this report, the contents of the HIA were scoped to the project, by Brampton's Heritage Planning staff (Appendix A).

## 2.3 Background Research

The historical context of 10192A Highway 50 was gained from the CHER completed by ASI, dated January 2021 (Revised February 2021). Background research completed for the CHER by ASI included primary and secondary sources, historical maps, and aerial photographs. A summary of the historical context of 10192A Highway 50 is presented in Section 3 of this report.



## 2.4 Information Gathering

Community consultation was carried out to gather background information. For this HIA, the City of Brampton, Ontario Heritage Trust and MCM, Milton Historical Society, were contacted directly via email to confirm the heritage status of the property and gather background information to inform the heritage impact assessment.

The results of the community consultation activities are presented in Section 4.1 of this report.

## 2.5 Field Review

The purpose of the field review was to establish the existing conditions of the Study Area and identify potential heritage attributes in the Study Area. Photographic documentation of the Study Area and its spatial context was completed.

The results of the field review are presented in Section 4.2 of this report.

## 2.6 Cultural Heritage Evaluation

The scope of work for this HIA does not include an additional cultural heritage evaluation. A cultural heritage evaluation was completed in 2017 as part of the NOID process and an additional cultural heritage evaluation was completed as part of the CHER produced by ASI in 2021. The property at 10192A Highway 50 is considered to have CHVI in accordance with O. Reg. 9/06 and statements of CHVI from the NOID and the CHER completed by ASI are provided in Section 5 of this report.

## 2.7 Impact Assessment

An impact assessment is required when a property evaluated to have CHVI is anticipated to be directly or indirectly affected by a new development. InfoSheet#5 of Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement (MCM 2006b) provides guidance to assess the following direct and indirect impacts that may occur when development is proposed within, or adjacent to, a heritage property:

- Direct Impacts
  - Destruction of any, or part of any, significant heritage attributes or features
  - Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Indirect Impacts
  - Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
  - Isolation of a heritage attribute from its surrounding environment, context or significant relationship
  - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
  - 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 formerly open spaces

- Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource.

## 2.8 Mitigation Measures

When impact assessment determines that the new development will negatively affect the CHVI and heritage attributes of a study area, mitigation measures are required. MCM InfoSheet#5 presents the following general strategies to minimize or avoid negative impacts to cultural heritage resources:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass setback, setting, and materials
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones and other planning mechanisms

In addition to the mitigation measures contained in InfoSheet#5, general standards for preservation, rehabilitation, and restoration are found in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places, 2010:22). The CHP S&Gs are widely accepted as the guiding document for heritage conservation in Canada and contain general conservation standards and guidelines that are specific to cultural heritage resource types such as buildings, engineering works, and cultural heritage landscapes. Where applicable, guidelines from the CHP S&Gs were used in this HIA to recommend mitigation measures that are specific to a resource type.

### 3 HISTORICAL CONTEXT

Sections 3.1 through to 3.4 are reproduced from the CHER completed for 10192A Highway 50 by ASI, revised February 2021.

#### 3.1 Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the City of Brampton has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.<sup>1</sup>

**Table 2: Outline of Southern Ontario Indigenous History and Lifeways**

| Period                     | Archaeological/Material Culture             | Date Range                       | Lifeways/Attributes                         |
|----------------------------|---|----------------------------------|---|
| <b>Paleo-Indian Period</b> |   |                                  |   |
| <b>Early</b>               | Gainey, Barnes, Crowfield                   | 9000-8500 BCE                    | Big game hunters                            |
| <b>Late</b>                | Holcombe, Hi-Lo, lanceolate                 | 8500-7500 BCE                    | Small nomadic groups                        |
| <b>Archaic</b>             |   |                                  |   |
| <b>Early</b>               | Nettling, Bifurcate-base                    | 7800-6000 BCE                    | Nomadic hunters and gatherers               |
| <b>Middle</b>              | Kirk, Stanley, Brewerton, Laurentian        | 6000-2000 BCE                    | Transition to territorial settlements       |
| <b>Late</b>                | Lamoka, Genesee, Crawford Knoll, Innes      | 2500-500 BCE                     | Polished/ground stone tools (small stemmed) |
| <b>Woodland Period</b>     |   |                                  |   |
| <b>Early</b>               | Meadowood                                   | 800-400 BCE                      | Introduction of pottery                     |
| <b>Middle</b>              | Point Peninsula, Saugeen                    | 400 BCE-CE 800                   | Incipient horticulture                      |
| <b>Late</b>                | Algonkian, Iroquoian                        | CE 800-1300                      | Transition to village life and agriculture  |
|                            | Algonkian, Iroquoian                        | CE 1300-1400                     | Establishment of large palisaded villages   |
|                            | Algonkian, Iroquoian                        | CE 1400-1600                     | Tribal differentiation and warfare          |
| <b>Post-Contact Period</b> |   |                                  |   |
| <b>Early</b>               | Huron, Neutral, Petun, Odawa, Ojibway       | CE 1600-1650                     | Tribal displacements                        |
| <b>Late</b>                | Six Nations Iroquois, Ojibway Euro-Canadian | CE 1650-1800s<br>CE 1800-present | European settlement                         |

The subject property is within Treaty 19, the Ajetance Purchase, signed in 1818 between the Crown and the Mississaugas (Crown-Indigenous Relations and Northern Affairs 2016). This treaty, however, excluded lands within one mile on either side of the Credit River, Twelve Mile Creek, and Sixteen Mile Creeks. In 1820, Treaties 22 and 23 were signed which acquired these remaining lands, except a 200 acre parcel along the Credit River (Heritage Mississauga 2012).

#### 3.2 Township Survey and Settlement

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV, just south of the historical hamlet of Coleraine.

<sup>1</sup> While many types of information can inform the precontact settlement of Brampton, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.

The Township of Toronto Gore was established in 1831, and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughan, and Etobicoke. The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first Euro-Canadian settlers took up their lands later in that same year. The first landowners in the township were composed of settlers from New Brunswick, the United States, and also some United Empire Loyalists and their children. The Township of Toronto Gore remained a part of the County of Peel until 1973, and in 1974, the Township became a part of the City of Brampton (Mika and Mika 1977; Armstrong 1985).

## **COLERAINE**

The community of Coleraine was situated on the boundary of Peel and York Regional Municipalities, with Highway 50 passing through the village. Coleraine, previously known as Frogsville, was settled before 1834 by the Raines family and a man named Cole. The name of Coleraine was created through joining of these names. The first school and post office opened in 1853, and a Wesleyan Methodist congregation formed in 1861. The village had a population of approximately 100 people by the late 1870s. Regional government was established in the area in 1971, previously Coleraine had been part of the Township of Vaughan (Mika and Mika 1977).

### **3.3 10192A Highway 50: Property History**

The following land use history was prepared based on a review of sources including the family history written by Mrs. A.R. Johnston in the Castlemore Women's Institute Tweedsmuir History Vol (Castlemore Women's Institute n.d.), the family history written by family members on Ancestry.ca, (Anonymous 2010), parcel register, census records, voter's lists, family trees on Ancestry.ca, and historical mapping, as well as the historical information provided in the City of Brampton's Reasons for Designation report<sup>2</sup> ([City of] Brampton 2017).

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV.

The property has been in the Johnston family since the mid-nineteenth century. A sign on the property states "The Johnston's Since 1842". The Tweedsmuir family history also indicates that this property has been in the Johnston name since 1842. However further research was not able to clarify if the property first owned by members of the Johnston the family was on Lot 11 or Lot 10, or both. The 1859 Tremaine's Map of the County of Peel [Figure 2] shows James and his brother John Johnson (sic) as the owners of Lot 11, Concession 11 and his brother David Johnston as the owner of Lot 10. The parcel register for Lot 11 records transactions starting in the 1860s and shows that parts of Lot 11 are subdivided and change hands frequently between members the Johnston family.

The Tweedsmuir family history indicates that Robert Johnston and his family of seven sailed from County Tyrone, Ireland to Canada in 1834 and settled near Brampton. Robert's son Alexander married Mary Stretton and his son David married Elizabeth Stretton. In 1842 these four moved with their parents to the "land now occupied by their great grandsons Alex and Eldred" [likely Lot 11, Concession 11, Township of Toronto Gore]. This was a bush farm at the time and with the help of their brother James they cleared enough land to build a log house near a running stream. Historical mapping shows a watercourse running along the western edge of the Lot 11 [Figure 2 to Figure 6]. About 1847, this house became too small for the two families, so they separated to form the two farms "which are now occupied by fourth and fifth generations". Alexander (1804-1855) built a farmhouse "near Concession 10" and David built a log house close by. Alexander had two sons, James and John, and three daughters, Ann

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<sup>2</sup> The historical ownership information provided in the Reasons for Designation refers to Lot 12, Concession 11 NERN DIV. While the Johnston's farm property was comprised of parts of Lots 11 and 12, the current parcel on which the farmhouse and agricultural buildings are located on was historically part of Lot 11, Concession 11 NERN DIV. The land use history in this report reflects this.



Anderson, Eliza Ann Noble and Hannah (Castlemore Women's Institute n.d.). The 1851 Census of Canada lists Alexander Johnston as a 49-year-old farmer living in a one-storey frame house with 25 household members (Library and Archives Canada 1851). When Alexander died in 1855, his sons John and James were 10 and 13. They inherited the property and began farming at a young age but were very successful farmers (Anonymous 2010).

James Johnston (1842-1926) married Martha Atkinson and had seven children. The 1877 Illustrated Historical Atlas of Peel County (Figure 3) shows James Johnson (sic) as the owner of Lot 11. In 1884 James bought an adjoining forty acres on Lot 12 from Jonathan Kersey. In 1899 James decided to build "on the original land, close to the newly acquired forty acres and on Concession 11" (Castlemore Women's Institute n.d.). With the help of his sons Alex and Arthur, James hauled pressed brick from Brampton for his new home. The workers building the house with the "cottage-style roof" in the Gore gave the house its name Gore Cottage (Anonymous 2010). The 1901 Census of Canada lists James Johnston as a 59-year-old farmer in the Township of Toronto Gore, married with seven children (Library and Archives Canada 1901). The 1919 NTS Map (Figure 4) depicts a brick house in the location of the current house on the subject property.

The Reasons for Designation notes that while early farmhouses in the Toronto Gore were of log construction, an economic boom in the late nineteenth century led to more prosperous farmsteads and an increase in the construction of brick farmhouses in the area (City of Brampton 2017). This suggests that the Johnstons' farm was prospering at the time the house was constructed.

The first mail delivery to the farm was addressed to Coleraine, a village just north of the property. Over the next 150 years the address changed to R.R.#1 Nashville, R.R.#1 Kleinburg, R.R.#8 Brampton and then to street numbers. The 2010 family history states that "Gore Cottage was a mixed farm for many years. Wheat was grown in the late nineteenth century and an apple orchard was planted" (Anonymous 2010).

Many of James' children moved to Saskatchewan, but following James' death in 1926, his son Arthur Edwin Johnston (1876-1957) inherited Gore Cottage and lived there with his wife Mary Black and their four children, Clarence Alexander "Alex", Arthur James Edwin, Marion Isabel and Lulu Jean. Arthur Sr. served for four years in the Royal Canadian Air Force and later became a public-school principal in Port Colborne (Castlemore Women's Institute n.d.). Voter's lists for 1935, 1945 and 1963 list Arthur Johnston Sr. as a farmer living at R.R. 1 Nashville (Government of Canada 1935; Library and Archives Canada 1945; Library and Archives Canada 1963). The 1954 aerial photograph (Figure 5) depicts the subject property with a similar configuration of buildings as is presently found on the property, surrounded by agricultural fields.

Following Arthur Sr.'s death in 1957, his son Clarence Alexander Johnston (1914-1997) inherited the property. Clarence Alexander married Francis Taylor Frazer in 1947 and they had three children – James, Eleanor and Sandra. The 1978 NTS map (Figure 6) depicts a house in the location of the current house and several outbuildings. Voter's lists from 1957 and 1965 list Alexander Johnston as a farmer living at R.R. 1 Nashville (Library and Archives Canada 1957; Library and Archives Canada 1965). Clarence Alexander began breeding registered Holstein cattle in the 1940s and incorporated the name Gore Cottage into his farming business (Anonymous 2010). In 1993, the parcel register shows that Clarence Alexander Johnston granted the property to his son James Frazer Johnston, who remains its current owner. In 2010 Gore Cottage was a dairy farm selling milk and breeding Holstein cattle, and growing hay, corn and barley (Anonymous 2010).

Historical photographs of the house from the early to mid-1900s [Image 1-Image 4] show it in much the same condition as today and with many of the same details.



*Image 1: James and Martha Johnston on the verandah at Gore Cottage c.early 1900s (Ancestry.ca)*



*Image 2: Gore Cottage c.early 1900s (Ancestry.ca)*



*Image 3: Johnston family outside Gore Cottage, c.1944 (Ancestry.ca)*



*Image 4: Photo showing south and east elevation of the house, 1961 (Castlemore Women's Institute n.d.)*





**KEY MAP**

SCALE: 1:500,000

**LEGEND**

- PROJECT AREA
- 10192A HIGHWAY 50 PROPERTY BOUNDARY

**NOTE(S)**

1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**

1. 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL  
2. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO  
3. BASE MAP: PROVINCE OF ONTARIO, YORK REGION, ESRI CANADA, ESRI, TOMTOM, GARMIN, SAFEGRAPH, FAO, MET/NASA, USGS, EPA, NPS, NRCAN, PARKS CANADA  
4. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

**CLIENT**

CITY OF BRAMPTON

**PROJECT**

HERITAGE IMPACT ASSESSMENT: 10300 HIGHWAY 50, BRAMPTON

**TITLE**

PROJECT AREA OVERLAID ON 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL

|  |            |            |            |
|--|------------|------------|------------|
|  | CONSULTANT | YYYY-MM-DD | 2024-08-30 |
|  | DESIGNED   | CC         |            |
|  | PREPARED   | BR         |            |
|  | REVIEWED   | ----       |            |
|  | APPROVED   | ----       |            |

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| PROJECT NO.    | CONTROL | REV. | FIGURE |
| CA0000055.7918 | 0003    | A    | 2      |



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KEY MAP

SCALE: 1:500,000

LEGEND

- PROJECT AREA
- 10192A HIGHWAY 50 PROPERTY BOUNDARY

0 250 500 1,000

1:20,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. 1877 ILLUSTRATED HISTORICAL ATLAS OF PEEL COUNTY  
2. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO  
3. BASE MAP: PROVINCE OF ONTARIO, YORK REGION, ESRI CANADA, ESRI, TOMTOM, GARMIN, SAFEGRAPH, FAO, MET/NASA, USGS, EPA, NPS, NRCAN, PARKS CANADA  
4. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

CLIENT

CITY OF BRAMPTON

PROJECT

HERITAGE IMPACT ASSESSMENT: 10300 HIGHWAY 50, BRAMPTON

TITLE

PROJECT AREA OVERLAID ON THE 1877 ILLUSTRATED HISTORICAL ATLAS OF PEEL COUNTY

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| CONSULTANT | YYYY-MM-DD | 2024-08-30 |
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| APPROVED   | ---        |            |

PROJECT NO. CA0000055.7918

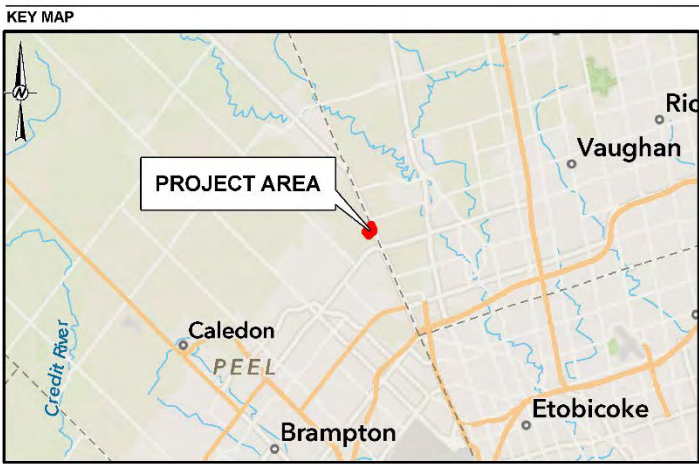
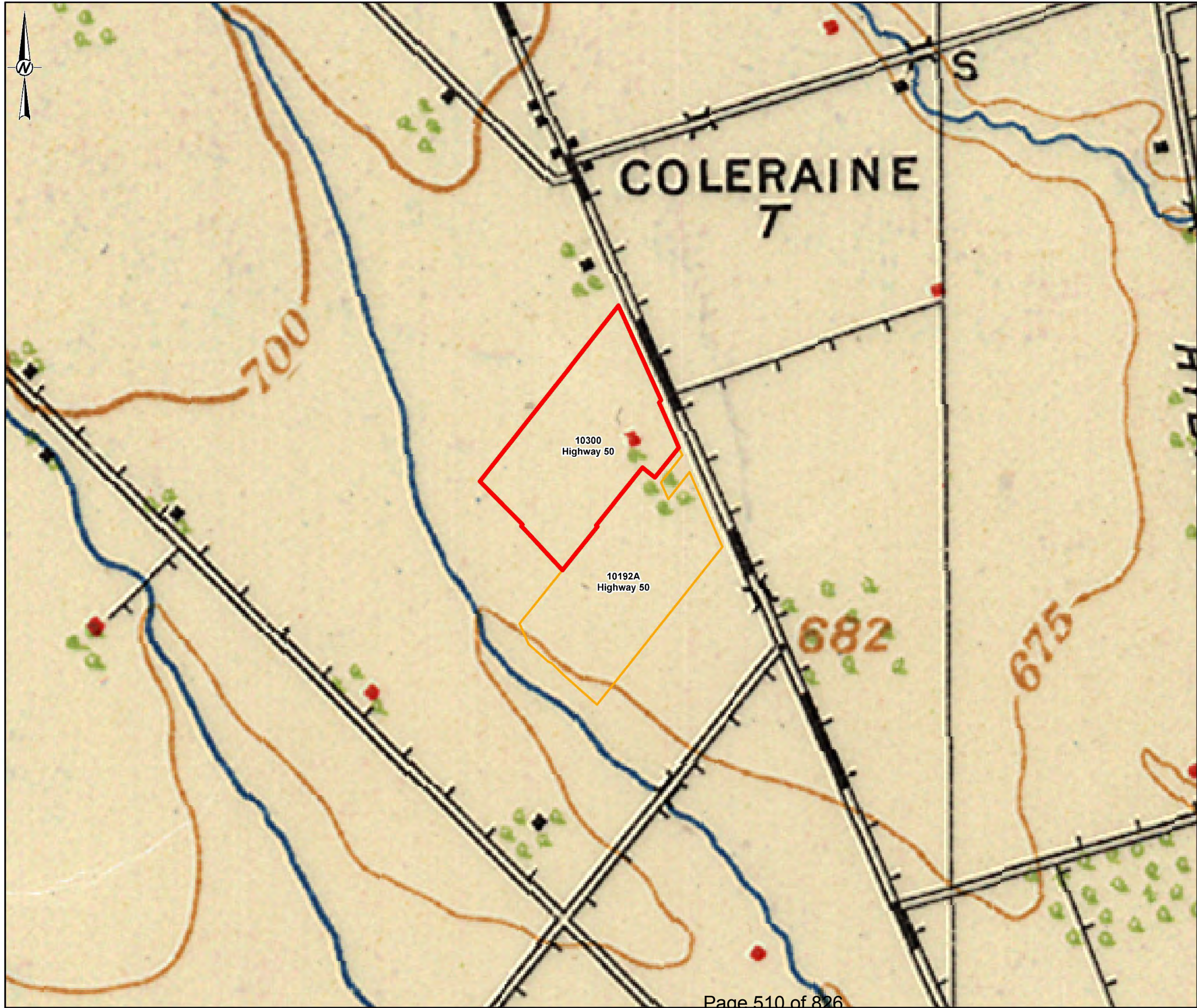
CONTROL 0003

REV. A

FIGURE 3



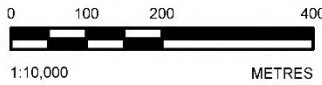
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LEGEND

- PROJECT AREA
- 10192A HIGHWAY 50 PROPERTY BOUNDARY




NOTE(S)  
1. ALL LOCATIONS ARE APPROXIMATE

- REFERENCE(S)
- 1. BOLTON, ONTARIO. 1:63,360. MAP SHEET 030M13, [ED. 2], 1919
  - 2. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
  - 3. BASE MAP: PROVINCE OF ONTARIO, YORK REGION, ESRI CANADA, ESRI, TOMTOM, GARMIN, SAFEGRAPH, FAO, MET/NASA, USGS, EPA, NPS, NRCAN, PARKS CANADA
  - 4. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

CLIENT  
CITY OF BRAMPTON

PROJECT  
HERITAGE IMPACT ASSESSMENT: 10300 HIGHWAY 50, BRAMPTON

TITLE  
PROJECT AREA OVERLAID ON THE 1919 BOLTON NTS MAP

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|  | CONSULTANT | YYYY-MM-DD | 2024-08-30 |
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| PROJECT NO.<br>CA0000055.7918 | CONTROL<br>0003 | REV.<br>A | FIGURE<br>4 |
|-------------------------------|-----------------|-----------|-------------|

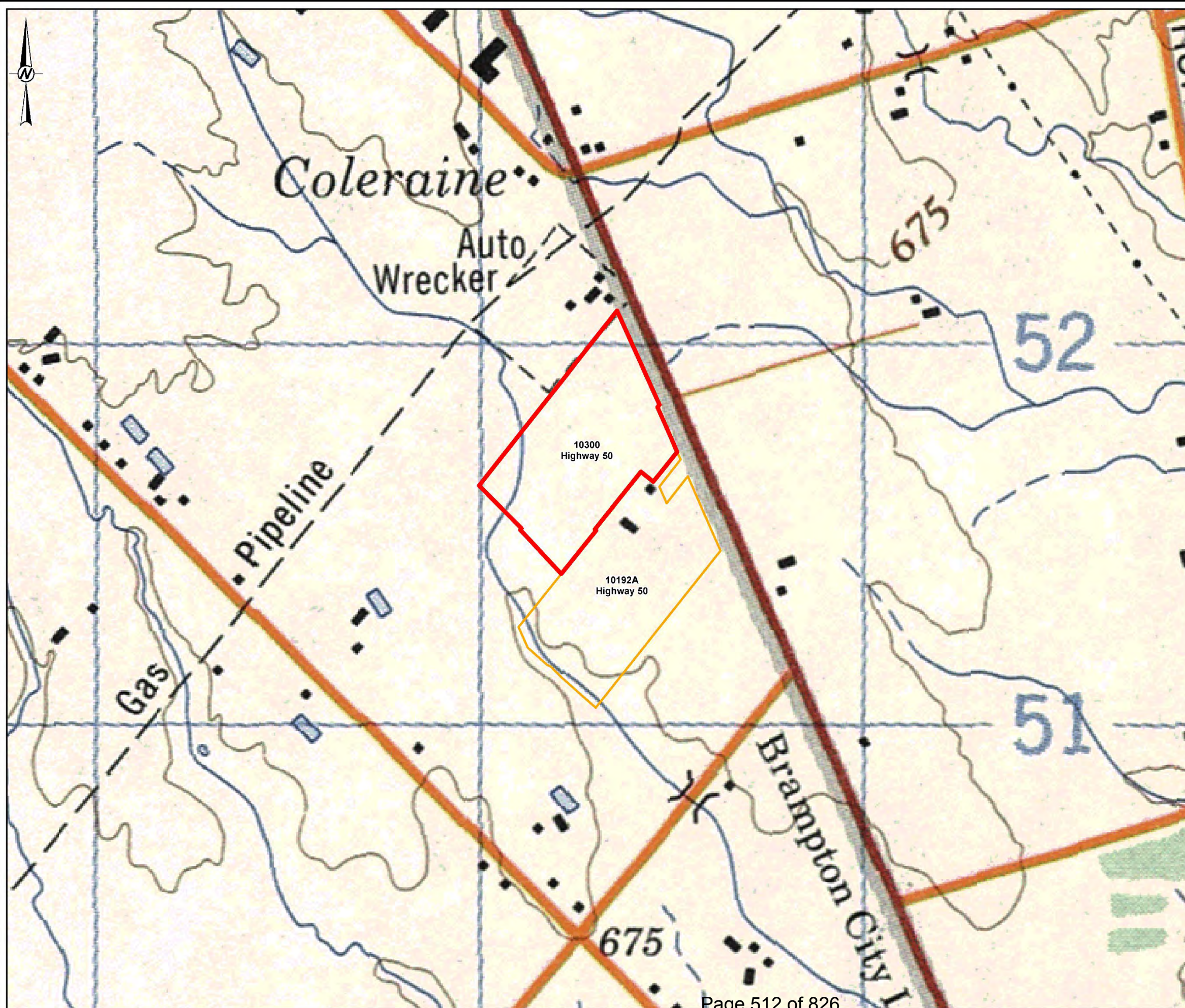
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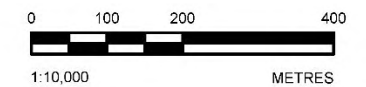
#### KEY MAP



SCALE: 1:500,000

#### LEGEND

-  PROJECT AREA
-  10192A HIGHWAY 50 PROPERTY BOUNDARY



#### NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

#### REFERENCE(S)

1. BOLTON ONTARIO, 1:50,000, MAP SHEET 030M13, ED. 5, 1978
2. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
3. BASE MAP: PROVINCE OF ONTARIO, YORK REGION, ESRI CANADA, ESRI, TOMTOM, GARMIN, SAFEGRAPH, FAO, MET/NASA, USGS, EPA, NPS, NRCAN, PARKS CANADA
4. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

#### CLIENT

CITY OF BRAMPTON

#### PROJECT

HERITAGE IMPACT ASSESSMENT: 10300 HIGHWAY 50,  
BRAMPTON

#### TITLE

PROJECT AREA OVERLAID ON THE 1978 BOLTON NTS MAP

#### CONSULTANT



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FIGURE  
6



## **4 EXISTING CONDITIONS**

### **4.1 Information Gathering**

The City of Brampton, Ontario Heritage Trust and MCM were consulted to gather information on the subject property and adjacent property at 10192A Highway 50.

In an email on August 12, 2024, Tom Tran, Heritage Planner at the City of Brampton, confirmed that the property is currently listed but not designated on the City's Heritage Register as the NOID published in 2017 has expired because the designation by-law was never passed. Additionally, Tom provided relevant information on the property including items such as a copy of the NOID, the CHER completed by ASI and historical photographs.

An email was sent to Samuel Bayefsky, Real Property Coordinator at the Ontario Heritage Trust (OHT) to confirm whether the Trust or protects the subject property or any adjacent property. A response was received by email on August 29, 2024 confirming that the OHT neither owns nor protects subject property or any adjacent properties through a conservation easement.

An email was sent to Karla Barboza, Team Lead at the MCM, to confirm whether there are any provincial heritage properties within or adjacent to the subject property. A response was received on August 30, 2024 confirming to date that no properties have been designated by the Minister and that MCM is not aware of any provincial heritage properties on or adjacent to the subject property. Karla Barboza also requested that MCM be sent any technical cultural heritage studies for review as part of the environmental assessment process.

### **4.2 Field Review Results**

A field review of 10192A Highway 50 was completed on July 24, 2024, by WSP Cultural Heritage Specialists, Chelsey Collins and Alisha Mohamed. Weather conditions during the field review were overcast with seasonally warm temperatures.

The Study Area is oriented in a northwest-southeast fashion, for ease of description it will be described as oriented east-west.

A map of the existing conditions of the subject property and adjacent property at 10192A Highway 50 is provided in Figure 1.

#### **4.2.1 10300 Highway 50**

A map of the subject property is provided in Figure 1. The subject property is situated on the west side of Highway 50 between Cadetta Road and Castlemore Road and is generally surrounded by agricultural and light industrial uses (Image 5-Image 6).

The subject property is currently used for agricultural purposes and has no heritage status (Image 7).



*Image 5: View of the adjacent light industrial uses on the east side of Highway 50.*



*Image 6: View of agricultural fields south of the subject property.*



*Image 7: View of the subject property looking north from 10192A Highway 50.*



#### 4.2.2 10192A Highway 50: Location Context

10192A Highway 50 is oriented in a northwest-southeast fashion, for ease of description it will be described as oriented west-east.

10192A Highway 50 is situated on the west side of Highway 50, immediately south of 10300 Highway 50 and consists of a roughly rectangular configuration. Properties to the west and north and south on the west side of Highway 50 consist of rural agricultural uses (Image 8). Immediately east of the property is a residential property that shares the driveway off of Highway 50. The property to the on the east side of Highway 50 which also extends north and south of 10192A Highway 50 consists of a freight yard (Image 9).



*Image 8: Rural agricultural uses north of 10192A Highway 50.*



*Image 9: View of the freight yard east of 10192A Highway 50.*

#### 4.2.3 10192A Highway 50: Landscape Context

Approximately 30-acres, 10192A Highway 50 is dominated by agricultural fields, and includes a red-brick farmhouse and grouping of agricultural buildings. The farmhouse is setback approximately 135 m from highway 50 and is accessed via a gravel driveway that is shared with the adjacent property and partially lined with immature trees. The gravel driveway extends beyond the farmhouse, connecting the agricultural buildings and fields through various circulation routes (Image 10).

The farmhouse, known as Gore Cottage, is situated on a slight knoll, facing east towards Highway 50. Surrounded by mature coniferous and deciduous trees, which serve as a windbreak for the farmhouse, views of the farmhouse from Highway 50 are partially obscured (Image 11, Image 13). A walkway delineated by precast concrete pavers extends from the farmhouse's back door to a small concrete patio with a hot tub and connects to the gravel driveway (Image 12).





*Image 10: View of the long driveway on 10192A Highway 50*



*Image 11: View of the farmhouse at 10192A Highway 50, note its position on a slight knoll.*



*Image 12: View of the rear walkway.*



*Image 13: View of the windbreak of trees east of the farmhouse.*

In addition to the farmhouse, 10192A Highway 50 includes several buildings that facilitate the agricultural use of the property. Generally, a single storey with a rectangular footprint, these agricultural buildings have shallow gable roofs, and are enclosed with metal siding. Remnants of a nineteenth century barn including the part of the stone foundation and a twentieth century concrete grain silo are located west of the farmhouse.





*Image 14: View of gravel driveway leading to farmhouse and agricultural buildings.*



*Image 15: View of one of the agricultural buildings.*



*Image 16: View of the concrete silo and remnant nineteenth century barn foundation.*



#### 4.2.5 10192A Highway 50: Farmhouse

Built in 1899, the Gore Cottage is a two-storey red brick dwelling (Image 17-Image 20). Constructed on a cut-stone foundation, the house has a low-pitched complex cross hipped roof clad in asphalt shingles with a red-brick chimney extending through the roof from the north elevation. Paired brackets decorate the under eaves all around the two-storey portion of the house. The house has an irregular footprint with two projecting bays on the front façade (east elevation), a one-storey addition to the rear (west) and a one-storey sunroom also attached to the rear of the house.



*Image 17: View of the front facade and south elevation of the farmhouse.*



*Image 18: View of the front facade of the farmhouse.*



*Image 19: View of the rear (west) elevation of the farmhouse and rear addition.*



*Image 20: View of the north elevation of the farmhouse.*

The window openings on the dwelling are generally large and include double hung wood windows (Image 21-Image 24). Most of the windows are segmentally arched with voussoirs that include a raised brick detail, stone still and wood shutters. The front façade also includes a window with a full arch and a rectangular window with a flat arched transom. Notably the two segmentally arched windows on the front façade include perforated details in the wood that reflect the same design as the front porch. There are two doors located underneath the front porch that also consist of a segmentally arched opening with a brick voussoir and include the same perforated details in the wood arch as found on the nearby windows and front porch.





*Image 21: View of a segmentally arched window on the farmhouse's front facade.*



*Image 22: View of a rectangular window with a flat arched transom.*



*Image 23: Detail of perforated design on some of the segmentally arched windows.*



*Image 24: View of one of the front doors, note the perforated design above the door and decorative wood surround.*



Decorative wooden details are on display on all the house's elevations (Image 25-Image 28). Decorative paired brackets are located under the eaves on the two-storey portion of the house as well as the front porch and sunroom. The front porch wraps around one of the front projecting bays and extends partially along the south elevation and consists of a shed roof supported by wood columns. Woodwork on the porch is highly decorative with turned posts, carved brackets and an intricate cornice and balustrade. In addition to decorative wood details, tucked away, above the wrap-around porch is a date stone inscribed, "Gore Cottage 1899" (Image 29).



*Image 25: Detail of paired brackets under the eaves.*



*Image 26: View of front porch.*



*Image 27: Detail of decorative woodwork on front porch.*



*Image 28: View of rear sunroom.*



Image 29: View of date stone which reads, "Gore Cottage 1899".

## 5 STATEMENTS OF CULTURAL HERITAGE VALUE OR INTEREST

### 5.1 Notice of Intention to Designate

The following Statement of Cultural Heritage Value was issued with the NOID on July 27, 2017.

#### DESCRIPTION OF PROPERTY

The cultural heritage resource at 10192A Highway 50 is a two-storey brick house with an asphalt shingle roof and stone foundation. It is located on an irregular 70.62-acre lot [note: 10192A Highway 50 has been severed since the NOID was issued in 2017 and is approximately 30-acres] along with several contemporary agricultural outbuildings. The property is located on the west side of Highway 50, north of Castlemore Road and is surrounded by agricultural fields to the north, west, and south, and industrial uses to the east.

#### SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 10192A Highway 50 is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

##### Design/Physical Value:

The cultural heritage value of 10192A Highway 50 is related to its design or physical value as a representative example of late-19th century Italianate architecture with Romanesque influences. The Italianate style, which was inspired by Tuscan and Italian Renaissance architecture, was popular for residential and commercial buildings in Ontario during the mid-late 19th century. Houses built in this style tend to be highly decorative with low-pitched roofs, broad eaves with brackets, tall and narrow arched windows, bay windows, quoins, belvederes, cupolas, and pedimented windows and doors. 4

The “Gore Cottage” exhibits several Italianate features including a low-pitched hipped roof with overhanging eaves and brackets, rounded headed windows with radiating brick voussoirs, and an asymmetrical front façade. Other distinguishing features include a wraparound porch with decorative woodwork including columns and brackets, one-over-one sash windows with stone sills and shutters, and a variety of window shapes. The house also features a date stone that says, “Gore Cottage 1899”.

##### Historical/Associative Value:

The property has historical/associative value because of its association with the Johnston families, early settlers to Toronto Gore Township and the hamlet of Coleraine. The Johnston family bought the property in 1894 but were associated with the property to the south since the early 19th century. Alexander Roxborough acquired the Crown Patent for 180 acres of Lot 12, Concession 11, in Toronto Gore Township in 1834. William Proudfoot bought all of the property in 1840, but sold the east half to Henry Parr in 1848; Parr sold 40 acres to James St. John in the same year. Tremaine’s map (1859) indicates James St. John as the owner of the property. Pope’s atlas (1879) indicates the estate of William Kersey as the owner of the property. Alexander Thorburn bought the front 30 acres from St. John in 1864 and sold it to William Kersey in 1872. Jonathan Kersey sold to James Johnston in December 1884.

In 1842, Alexander Johnston and wife Mary moved to the Toronto Gore along with his brother David and wife Elizabeth. They arrived on a bush farm occupied by their relatives, Alex and Eldred, and with the help of their brother James, they cleared enough land to build a log house near a running stream. As time went on, the house



became too small for the two families, and they were encouraged to settle in separate houses close to one another. Alexander Johnston had two sons, James and John, and three daughters, Anne, Eliza and Hannah. John was Clerk of Toronto Gore Township for several years and worked as a preacher. He moved to Amaranth Township after marrying Elizabeth Arnold.

His brother James married Martha Atkinson and had seven children. Prior to purchasing 40 acres of Lot 12, Concession 11, from Jonathan Kersey, the family lived in the original log house that James settled in 1842. According to George Tavender (1967), James originally purchased property from Jonathan Kersey in order to provide for his growing family. It was in 1899 that James Johnston decided to build on the original land, close to the newly acquired forty acres. With the help of his sons, Alex and Arthur, James hauled pressed brick from Brampton for his new home called "Gore Cottage." According to family history, the name of the 5 cottage came from its location in the Gore and the house's cottage style roof (steep slope, flat on top).

Many of James' children later moved to Saskatchewan. His son Arthur remained at the Gore Cottage with his wife, Mary Black, and their four children. Arthur served in the Royal Canadian Air Force for four years, and later became Public School Principal in Port Colborne. His son Alex kept the "Gore Cottage" in the family name. He married Frances Frazer in 1947 and had three children: James, Eleanor and Sandra. The house is currently owned by James F. Johnston.

#### **Contextual Value:**

The property has contextual value as it is a landmark visible from Highway 50 and because it maintains, supports, and reflects the early agricultural history of Toronto Gore Township. It is directly associated with the long agricultural history of Brampton and the former Toronto Gore, as well as the building boom of the late 1800s. Early examples of farmhouses in the Toronto Gore were of log construction, with a few examples of brick, frame, and stone construction. A Census Return (1861) reveals an increase in the number of brick farmhouses. The change to more substantial and permanent residences marks a movement towards prosperous farmsteads created by an economic boom at that time. The masonry farmhouse is a remnant of the agricultural character of that once characterized the area.

The house is also associated with the Coleraine hamlet. One of the earliest shops in Coleraine was a Blacksmith shop owned by Dan McGahoe in the 1850s. The shop served the local farming community through the late 19th century. The business section of Coleraine grew out of a large property once owned by Edward Kersey. Kersey gradually sold portions of the lot, and kept about 30 acres of the lot for himself. The business section also featured a popular general store that remained open until 1963. Past commercial properties included the Beehive Hotel, which burned down in the 1920s, and the White Rose service station which was built in 1949. At its maximum peak, Coleraine contained over a hundred people. The Gore Cottage is one of the few remaining vestiges of this former hamlet.

#### **DESCRIPTION OF HERITAGE ATTRIBUTES**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

##### **Design/Physical Value:**

- Italianate architecture
- Low-pitched pitched roof, also known as 'cottage roof'



- Paired eave brackets
- Wraparound porch with decorative woodwork, including columns and brackets
- Asymmetrical front façade
- One-over-one-sash windows with shutters
- Radiating brick voussoirs
- Variety of window shapes
- Perforated woodwork above windows matching porch decoration
- Stone sills
- Brick chimney
- Marble date stone that says “Gore Cottage 1899”
- Cut stone foundation
- Associated with the Johnston family since 1884
- Associated with the agricultural history of Brampton and the building boom of the late 19th century
- Associated with the former hamlet of Coleraine

**Historical/Associative Value:**

- Built in circa 1899
- Built by Patrick Doherty
- Associated with the Johnston family

**Contextual Value:**

- Visible landmark from Highway 50
- Directly associated with the agricultural history of Brampton and Toronto Gore
- Associated with the Coleraine hamlet

## 5.2 Cultural Heritage Evaluation Report

The following draft Statement of Cultural Heritage Value or Interest was prepared as part of the CHER completed by ASI in January 2021 and revised in February 2021.

**Description of Property:**

10192A Highway 50, known as Gore Cottage, is a farmstead located on the west side of Highway 50 in the City of Brampton. The farmstead includes a two-storey red brick farmhouse, a single-car garage, an entrance drive, a grouping of agricultural buildings, and agricultural fields.

**Statement of Cultural Heritage Value or Interest:**

10192A Highway 50 has design/physical value, historical/associative value and contextual value.

The farmhouse on the property is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. Elements typical of the Italianate style found on the exterior of the house include the low-pitched hipped roof with projecting eaves, decorative paired brackets, and round-headed windows. Romanesque Revival influences can be seen in the wide, projecting arches above some windows, the transomed window, and the irregular plan. Other notable architectural details of the house include the cut stone foundation, the date stone that reads “Gore Cottage 1899”, early or original wooden sash windows, and the wraparound verandah with highly decorated woodwork, including turned posts, carved brackets and an intricate cornice and balustrade.

The property's cultural heritage value also lies in its direct association with the Johnston family, who were early settlers from Ireland in the Township of Toronto Gore. The land was first cleared by brothers Alexander and David Johnston in the 1840s, who built a log house on it and farmed the land. In 1899 Alexander's son James built Gore Cottage, the red brick farmhouse currently on the property. He hauled pressed brick from Brampton with the help of his sons. The property has remained in the Johnston family and has been passed down through five generations of Johnston men, while continually operating as a farm up to the present.

The property has additional cultural heritage value in its role in maintaining and supporting the rural, agricultural character of the surrounding area. The property is an evolved nineteenth century agricultural landscape. While the existing agricultural buildings on the property do not have historical significance, the remnant stone barn foundation was likely constructed around the same time as the house. The property has continually operated as a farm since the mid-nineteenth century. The farm retains active agricultural fields and the brick farmhouse constructed in 1899 marks a period of prosperity when more substantial and permanent farmsteads were established in the area. The property is physically and historically linked to the surrounding agricultural properties which remain active on the west side of Highway 50. The property is also considered a local landmark, visible from Highway 50. The key architectural elements that make it prominent in the landscape include the two-storey red brick house and the tall concrete stave silo. While the silo does not appear to be contemporary with the house, an earlier silo would likely have comprised part of the view of the farmstead in the early twentieth century.

#### **Description of Heritage Attributes:**

Key exterior attributes that embody the heritage value of 10192A Highway 50 include:

The farmhouse with its:

- Location set back from Highway 50 and orientation to Highway 50
- Two-storey brick construction
- Red brick exterior
- Cut stone foundation
- Low-pitched, hipped roof
- Paired eave brackets
- Wraparound verandah with decorative woodwork, including turned posts, carved brackets and an intricate cornice and balustrade
- Wooden sash windows with shutters
- Curved window surrounds, some with carving matching verandah decoration
- Segmental brick arches above the windows
- Window on first storey, east elevation with leaded glass transom and projecting brick arch
- Window on second story, east elevation with semi-circular arched head and projecting brick arch
- Stone window sills
- Brick exterior chimney
- One-storey wood plank tail on west elevation with stone foundation
- Date stone that reads "Gore Cottage 1899"

The farmstead with its:

- Long entrance drive
- Windbreak of trees to the north and east of the house
- Remnant stone barn foundation
- Agricultural fields; and
- Views of the farmhouse while driving north and south along Highway 50

## 6 IMPACT ASSESSMENT

New development may cause *direct impacts* to built heritage resources or cultural heritage landscapes, i.e., demolition or removal of heritage attributes. Direct impacts are permanent, not temporary changes to the cultural heritage environment. New development may also cause indirect impacts to built heritage resources or cultural heritage landscapes by introducing physical, visual, audible or atmospheric elements that disrupt the character or setting of heritage attributes. These *indirect impacts* may be temporary during construction, such as vibration impacts and dust particles, or permanent such as the introduction of new infrastructure that cast shadows or visually obscure heritage attributes. Other temporary or permanent indirect impacts may include, but are not limited to, changes to grade, setting, or views.

The impacts of the proposed transit facility on the CHVI and heritage attributes identified for 10192A Highway 50 were rated using the following categories listed in Table 1. The impact assessment is provided in Section 6.2.

**Table 1: Impact Ratings**

| RATING        | DESCRIPTION  |
|---------------|--|
| <b>None</b>   | The proposed undertaking has no adverse impact on the CHVI or heritage attributes.                                       |
| <b>Low</b>    | The undertaking has a minimal adverse impact on CHVI or heritage attributes. Mitigation may not be required.             |
| <b>Medium</b> | The undertaking negatively affects CHVI or heritage attributes to a degree that requires mitigation.                     |
| <b>High</b>   | The undertaking replaces or removes CHVI or heritage attributes. The undertaking requires extensive mitigation measures. |

### 6.1 Description of Proposed Work

It is WSP's understanding that the proposed development will involve construction of a new transit facility for bus transportation. A one-storey and two-storey building will include bus storage, a maintenance and support area, a maintenance garage area and administrative offices surrounded by parking areas, an outdoor bus storage area, an outdoor staging and maintenance area, a loading area and a stormwater management pond. Detailed design drawings issued for the Site Plan application are included in Appendix B. The landscape plan is presented in Appendix C.

The development of the transit facility will also include construction of a driveway which will include an offshoot connecting to the driveway on the property at 10192A Highway 50.

It is also of note that the design drawings include preliminary plans for a future road on 10192A Highway 50 depicted by dotted lines. Construction of a road is not part of the current project, and these preliminary plans are provided for illustrative purposes only should the property at 10192A Highway 50 be sold in the future.

### 6.2 Assessment of Potential Impacts

An impact assessment to evaluate the potential impacts of the property at 10192A Highway 50 is contained in Table 2. The impact assessment is based on the above understanding of the proposed work.



**Table 2: Assessment of Potential Impacts to 10192A Highway 50**

| IMPACT TYPE   | DISCUSSION  | MITIGATION MEASURES |
|---|---|---------------------|
| <b>DIRECT IMPACTS</b>   |   |                     |
| <b>Destruction of any, or part of any, significant heritage attributes or features.</b>   | <p><i>Impact Rating:</i> None</p> <p><i>Rationale:</i><br/>The proposed work includes construction of a transit facility on the adjacent property at 10300 Highway 50 and will not include any work on the property at 10192A Highway 50, save for a small connection between existing long driveway to a new driveway that will lead to the new transit facility. This connection will not result in the destruction of any identified heritage attributes.</p>  | None                |
| <b>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</b>   | <p><i>Impact Rating:</i> None</p> <p><i>Rationale:</i><br/>The proposed work includes construction of a transit facility on the adjacent property at 10300 Highway 50 and will not include any work on the property at 10192A Highway 50, save for a small connection between existing long driveway to a new driveway that will lead to the new transit facility. While the long driveway is considered a heritage attribute, the small connection to the larger driveway leading to the transit facility is a sympathetic alteration that will maintain the integrity of the long driveway.</p> | None                |
| <b>INDIRECT IMPACTS</b>   |   |                     |
| <b>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.</b> | <p><i>Impact Rating:</i> None</p> <p><i>Rationale:</i><br/>The proposed works include a one and two-storey transit facility, no shadow impacts are anticipated that would alter the appearance of any heritage attributes or change the viability of the property's agricultural use.</p>   | None                |
| <b>Isolation of a heritage attribute from its surrounding environment context or a significant relationship.</b>                                      | <p><i>Impact Rating:</i> None</p> <p><i>Rationale:</i><br/>The proposed work is largely limited to the adjacent property at 10300 Highway 50 and is not anticipated to isolate any identified heritage attribute from its surrounding or a significant relationship.</p>  | None                |

| IMPACT TYPE   | DISCUSSION   | MITIGATION MEASURES  |
|---|--|--|
| <b>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</b>  | <p><i>Impact Rating:</i> Medium</p> <p><i>Rationale:</i><br/>Significant views from Highway 50 have been identified as heritage attributes (identified in the CHER completed by ASI). The proposed work includes a three metre tall concrete retaining wall along the southern length of the subject property, which may impact views of the property from Highway 50. The retaining wall has the potential to negatively impact the visual setting of the subject property.</p>   | To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan is developed to include a planted buffer to screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided. |
| <b>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.</b> | <p><i>Impact Rating:</i> None</p> <p><i>Rationale:</i><br/>The change in land use is limited to 10300 Highway 50, there is no land use change proposed for 10192A Highway 50. Accordingly, no impacts related to land use are anticipated.</p>   | No   |
| <b>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</b>                                   | <p><i>Impact Rating:</i> Medium</p> <p><i>Rationale:</i><br/>The proposed work and associated land disturbances will be limited to the adjacent property at 10300 Highway 50 with the exception of a small connection to the existing driveway at 10192A Highway 50. This minor alteration to the existing driveway is planned to facilitate access to the proposed transit facility. The minor alteration to the driveway will not result in a change in grade that will alter drainage patterns that would adversely affect the identified heritage attributes. However, the close proximity of the proposed work to the farmhouse may introduce risk to the structure related to vibrations cause by nearby heavy traffic, grading, and construction activities</p> | To mitigate the potential vibration impacts resulting from nearby heavy traffic, grading, and construction activities, WSP recommends that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.   |

### 6.3 Summary of Potential Impacts and Mitigation Measures

The proposed work will involve construction of a new transit facility for bus transit on the subject property at 10300 Highway 50. As the work will largely be confined to the 10300 Highway 50, no direct impacts are anticipated to subject property. However, the following indirect impacts are anticipated:

- Obstruction of significant views to the farmhouse and disruption of the visual setting of the subject property due; and,
- Potential vibration damage caused by nearby heavy traffic, grading, and construction activities related to the proposed work.

To address these potential, indirect impacts, the following mitigation measures are proposed:

- To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan is developed to include a planted buffer to screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided.
  - WSP has developed a landscape plan to address the cultural heritage considerations for the subject project, including a planted buffer to screen the concrete retaining wall and black Clear View fencing. The landscape plan (dated November 15, 2024) is presented in Appendix C.
- To mitigate the potential vibration impacts resulting from nearby heavy traffic, grading, and construction activities, WSP recommends that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.

## 7 CONCLUSIONS AND RECOMMENDATIONS

WSP was retained by the City of Brampton to complete an HIA for 10300 Highway 50 in the City of Brampton, Regional Municipality of Peel, Ontario. The roughly rectangular, 16.49-hectare (40.76 acre) property addressed as 10300 Highway 50, fronts onto Highway 50, immediately south of Cadetta Road, and is surrounded by agricultural properties to the west and south, by light industrial and commercial buildings to the north and freight yard to the east. The subject property is located immediately adjacent to 10192A Highway 50, Brampton as it abuts the south property line.

The property at 10192A Highway 50 is listed as a non-designated property on the City of Brampton's Municipal Register of Cultural Heritage Resources. A NOID the property was issued on July 27, 2017, but a designation by-law was never passed and due to recent legislation changes, the NOID has since expired. A CHER was also completed for the property by ASI in 2021 which included an evaluation of the property according to O.Reg.9/06 and draft SCHVI and list of heritage attributes. Both the NOID and draft SCHVI with list of heritage attributes identify the two-storey farmhouse has the primary cultural heritage resource.

The proposed works are largely limited to the subject property at 10300 Highway 50 to facilitate construction of a new transit facility for bus transit. WSP assessed the proposed work to identify any direct and indirect impacts to the CHVI and heritage attributes identified for 10192A Highway 50. From the results of background research, information gathering, field documentation, and impact assessment, WSP determined that no direct impacts are anticipated to the subject property. However, indirect impacts are anticipated related to the disruption of the visual setting of the farmhouse and the potential introduction of vibration caused by nearby heavy traffic, grading, and construction activities.

Accordingly, WSP makes the following recommendations:

- 1) To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan is developed to include a planted buffer to screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided.
  - a. WSP has developed a landscape plan to address the cultural heritage considerations for the subject project, including a planted buffer to screen the concrete retaining wall and black Clear View fencing. The landscape plan (dated November 15, 2024) is presented in Appendix C.
- 2) To mitigate the potential vibration impacts resulting from nearby heavy traffic, grading, and construction activities, WSP recommends that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.

The above recommendations were prepared using drawings of the proposed work contained in Appendix B and landscape plan contained in Appendix C. Should the proposed work be updated or changed, then an HIA Addendum is required.



## **8 ASSESSOR QUALIFICATIONS**

This report was prepared and reviewed by the undersigned, employees of WSP. WSP is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix D.

## 9 CLOSURE

This report was prepared for the exclusive use of the City of Brampton and is intended to provide a Heritage Impact Assessment for the subject property, known as 10300 Highway 50 which considers impact to the adjacent listed heritage property, 10192A Highway 50.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from WSP will be required. With respect to third parties, WSP has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the cultural heritage assessment conducted by WSP. It is based solely a review of historical information from the CHER completed by ASI, a property reconnaissance conducted in July 2024 and data obtained by WSP as described in this report. Except as otherwise maybe specified, WSP disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to WSP after the time during which WSP conducted the cultural heritage assessment. In evaluating the subject property and 10192A Highway 50, WSP has relied in good faith on information provided by other individuals noted in this report. WSP has assumed that the information provided is factual and accurate. WSP accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

WSP makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

We trust that the information presented in this report meets your current requirements.

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# Appendix A:

Heritage Impact Assessment –  
Terms of Reference

# Heritage Impact Assessment

## Terms of Reference

Context  
Adaptive Reuse  
Heritage  
Restoration  
Designated  
Evaluation  
Significance  
Resources  
Conservation  
Cultural Heritage Value  
Impact

### **Heritage Impact Assessment - Terms of Reference**

A Heritage Impact Assessment (HIA) is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The assessment results in a report that identifies all heritage resources, provides an evaluation of the significance of the resources, outlines any impact proposed development or site alteration will have on the resources, and makes recommendations toward conservation methods and/or mitigative measures that would minimize impacts to those resources. The report will be used to help the municipality make informed decisions related to the identified heritage resources.

#### **1. Background**

The requirement to provide a Heritage Impact Assessment is derived from the *Ontario Heritage Act* O. Reg. 9/06, Section 2(d) of the *Planning Act*, Section 2.6 of the Provincial Policy Statement, and Section 4.9 of the City of Brampton's Official Plan.

According to Section 4.9.1.10 of the Official Plan:

*A Heritage Impact Assessment, prepared by a qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes.*

Official Plan Policy 4.9.1.11 states that:

*A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.*

Official Plan Policy 4.9.1.12 outlines and prioritizes preferred mitigation options starting with on-site retention.

In addition, Official Plan Implementation Policy 4.9.9.2 (ii) allows for:

*Requiring the preparation of a Heritage Impact Assessment for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District.*

## **2. When a Heritage Impact Assessment is Required**

2.1 An HIA will be required for the following:

- Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications;
- Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition;
- Any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act*.

A HIA may be required for the following:

- Any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the *Ontario Heritage Act*.

2.2 A property does not have to be designated or listed in a heritage register to be subject to a Heritage Impact Assessment. Any property that may exhibit cultural heritage value or interest or 'heritage potential' as determined by City heritage staff will be subject to an appropriate level of heritage due diligence and may require an HIA.

2.3 Heritage Impact Assessments may be 'scoped' based on the specific circumstances and characteristics that apply to a heritage resource. Further consultation with heritage staff will be required to determine when a scoped HIA may be required, as well as requirements for the content.

## **3. Content of Heritage Impact Assessments**

### **3.1 Background**

3.1.1 Provide a background on the purpose of the HIA by outlining why it was undertaken, by whom, and the date(s) the evaluation took place.

3.1.2 Briefly outline the methodology used to prepare the assessment.

### **3.2 Introduction to the Subject Property**

3.2.1 Provide a location plan specifying the subject property, including a site map and aerial photograph at an appropriate scale that indicates the context in which the property and heritage resource is situated.



- 3.2.2 Briefly document and describe the subject property, identifying all significant features, buildings, landscapes, and vistas.
- 3.2.3 Indicate whether the property is part of any heritage register (e.g. Municipal Register of Cultural Heritage Resources Designated under the *Ontario Heritage Act*, or Municipal Register of Cultural Heritage Resources)
- 3.2.4 Document and describe the context including adjacent properties, land uses, etc.
- 3.2.5 Document, describe, and assess the apparent physical condition, security, and critical maintenance concerns, as well as the integrity of standing buildings and structures found on the subject property.
- 3.2.6 If the structural integrity of existing structures appears to be a concern, recommend the undertaking of a follow-up structural and engineering assessment to confirm if conservation, rehabilitation and/or restoration are feasible. Assessments must be conducted by qualified professionals with heritage property experience.

### 3.3 Evaluation of Cultural Heritage Value or Interest

- 3.3.1 Thoroughly document and describe all heritage resources within the subject property, including cultural heritage landscapes, structures, buildings, building elements, building materials, architectural features, interior finishes, natural elements, vistas, landscaping and potential archaeological resources.
- 3.3.2 Provide a chronological history of the site and all structure(s), including additions, deletions, conversions, etc.
- 3.3.3 Provide a list of owners from the Land Registry office and other resources, as well as a history of the site use(s) to identify, describe, and evaluate the significance of any persons, groups, trends, themes, and/or events that are historically or culturally associated with the subject property.
- 3.3.4 Document heritage resource(s) using current photographs of each elevation, and/or measured drawings, floor plans, and a site map at an appropriate scale for the given application (i.e. site plan as opposed to subdivision). Also include historical photos, drawings, or other archival material that is available and relevant.
- 3.3.5 Using Regulation 9/06 of the *Ontario Heritage Act* (Criteria for Determining Cultural Heritage Value or Interest), identify, describe, and evaluate the cultural heritage value or interest of the subject property as a whole, outlining in detail all significant heritage attributes and other heritage elements.
- 3.3.6 Provide a summary of the evaluation in the form of a table (see Appendix 1) outlining each criterion (design or physical value; historical or associative value; contextual value), the conclusion for each criterion, and a brief explanation for each conclusion.

### 3.4 Description and Examination of Proposed Development/Site Alterations

- 3.4.1 Provide a description of the proposed development or site alteration in relation to the heritage resource.
- 3.4.2 Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties. These may include:
- Destruction of any, or part of any, significant heritage attributes or features;
  - Alteration to the historic fabric and appearance;
  - Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden;
  - Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
  - Impact on significant views or vistas within, from, or of built and natural features;
  - A change in land use where the change in use may impact the property's cultural heritage value or interest;
  - Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.
- 3.4.3 Submit a drawing indicating the subject property streetscape and properties to either side of the subject lands, if applicable. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and how it integrates with the adjacent properties from a streetscape perspective. Thus, the drawing must show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees and/or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

### 3.5 Mitigation Options, Conservation Methods, and Proposed Alternatives

- 3.5.1 Provide mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource.
- 3.5.2 Evaluate the advantages and disadvantages (pros and cons) of each proposed mitigation measure/option. The mitigation options may include, but are not limited to:
- Alternative development approaches;
  - Appropriate setbacks between the proposed development and the heritage resources;
  - Design guidelines that harmonize mass, setback, setting, and materials;
  - Limiting height and density;
  - Compatible infill and additions;
  - Refer to Appendix 2 for additional mitigation strategies.

- 3.5.3 Identify any site planning and landscaping measures that may ensure significant heritage resources are protected and/or enhanced by the development or redevelopment.
- 3.5.4 If relocation, removal, demolition or other significant alteration to a heritage resource is proposed by the landowner and is supported by the heritage consultant, provide clear rationale and justification for such recommendations.
- 3.5.5 If retention is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures.
- 3.5.6 Provide recommendations for follow-up site-specific heritage strategies or plans such as a Conservation Plan, Adaptive Reuse Plan, and/or Structural/Engineering Assessment.
- 3.5.7 If a heritage property of cultural heritage value or interest cannot be retained in its original location, consider providing a recommendation for relocation by the owner to a suitable location in reasonable proximity to its original siting.
- 3.5.8 If no mitigation option allows for the retention of the building in its original location or in a suitable location within reasonable proximity to its original siting, consider providing a recommendation for relocation to a more distant location.
- 3.5.9 Provide recommendations for advertising the sale of the heritage resource. For example, this could include listing the property on the Architectural Conservancy of Ontario (ACO) website in order to allow interested parties to propose the relocation of the heritage resource. Acceptable timelines and any other requirements will be determined in consultation with City staff. The link to the ACO's Historic Architectural Linking Program is provided below:  
[http://www.arconserv.ca/buildings\\_at\\_risk/for\\_sale.cfm](http://www.arconserv.ca/buildings_at_risk/for_sale.cfm)
- 3.5.10 If a property cannot be retained or relocated, alternatives will be considered for salvage and mitigation. Only when other options can be demonstrated not to be viable will options such as ruinification or symbolic conservation be considered. Detailed documentation and commemoration (e.g. a heritage interpretative plaque) may also be required. Salvage of material must also occur, and a heritage consultant may need to provide a list of features of value to be salvaged. Materials may be required to be offered to heritage-related projects prior to exploring other salvage options.
- Ruinification allows for only the exterior of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.
- 3.5.11 If the subject property abuts to one or more listed or designated heritage properties, identify development impacts and provide recommended mitigation strategies to ensure the heritage resources on the adjacent properties are not negatively impacted. Mitigation strategies include, but are not limited to:

- vegetation screening;
- fencing;
- buffers;
- site lines
- an architectural design concept for the massing and façade treatment of proposed buildings to ensure compatibility with the adjoining property and the like.

**3.5.12** An implementation schedule and reporting/monitoring system for implementation of the recommended conservation or mitigation strategies may be required.

### **3.6 Recommendations**

**3.6.1** Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it.

**3.6.2** Clearly state whether the subject property is worthy of heritage designation under the *Ontario Heritage Act*.

**3.6.3** The following questions must be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*?
- Why or why not does the subject property meet the criteria for heritage designation?
- Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasibly integrated into the alteration/development?

**3.6.4** Failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

### **3.7 Executive Summary**

**3.7.1** Provide an executive summary of the assessment findings at the beginning of the report.

**3.7.2** Outline and summarize all recommendations including mitigation strategies, need for the preparation of follow-up plans such as conservation and adaptive reuse plans and other requirements as warranted. Please rank mitigation options from most preferred to least.

## **4. Standards and Practices**

**4.1** Heritage Impact Assessments must be impartial and objective, thorough and complete, and sound in methodology and application of Ontario heritage evaluation criteria, and consistent with recognized professional standards and best practices in the field of heritage consulting.

**4.2** Heritage Impact Assessments must be completed to the satisfaction of the City. HIAs that are not completed to the satisfaction of the City may be subject to revision and



resubmission, critique by peer review or a similar process to determine if the report meets recognized standards and practices.

## **5. Acceptance of Heritage Impact Assessments**

- 5.1 The Heritage Impact Assessment will undergo a compliance review by City heritage staff to determine whether all requirements have been met, and to review the option(s) outlined in the report. Staff comments will be provided to the applicant and heritage consultant.
- 5.2 A Heritage Impact Assessment will be considered a 'draft' until such time that City heritage staff deem the report complete. Staff will notify the applicant and heritage consultant when the report is considered complete.
- 5.3 An accepted Heritage Impact Assessment is required for the final processing of a development application. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into legal agreements between the City and the proponents at the discretion of the municipality. Until the HIA is deemed complete, schedules associated with planning and building applications related to heritage properties cannot commence.

## **6. Other Requirements**

- 6.1 Provide a bibliography listing **all** sources used in preparing the HIA.
- 6.2 Provide proper referencing within the HIA, including images, maps, etc.
- 6.3 Provide five copies of the final HIA, and one digital copy (PDF or Word)
- 6.4 Provide a digital copy of all images taken or obtained for the HIA on Compact Disk.
- 6.5 Measured drawings of the heritage resource(s) may be required in support of a conservation plan or as a record prior to demolition.
- 6.6 A site visit of the subject property by City heritage staff and/or members of the Brampton Heritage Board may be required prior to the HIA being deemed complete.

## **7. Qualified Parties for Preparing Heritage Impact Assessments**

- 7.1 All heritage impact assessments, conservation plans, adaptive reuse plans, security plans and/or related studies must be prepared by qualified professionals with applied and demonstrated knowledge of accepted standards of heritage conservation, historical research, identification, evaluation of cultural heritage value or interest, mitigation, and the like.
- 7.2 All heritage consultants submitting heritage impact assessments must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

7.3 Under provincial law only licensed, professional archaeologists may carry out archaeological assessments using specific provincial standards and guidelines.

## **8. Scope of a Conservation Plan**

8.1 If a property is to be retained, a follow-up Conservation and Adaptive Reuse Plan may be recommended. Conservation and Adaptive Reuse Plans will provide:

- Preliminary recommendations for adaptive reuse;
- Critical short-term maintenance required to stabilize the heritage and building fabric and prevent deterioration;
- Measures to ensure interim protection of heritage resources during phases of construction or related development;
- Security requirements;
- Restoration and replication measures required to return the property to a higher level of cultural heritage value or interest integrity, as required;
- Appropriate conservation principles and practices, and qualifications of contractors and trades people that should be applied;
- Longer term maintenance and conservation work intended to preserve existing heritage fabric and attributes;
- 'As found' drawings, plans, specifications sufficient to describe all works outlined in the Conservation Plan;
- An implementation strategy outlining consecutive phases or milestones;
- Cost estimates for the various components of the plan to be used to determine sufficient monetary amounts for letters of credits or other financial securities as may be required to secure all work included in the Conservation Plan; and
- Compliance with recognized Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.

**Evaluation of Cultural Heritage Value or Interest  
Summary Table**

| <b>Criteria for Determine Cultural heritage value or interest</b>   | <b>Assessment (Yes/No)</b> | <b>Rationale</b> |
|---|----------------------------|------------------|
| <b>1. Design or physical value:</b>   |                            |                  |
| a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method                      |                            |                  |
| b) Displays a high degree of craftsmanship or artistic merit  |                            |                  |
| c) Demonstrates a high degree of technical or scientific achievement  |                            |                  |
| <b>2. Historical or associative value:</b>  |                            |                  |
| a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community |                            |                  |
| b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture                          |                            |                  |
| c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community    |                            |                  |
| <b>3. Contextual value:</b>   |                            |                  |
| a) Is important in defining, maintaining, or supporting the character of an area  |                            |                  |
| b) Is physically, functionally, visually, or historically linked to its surroundings  |                            |                  |
| c) Is a landmark  |                            |                  |

## Appendix 2

### **Additional Mitigation Strategies**

If any negative impacts are identified, a mitigation plan must be outlined. A mitigation plan will be tailored to the unique conditions and cultural heritage value or interest of a given property. The following list represents a summary of the more common types of mitigation that may be appropriate:

- Avoidance protocols to isolate development and land alterations to minimize impacts on significant built and natural features and vistas;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;
- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lotting patterns, situating parks and storm water ponds near a heritage resource;
- Allowing only compatible infill and additions;
- Preparation of conservation plan and adaptive reuse plans as necessary;
- Vegetation buffer zones, tree planting, site plan control, and other planning mechanisms;
- Heritage Designation, Heritage Conservation Easement;
- In certain rare instances, permitting the relocation of built heritage resources within the subject parcel, to nearby lands, or to other parts of the City in order to better accommodate conservation and adaptive reuse. The appropriate context of the resource must be considered in relocation.
- In instances where retention may not be possible, partial salvage, documentation through measured drawings and high-resolution digital photographs, historical plaquing and the like may be appropriate.
- Opportunities to commemorate historical land uses, past owners, landscape and landform features through the naming of streets and other public assets such as parkettes and storm ponds; interpretative plaques may also be required.



# Appendix B:

Design Drawings for the Proposed  
Transit Facility at 10300 Highway  
50

# DETAILED DESIGN

CITY FILE NUMBER: SPA-2024-0039

Issued for SPA

2024-08-27

CLIENT:



NEW TRANSIT FACILITY (JOHNSTON)

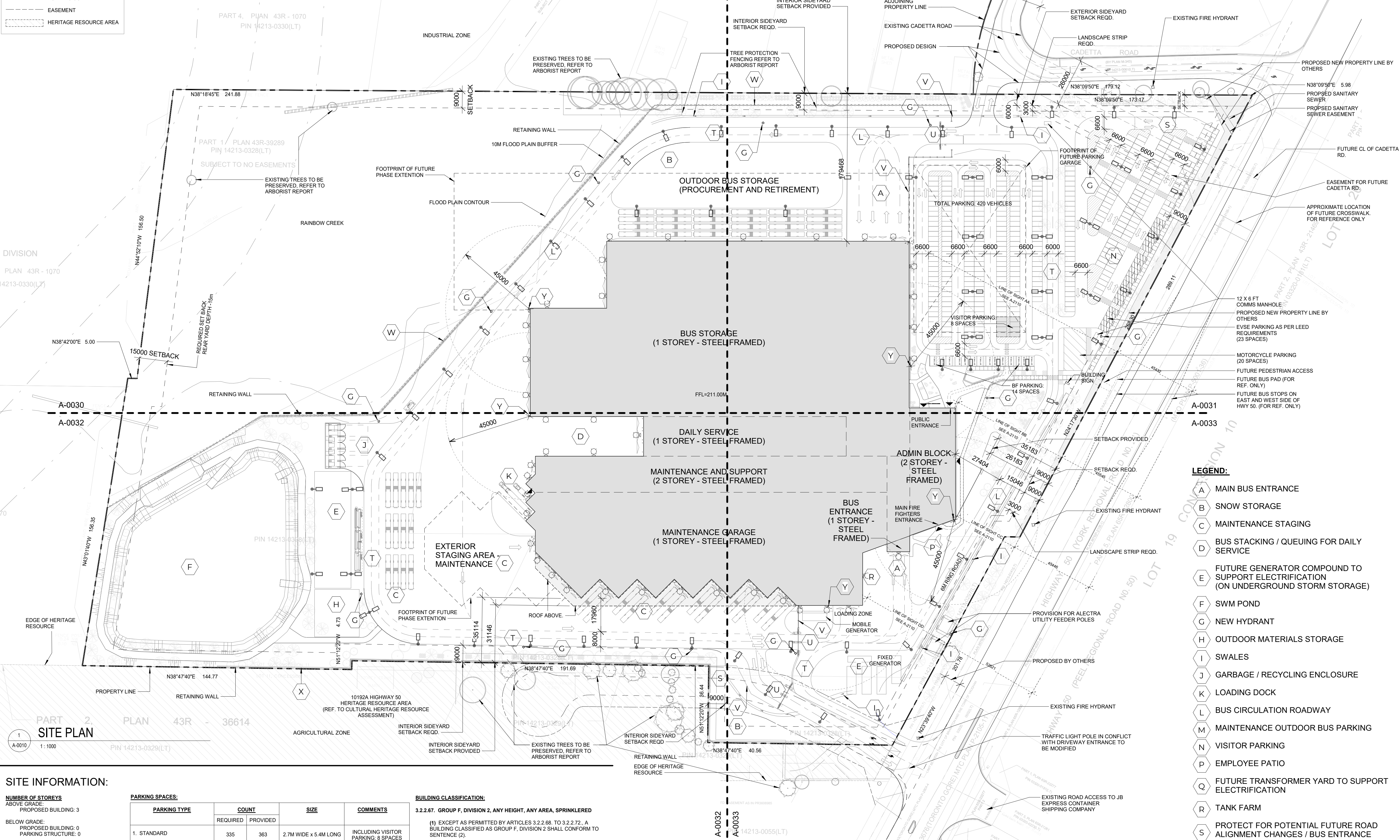




[illegible]



| LINETYPE LEGEND: |                        |
|------------------|------------------------|
| ---              | REQUIRED SET BACKS     |
| ---              | PROPERTY LINE          |
| ---              | CENTRELINE OF ROADWAY  |
| ---              | BUILDING OUTLINE       |
| ---              | EASEMENT               |
| ---              | HERITAGE RESOURCE AREA |



### SITE INFORMATION:

**NUMBER OF STOREYS**  
ABOVE GRADE:  
PROPOSED BUILDING: 3

BELOW GRADE:  
PROPOSED BUILDING: 0  
PARKING STRUCTURE: 0

**BUILDING AREA COVERAGE:** 36369m<sup>2</sup>

**SETBACKS:**  
REQUIRED:  
FRONT YARD: 9m  
EXTERIOR SIDE YARD: 6m  
INTERIOR SIDE YARD: 9m  
REAR YARD: 15m  
PROVIDED:  
FRONT YARD: 35.2m  
EXTERIOR SIDE YARD: 79.4m  
INTERIOR SIDE YARD: 31m  
REAR YARD: 211m

**AREA OF BUILDING PER FLOOR**  
PROPOSED BUILDING  
1ST FLOOR: 36369m<sup>2</sup>  
2ND FLOOR: 4513m<sup>2</sup>  
PENTHOUSE: 444m<sup>2</sup>

**TOTAL GROSS FLOOR AREA:** 41326m<sup>2</sup>

| PARKING SPACES:    |                         | COUNT      |            | SIZE                  | COMMENTS                              |
|--------------------|-------------------------|------------|------------|-----------------------|---------------------------------------|
| PARKING TYPE       |                         | REQUIRED   | PROVIDED   |                       |                                       |
| 1. STANDARD        |                         | 335        | 363        | 2.7M WIDE x 5.4M LONG | INCLUDING VISITOR PARKING: 8 SPACES   |
| 2. BARRIER FREE    | TYPE A (VAN ACCESSIBLE) | 5          | 8          | 3.4M WIDE x 5.4M LONG | ACCESS AISLES - MIN. 1.5M WIDE        |
|                    | TYPE B                  | 6          | 6          | 2.7M WIDE x 5.4M LONG |                                       |
| 3. ELECTRIC (EVSE) |                         | 7          | 23         | 2.7M WIDE x 5.4M LONG | EVSE PARKING AS PER LEED REQUIREMENTS |
| 4. MOTORCYCLE      |                         | 0          | 20         |                       |                                       |
| <b>TOTAL</b>       |                         | <b>353</b> | <b>420</b> |                       |                                       |

**LOT AREA:** 164935m<sup>2</sup>  
**SOFTSCAPE AREA:** 80450m<sup>2</sup>  
**LOT COVERAGE AREA:** 84489m<sup>2</sup> (BUILDING COVERAGE + HARDCAPE AREA)  
**LANDSCAPE AREA RATIO:** 49% (SOFTSCAPE AREA / LOT AREA) x 100

### BUILDING CLASSIFICATION:

**3.2.2.67. GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED**

(1) EXCEPT AS PERMITTED BY ARTICLES 3.2.2.68. TO 3.2.2.72, A BUILDING CLASSIFIED AS GROUP F, DIVISION 2 SHALL CONFORM TO SENTENCE (2).

(2) EXCEPT AS PERMITTED BY ARTICLE 3.2.2.16, THE BUILDING REFERRED TO IN SENTENCE (1) SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION, AND,

(A) EXCEPT AS PERMITTED BY SENTENCE 3.2.2.7 (1), THE BUILDING SHALL BE SPRINKLERED,

(B) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 2 H,

(C) MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS 1 H, AND

(D) LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

### NOTES FOR HIGHWAY 50 & CADETTE ROAD:

- CADETTE RD PROJECT TO ADDRESS ROAD FLOODING AND RE-ALIGNMENT OF UNDERGROUND UTILITY SERVICES. CONSTRUCTION FORECASTED 2024/25.
- FUTURE PLAN A2 TO STRAIGHTEN CADETTE RD TO HWY 50.
- SITE PLAN ACCOMMODATES HWY 50 RIGHT OF WAY (FUTURE WIDENING). CONSTRUCTION FORECASTED 2028. CADETTE RD ELEVATIONS WILL NEED TO BE ADJUSTED TO MATCH HWY 50 DESIGN.

### NOTES:

- REFER TO TRANSPORTATION DRAWINGS FOR SIGNAGE.
- STREETSCAPE AND BRANDING FOR BUILDING FROM HIGHWAY 50 TO BE DETERMINED.
- REFER TO SITE SURVEY SURVEYOR'S REAL PROPERTY REPORT AND PLAN OF TOPOGRAPHIC SURVEY OF PART OF LOTS 19 AND 20, CONCESSION 10 (FORMERLY TOWNSHIP OF VAUGHAN, COUNTY OF YORK) NOW IN THE CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK PART OF LOTS 11 AND 12 CONCESSION 11, NORTHERN DIVISION CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEELE GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEELE PART OF ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF VAUGHAN AND TORONTO GORE SURVEYED BY PEARSON AND PEARSON SURVEYING LTD ON AUGUST, 2023.

### LEGEND:

- A MAIN BUS ENTRANCE
- B SNOW STORAGE
- C MAINTENANCE STAGING
- D BUS STACKING / QUEUING FOR DAILY SERVICE
- E FUTURE GENERATOR COMPOUND TO SUPPORT ELECTRIFICATION (ON UNDERGROUND STORM STORAGE)
- F SWM POND
- G NEW HYDRANT
- H OUTDOOR MATERIALS STORAGE
- I SWALES
- J GARBAGE / RECYCLING ENCLOSURE
- K LOADING DOCK
- L BUS CIRCULATION ROADWAY
- M MAINTENANCE OUTDOOR BUS PARKING
- N VISITOR PARKING
- P EMPLOYEE PATIO
- Q FUTURE TRANSFORMER YARD TO SUPPORT ELECTRIFICATION
- R TANK FARM
- S PROTECT FOR POTENTIAL FUTURE ROAD ALIGNMENT CHANGES / BUS ENTRANCE CHANGES
- T FIRE ROUTE
- U SITE ACCESS GATE
- V SECURITY PERIMETER FENCE - TYPE A (REFER TO LANDSCAPE)
- W SECURITY PERIMETER FENCE - TYPE B (REFER TO LANDSCAPE)
- X NOISE BARRIER (REFER TO STRUCTURAL)
- Y SIAMESE CONNECTION



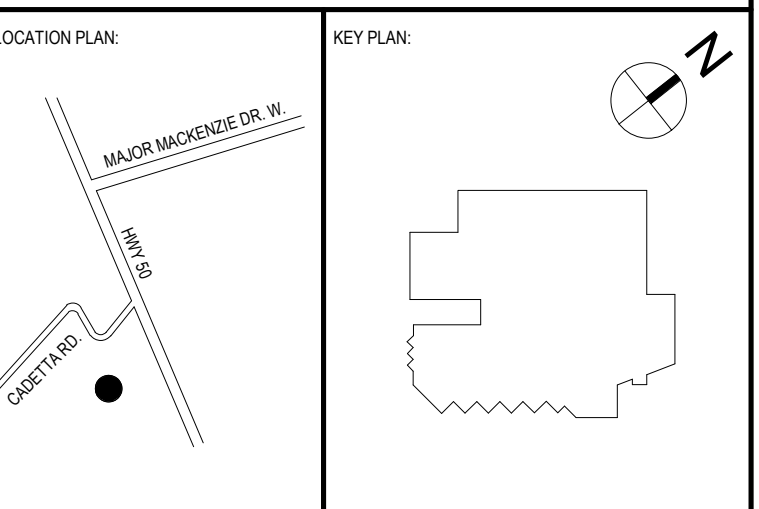
A 49

IN PROGRESS



NEW TRANSIT FACILITY (JOHNSTON)

10300 HIGHWAY 50



DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE REPRODUCED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION:

| NO. | REV | DATE       | DESCRIPTION                   |
|-----|-----|------------|-------------------------------|
| 8   | 0   | 2024-08-27 | Issued for SPA                |
| 6   | 0   | 2024-04-25 | Issued for Progress Set       |
| 5   | 0   | 2024-01-23 | Issued for 50% Design Review  |
| 4   | 0   | 2023-11-17 | Issued for SPA                |
| 3   | 0   | 2023-09-20 | Issued for Pre-Consultation   |
| 2   | 0   | 2023-09-06 | Issued for Co-ordination      |
| 1   | 0   | 2023-08-04 | Issued for 30% Design Package |
| 0   | 0   | 2023-07-04 | Issued for Schematic Design   |

|                 |              |   |            |
|-----------------|--------------|---|------------|
| PROJECT NO:     | 0000055.7918 | DATE:   | 2024-08-27 |
| ORIGINAL SCALE: | As indicated | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. |            |
| DESIGNED BY:    | R.E.         |   |            |
| DRAWN BY:       | E.GIA/Z.K.S. |   |            |
| CHECKED BY:     | R.E.         |   |            |

|                   |                |
|-------------------|----------------|
| DISCIPLINE:       | ARCHITECTURAL  |
| TITLE:            | SITE PLAN      |
| CITY FILE NUMBER: | SPA-2024-0039  |
| SHEET NUMBER:     | A-0010         |
| SHEET #:          | OF             |
| ISSUE:            | Issued for SPA |
| DATE OF:          | 2024-08-27     |
|                   | 15             |



**LINE TYPE LEGEND:**

- REQUIRED SET BACKS
- PROPERTY LINE
- CENTRELINE OF ROADWAY
- BUILDING OUTLINE
- EASEMENT
- HERITAGE RESOURCE AREA

DIVISION  
PLAN 43R-1070  
14213-0330(LT)

A-0030  
A-0032

PART 2, PLAN 43R-38614  
PIN 14213-0329(LT)

**GENERAL NOTES:**

- INTERNAL ROADWAYS ARE PROVIDED WITH CONCRETE PAVEMENT (REFER TO CIVIL DRAWING C01)
- MAXIMUM GRADE ALONG THE WASTE COLLECTION VEHICLE ROUTE COMPLY AND ARE LOWER THAN 8% (REFER TO CIVIL DRAWING C01)
- THERE ARE NO SUPPORTED STRUCTURES WITHIN THE SITE OR WASTE COLLECTION VEHICLE PATH
- OUTDOOR COLLECTION POINT COMPLIES WITH REQUIREMENTS ON HEIGHT CLEARANCE 4.4M AND DISTANCE 7.5M FROM ANY CONCRETE PAD.
- ALL INTERNAL ROADS HAVE A MINIMUM WIDTH OF 6M AND TURNING RADIUS OF MINIMUM 13M.
- THE WASTE COLLECTION POINT PROVIDES MIN 18METER STRAIGHT HEAD-ON APPROACH
- THE COLLECTION POINT AREA PROVIDES AN OPEN AREA FOR VEHICLE CIRCULATION. A CONVEX MIRROR WILL BE PROVIDED AT THE COLLECTION POINT AREA.



A | 49

IN PROGRESS



CLIENT REF. #:  
PROJECT:  
**NEW TRANSIT FACILITY (JOHNSTON)**

ADDRESS:  
**10300 HIGHWAY 50**

LOCATION PLAN:  
KEY PLAN:

DISCLAIMER:  
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| IS | REV | DATE       | DESCRIPTION                   |
|----|-----|------------|-------------------------------|
| 8  | 0   | 2024-08-27 | Issued for SPA                |
| 5  | 0   | 2024-01-23 | Issued for 50% Design Review  |
| 4  | 0   | 2023-11-17 | Issued for SPA                |
| 3  | 0   | 2023-09-20 | Issued for Pre-Consultation   |
| 2  | 0   | 2023-09-06 | Issued for Co-ordination      |
| 1  | 0   | 2023-08-04 | Issued for 30% Design Package |
| 0  | 0   | 2023-07-04 | Issued for Schematic Design   |

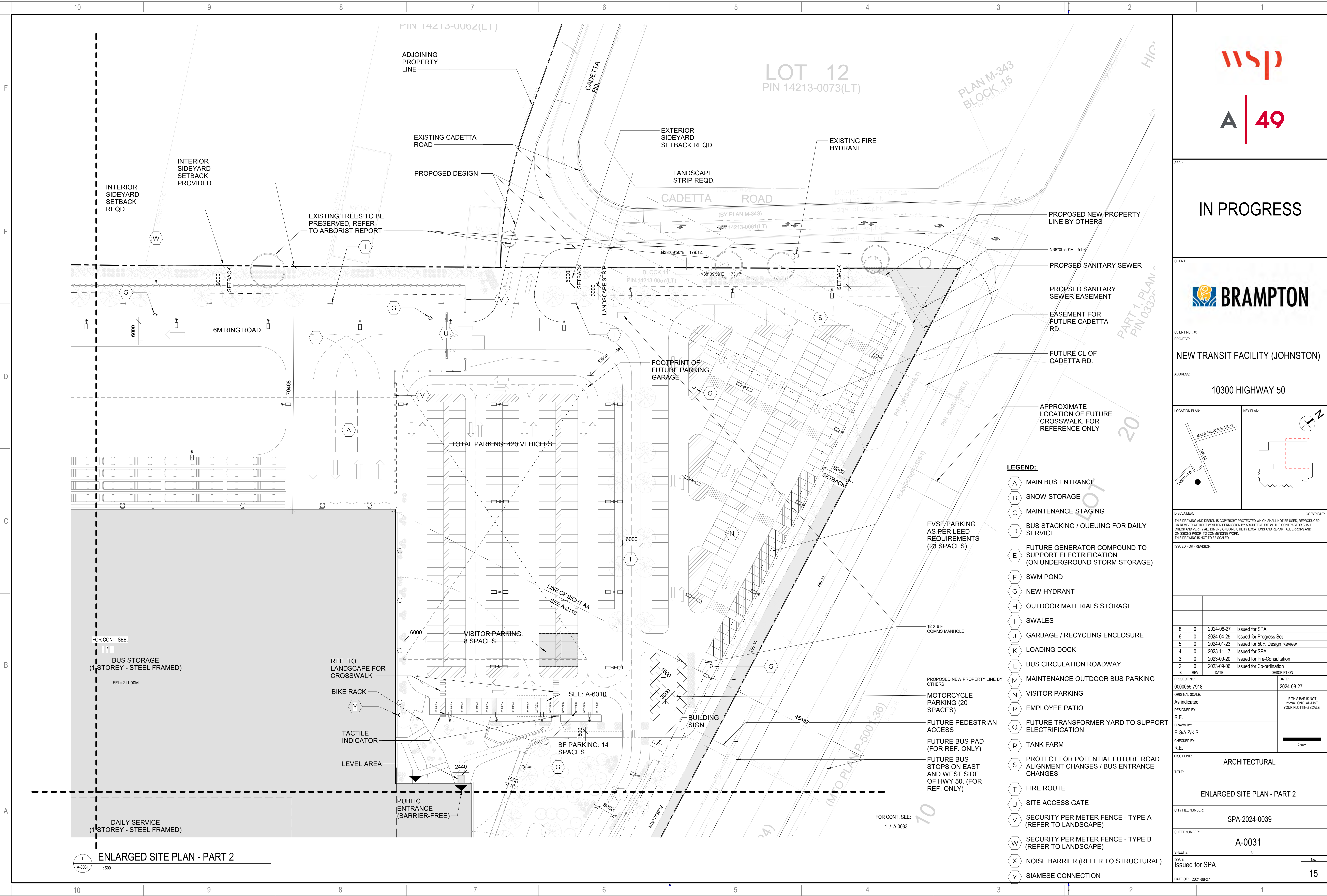
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| PROJECT NO:<br>0000055.7918 | DATE:<br>2024-08-27                                       |
| ORIGINAL SCALE:<br>1 : 1000 | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. |
| DESIGNED BY:<br>R.E.        |   |
| DRAWN BY:<br>E.GIA/Z.K.S.   |   |
| CHECKED BY:<br>R.E.         |   |

|  |     |
|--|-----|
| DISCIPLINE:<br><div>ARCHITECTURAL</div>                |     |
| TITLE:<br><div>SITE PLAN - WASTE MANAGEMENT PLAN</div> |     |
| CITY FILE NUMBER:<br><div>SPA-2024-0039</div>          |     |
| SHEET NUMBER:<br><div>A-0013</div>                     |     |
| SHEET #:   | OF  |
| ISSUE:<br>Issued for SPA                               | No. |
| DATE OF: 2024-08-27                                    | 15  |









wsp

A | 49

IN PROGRESS

CLIENT:

BRAMPTON

CLIENT REF. #:

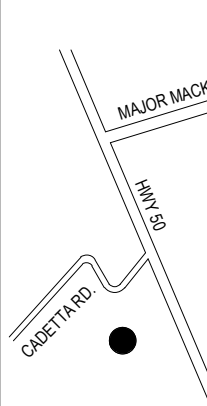
PROJECT:

NEW TRANSIT FACILITY (JOHNSTON)

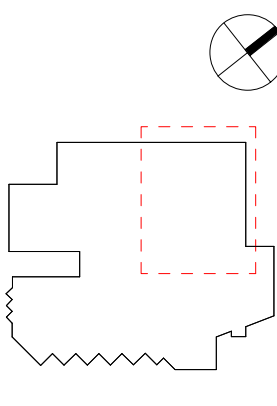
ADDRESS:

10300 HIGHWAY 50

LOCATION PLAN:



KEY PLAN:



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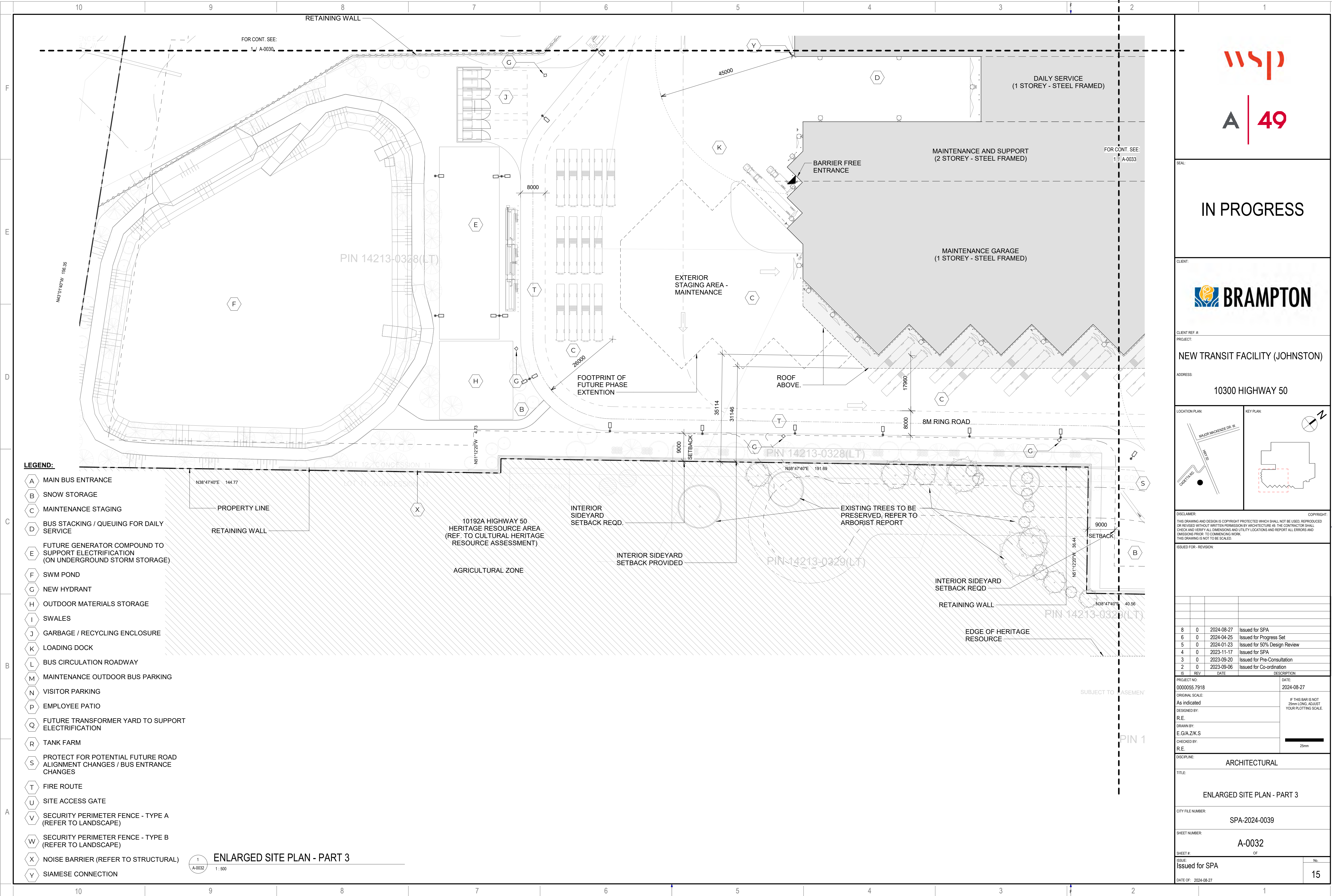
ISSUED FOR - REVISION:

| IS | REV | DATE       | DESCRIPTION                  |
|----|-----|------------|------------------------------|
| 8  | 0   | 2024-08-27 | Issued for SPA               |
| 6  | 0   | 2024-04-25 | Issued for Progress Set      |
| 5  | 0   | 2024-01-23 | Issued for 50% Design Review |
| 4  | 0   | 2023-11-17 | Issued for SPA               |
| 3  | 0   | 2023-09-20 | Issued for Pre-Consultation  |
| 2  | 0   | 2023-09-06 | Issued for Co-ordination     |

|                 |              |   |              |
|-----------------|--------------|---|--------------|
| PROJECT NO:     | 0000055.7918 | DATE:   | 2024-08-27   |
| ORIGINAL SCALE: | As indicated | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. |              |
| DESIGNED BY:    | R.E.         | DRAWN BY:   | E.G/A.Z/K.S. |
| CHECKED BY:     | R.E.         |   |              |

|                   |                             |
|-------------------|-----------------------------|
| DISCIPLINE:       | ARCHITECTURAL               |
| TITLE:            | ENLARGED SITE PLAN - PART 2 |
| CITY FILE NUMBER: | SPA-2024-0039               |
| SHEET NUMBER:     | A-0031                      |
| SHEET #:          | OF                          |
| ISSUE:            | Issued for SPA              |
| DATE OF:          | 2024-08-27                  |
| No.               | 15                          |





LEGEND:

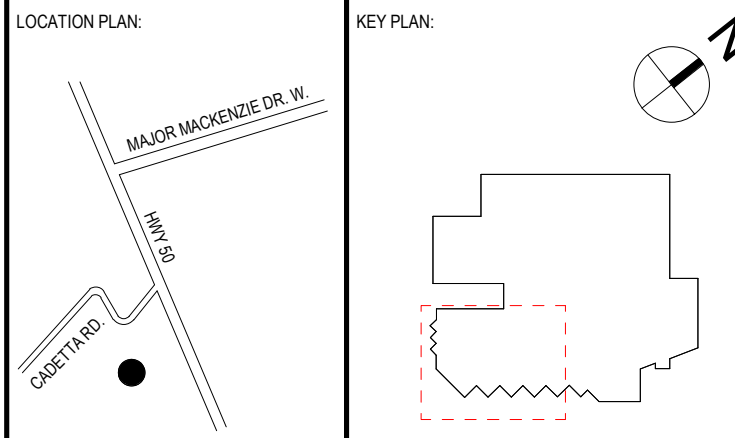
- A MAIN BUS ENTRANCE
- B SNOW STORAGE
- C MAINTENANCE STAGING
- D BUS STACKING / QUEUING FOR DAILY SERVICE
- E FUTURE GENERATOR COMPOUND TO SUPPORT ELECTRIFICATION (ON UNDERGROUND STORM STORAGE)
- F SWM POND
- G NEW HYDRANT
- H OUTDOOR MATERIALS STORAGE
- I SWALES
- J GARBAGE / RECYCLING ENCLOSURE
- K LOADING DOCK
- L BUS CIRCULATION ROADWAY
- M MAINTENANCE OUTDOOR BUS PARKING
- N VISITOR PARKING
- P EMPLOYEE PATIO
- Q FUTURE TRANSFORMER YARD TO SUPPORT ELECTRIFICATION
- R TANK FARM
- S PROTECT FOR POTENTIAL FUTURE ROAD ALIGNMENT CHANGES / BUS ENTRANCE CHANGES
- T FIRE ROUTE
- U SITE ACCESS GATE
- V SECURITY PERIMETER FENCE - TYPE A (REFER TO LANDSCAPE)
- W SECURITY PERIMETER FENCE - TYPE B (REFER TO LANDSCAPE)
- X NOISE BARRIER (REFER TO STRUCTURAL)
- Y SIAMESE CONNECTION

1  
A-0032  
1:500  
ENLARGED SITE PLAN - PART 3



NEW TRANSIT FACILITY (JOHNSTON)

10300 HIGHWAY 50



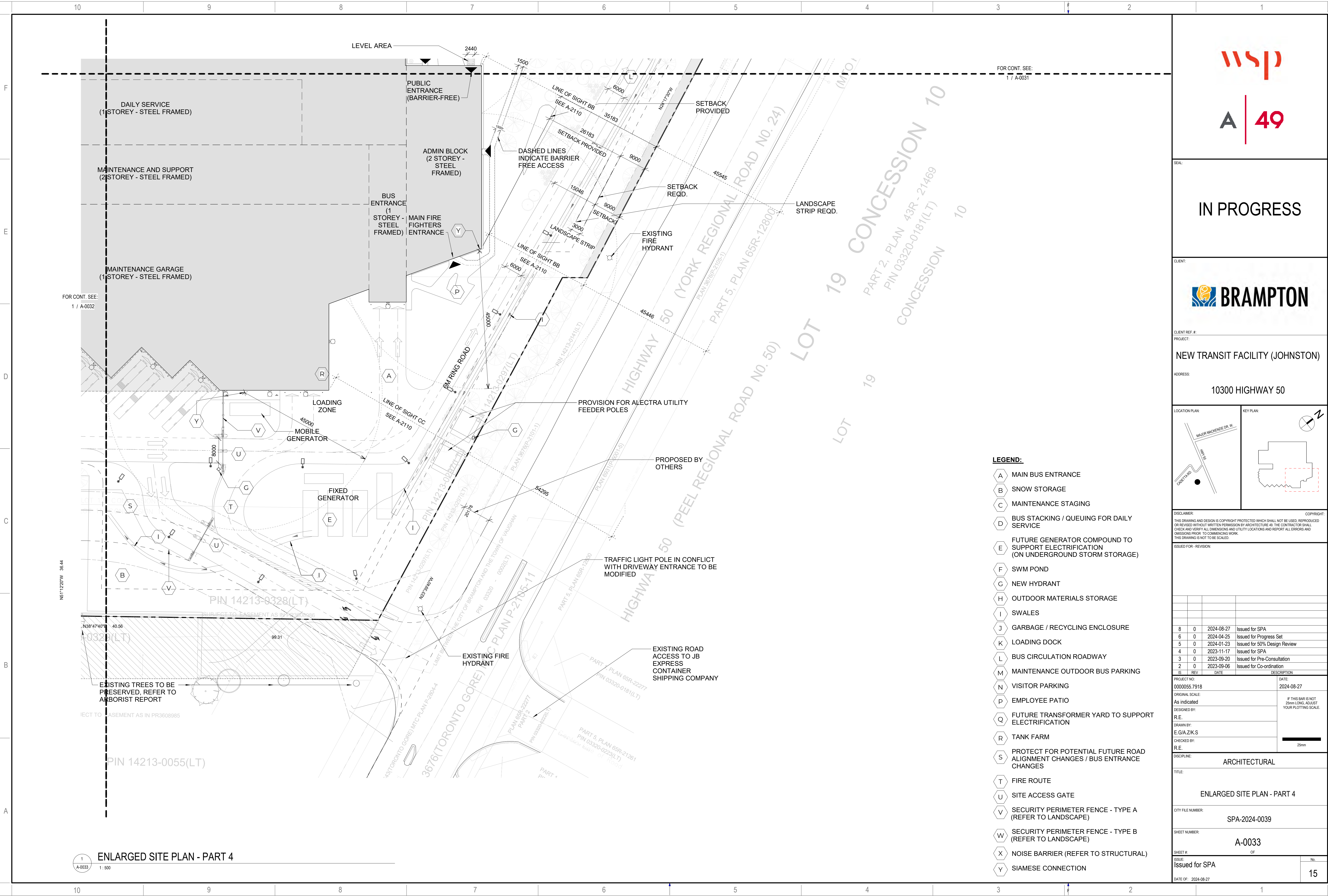
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|------------------------|---|------------|------------------------------|-------------|
| 8                      | 0 | 2024-08-27 | Issued for SPA               |             |
| 6                      | 0 | 2024-04-25 | Issued for Progress Set      |             |
| 5                      | 0 | 2024-01-23 | Issued for 50% Design Review |             |
| 4                      | 0 | 2023-11-17 | Issued for SPA               |             |
| 3                      | 0 | 2023-09-20 | Issued for Pre-Consultation  |             |
| 2                      | 0 | 2023-09-06 | Issued for Co-ordination     |             |

| PROJECT NO:     | DATE:        |
|-----------------|--------------|
| 0000055.7918    | 2024-08-27   |
| ORIGINAL SCALE: | As indicated |
| DESIGNED BY:    | R.E.         |
| DRAWN BY:       | E.G/A,Z/K.S  |
| CHECKED BY:     | R.E.         |

| DISCIPLINE:       |  | ARCHITECTURAL               |    |
|-------------------|--|-----------------------------|----|
| TITLE:            |  | ENLARGED SITE PLAN - PART 3 |    |
| CITY FILE NUMBER: |  | SPA-2024-0039               |    |
| SHEET NUMBER:     |  | A-0032                      |    |
| SHEET #:          |  | OF                          |    |
| ISSUE:            |  | Issued for SPA              |    |
| DATE OF:          |  | 2024-08-27                  | 15 |

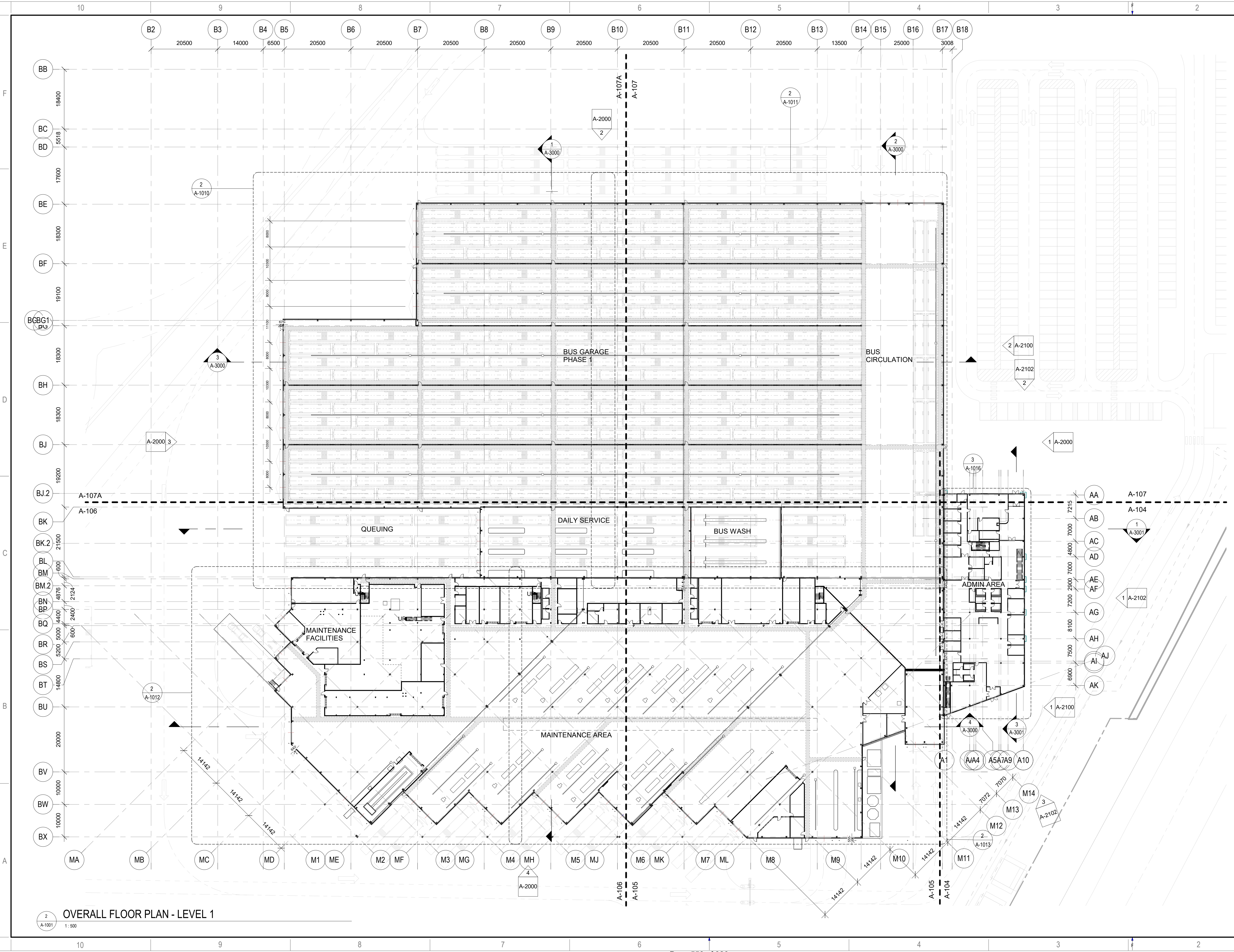

















A | 49

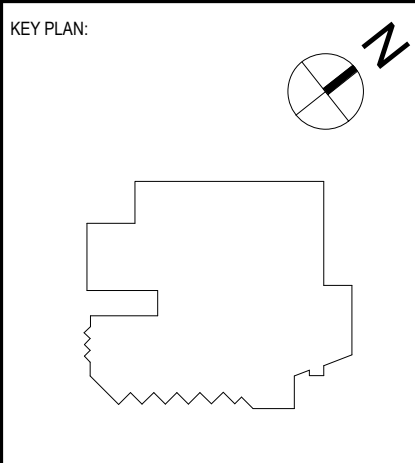
SEAL

IN PROGRESS

CLIENT:  


CLIENT REF. #:  
PROJECT:  
NEW TRANSIT FACILITY (JOHNSTON)  
ADDRESS:  
10300 HIGHWAY 50

LOCATION PLAN:  


KEY PLAN:  


DISCLAIMER:  
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ISSUED FOR - REVISION:

| IS | REV | DATE       | DESCRIPTION                   |
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| 5  | 0   | 2024-01-23 | Issued for 50% Design Review  |
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| 3  | 0   | 2023-09-20 | Issued for Pre-Consultation   |
| 2  | 0   | 2023-09-06 | Issued for Co-ordination      |
| 1  | 0   | 2023-08-04 | Issued for 30% Design Package |
| 0  | 0   | 2023-07-04 | Issued for Schematic Design   |

PROJECT NO:  
0000055.7918  
ORIGINAL SCALE:  
1 : 500  
DESIGNED BY:  
R.E.  
DRAWN BY:  
E.G/A.Z/K.S.  
CHECKED BY:  
R.E.

DATE:  
2024-08-27  
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.  
25mm

DISCIPLINE:  
ARCHITECTURAL

TITLE:  
OVERALL PLAN - LEVEL 1

CITY FILE NUMBER:  
SPA-2024-0039

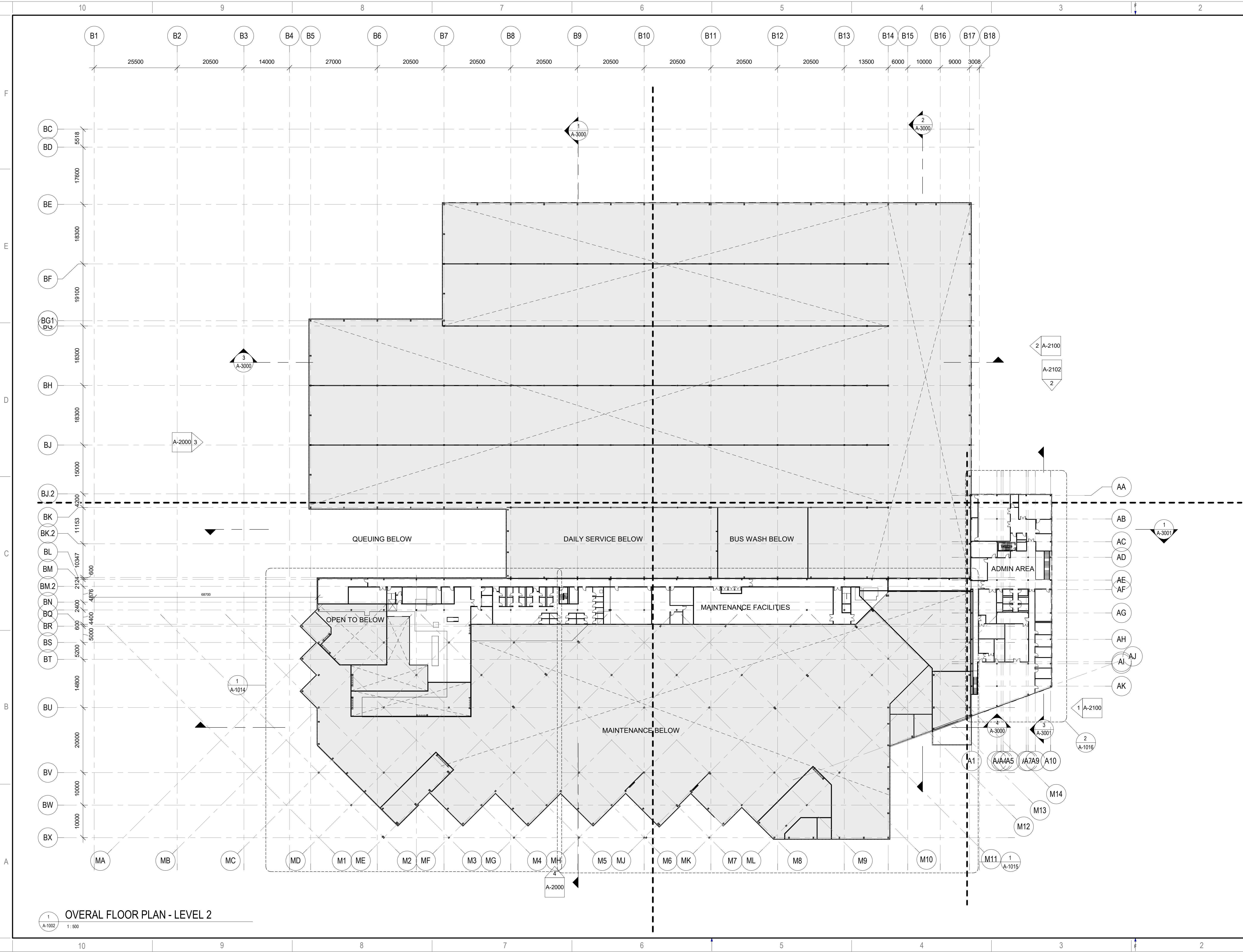
SHEET NUMBER:  
A-1001


SHEET #:  
OF  
15

ISSUE:  
Issued for SPA

DATE OF:  
2024-08-27








A | 49

SEAL

IN PROGRESS

CLIENT:



CLIENT REF. #:

PROJECT:

NEW TRANSIT FACILITY (JOHNSTON)

ADDRESS:

10300 HIGHWAY 50

LOCATION PLAN:

KEY PLAN:

DISCLAIMER:

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| NO. | REV. | DATE       | DESCRIPTION                   |
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| 2   | 0    | 2023-09-06 | Issued for Co-ordination      |
| 1   | 0    | 2023-08-04 | Issued for 30% Design Package |
| 0   | 0    | 2023-07-04 | Issued for Schematic Design   |

PROJECT NO: 0000055.7918

DATE: 2024-08-27

ORIGINAL SCALE: 1 : 500

DESIGNED BY: R.E.

DRAWN BY: E.GIA, Z.K.S.

CHECKED BY: R.E.

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE: ARCHITECTURAL

TITLE: OVERALL PLAN - LEVEL 2

CITY FILE NUMBER: SPA-2024-0039

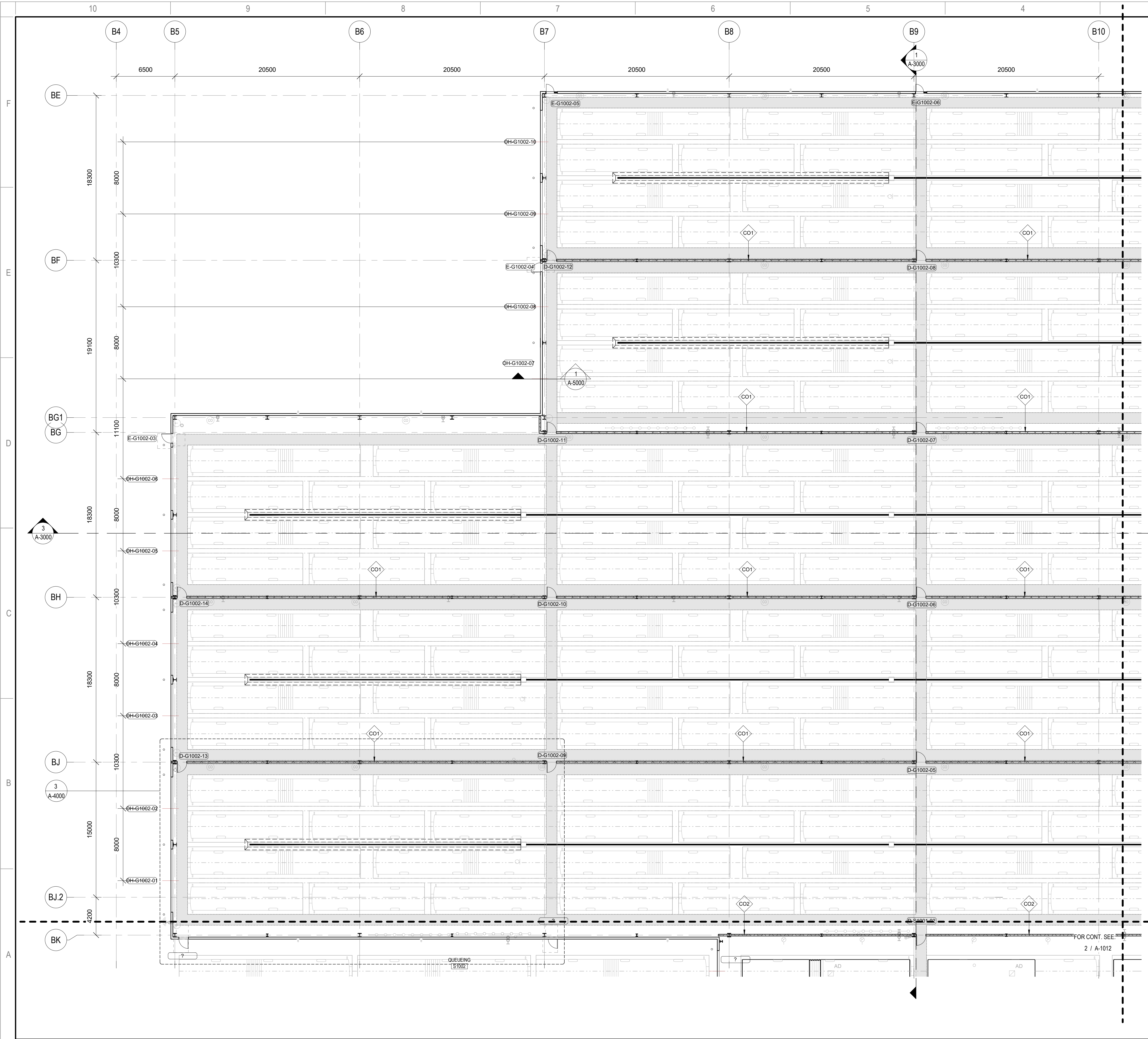
SHEET NUMBER: A-1002

SHEET # OF: 15

ISSUE: Issued for SPA


DATE OF: 2024-08-27





**BUS STORAGE - PART 1**


BUS PARKING PROVISION, PHASE 1:  
TOTAL PHASE 1: 250 (40' EQUIVALENT)  
6 LANES @ 13 x 40' / 8 x 60' + 1 x 40'  
4 LANES @ 10 x 40' / 6 x 60' + 1 x 40'  
2 LANES @ 7 x 40'

  
**A | 49**

SEAL

IN PROGRESS

CLIENT:



CLIENT REF. #:

PROJECT:

NEW TRANSIT FACILITY (JOHNSTON)

ADDRESS:

10300 HIGHWAY 50

LOCATION PLAN:

KEY PLAN:

DISCLAIMER:

COPYRIGHT:

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| 6   | 0    | 2024-04-25 | Issued for Progress Set       |
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| 3   | 0    | 2023-09-20 | Issued for Pre-Consultation   |
| 2   | 0    | 2023-09-06 | Issued for Co-ordination      |
| 1   | 0    | 2023-08-04 | Issued for 30% Design Package |
| 0   | 0    | 2023-07-04 | Issued for Schematic Design   |

PROJECT NO:  
0000055.7918

DATE:  
2024-08-27

ORIGINAL SCALE:  
1 : 200

DESIGNED BY:  
R.E

DRAWN BY:  
E.G/A.Z/K.S

CHECKED BY:  
R.E.

IF THIS BAR IS NOT  
25mm LONG, ADJUST  
YOUR PLOTTING SCALE.

25mm

DISCIPLINE:

ARCHITECTURAL

TITLE:

FLOOR PLAN - BUS STORAGE - LEVEL 1 - PART  
1

CITY FILE NUMBER:

SPA-2024-0039

SHEET NUMBER:

A-1010

SHEET #:

OF

ISSUE:

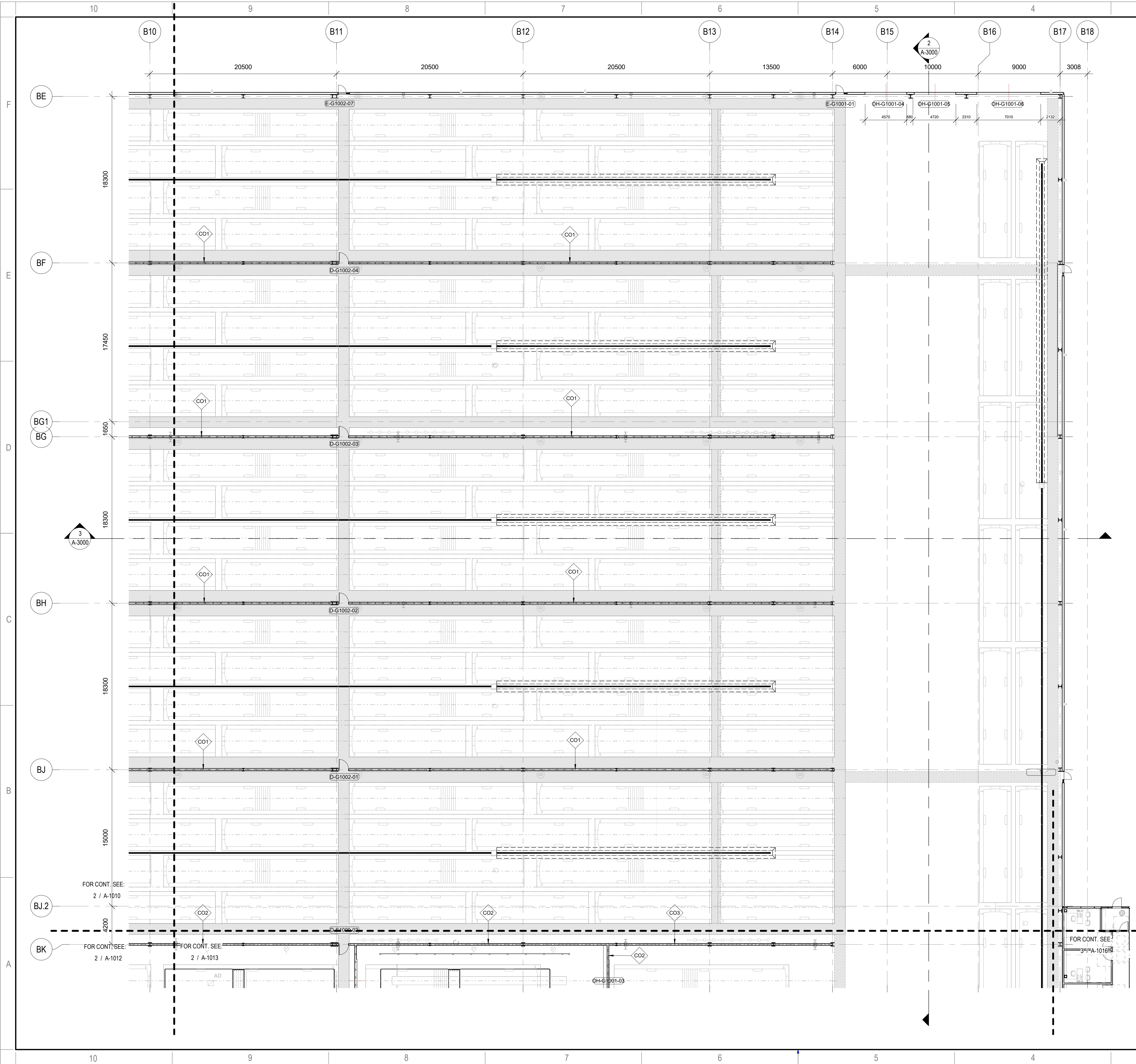
Issued for SPA

No.

15


DATE OF:

2024-08-27



BUS PARKING PROVISION, PHASE 1:  
TOTAL PHASE 1: 250 (40' EQUIVALENT)  
6 LANES @ 13 x 40' / 8 x 60' + 1 x 40'  
4 LANES @ 10 x 40' / 6 x 60' + 1 x 40'  
2 LANES @ 7 x 40'


**BUS STORAGE - PART 2**  
1: 200

  
**A | 49**

SEAL

IN PROGRESS

CLIENT:



CLIENT REF. #:

PROJECT:

NEW TRANSIT FACILITY (JOHNSTON)

ADDRESS:

10300 HIGHWAY 50

LOCATION PLAN:

KEY PLAN:

DISCLAIMER:

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| 1  | 0   | 2023-08-04 | Issued for 30% Design Package |
| 0  | 0   | 2023-07-04 | Issued for Schematic Design   |

PROJECT NO:  
0000055.7918

DATE:  
2024-08-27

ORIGINAL SCALE:  
1: 200

DESIGNED BY:  
R.E.

DRAWN BY:  
E.GIA, Z/K.S.

CHECKED BY:  
R.E.

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE:

ARCHITECTURAL

TITLE:

FLOOR PLAN - BUS STORAGE - LEVEL 1 - PART 2

CITY FILE NUMBER:

SPA-2024-0039

SHEET NUMBER:

A-1011

SHEET #:

OF

ISSUE:

Issued for SPA

No.

15

DATE OF:

2024-08-27

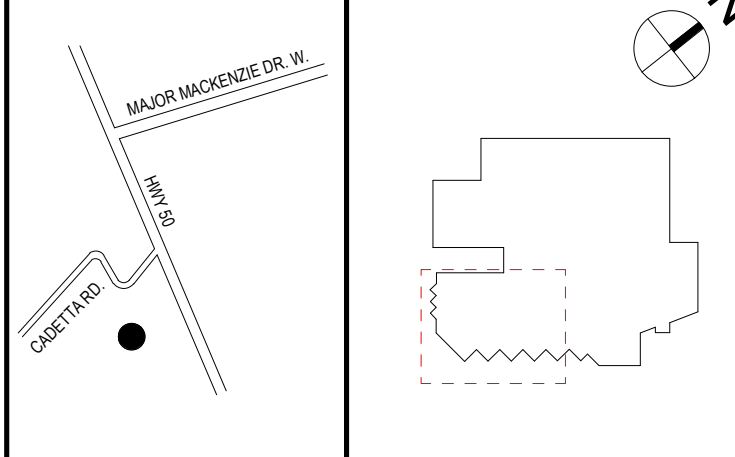




ADDRESS: 10300 HIGHWAY 50

LOCATION PLAN:

## KEY PLAN



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ISSUED FOR - REVISION

|   |     |            |                               |
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| 8 | 0   | 2024-08-27 | Issued for SPA                |
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| 1 | 0   | 2023-08-04 | Issued for 30% Design Package |
| 0 | 0   | 2023-07-04 | Issued for Schematic Design   |
| S | REV | DATE       | DESCRIPTION                   |

|             |       |
|-------------|-------|
| PROJECT NO: | DATE: |
|-------------|-------|

|              |            |
|--------------|------------|
| 0000055.7918 | 2024-08-27 |
|--------------|------------|

| ORIGINAL SCALE: | IF THIS RATIO IS NOT |
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| 99              | 99                   |
| 100             | 100                  |

1:200

DESIGNED BY: \_\_\_\_\_ YOUR PLOTTING SCALE \_\_\_\_\_

|      |  |
|------|--|
| R.E. |  |
|------|--|

DRAWN BY:

|             |  |
|-------------|--|
| E.G/A.Z/K.S |  |
|-------------|--|

|             |  |
|-------------|--|
| CHECKED BY: |  |
|-------------|--|

|      |      |
|------|------|
| R.E. | 25mm |
|------|------|

DISCIPLINE:

ARCHITECTURAL

TITLE: \_\_\_\_\_

\_\_\_\_\_

FLOOR PLAN MAINTENANCE LEVEL 1 PART

FLOOR PLAN - MAINTENANCE - LEVEL 1 - PART 1

1

CITY FILE NUMBER:

CDA 0024 0020

SPA-2024-0039

SHEET NUMBER: \_\_\_\_\_

A 1010

A-1012

SHEET #: \_\_\_\_\_ OF \_\_\_\_\_

|         |     |
|---------|-----|
| ISSUE:  | No. |
| 1.6 CDA |     |

Issued for SPA

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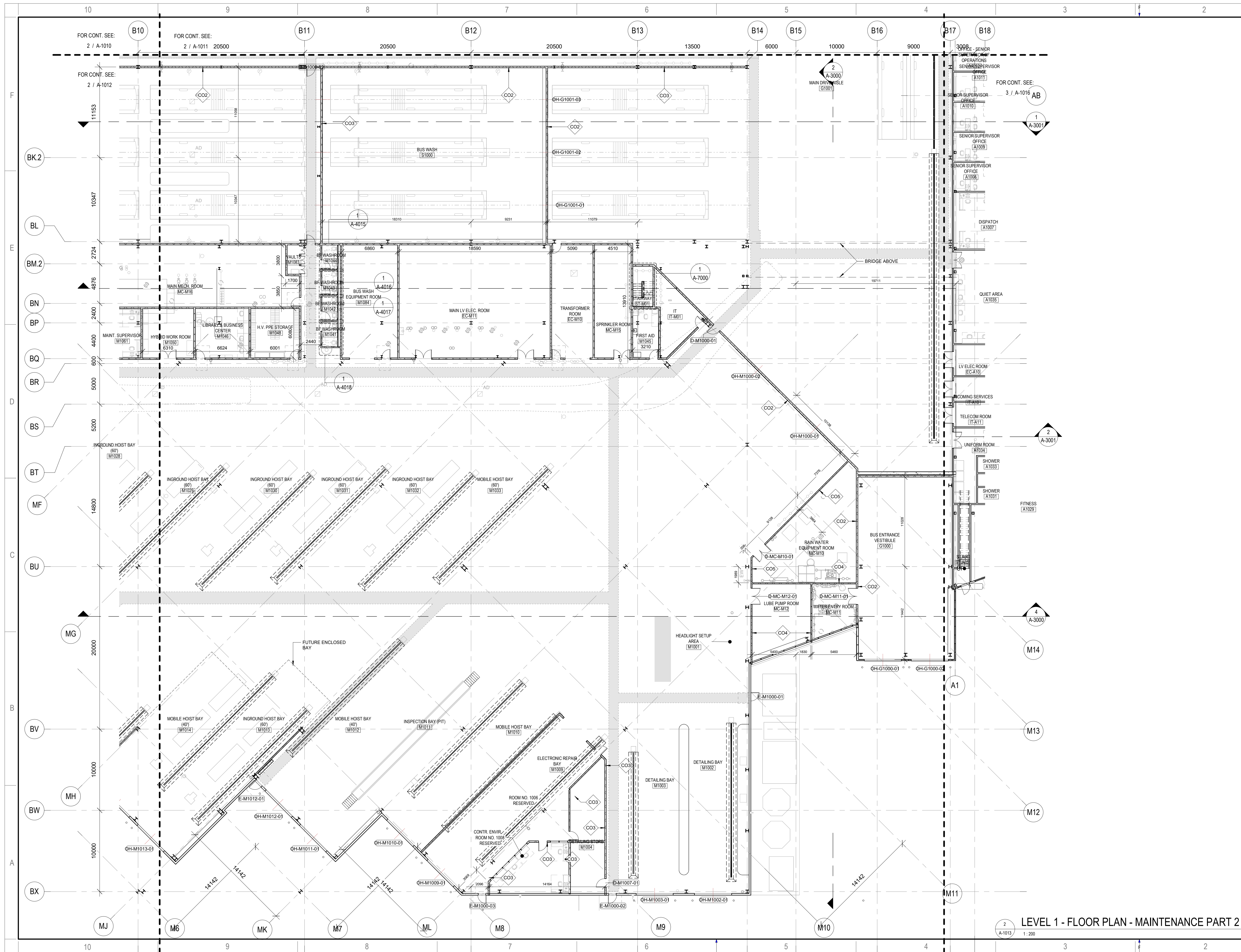
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|---------------------|--|
| DATE OF: 2024-08-27 |  |
|---------------------|--|

1

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2024





A 49

SE

IN PROGRESS

CLIENT



CLIENT REF:

PROJECT:

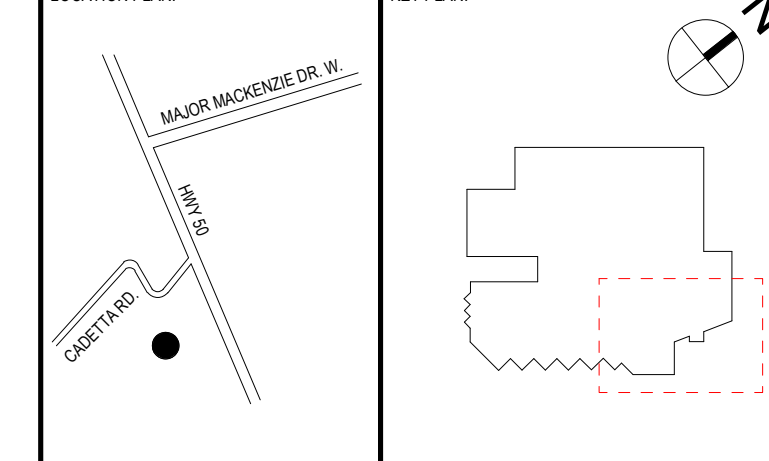
NEW TRANSIT FACILITY (JOHNSTON)

ADDRESS

10300 HIGHWAY 50

LOCATION PLAN:

**KEY PLAN:**



DISCLAIMER: COPYRIGHT

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ISSUED FOR - REVISION

|   |   |            |                               |
|---|---|------------|-------------------------------|
|   |   |            |                               |
| 8 | 0 | 2024-06-27 | Issued for SPA                |
| 6 | 0 | 2024-04-25 | Issued for Progress Set       |
| 5 | 0 | 2024-01-23 | Issued for 50% Design Review  |
| 4 | 0 | 2023-11-17 | Issued for SPA                |
| 3 | 0 | 2023-09-20 | Issued for Pre-Consultation   |
| 2 | 0 | 2023-09-06 | Issued for Co-ordination      |
| 1 | 0 | 2023-08-04 | Issued for 30% Design Package |
| 0 | 0 | 2023-07-04 | Issued for Schematic Design   |

| IS           | REV | DATE | DESCRIPTION |
|--------------|-----|------|-------------|
| PROJECT NO:  |     |      | DATE:       |
| 0000055.7918 |     |      | 2024-08-27  |

|                          |   |
|--------------------------|---|
| ORIGINAL SCALE:<br>1:200 | IF THIS BAR IS NOT<br>25mm LONG, ADJUST |
|--------------------------|---|

|              |  |
|--------------|--|
| DESIGNED BY: | 24mm LONG, 12mm<br>YOUR PLOTTING SCALE |
| RF           |  |

|                          |  |
|--------------------------|--|
| DRAWN BY:<br>E G/A Z/K S |  |
|--------------------------|--|

CHECKED BY: 25mm

ARCHITECTURAL

TITLE: \_\_\_\_\_

FLOOR PLAN - MAINTENANCE - LEVEL 1 - PART

---

2

CITY FILE NUMBER: SPA-2024-0039

SHEET NUMBER: \_\_\_\_\_

A-1013

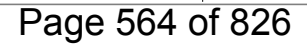
SHEET #:

OF

|                |     |
|----------------|-----|
| ISSUE:         | No. |
| Issued for SPA |     |

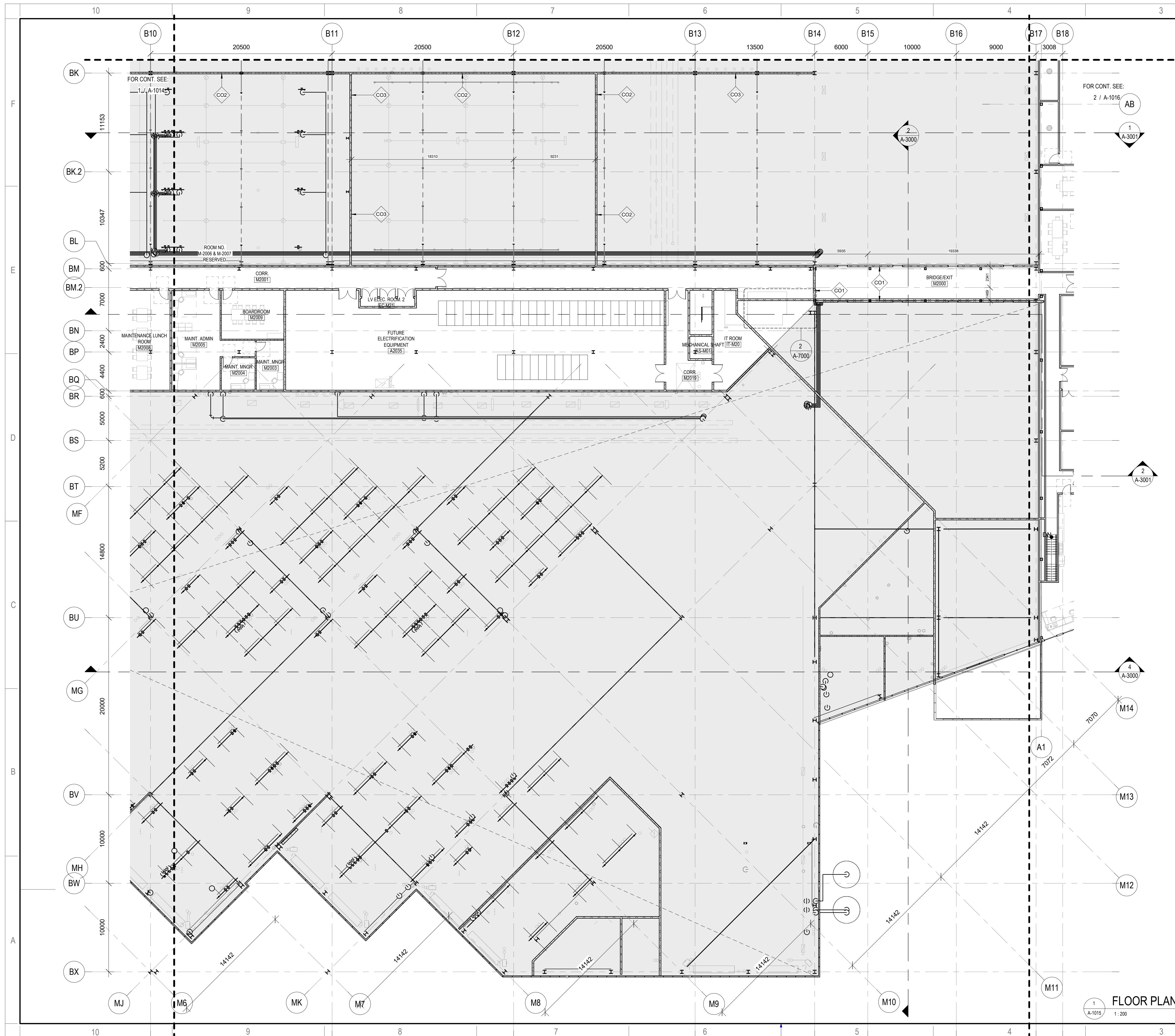
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|---------------------|----|
| DATE OF: 2024-08-27 | 15 |
|---------------------|----|





Autodesk Docs:\New Brampton Transit Facility - R22\55.7918-JTF-ARCH-R22.rvt  
2024-07-25 4:05:02 PM





A 49

SE

IN PROGRESS

CLIENT



CLIENT REF:

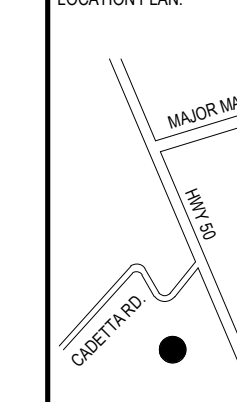
PROJECT

NEW TRANSIT FACILITY (JOHNSTON)

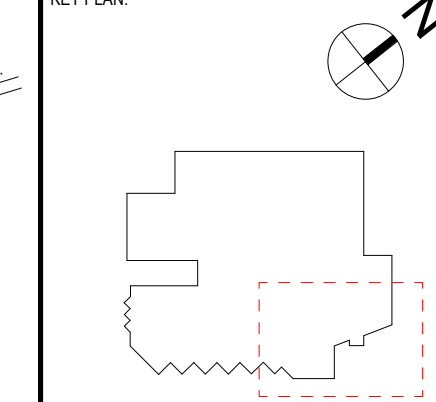
ADDRESS

10300 HIGHWAY 50

LOCATION PLAN



KEY PLAN



DISCLAIMER

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THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR REVISION

| ISSUED FOR - REVISION |   |            |                               |
|-----------------------|---|------------|-------------------------------|
|                       |   |            |                               |
| 8                     | 0 | 2024-08-27 | Issued for SPA                |
| 6                     | 0 | 2024-04-25 | Issued for Progress Set       |
| 5                     | 0 | 2024-01-23 | Issued for 50% Design Review  |
| 4                     | 0 | 2023-11-17 | Issued for SPA                |
| 3                     | 0 | 2023-09-20 | Issued for Pre-Consultation   |
| 2                     | 0 | 2023-08-06 | Issued for Co-ordination      |
| 1                     | 0 | 2023-08-04 | Issued for 30% Design Package |
| 0                     | 0 | 2023-01-04 | Issued for Schematic Design   |

| IS                           | REV | DATE | DESCRIPTION   |
|------------------------------|-----|------|---|
| PROJECT NO:<br>0000055.7918  |     |      | DATE<br>2024-08-27                                    |
| ORIGINAL SCALE:<br>1" = 200' |     |      | IF THIS BAR IS<br>25mm LONG, REC. AT<br>YOUR PLOTTING |
| DESIGNED BY:<br>R.E.         |     |      |   |
| DRAWN BY:<br>E.G/A/Z/K.S     |     |      |   |
| CHECKED BY:<br>R.E.          |     |      | 25mm  |

ARCHITECTURAL

TITLE:

FLOOR PLAN - MAINTENANCE - LEVEL 2 - PART  
2

CITY FILE NUMBER: SRA 2024 0030

SHEET NUMBER: 1-1015

SHEET #: \_\_\_\_\_ OF \_\_\_\_\_

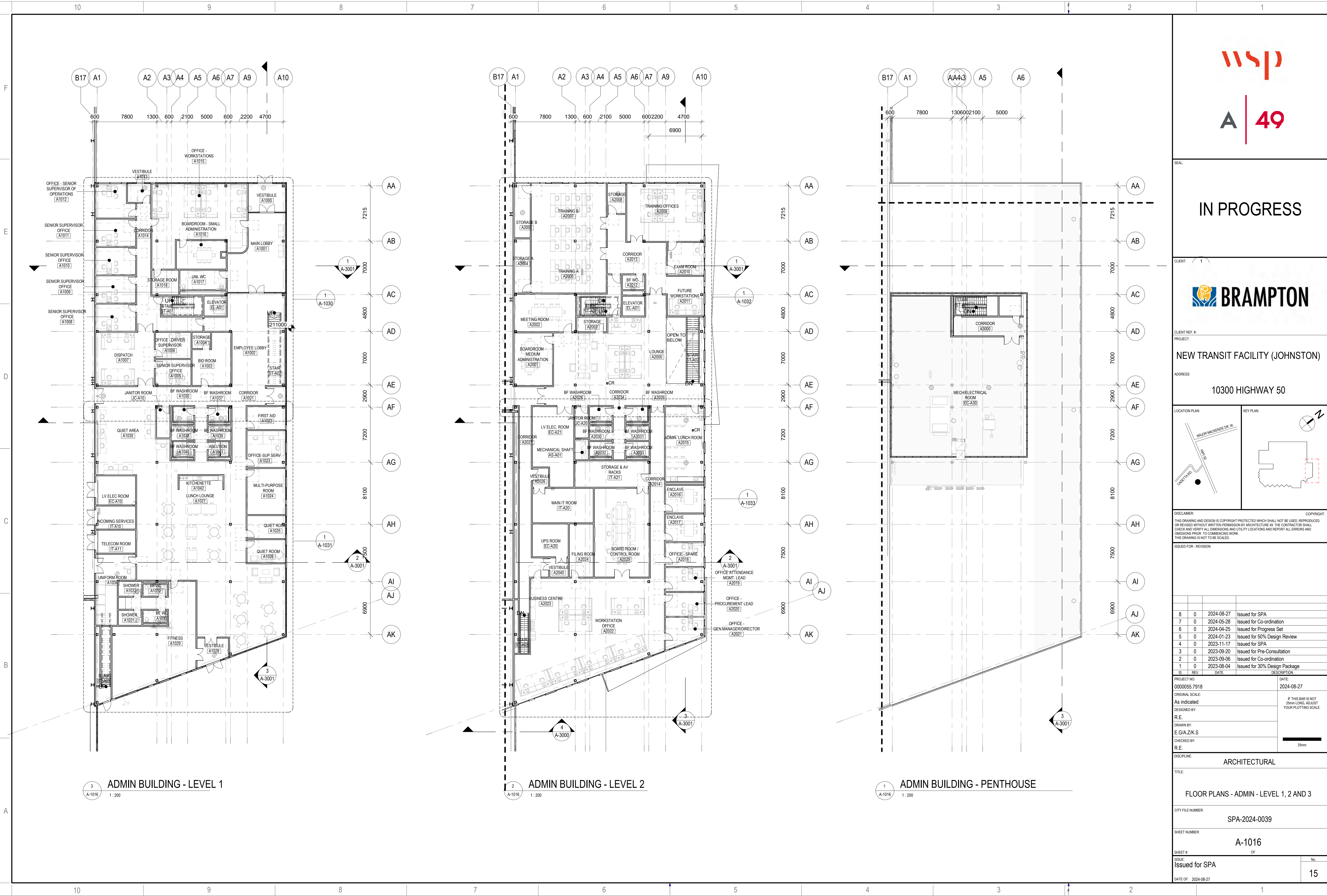
2 ISSUE:  
Issued for SPA

DATE OF: 2024-08-27

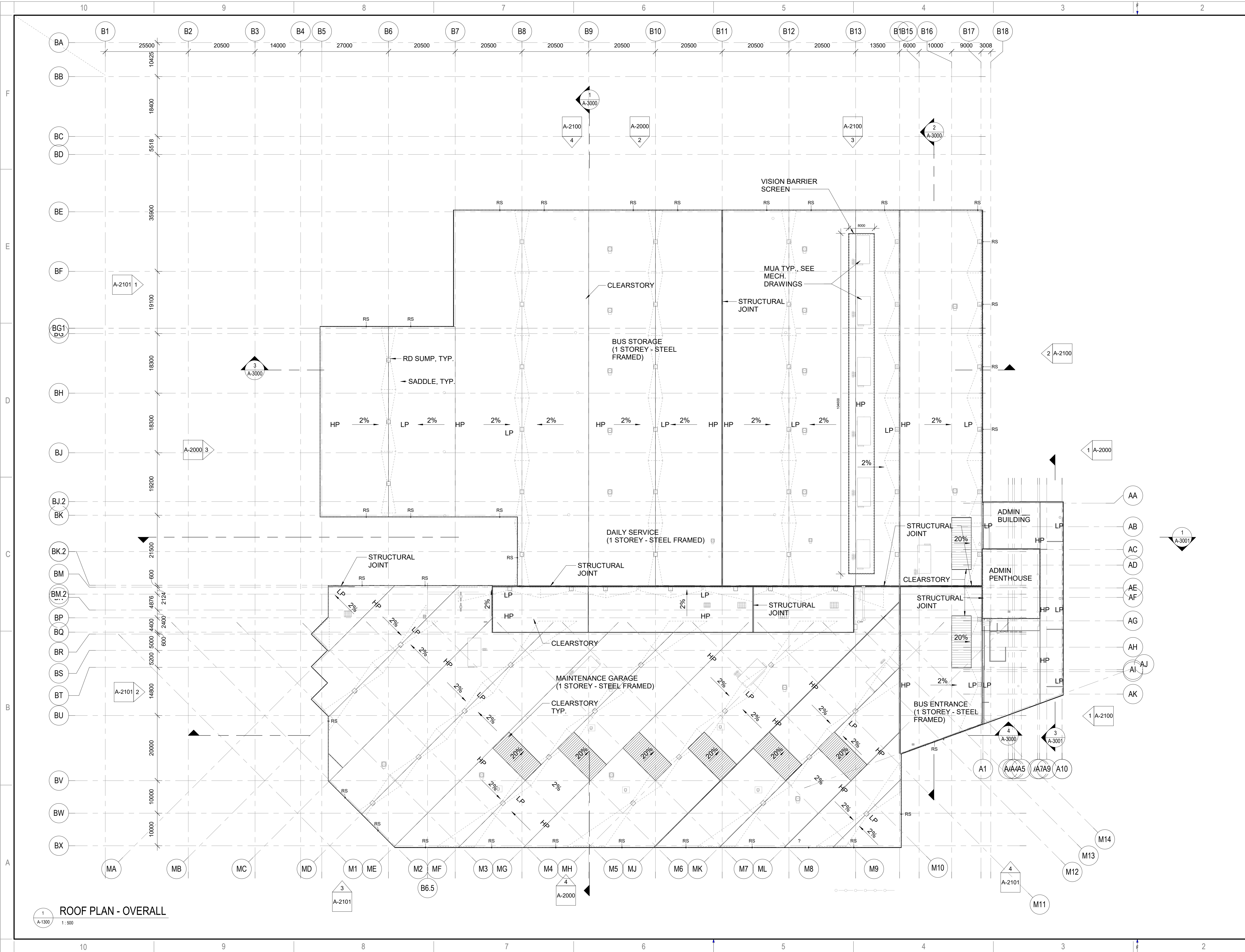
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|--|--|


1












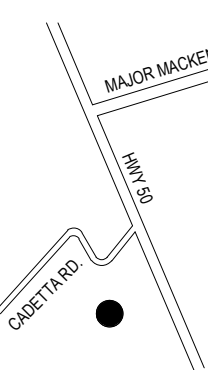
A | 49

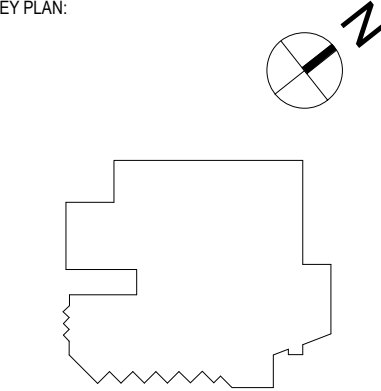
SEAL

IN PROGRESS

CLIENT:  


CLIENT REF. #:  
PROJECT:  
NEW TRANSIT FACILITY (JOHNSTON)  
ADDRESS:  
10300 HIGHWAY 50

LOCATION PLAN:  


KEY PLAN:  


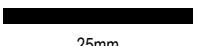
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ISSUED FOR - REVISION:  

| NO. | REV. | DATE       | DESCRIPTION                   |
|-----|------|------------|-------------------------------|
| 8   | 0    | 2024-08-27 | Issued for SPA                |
| 6   | 0    | 2024-04-25 | Issued for Progress Set       |
| 5   | 0    | 2024-01-23 | Issued for 50% Design Review  |
| 4   | 0    | 2023-11-17 | Issued for SPA                |
| 3   | 0    | 2023-09-20 | Issued for Pre-Consultation   |
| 2   | 0    | 2023-09-06 | Issued for Co-ordination      |
| 1   | 0    | 2023-08-04 | Issued for 30% Design Package |

PROJECT NO:  
0000055.7918  
ORIGINAL SCALE:  
1 : 500  
DESIGNED BY:  
R.E.  
DRAWN BY:  
E.GIA, Z.K.S.  
CHECKED BY:  
R.E.

DATE:  
2024-08-27

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.  


DISCIPLINE:  
ARCHITECTURAL

TITLE:  
OVERALL PLAN - ROOF

CITY FILE NUMBER:  
SPA-2024-0039

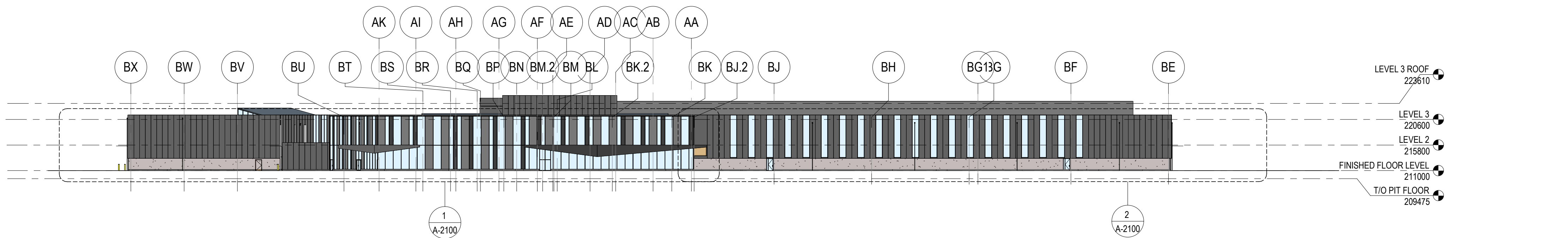
SHEET NUMBER:  
A-1300

SHEET #:  
OF  
15

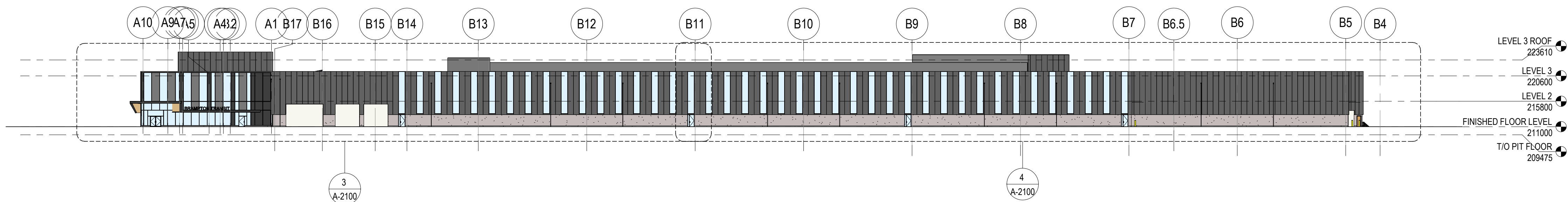
ISSUE:  
Issued for SPA

DATE OF:  
2024-08-27

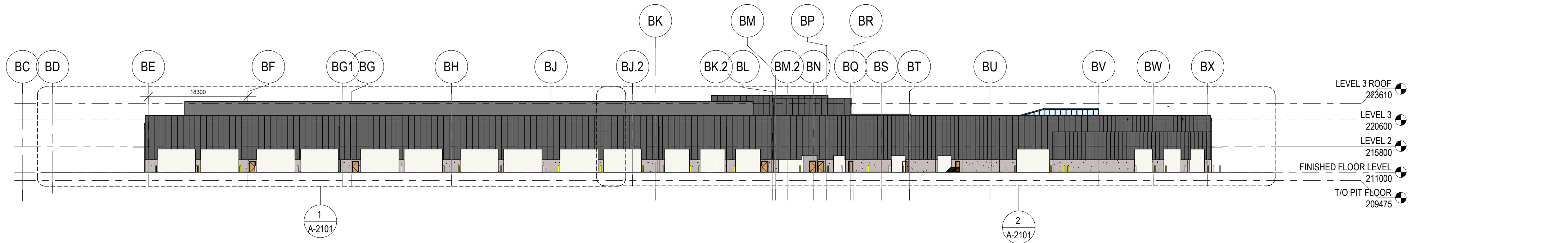




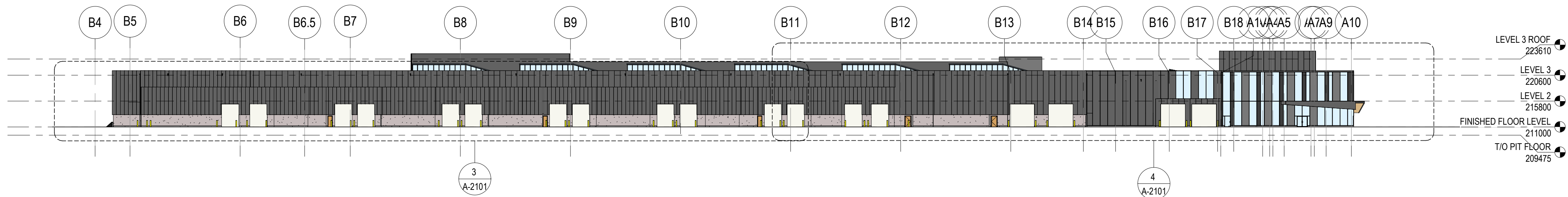
1 EAST ELEVATION - OVERALL  
A-2000 1:500



2 NORTH ELEVATION - OVERALL  
A-2000 1:500



3 WEST ELEVATION - OVERALL  
A-2000 1:500



4 SOUTH ELEVATION - OVERALL  
A-2000 1:500



A | 49

SEAL

IN PROGRESS

CLIENT:



CLIENT REF. #:

PROJECT:

NEW TRANSIT FACILITY (JOHNSTON)

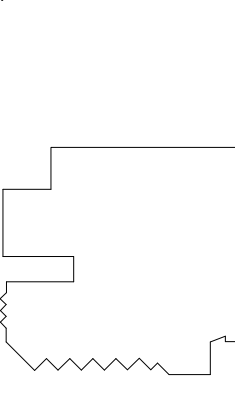
ADDRESS:

10300 HIGHWAY 50

LOCATION PLAN:



KEY PLAN:



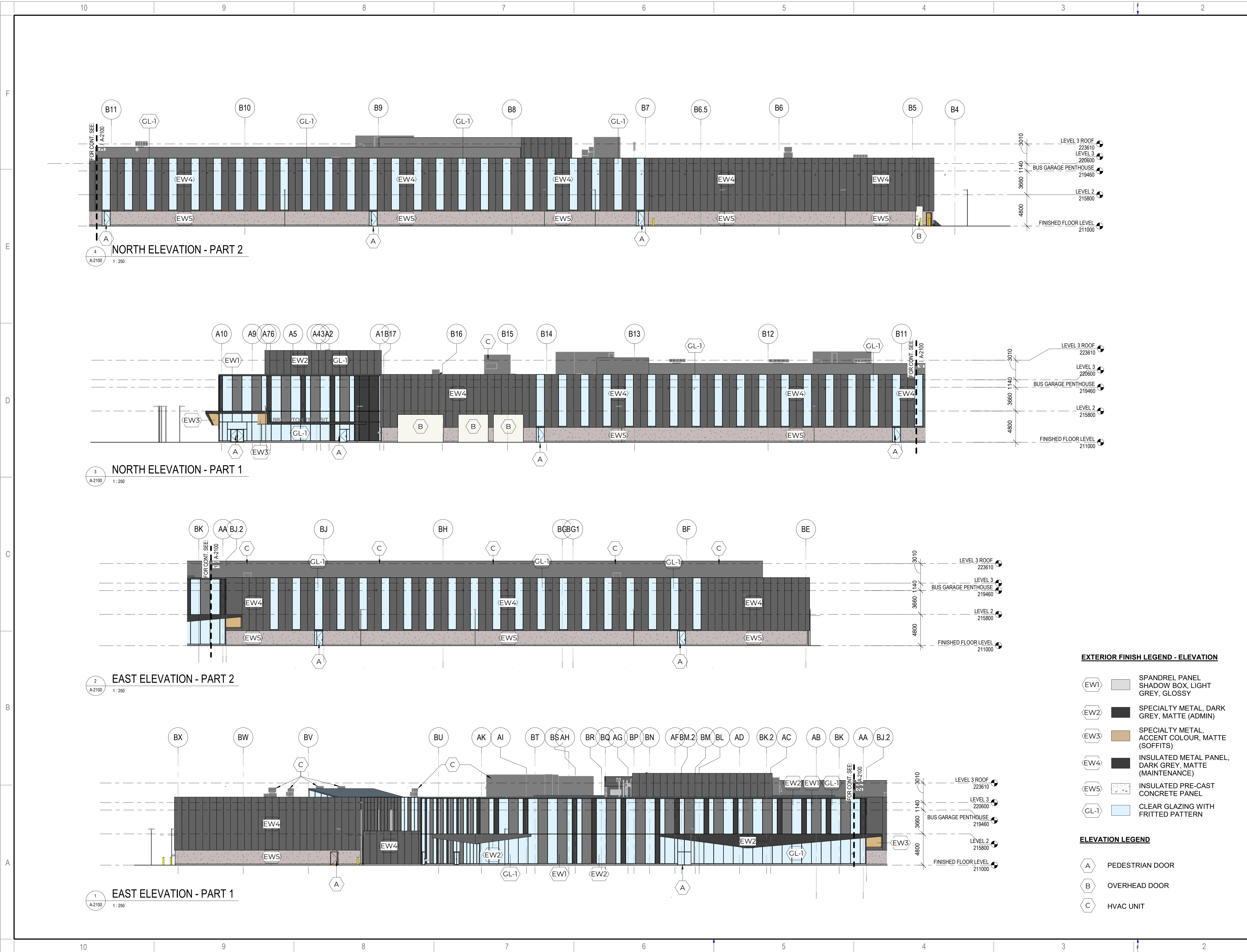
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ISSUED FOR - REVISION:

| 8 | 0 | 2024-08-27 | Issued for SPA                |
|---|---|------------|-------------------------------|
| 6 | 0 | 2024-04-25 | Issued for Progress Set       |
| 5 | 0 | 2024-01-23 | Issued for 50% Design Review  |
| 4 | 0 | 2023-11-17 | Issued for SPA                |
| 3 | 0 | 2023-09-20 | Issued for Pre-Consultation   |
| 2 | 0 | 2023-09-06 | Issued for Co-ordination      |
| 1 | 0 | 2023-08-04 | Issued for 30% Design Package |
| 0 | 0 | 2023-07-04 | Issued for Schematic Design   |
| 6 | 0 |            |                               |

|                 |              |   |            |
|-----------------|--------------|---|------------|
| PROJECT NO:     | 0000055.7918 | DATE:   | 2024-08-27 |
| ORIGINAL SCALE: | 1:500        | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. |            |
| DESIGNED BY:    | R.E.         |   |            |
| DRAWN BY:       | E.GIA/Z/K.S. |   |            |
| CHECKED BY:     | R.E.         |   |            |


|                     |  |                     |    |
|---------------------|--|---------------------|----|
| DISCIPLINE:         |  | ARCHITECTURAL       |    |
| TITLE:              |  | BUILDING ELEVATIONS |    |
| CITY FILE NUMBER:   |  | SPA-2024-0039       |    |
| SHEET NUMBER:       |  | A-2000              |    |
| SHEET #:            |  | OF                  |    |
| ISSUE:              |  | Issued for SPA      |    |
| DATE OF: 2024-08-27 |  | No.                 | 15 |



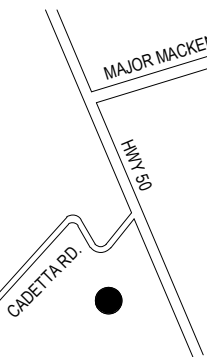


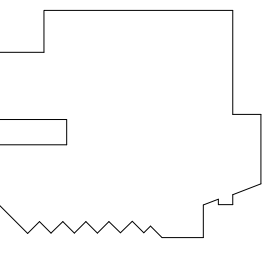
A | 49

IN PROGRESS



CLIENT: NEW TRANSIT FACILITY (JOHNSTON)  
ADDRESS: 10300 HIGHWAY 50

LOCATION PLAN:

KEY PLAN:

DISCLAIMER:


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ISSUED FOR - REVISION:

| REV | DATE       | DESCRIPTION                   |
|-----|------------|-------------------------------|
| 8   | 2024-08-27 | Issued for SPA                |
| 6   | 2024-04-25 | Issued for Progress Set       |
| 5   | 2024-01-23 | Issued for 50% Design Review  |
| 4   | 2023-11-17 | Issued for SPA                |
| 3   | 2023-09-20 | Issued for Pre-Consultation   |
| 2   | 2023-09-06 | Issued for Co-ordination      |
| 1   | 2023-08-04 | Issued for 30% Design Package |
| 0   | 2023-07-04 | Issued for Schematic Design   |

PROJECT NO: 0000055.7918  
ORIGINAL SCALE: 1: 250  
DESIGNED BY: R.E.  
DRAWN BY: E.GIA/Z/K.S.  
CHECKED BY: R.E.

DATE: 2024-08-27

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.  


EXTERIOR FINISH LEGEND - ELEVATION

EW1

EW2

EW3

EW4

EW5

GL-1

SPANDREL PANEL  
SHADOW BOX, LIGHT  
GREY, GLOSSY

SPECIALTY METAL, DARK  
GREY, MATTE (ADMIN)

SPECIALTY METAL,  
ACCENT COLOUR, MATTE  
(SOFFITS)

INSULATED METAL PANEL,  
DARK GREY, MATTE  
(MAINTENANCE)

INSULATED PRE-CAST  
CONCRETE PANEL

CLEAR GLAZING WITH  
FRITTED PATTERN

ELEVATION LEGEND

A

B

C

PEDESTRIAN DOOR

OVERHEAD DOOR

HVAC UNIT

ARCHITECTURAL

TITLE: PART BUILDING ELEVATIONS

CITY FILE NUMBER: SPA-2024-0039

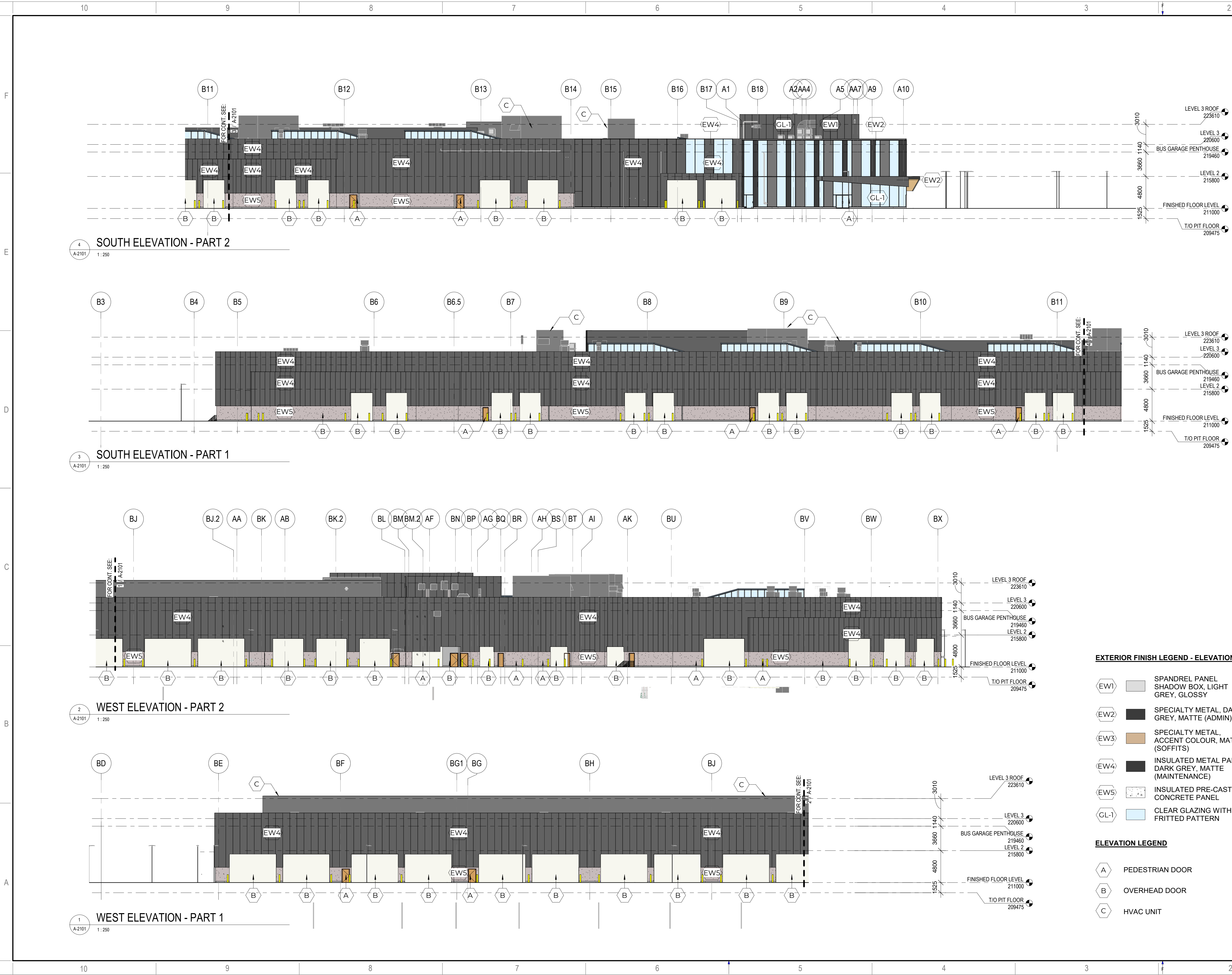
SHEET NUMBER: A-2100


ISSUE: Issued for SPA

DATE OF: 2024-08-27

15








A | 49

IN PROGRESS

CLIENT:



CLIENT REF. #:

PROJECT:

NEW TRANSIT FACILITY (JOHNSTON)

ADDRESS:

10300 HIGHWAY 50

LOCATION PLAN:

KEY PLAN:

DISCLAIMER:

COPYRIGHT:

ISSUED FOR - REVISION:

| REV | DATE       | DESCRIPTION                   |
|-----|------------|-------------------------------|
| 8   | 2024-08-27 | Issued for SPA                |
| 6   | 2024-04-25 | Issued for Progress Set       |
| 5   | 2024-01-23 | Issued for 50% Design Review  |
| 4   | 2023-11-17 | Issued for SPA                |
| 3   | 2023-09-20 | Issued for Pre-Consultation   |
| 2   | 2023-09-06 | Issued for Co-ordination      |
| 1   | 2023-08-04 | Issued for 30% Design Package |
| 0   | 2023-07-04 | Issued for Schematic Design   |

PROJECT NO:

0000055.7918

DATE:

2024-08-27

ORIGINAL SCALE:

1 : 250

DESIGNED BY:

R.E.

DRAWN BY:

E.GIA/Z.K.S.

CHECKED BY:

R.E.

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE:

ARCHITECTURAL

TITLE:

PART BUILDING ELEVATIONS

CITY FILE NUMBER:

SPA-2024-0039

SHEET NUMBER:

A-2101

SHEET #:

OF

15

ISSUE:

Issued for SPA

DATE OF:

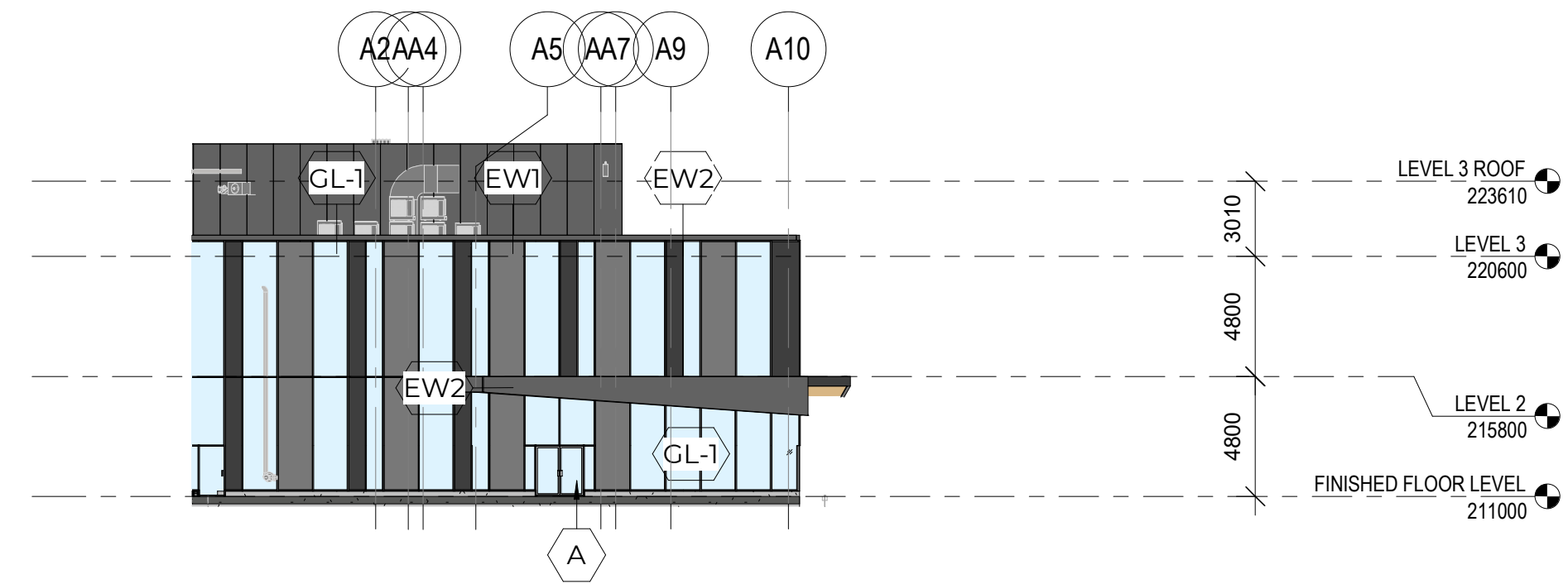
2024-08-27

EXTERIOR FINISH LEGEND - ELEVATION

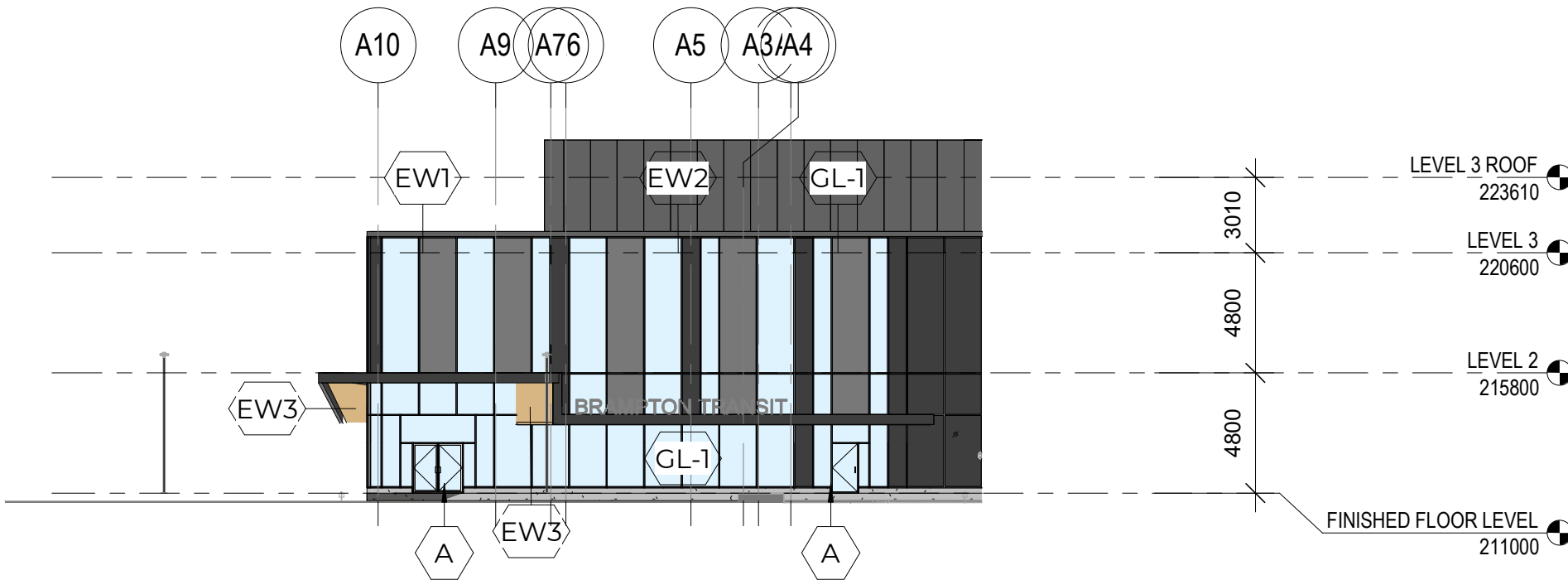
- (EW1) SPANDREL PANEL, SHADOW BOX, LIGHT GREY, GLOSSY
- (EW2) SPECIALTY METAL, DARK GREY, MATTE (ADMIN)
- (EW3) SPECIALTY METAL, ACCENT COLOUR, MATTE (SOFFITS)
- (EW4) INSULATED METAL PANEL, DARK GREY, MATTE (MAINTENANCE)
- (EW5) INSULATED PRE-CAST CONCRETE PANEL
- (GL-1) CLEAR GLAZING WITH FRITTED PATTERN

ELEVATION LEGEND

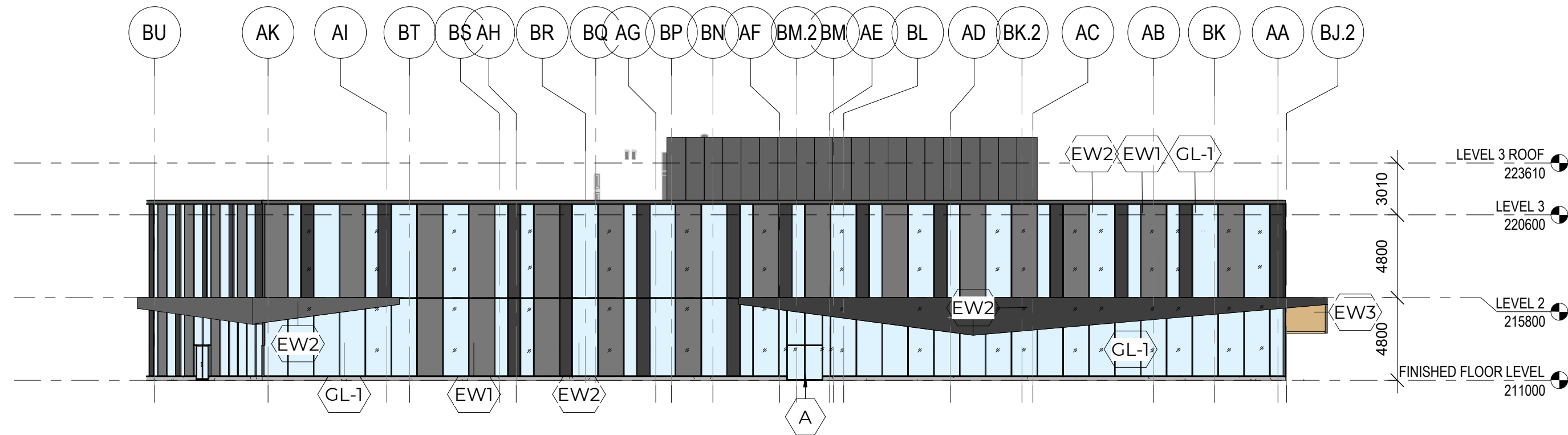
- (A) PEDESTRIAN DOOR
- (B) OVERHEAD DOOR
- (C) HVAC UNIT



3 SOUTH ELEVATION OF ADMIN. BUILDING  
A-2102 1: 250



2 NORTH ELEVATION OF ADMIN. BUILDING  
A-2102 1: 250



1 EAST ELEVATION OF ADMIN. BUILDING  
A-2102 1: 250

EXTERIOR FINISH LEGEND - ELEVATION

- EW1 SPANDREL PANEL  
SHADOW BOX, LIGHT  
GREY, GLOSSY
- EW2 SPECIALTY METAL, DARK  
GREY, MATTE (ADMIN)
- EW3 SPECIALTY METAL,  
ACCENT COLOUR, MATTE  
(SOFFITS)
- EW4 INSULATED METAL PANEL,  
DARK GREY, MATTE  
(MAINTENANCE)
- EW5 INSULATED PRE-CAST  
CONCRETE PANEL
- GL-1 CLEAR GLAZING WITH  
FRITTED PATTERN

ELEVATION LEGEND

- A PEDESTRIAN DOOR
- B OVERHEAD DOOR
- C HVAC UNIT



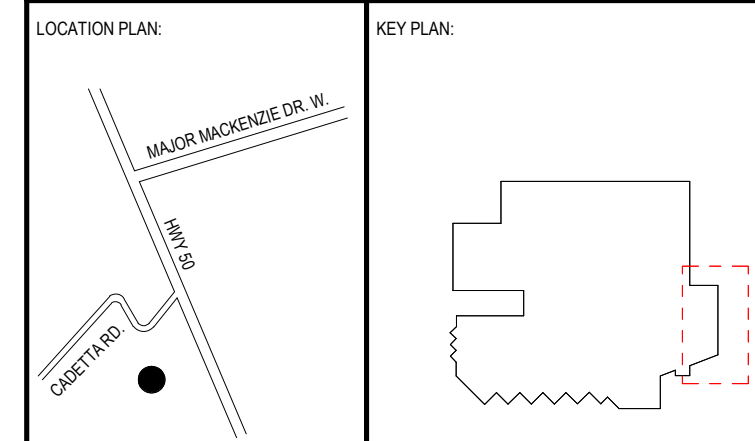
A | 49

IN PROGRESS



NEW TRANSIT FACILITY (JOHNSTON)

10300 HIGHWAY 50



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| ISSUED FOR - REVISION: |      |             |                               |
|------------------------|------|-------------|-------------------------------|
| REV                    | DATE | DESCRIPTION | DATE                          |
| 8                      | 0    | 2024-08-27  | Issued for SPA                |
| 6                      | 0    | 2024-04-25  | Issued for Progress Set       |
| 5                      | 0    | 2024-01-23  | Issued for 50% Design Review  |
| 4                      | 0    | 2023-11-17  | Issued for SPA                |
| 3                      | 0    | 2023-09-20  | Issued for Pre-Consultation   |
| 2                      | 0    | 2023-09-06  | Issued for Co-ordination      |
| 1                      | 0    | 2023-08-04  | Issued for 30% Design Package |
| 0                      | 0    | 2023-07-04  | Issued for Schematic Design   |

| IS | REV | DATE       | DESCRIPTION                   |
|----|-----|------------|-------------------------------|
| 8  | 0   | 2024-08-27 | Issued for SPA                |
| 6  | 0   | 2024-04-25 | Issued for Progress Set       |
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| 1  | 0   | 2023-08-04 | Issued for 30% Design Package |
| 0  | 0   | 2023-07-04 | Issued for Schematic Design   |

|                 |              |   |            |
|-----------------|--------------|---|------------|
| PROJECT NO:     | 0000055.7918 | DATE:   | 2024-08-27 |
| ORIGINAL SCALE: | 1: 250       | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. |            |
| DESIGNED BY:    | R.E          |   |            |
| DRAWN BY:       | E.GIA/Z/K.S  |   |            |
| CHECKED BY:     | R.E.         |   |            |

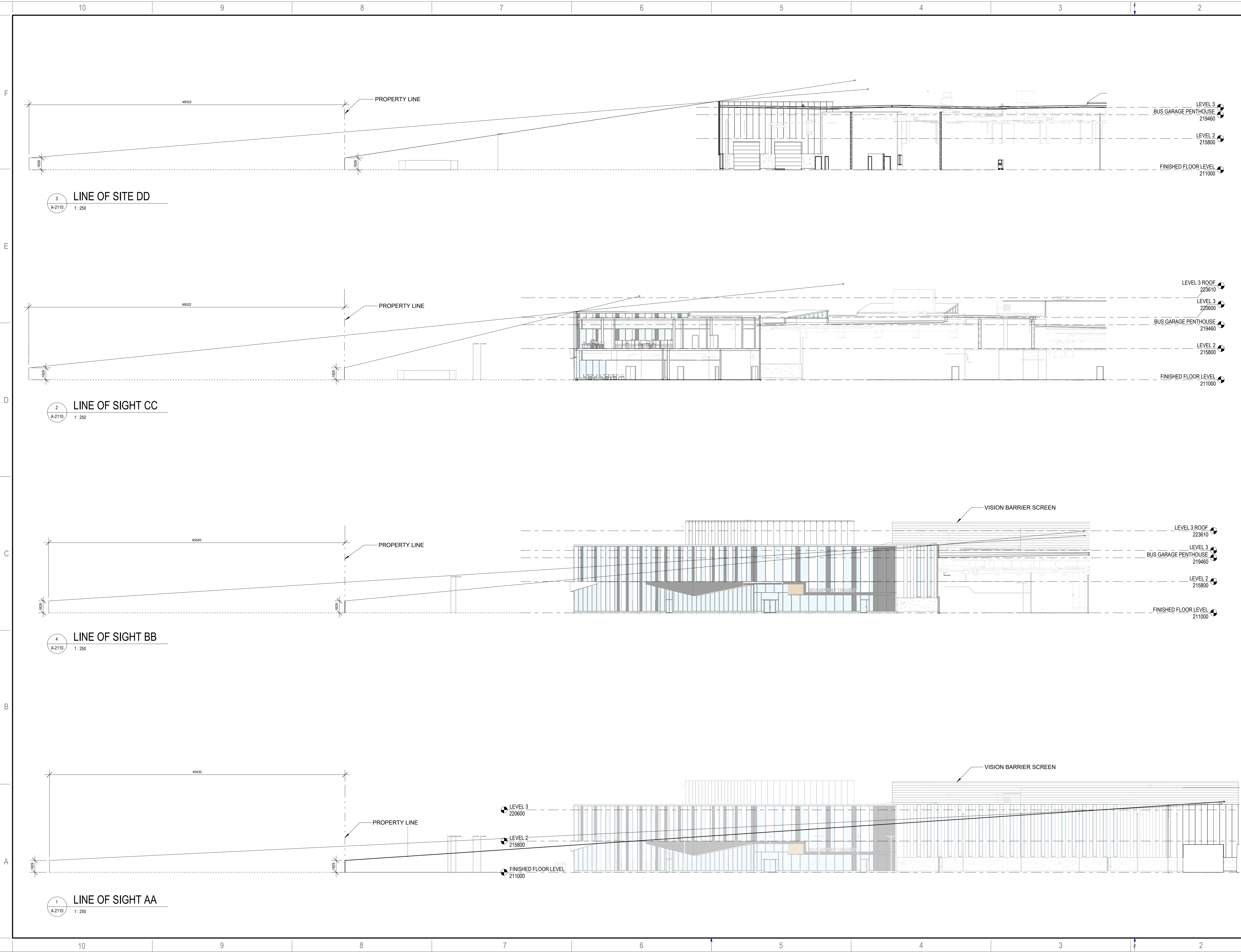
DISCIPLINE: ARCHITECTURAL


TITLE: PART BUILDING ELEVATIONS - ADMIN

SHEET NUMBER: A-2102

ISSUE: Issued for SPA  
DATE OF: 2024-08-27  
No. 15








A | 49


SEAL

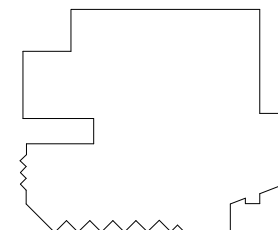
IN PROGRESS

CLIENT:  


CLIENT REF. #:  
PROJECT:  
NEW TRANSIT FACILITY (JOHNSTON)

ADDRESS:  
10300 HIGHWAY 50

LOCATION PLAN:  


KEY PLAN:  


DISCLAIMER:  
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ISSUED FOR - REVISION:

| IS | REV | DATE       | DESCRIPTION                  |
|----|-----|------------|------------------------------|
| 8  | 0   | 2024-08-27 | Issued for SPA               |
| 6  | 0   | 2024-04-25 | Issued for Progress Set      |
| 5  | 0   | 2024-01-23 | Issued for 50% Design Review |
| 4  | 0   | 2023-11-17 | Issued for SPA               |
| 3  | 0   | 2023-09-20 | Issued for Pre-Consultation  |
| 2  | 0   | 2023-09-06 | Issued for Co-ordination     |

PROJECT NO:  
0000055.7918

DATE:  
2024-08-27

ORIGINAL SCALE:  
1 : 250

DESIGNED BY:  
R.E

DRAWN BY:  
E.GIA, Z/K.S

CHECKED BY:  
R.E.

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE:  
ARCHITECTURAL

TITLE:  
LINE OF SIGHT ELEVATIONS

CITY FILE NUMBER:  
SPA-2024-0039

SHEET NUMBER:  
A-2110

SHEET #:  
OF

ISSUE:  
Issued for SPA

No.  
15

DATE OF: 2024-08-27





HWY 50 FRONTAGE - LOOKING WEST

3



MAIN ENTRANCE - VIEW FROM NORTH EAST LOOKING SOUTH WEST

2




EMPLOYEE PATIO - VIEW FROM SOUTHEAST LOOKING NORTHWEST

4



MAIN ENTRANCE - VIEW FROM NORTH LOOKING SOUTH


1



A | 49

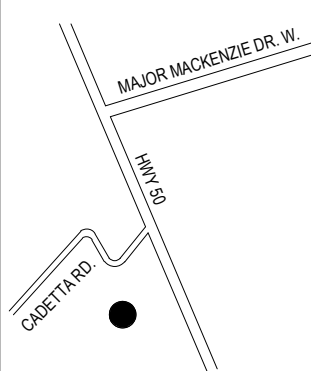
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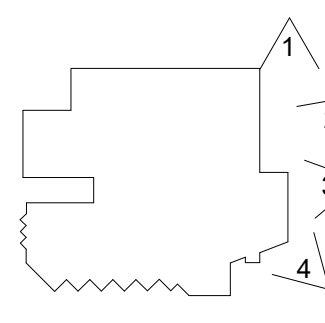
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CLIENT:  


CLIENT REF. #:  
PROJECT:  
NEW TRANSIT FACILITY (JOHNSTON)

ADDRESS:  
10300 HIGHWAY 50

LOCATION PLAN:  


KEY PLAN:  


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ARCHITECTURE 49

ISSUED FOR - REVISION:

| IS | REV | DATE       | DESCRIPTION                  |
|----|-----|------------|------------------------------|
| 8  | 0   | 2024-08-27 | Issued for SPA               |
| 6  | 0   | 2024-04-25 | Issued for Progress Set      |
| 5  | 0   | 2024-01-23 | Issued for 50% Design Review |
| 4  | 0   | 2023-11-17 | Issued for SPA               |
| 3  | 0   | 2023-09-20 | Issued for Pre-Consultation  |
| 2  | 0   | 2023-09-06 | Issued for Co-ordination     |

PROJECT NO:  
0000055.7918

DATE:  
2024-08-27

ORIGINAL SCALE:

DESIGNED BY:  
R.E.

DRAWN BY:  
E.GIA, Z.K.S.

CHECKED BY:  
R.E.

IF THIS BAR IS NOT  
25mm LONG, ADJUST  
YOUR PLOTTING SCALE.

25mm

DISCIPLINE:  
ARCHITECTURAL

TITLE:  
3D IMAGES

CITY FILE NUMBER:  
SPA-2024-0039

SHEET NUMBER:  
A-2120

SHEET #:  
OF

ISSUE:  
Issued for SPA

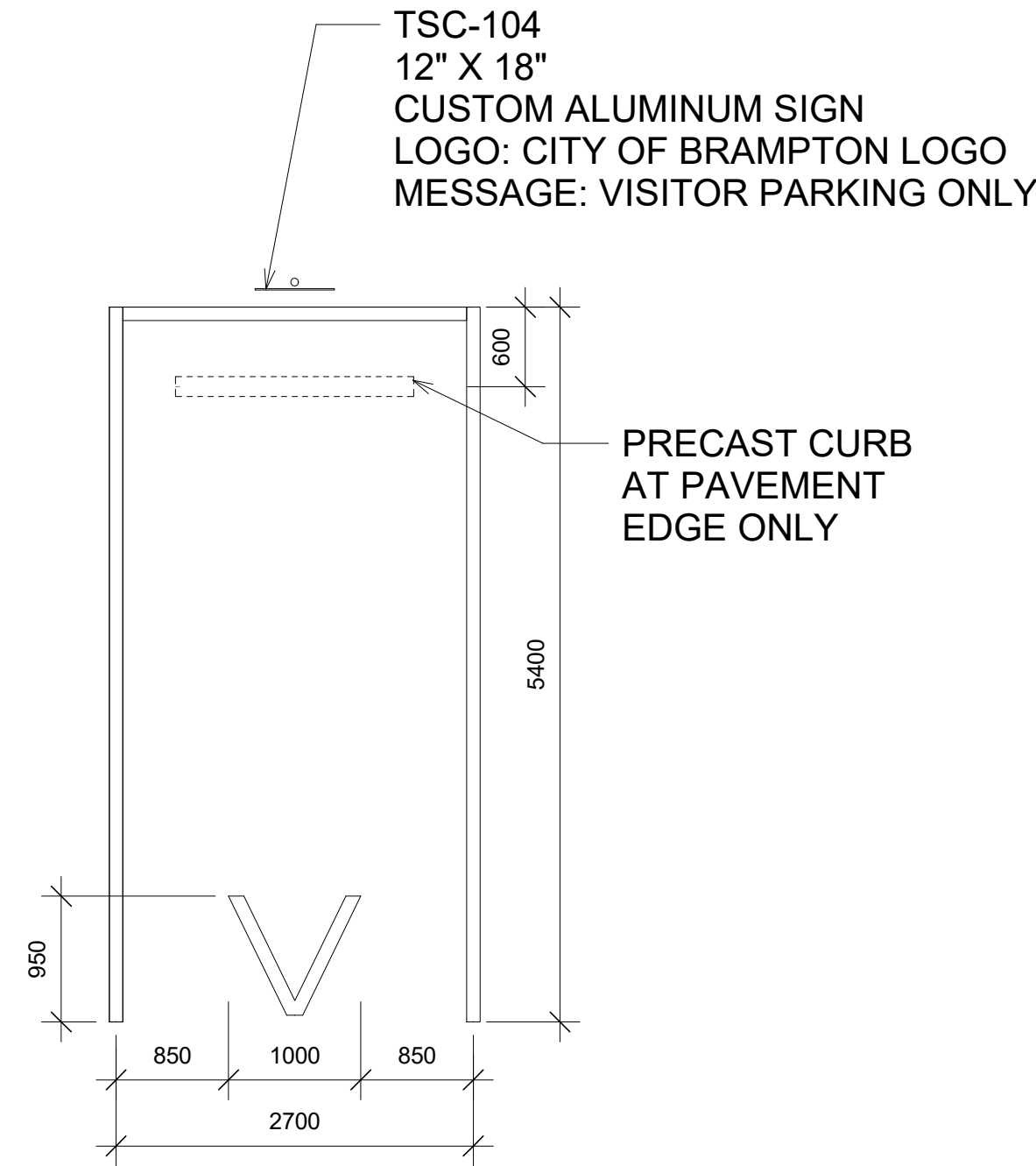
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DATE OF: 2024-08-27

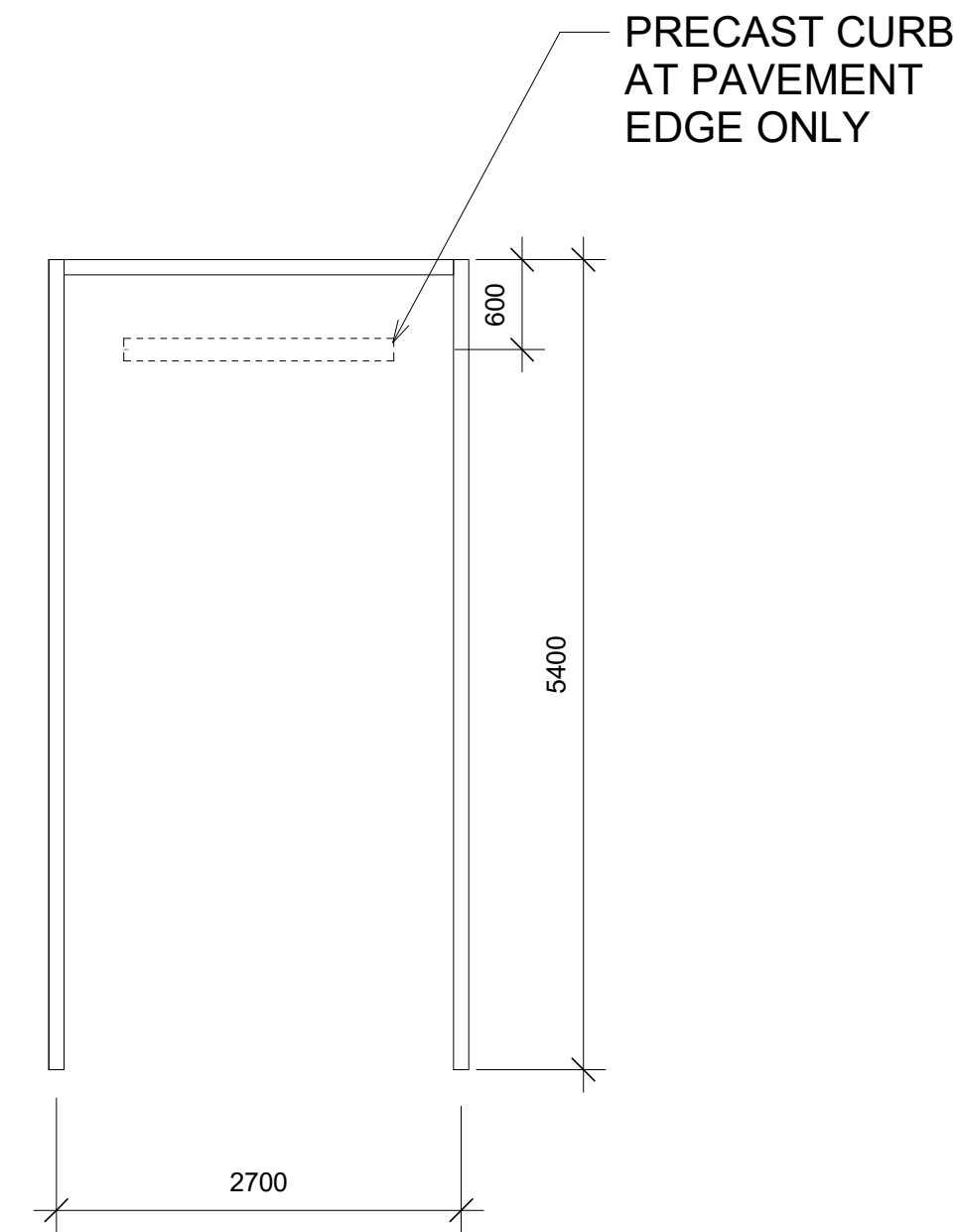


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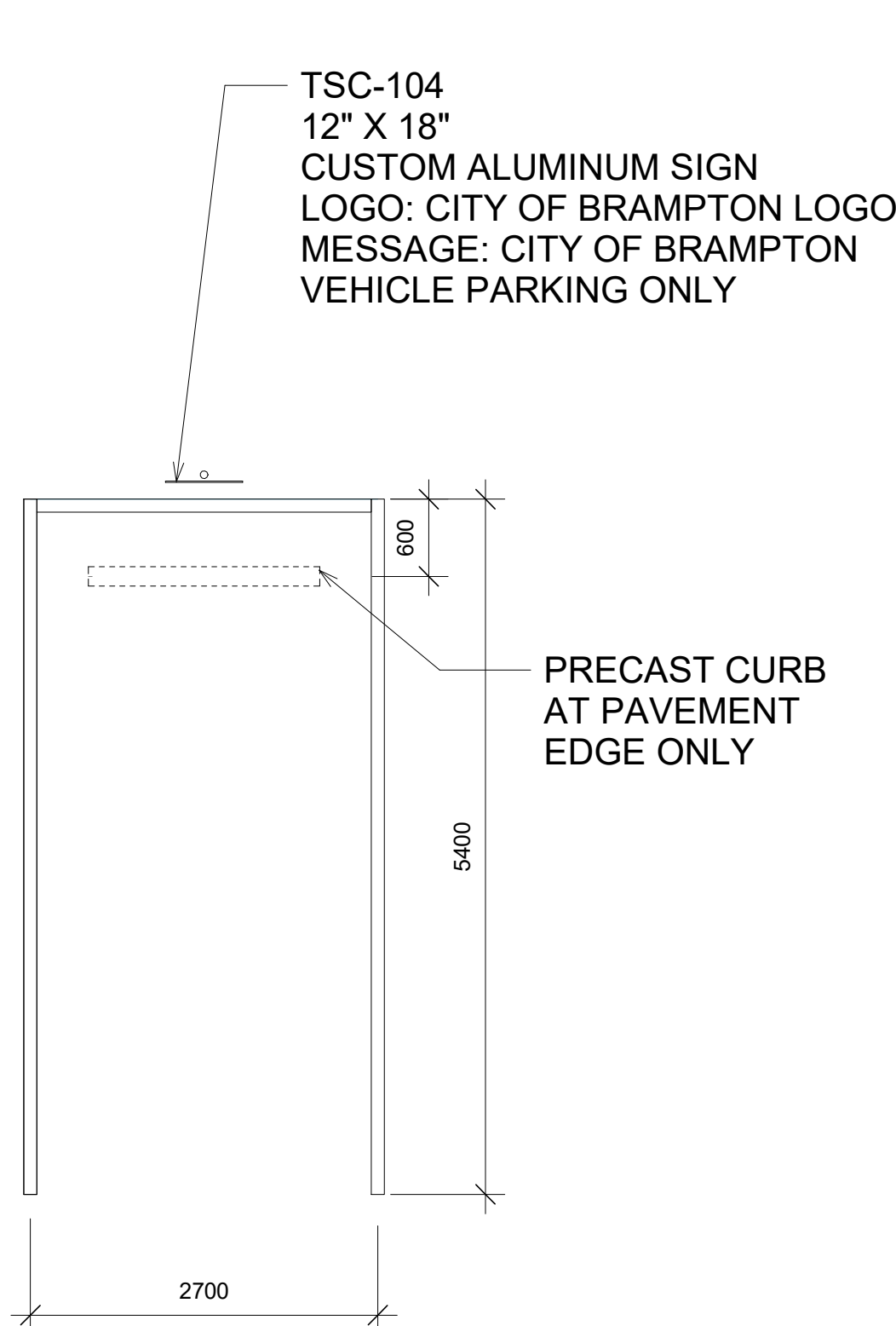
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2. ALL LINE PAINTING AS PER SPECIFICATION



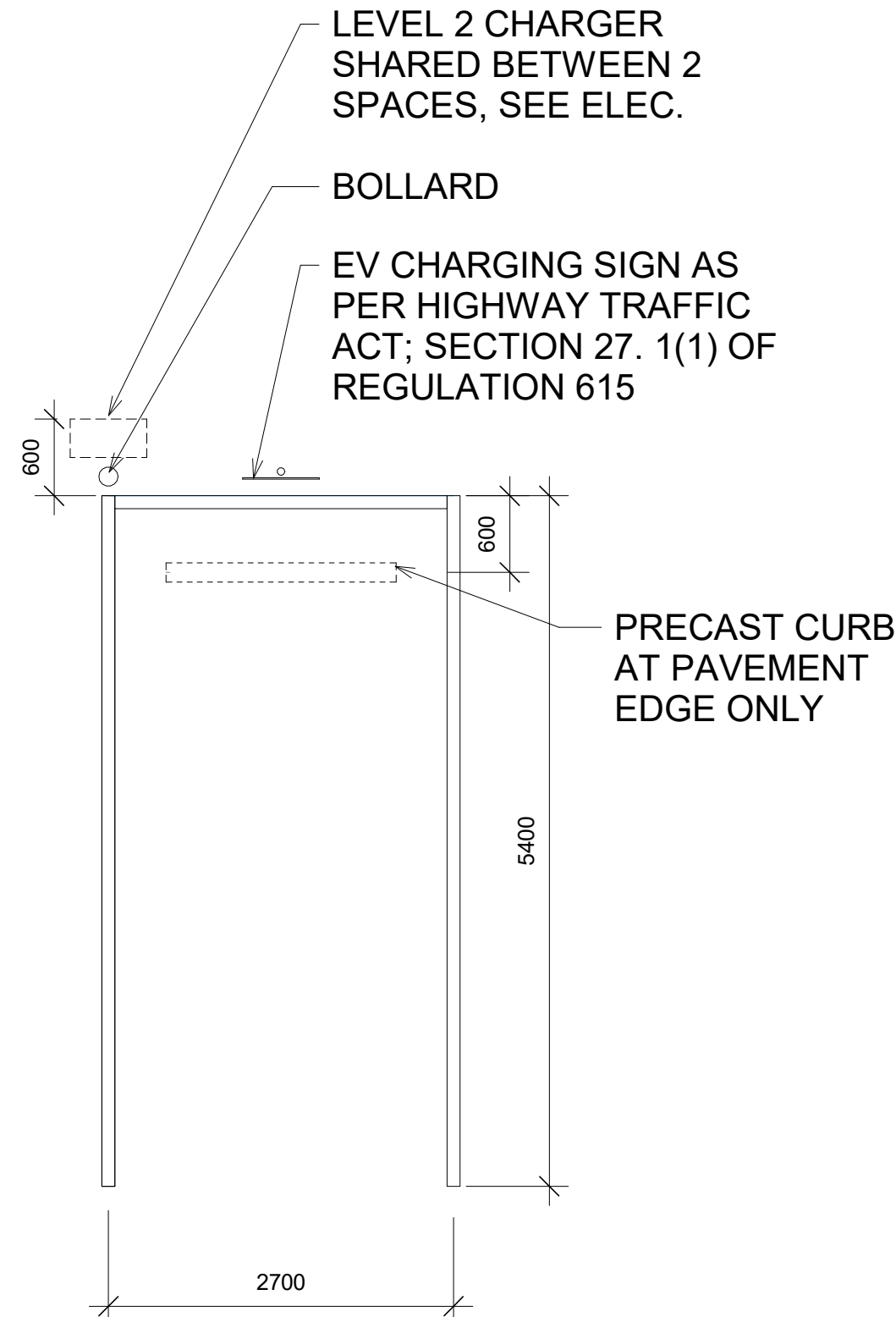
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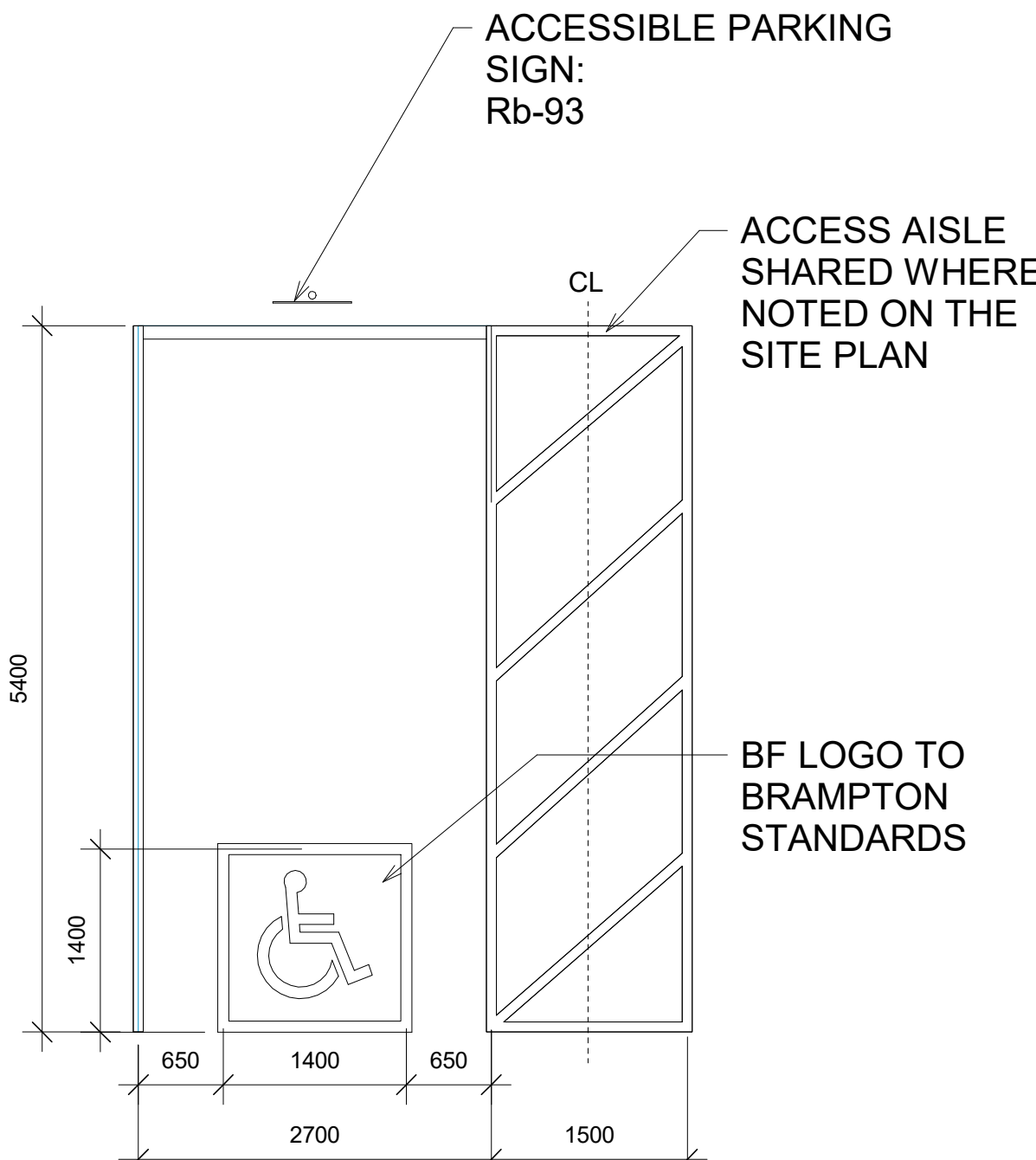
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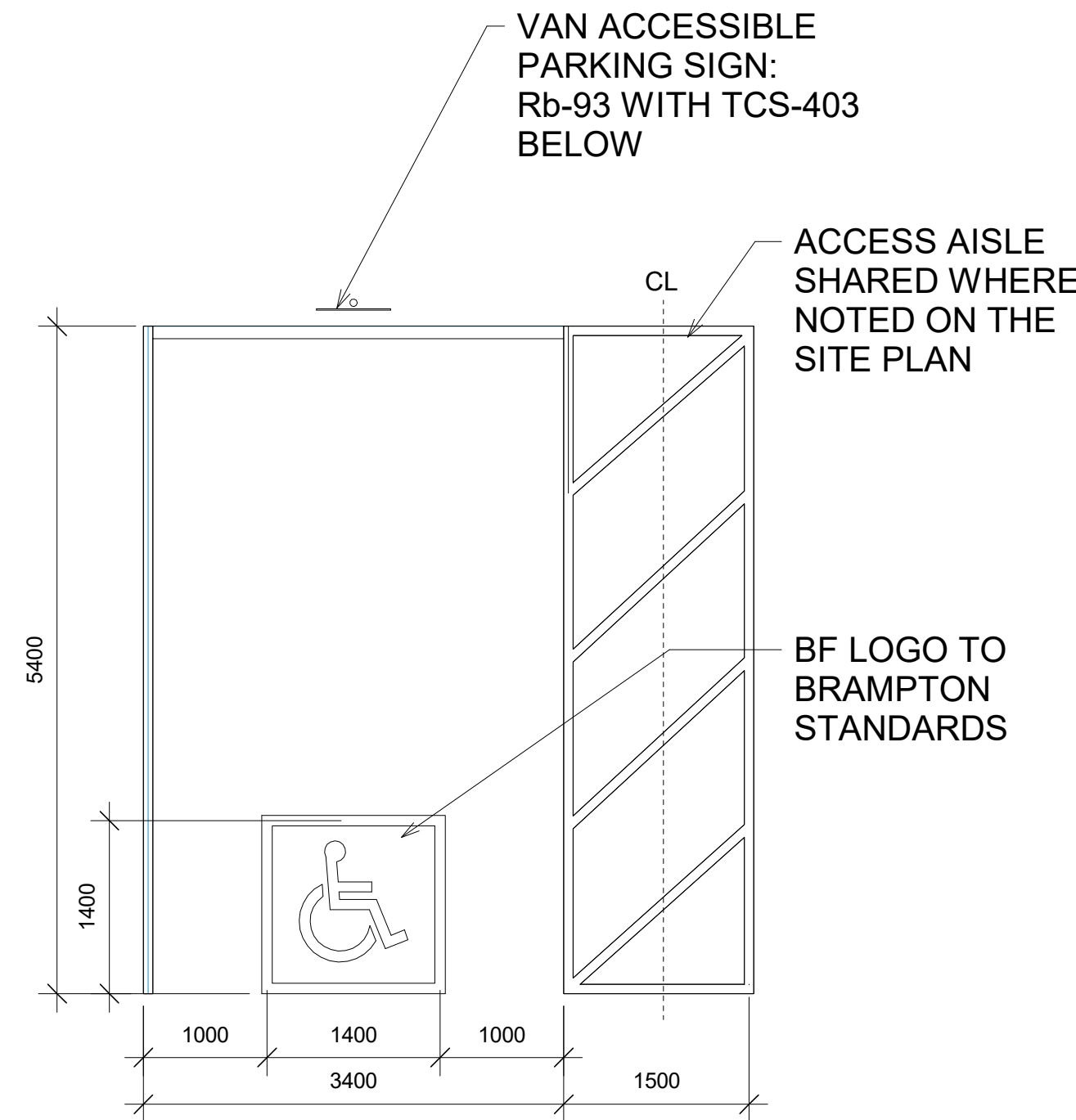
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A-601 1:50



3 PARKING - EV STALL  
A-601 1:50



2 PARKING - BF TYPE B  
A-601 1:50



1 PARKING - BF TYPE A - VAN ACCESSIBLE  
A-601 1:50



A | 49

SEAL

IN PROGRESS

CLIENT:



CLIENT REF. #:

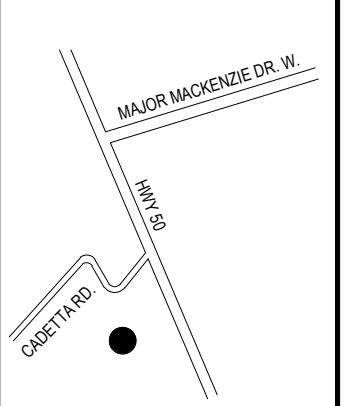
PROJECT:

NEW TRANSIT FACILITY (JOHNSTON)

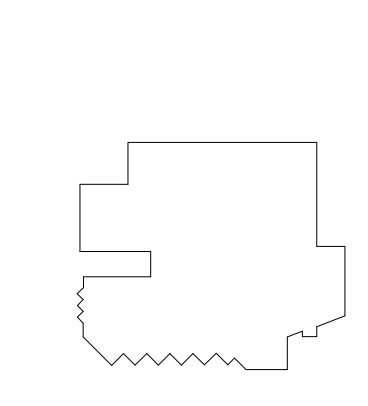
ADDRESS:

10300 HIGHWAY 50

LOCATION PLAN:



KEY PLAN:



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ISSUED FOR - REVISION:

| IS | REV | DATE       | DESCRIPTION                  |
|----|-----|------------|------------------------------|
| 8  | 0   | 2024-08-27 | Issued for SPA               |
| 6  | 0   | 2024-04-25 | Issued for Progress Set      |
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| 2  | 0   | 2023-09-06 | Issued for Co-ordination     |

|                 |               |   |            |
|-----------------|---------------|---|------------|
| PROJECT NO:     | 0000055.7918  | DATE:   | 2024-08-27 |
| ORIGINAL SCALE: | 1:50          | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. |            |
| DESIGNED BY:    | R.E.          |   |            |
| DRAWN BY:       | E.G./A.Z/K.S. |   |            |
| CHECKED BY:     | R.E.          |   |            |

|                   |                              |
|-------------------|------------------------------|
| DISCIPLINE:       | ARCHITECTURAL                |
| TITLE:            | PARKING STALLS - DETAIL PLAN |
| CITY FILE NUMBER: | SPA-2024-0039                |
| SHEET NUMBER:     | A-6010                       |
| SHEET #:          | OF                           |
| ISSUE:            | Issued for SPA               |
| DATE OF:          | 2024-08-27                   |
| No.               | 15                           |

# Appendix C:

Landscape Plan for the Proposed  
Transit Facility at 10300 Highway

50





# Appendix D:

## Assessor Qualifications



### PROFILE

Heidy Schopf is the Cultural Heritage Team Lead for WSP Canada Inc. She is a Senior Cultural Heritage Specialist and has worked in the field of cultural resource management since 2007. Ms. Schopf is a Professional Member of the Canadian Association of Heritage Professionals (CAHP).

Ms. Schopf has worked on hundreds of cultural heritage projects in Ontario, including Cultural Heritage Reports, Cultural Heritage Evaluation Reports (CHERs), Heritage Impact Assessments (HIAs), Strategic Conservation Plans (SCP), heritage documentation (photography, photogrammetry, and LiDAR), Heritage Conservation District (HCD) Studies and Plans, and heritage peer review. She regularly provides cultural heritage conservation guidance to public and private sector clients. Heidy is a Senior Project Manager and has managed and delivered cultural heritage work under a variety of processes, including: *Environmental Assessment Act*, *Planning Act*, *Transit Project Assessment Process* (TPAP), and the *Ontario Heritage Act*. She has extensive and applied knowledge of Ministry of Citizenship and Multiculturalism (MCM) guidance documents for heritage properties.

Ms. Schopf has had the privilege of working with Indigenous Nations on several projects to gather Indigenous perspectives on cultural heritage and integrate this shared learning into WSP's heritage work.

### Areas of practice

- Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessments
- Cultural Heritage Evaluation Reports
- Heritage Impact Assessments
- Strategic Conservation Plans
- Heritage Documentation (Photography and 3DLiDAR)
- Heritage Conservation District Studies and Plans
- Peer Review
- Project Management
- Leadership

### Languages

English

### EDUCATION

|  |      |
|--|------|
| Master of Environmental Studies (MES), Planning Program, York University | 2011 |
| Bachelor of Arts (BA), Anthropology and World History, McGill University | 2007 |

### PROFESSIONAL DEVELOPMENT

|   |      |
|---|------|
| Senior Project Manager Certificate, Wood Environment & Infrastructure Solutions Canada Limited (Wood) | 2022 |
| Subject Matter Expert in Cultural Heritage, Global Technical Expert Network (GTEN), Wood              | 2021 |
| Metrolinx Personal Track Safety Program   | 2020 |
| CN Contractor Orientation Course  | 2020 |
| RAQs Certified in Environmental/Heritage/Natural Sciences, MTO  | 2020 |
| Secret (Level II) Federal Security Clearance, PWGSC   | 2017 |

### PROFESSIONAL ASSOCIATIONS

|  |      |
|--|------|
| Canadian Association of Heritage Professionals, since 2015 | CAHP |
|--|------|

### CAREER

|   |                |
|---|----------------|
| Cultural Heritage Team Lead, WSP Canada Inc.          | 2022 – Present |
| Built Heritage and Cultural Landscape Team Lead, Wood | 2019 – 2022    |
| Cultural Heritage Specialist, Stantec                 | 2016 – 2019    |
| Archaeological Services Inc. (ASI)                    | 2011 – 2016    |

### PROFESSIONAL EXPERIENCE

#### Municipal Heritage Planning Experience

- City of Hamilton
  - **Cultural Heritage Impact Assessment, 1205 Glancaster Road, City of Hamilton, Ontario** (Senior Cultural Heritage Specialist, WSP, 2023). Completed senior review of deliverable.
  - **Cultural Heritage Impact Assessment, 309 James Street North, City of Hamilton, Ontario** (Senior Cultural Heritage Specialist, WSP, 2023). Completed senior review of deliverable.
  - **Cultural Heritage Impact Assessment, Birch Avenue Bridge, Bridge 331, City of Hamilton, Ontario** (Cultural Heritage Specialist and Task Manager, Stantec, 2017). Coordinated the preparation and submission of the heritage impact assessment for the Birch Avenue Bridge. Coordinated fieldwork, report writing, and submission of deliverable to client. Acted as the heritage liaison for the project.
- City of London
  - **Heritage Impact Assessment, 1352 Wharncliffe Avenue Road South, City of London** (Senior Cultural Heritage Specialist, Wood, 2019). Carried out consultation, coordinated background research, and completed fieldwork, reporting, and heritage evaluation against O. Reg. 9/06. Recommended mitigation measures and next steps.
  - **Heritage Impact Statement, 2096 Wonderland Road North, City of London, Ontario** (Cultural Heritage Specialist, Stantec, 2018). Carried out a Heritage Impact Assessment for a listed heritage property in the City of London. Reported fieldwork results, coordinated background research, consulted with the municipality and relevant agencies. Evaluated the property against O. Reg. 9.06 of the Ontario Heritage Act, identified heritage attributes, and drafted a statement of significance. Explored mitigation measures and recommended next steps for the preservation of the property.
  - **Heritage Impact Statement, 2591 Bradley Avenue, City of London, Ontario** (Cultural Heritage Specialist, Stantec, 2017). Carried out a Heritage Impact Assessment for a listed heritage property in the City of London. Reported fieldwork results, coordinated background research, consulted with the municipality and relevant agencies. Evaluated the property against O. Reg. 9.06 of the Ontario Heritage Act, identified heritage attributes, and drafted a statement of significance. Explored mitigation measures and recommended next steps for the preservation of the property.
- City of Peterborough
  - **Heritage Impact Statement for 144 Brock Street (Pig's Ear), 442-448 George Street North (Morrow Building), and 450 George Street North (Black Horse), City of Peterborough, Ontario** (Project Manager and Cultural Heritage Specialist, Stantec, 2017-2018). Heritage Impact Statement for three properties in downtown Peterborough. Carried out fieldwork, report writing, impact assessment, and recommended mitigation measures. Carried out project management tasks including development of scope and cost, client communication, meetings, and billing.
- Wellington County (Townships of Centre Wellington, Guelph/Emarosa, Wellington North, Mapleton, Puslinch, and Towns of Erin and Minto)





- **Fergus Golf Club Redevelopment, Heritage Impact Assessment: 8282 Wellington Road 19, Township of Centre Wellington, Wellington County, Ontario** (Senior Cultural Heritage Specialist, WSP, 2023). Completed senior review of deliverable.
- **Peer Review of the Heritage Impact Assessment prepared for Elora Mills development, South Bank, Township of Centre Wellington** (Cultural Heritage Specialist, Stantec, 2017). Reviewed a third-party HIA on behalf of the Township of Centre Wellington that was prepared for the Elora Mills South Bank Development. Checked the report for errors, clarity, and appropriate conservation advice. Compiled comments into a table format and provided recommendations for report revisions. Reviewed the revised report to confirm that requested changes had been addressed. Was the main point of contact for the planner at the Township of Centre Wellington for cultural heritage matters related to the proposed work on the south bank.
- Regional Municipality of Durham (Cities of Oshawa, Whitby, Ajax, Clarington, Pickering, Scugog, Uxbridge, and Brock)
  - **Cultural Heritage Impact Assessment, Part of Lot 27-28 Concession 2, Township of Darlington, Durham County, now 2149 Courtice Road in the Municipality of Clarington, Durham Region, Ontario** (Senior Cultural Heritage Specialist, Wood, 2022). Completed senior QA/QC of deliverable).
- Regional Municipality of Halton (Cities of Burlington, Halton Hills, Milton and Oakville)
  - **Heritage Impact Assessment, 6516 Sixth Line, Town of Milton, Halton Region, Ontario** (Senior Cultural Heritage Specialist, WSP, 2023). Completed senior QA/QC of deliverable.
  - **Heritage Impact Assessment, 5691 Fifth Line, Town of Milton, Halton Region, Ontario** (Senior Cultural Heritage Specialist, WSP, 2022). Completed senior QA/QC of deliverable.
  - **Heritage Impact Assessment, 10080 Britannia Road, Town of Milton, Halton Region, Ontario** (Senior Cultural Heritage Specialist, WSP, 2022). Completed senior QA/QC of deliverable.
  - **Heritage Impact Assessment for 150 Randall Street, 125 Navy Street, and 143 Church Street, Town of Oakville, Ontario** (Project Manager and Senior Cultural Heritage Specialist, Wood, 2020). Completed an Heritage Impact Assessment for a proposed mixed use development in downtown Oakville that was located adjacent to three designated heritage properties, one listed heritage property, and a Heritage Conservation District. Completed a detailed impact assessment and recommended conservation guidance to mitigate indirect impacts.
  - **Heritage Impact Assessment for 4243 Sixth Line, Bell Mobility, Town of Oakville, Ontario** (Project Manager and Cultural Heritage Specialist, Stantec, 2018). Developed scope/cost, attended site meeting, carried out heritage report writing, and acted as the main client contact. Project ongoing.
- Regional Municipality of Niagara (Cities of Niagara Falls, Port Colborne, St. Catharines, Thorold, Welland, Fort Erie, Grimsby, Lincoln, Niagara-on-the-Lake, Pelham, Wainfleet, and West Lincoln)
  - **Cultural Heritage Impact Assessment for the College Street School, 132 College Street, Township of West Lincoln, Niagara Region, Ontario**

- (Project Manager and Senior Cultural Heritage Specialist 2022). Coordinated the preparation of a CHIA for the College Street School (132 College Street), including information gathering, background research, fieldwork, heritage evaluation, impact assessment, and report writing. Completed senior QA/QC of the draft and final deliverable.
- **Cultural Heritage Impact Assessment for the Smith House, 5602 Robinson Street, City of Niagara Falls, Regional Municipality of Niagara, Ontario** (Project Manager and Senior Cultural Heritage Specialist 2022). Coordinated the preparation of a CHIA for 5602 Robinson Street in the City of Niagara Falls, including information gathering, background research, fieldwork, heritage evaluation, impact assessment, and report writing. Completed senior QA/QC of the draft and final deliverable.
  - **Cultural Heritage Impact Statement: Alloo Planning Area, Town of Caledon, Ontario** (Senior Cultural Heritage Specialist, WSP, 2023). Completed senior QA/QC of deliverable.
  - **Cultural Heritage Impact Statement, Macville Lands Proposed Official Plan Amendment (POPA), Town of Caledon, Peel Region, Ontario** (Senior Cultural Heritage Specialist, 2022). Carried out fieldwork and completed Senior QA/QC for the draft and final deliverable.
  - **Heritage Impact Assessment, The Newhouse Farm, 12891 Hurontario Street, Town of Caledon, Ontario** (Senior Cultural Heritage Specialist, 2022). Completed Senior QA/QC for the draft and final deliverable.
  - **Heritage Impact Assessment for 185-205 Derry Road West, City of Mississauga, Ontario** (Cultural Heritage Specialist, Stantec, 2017). Heritage Impact Assessment for a 19th Century Residence. Carried out fieldwork, analysis, heritage evaluation, impact assessment, and recommended mitigation measures.
  - Regional Municipality of Waterloo (Cities of Cambridge, Kitchener, and Waterloo)
    - **Heritage Impact Assessment: Doon Village Road Bridge Rehabilitation, Doon Bridges #1 and #2 (Bridge ID #802 and #803), City of Kitchener, Ontario** (Senior Cultural Heritage Specialist, Wood, 2022). Coordinated the completion of the HIA and completed senior QA/QC of the deliverable. Presented findings to the City of Kitchener Heritage Committee and drafted the heritage permit to support restoration work proposed for the bridges.
  - Regional Municipality of York (City of Markham, City of Vaughan, City of Richmond-Hill, Town of Aurora, Town of East Gwillimbury, Town of Georgina, Township of King, Town of Newmarket, and Town of Whitchurch-Stouffville)
    - **Scoped Heritage Impact Assessment, 9770 Keele Street, City of Vaughan, Ontario** (Cultural Heritage Specialist, Stantec, 2016-2017). Carried out a scoped Heritage Impact Assessment (HIA) for a property within the Village of Maple Heritage Conservation District (HCD). Evaluated the property against O.Reg. 9/06 of the Ontario Heritage Act. Used the HCD guidelines to assess the impacts of the removal of 9770 Keele Street on the HCD.



**Years with firm – 5+**

**Years of experience – 12+**

**Areas of practice**

*Cultural Heritage Assessments*

*Heritage Planning*

*Environmental Assessments*

*Heritage Designation*

*Heritage Conservation Districts*

**Education**

*BES, Land Development Planning  
Specialization, Honours Planning  
Co-op, University of Waterloo,  
2011*

**Career**

*Cultural Heritage Specialist,  
WSP, 2018 – present*

*Cultural Heritage Planner  
Planning Development &  
Heritage Design, City of  
Hamilton, 2014-2018*

*Policy Planner (Heritage), Policy  
Planning, City of Brantford, 2014*

*Planner II / Heritage  
Coordinator, Planning and  
Development, Township of King,  
2013-2014*

*Planner, Heritage & Urban  
Design, City of Kingston, ON,  
2012-2013*

*Application Technician,  
Committee of Adjustment, City of  
Toronto, 2011-2012*

*Heritage Documentation  
Specialist (Co-op Position),  
Historic Places Initiative,  
Waterloo, ON, 2008-2009*

**PROFILE**

Ms. Collins is a Cultural Heritage Specialist for WSP. Before joining WSP, she worked as Heritage Planner in fast-paced municipal environments for over eight years. She provides a variety of cultural heritage services including historical research, evaluation and analysis of cultural heritage resources, evaluation of complex development applications and facilitation through the heritage permit process.

As a municipal heritage planner Ms. Collins gained experience managing and evaluating cultural heritage resources including seven heritage conservation districts, and a wide variety of cultural heritage resources ranging from single detached dwellings, to evolved industrial cultural heritage landscapes. She also evaluated heritage permits, prepared reports for municipal councils and worked closely with the municipal heritage committees. Ms. Tyers also managed the commencement of the of the St. Clair Boulevard HCD Update including initial public consultation and project organization.

Ms. Collins' experience as a heritage consultant has included the environmental assessment process completing Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments (Cultural Heritage Report), Cultural Heritage Evaluation Reports (CHER), Heritage Impact Assessments (HIA) and Cultural Heritage Documentation Reports for a variety of public sector clients including the City of London, City of Toronto, Region of Peel and more. Additionally, Ms. Tyers has completed several Heritage Impact Assessments for private clients and provided heritage planning consulting services for the City of Cambridge including review of heritage permits.

**SELECT RELEVANT EXPERIENCE**

- Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments
  - North Whitby and North Oshawa Sanitary Sewer Diversion Strategy MCEA, Regional Municipality of Durham, ON (2021-2022): Conducted historical research for the study area, identified existing and potential cultural heritage landscapes and built heritage resources, evaluated the impact of the proposed sanitary sewer on the identified resources and provided recommendations for mitigation measures and further reporting.
  - Lakeshore and Shoreline Improvements between Thirty Road and Martin Road MCEA, Town of Lincoln, ON (2021-2022): Conducted historical research for the study area, identified existing and potential cultural heritage landscapes and built heritage resources, evaluated the impact of the proposed road realignments and improvements on the identified resources and provided recommendations for mitigation measures and further reporting.
  - Hopkins Bay EA, Ramara Township, ON (2020): Conducted historical research for the study area including historic map review, reviewed potential heritage resources in the study area and prepared report with findings.
- Cultural Heritage Evaluation Reports
  - Wharncliffe Road South CN Subway, London, ON (2021): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided thorough photographic documentation for archival purposes.
  - 69 Wharncliffe Road South, London, ON (2020): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06

and provided appropriate recommendations for next steps in the Environmental Assessment process.

- Grantham Rail Bridge, Cambridge, ON (2021): Conducted thorough historical research for the rail bridge, evaluated bridge according to Ontario Regulation 9/06 and prepared a Statement of Cultural Heritage Value or Interest.
- University Drive Bridge, London, ON (2019): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- Clark's Bridge, London, ON (2019): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- 1110 Richmond Road, London, ON (2018): Conducted thorough historical research for subject property, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- Heritage Impact Assessments
  - 5916 Trafalgar Road, Erin, ON (2021-2022): Conducted thorough historical research to identify the site-specific history, documented the existing conditions, evaluated the property according to Ontario Regulation 9/06, prepared a Statement of Cultural Heritage Value or Interest, assessed the impacts of the proposed development and provided recommendations for alternative development and mitigation measures.
  - 12304 Heart Lake Road, Caledon, ON (2021). Conducted thorough historical research to identify the site-specific history, documented the existing conditions, evaluated the property according to Ontario Regulation 9/06, prepared a Statement of Cultural Heritage Value or Interest, assessed the impacts of the proposed development and provided recommendations for alternative development and mitigation measures.
  - Beaconsfield Avenue, Wortley Village/Old South HCD, London, ON (2021): Evaluated potential impact to heritage attributes as expressed in the HCD Plan and recommended appropriate mitigation measures.
- Heritage Documentation and Salvage
  - 433 King Street East, Hamilton, ON (2022): For submission with the development application the Documentation and Salvage report include thorough documentation of existing conditions, the site-specific history of the property and recommendations for salvage of original materials.
  - Winston Churchill and Olde Base Line Road, Caledon, ON (2019-2020): As part of the Environmental Assessment process for road reconstruction, thoroughly documented the nineteenth century stone walls and wooden fences through the study area, identifying opportunities for relocation where possible.



# Signature Page

**WSP Canada Inc. (E&I)**

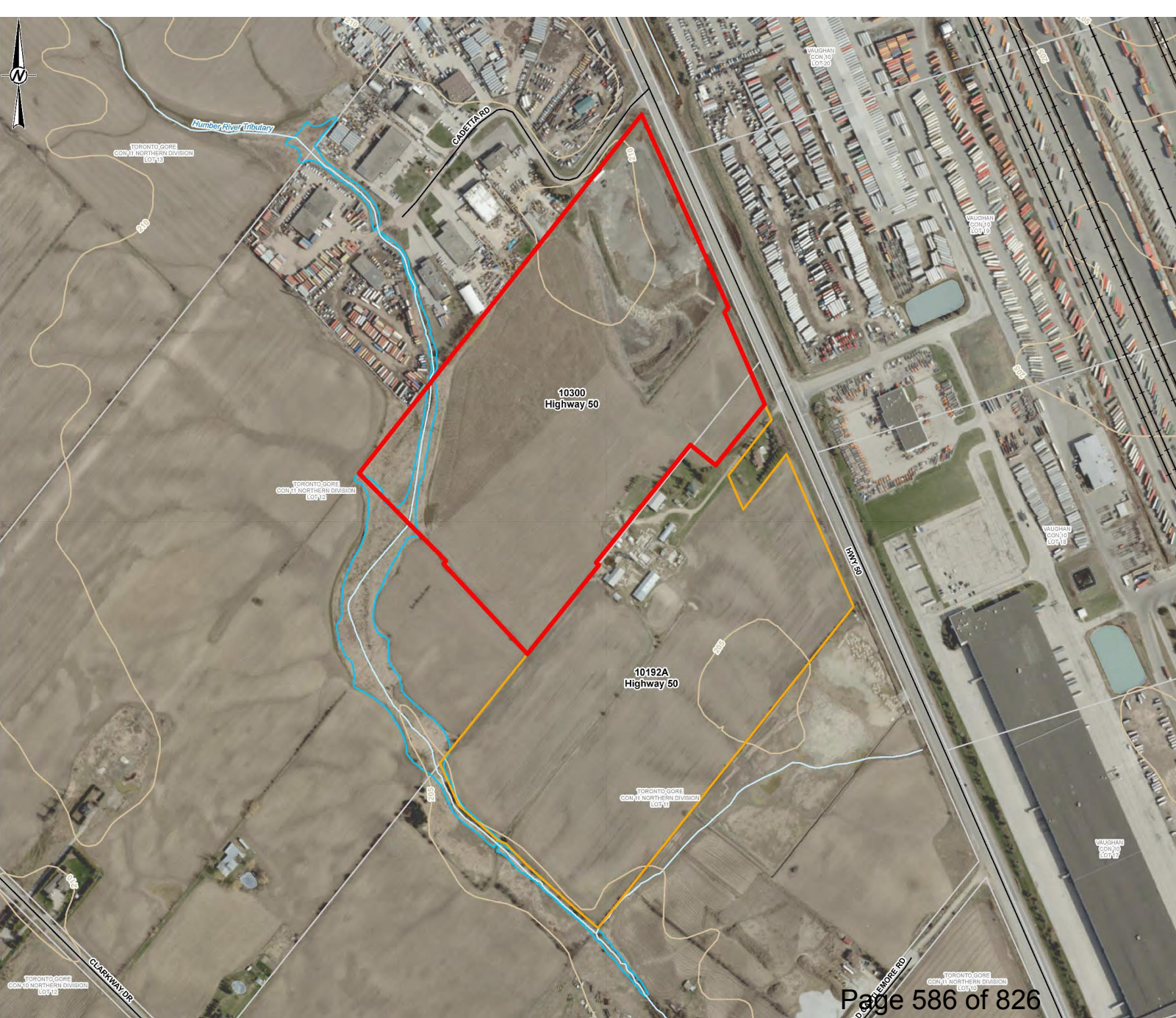
**Reviewed by:**

A handwritten signature in black ink, reading "Heidi Schopf". The signature is written in a cursive style with a large, looping "H" and "S".

**Heidy Schopf, MES, CAHP**  
Cultural Heritage Team Lead  
heidy.schopf@wsp.com

[https://wsponline-my.sharepoint.com/personal/heidy\\_schopf\\_wsp\\_com/documents/documents/05\\_projects/brampton new transit/ca0000055.7918\\_ntf\\_10300highway50\\_brampton\\_hia\\_12dec2024\\_final.docx](https://wsponline-my.sharepoint.com/personal/heidy_schopf_wsp_com/documents/documents/05_projects/brampton new transit/ca0000055.7918_ntf_10300highway50_brampton_hia_12dec2024_final.docx)





KEY MAP



SCALE: 1:500,000

LEGEND

- PROJECT AREA
- 10192A HIGHWAY 50 PROPERTY BOUNDARY
- ROADWAY
- RAILWAY
- TOPOGRAPHIC CONTOUR, METRES
- WATERCOURSE
- WATERBODY

WETLAND SIGNIFICANCE

- UNEVALUATED WETLAND
- TOWNSHIP, CONCESSION AND LOT





















HWY 50 FRONTAGE - LOOKING WEST

3



MAIN ENTRANCE - VIEW FROM NORTH EAST LOOKING SOUTH WEST

2



EMPLOYEE PATIO - VIEW FROM SOUTHEAST LOOKING NORTHWEST

4

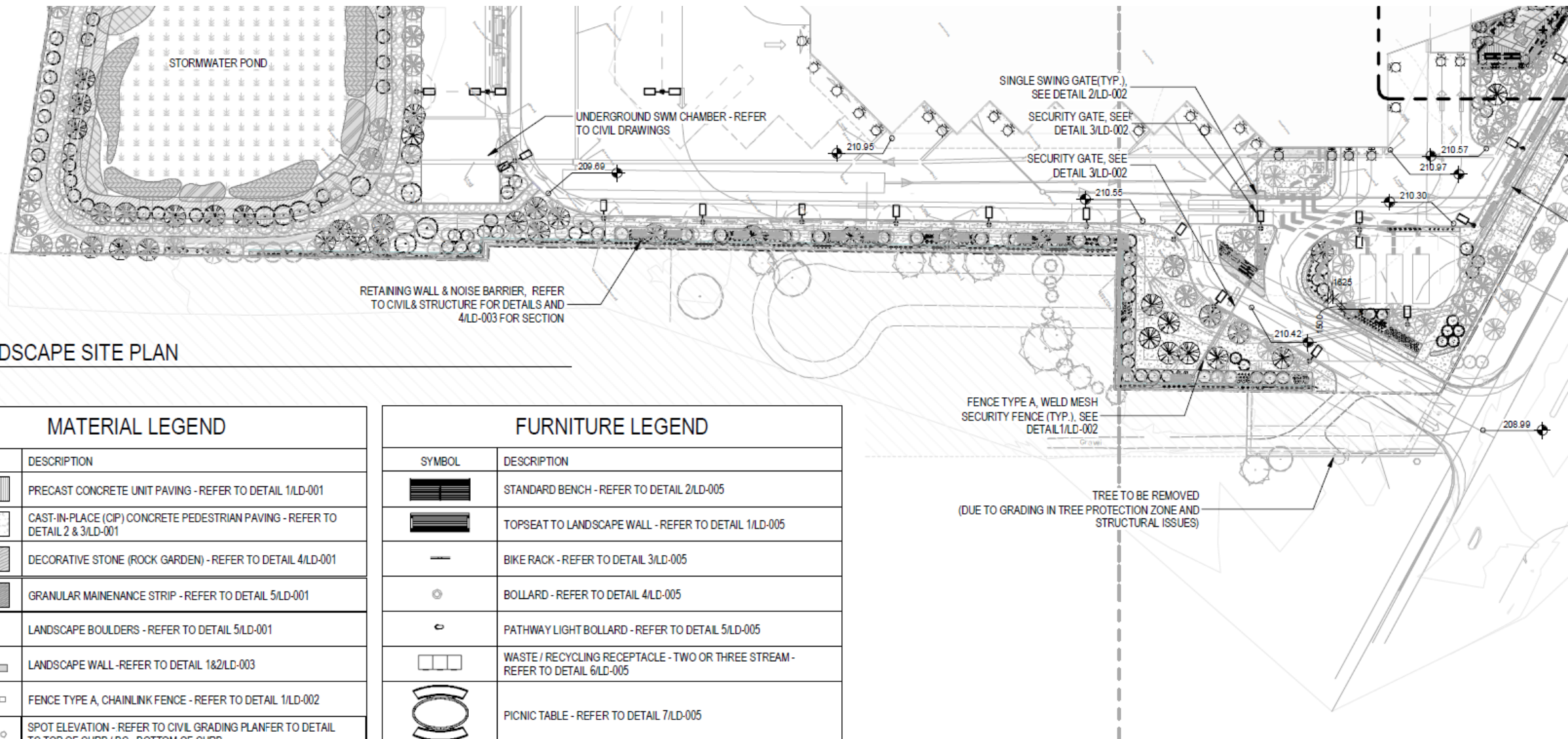


MAIN ENTRANCE - VIEW FROM NORTH LOOKING SOUTH

1







1  
LA-100

# LANDSCAPE SITE PLAN

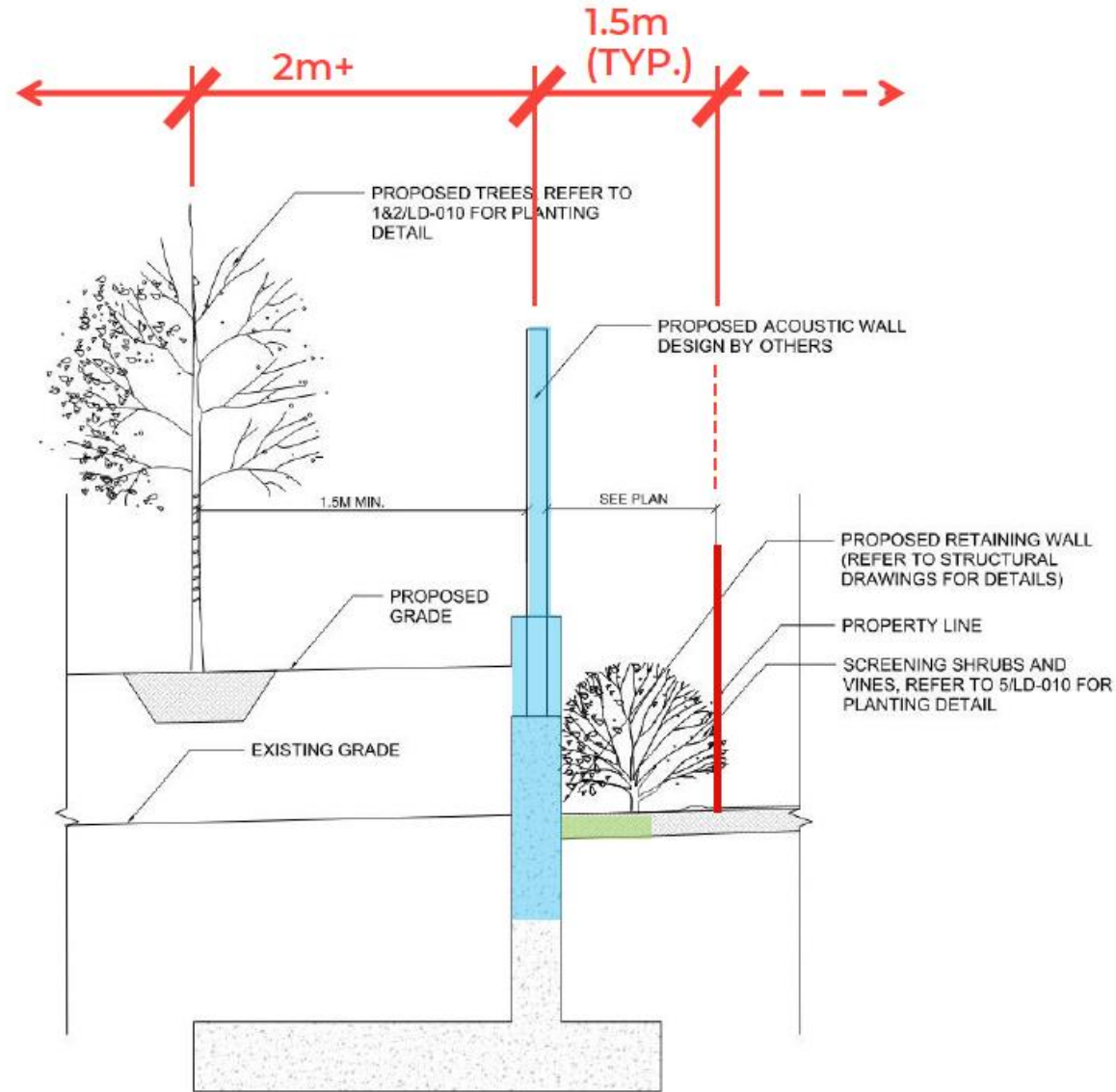
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| MATERIAL LEGEND |  |
|-----------------|--|
| SYMBOL          | DESCRIPTION  |
|                 | PRECAST CONCRETE UNIT PAVING - REFER TO DETAIL 1/LD-001  |
|                 | CAST-IN-PLACE (CIP) CONCRETE PEDESTRIAN PAVING - REFER TO DETAIL 2 & 3/LD-001                  |
|                 | DECORATIVE STONE (ROCK GARDEN) - REFER TO DETAIL 4/LD-001                                      |
|                 | GRANULAR MAINTENANCE STRIP - REFER TO DETAIL 5/LD-001  |
|                 | LANDSCAPE BOULDERS - REFER TO DETAIL 5/LD-001  |
|                 | LANDSCAPE WALL - REFER TO DETAIL 1&2/LD-003  |
|                 | FENCE TYPE A, CHAINLINK FENCE - REFER TO DETAIL 1/LD-002                                       |
|                 | SPOT ELEVATION - REFER TO CIVIL GRADING PLANFER TO DETAIL TC TOP OF CURB / BC - BOTTOM OF CURB |
|                 | CLEARANCE REQUIREMENT  |
|                 | PROPERTY LINE  |

| FURNITURE LEGEND |   |
|------------------|---|
| SYMBOL           | DESCRIPTION   |
|                  | STANDARD BENCH - REFER TO DETAIL 2/LD-005                                     |
|                  | TOPSEAT TO LANDSCAPE WALL - REFER TO DETAIL 1/LD-005                          |
|                  | BIKE RACK - REFER TO DETAIL 3/LD-005  |
|                  | BOLLARD - REFER TO DETAIL 4/LD-005  |
|                  | PATHWAY LIGHT BOLLARD - REFER TO DETAIL 5/LD-005                              |
|                  | WASTE / RECYCLING RECEPTACLE - TWO OR THREE STREAM - REFER TO DETAIL 6/LD-005 |
|                  | PICNIC TABLE - REFER TO DETAIL 7/LD-005                                       |
|                  | PERGOLA - REFER TO DETAIL 1/LD-006  |



# Boundary Treatment



- Retaining / Acoustic Wall
- Landscape Planting
- Boundary Fence



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 4/15/2025

**Date:** 2025-04-07

**Subject:** **Completion of the City of Brampton Archaeological Management Plan (BRAMP)**

**Contact:** Charlton Carscallen, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-279

**RECOMMENDATIONS:**

1. That the report from Charlton Carscallen, Principal Planner, Heritage, Integrated City Planning to the Brampton Heritage Board Meeting of April 15, 2025, re: **Completion of the City of Brampton Archaeological Management Plan (BRAMP)**, be received;
2. That the presentation by Archaeological Research Associates regarding the background and structure of the BRAMP be received; and
3. That the Heritage Board receive the BRAMP for their review and include a discussion as an agenda item at the meeting on May 20, 2025 for consideration of next steps.

**OVERVIEW:**

- **The City has prepared an Archaeological Management Plan as required in the 2020 Brampton Plan and supported in the 2024 Brampton Plan.**
- **The BRAMP was developed through extensive consultation with First Nations as well as the public and other stakeholders.**
- **The BRAMP considers a vast data set and current best practices in developing an archaeological potential model for the City.**
- **The document provides recommended archaeological policies and procedures and direction for their adoption and implementation.**



- **This report provides an overview of the tasks and engagement activities that have culminated in a final BRAMP document, as well as next steps in advance of bringing forward final implementation recommendations to Council.**

## **BACKGROUND:**

Provincial legislation, including the Planning Act, Ontario Heritage Act, Environment Assessment Act and Provincial Planning Statement (PPS), mandate and encourage municipalities to protect and draft strategies for archaeological resource conservation. Archaeological Management Plans are an important tool for municipalities to better preserve and manage archaeological resources within their boundaries.

The introductory Vision section of the PPS identifies that “Cultural Heritage and archaeology in Ontario will provide people with a sense of place.” In Section 4.6 **Cultural Heritage and Archaeology** of the PPS, the following statements are made:

1. *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
2. *Planning authorities are encouraged to develop and implement a) archaeological management plans for conserving archaeological resources; and b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
3. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

Brampton City Council has formally endorsed the Calls to Action from the 2015 Truth and Reconciliation Commission (TRC) report, through Council Motion C248-2019. Subsequently, Council adopted and authorized the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) as the framework for reconciliation through Council Motion C073-2020. This latter motion further noted the recognition of UNDRIP was also done in response to the TRC Calls to Action. These two commitments on the part of the City form the basis for the engagement with First Nations and Indigenous communities on a variety of City matters, including the BRAMP.

Section 3.6.3 of Brampton Plan addresses archaeological resources as well as built heritage and cultural landscapes with specific reference to the PPS. This section of the Plan outlines the City’s commitment to responsible management of archaeological resources and emphasizes how clear and open engagement with First Nations regarding archaeological resources can advance “...the goals of Truth and

Reconciliation, as identified through the findings of the Truth and Reconciliation Commission (Brampton Plan: 3-166).”

To this end, Part 3.6.3.80 states:

*An Archaeological Management Plan (AMP) identifies areas of archaeological potential and establishes policies and measures to protect them. Every endeavor will be made to leave archaeological sites undisturbed. Development of the AMP will include engagement with Indigenous Communities.*

The creation of the Brampton Archaeological Master Plan (“BRAMP”) acts on the City’s commitment to responsible management of archaeological resources and is rooted in the goals of developing community identity and history while furthering the City’s commitment to furthering the goals of Truth and Reconciliation, as identified through the findings of the Truth and Reconciliation Commission.

## **CURRENT SITUATION:**

### **Development of the AMP**

In developing the BRAMP, the project team completed a series of related tasks that, together, provide the policy background and supporting data that give the BRAMP a clear structure that supports robust and meaningful policy and procedural outcomes.

Indigenous engagement was a foundational component of all aspects of the BRAMP’s development. This commenced with the development of the project scope and RFP prior to public release. First Nations were part of the project start-up and helped refine and finalize the project approach and scheduling. The following Nations were engaged throughout the project: The Mississauga’s of the Credit First Nation (MCFN), the Six Nations of the Grand River (SNGR), the Haudenosaunee Development institute (HDI), and the Huron-Wendat Nation (HWN).

The following are the stated goals for the BRAMP:

- Enabling efficient and transparent administration of development regulation as it relates to archaeological resource management;
- Ensuring internal practices and public works projects subscribe to the highest possible standards in anticipating, assessing, and protecting archaeological resources;
- Encouraging private development and land alteration proponents to adopt the same highest possible standards;
- Preservation of archaeological sites and evidence that are finite and fragile;

- Employing state of the art techniques and data in the form of a dynamic archaeological potential model;
- Enriching public knowledge and appreciation of Brampton's pre- and post-contact history as reflected through archaeological research and findings; and
- Meaningfully contributing to reconciliation and engagement with First Nations and Indigenous Communities.

The Archaeological Management Plan consists of four major parts:

1. A summary of Brampton's Indigenous, Archaeological and Post- Contact History;
2. A Brampton-specific archaeological potential model;
3. A series of recommended policies, procedures and related implementation strategy; and
4. Indigenous Consultation and Engagement Protocol.

The technical elements of the BRAMP were developed as follows:

- 1) As a first step, the project team completed a thorough bench-marking exercise that reviewed AMPs that were developed in five other municipalities. This provided insight into both strengths and weaknesses of previously prepared plans. This included preparation of a written summary of the review results and a presentation to the project team and First Nations.
- 2) A review of all archaeological data available for Brampton. This included review of more than 760 archaeological reports that represent more than 50 years of archaeological investigations in Brampton.
- 3) Using the bench-marking and archaeological data reviews the team developed a Brampton-specific archaeological potential model which identifies:
  - a. Where archaeological potential exists across the city;
  - b. Where archaeological potential has been removed or where it is lacking; and
  - c. Areas that have had previous archaeological assessments and whether those areas require further work or for which all requirements have been met.

It is a clear and refined data set that will continue to be updated twice yearly through a data sharing agreement with Ministry of Citizenship and Multiculturalism (MCM).

- 4) The project required extensive consultation. Beyond consultation with First Nations, the project team also engaged with the Technical Advisory Committee (comprised of representatives from various City departments and the Heritage Board), MCM, the Burial Authority of Ontario, Building Industry and Land Development Corporation, and the public.

- 5) Using the data and input gathered through the previous steps, the BRAMP team developed detailed policies and procedures for the management of archaeological resources across the city as well as recommendations for their implementation. These were also informed by Federal and Provincial legislation, and the Peel and Brampton Official Plans. The Policy and procedures section provides the framework for BRAMP integration with City policies and practices and includes an Emergency Protocol to be followed when unexpected archaeological or human remains are encountered. Most importantly, it provides clear processes and accountabilities and explains when and how archaeological assessments are required.

### **Next Steps**

Staff are providing the BRAMP to the Brampton Heritage Board at its meeting of April 15, 2025, giving members an opportunity to review in advance of a more thorough discussion at the May 20, 2025 BHB meeting. Based on the outcomes of this latter meeting, staff anticipate bringing a report to Council recommending formal adoption and implementation of the BRAMP.

Once Council has received the BRAMP and its recommendations, staff training will be provided on the implementation and use of the document. As part of the City's commitment to regular review and update of the BRAMP, staff will continue the dialogue with First Nations and Indigenous communities.

### **CORPORATE IMPLICATIONS:**

#### **Financial Implications:**

There are no financial implications at this time.

### **STRATEGIC FOCUS AREA:**

#### **Culture and Diversity**

The BRAMP is part of Council's commitment to meaningful action relative to the UN Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Truth and Reconciliation Commission (TRC) principles and Calls to Action.

### **CONCLUSION:**

The BRAMP will serve as a guide and resource that will be a key planning tool for staff, applicants, council and the public in development and infrastructure planning processes.



This is especially important in an environment where rapid growth is quickly transforming the City.

Through the BRAMP the City will continue to recognize, protect and celebrate its rich history and enhance relations with First Nations and Indigenous Communities while continuing to foster a sense of place and shared history for our all of the many communities that live and work in the City.

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Reviewed by:

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### **Attachments**

- Attachment 1 – Brampton 2025 Archaeological Management Plan
- Attachment 2 – Presentation re: Brampton Archaeological Management Plan

# BRAMPTON

2025 | **ARCHAEOLOGICAL  
MANAGEMENT PLAN**



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## ABBREVIATIONS

|                 |  |
|-----------------|--|
| <b>AMP</b>      | Archaeological Management Plan                                   |
| <b>ARA</b>      | Archaeological Research Associates Ltd.                          |
| <b>ARM</b>      | Archaeological Resource Management                               |
| <b>BAO</b>      | Bereavement Authority of Ontario                                 |
| <b>BRAMP</b>    | Brampton Archaeological Management Plan                          |
| <b>CHVI</b>     | Cultural Heritage Value or Interest                              |
| <b>DOCA</b>     | Department of Consultation and Accommodation                     |
| <b>EAA</b>      | Environmental Assessment Act                                     |
| <b>FBCSA</b>    | Funeral, Burial and Cremation Services Act                       |
| <b>FNIC</b>     | First Nations and Indigenous Community                           |
| <b>HCCC</b>     | Haudenosaunee Confederacy Chiefs' Council                        |
| <b>HDI</b>      | Haudenosaunee Development Institute                              |
| <b>HWN</b>      | Huron-Wendat Nation  |
| <b>LIO</b>      | Land Information Ontario   |
| <b>MCFN</b>     | Mississaugas of the Credit First Nation                          |
| <b>MCM</b>      | Ministry of Citizenship and Multiculturalism                     |
| <b>MNO</b>      | Métis Nation of Ontario  |
| <b>OHA</b>      | Ontario Heritage Act   |
| <b>OP</b>       | Official Plan  |
| <b>PPS</b>      | Provincial Planning Statement                                    |
| <b>S&amp;Gs</b> | Standards and Guidelines for Archaeologists                      |
| <b>SNGR</b>     | Six Nations of the Grand River Elected Council                   |
| <b>SNLR</b>     | Six Nations Lands & Resources Office                             |
| <b>TIN</b>      | The Indigenous Network   |
| <b>TRC</b>      | Truth and Reconciliation Commission                              |
| <b>TRCA</b>     | Truth and Reconciliation Calls to Action                         |
| <b>UNDRIP</b>   | United Nations Declaration on the Rights of Indigenous Peoples   |
| <b>UNESCO</b>   | United Nations Educational, Scientific and Cultural Organization |

## GLOSSARY

**Archaeological Management Plan:** The primary strategy and resource for a municipality to properly account for and protect its archaeological resources, particularly in development oversight, as recommended by the *Planning Act*.

**Archaeological Potential Model:** The primary resource created for the BRAMP, the Potential Model incorporates multiple sources of data and interpretation – in the form of maps – and allows planning staff and development proponents to know the archaeological status of a land parcel.

**Archaeological Resource Management:** A broad term that encompasses the identification, protection, and appreciation of past people's material remains.

**Band:** A form of social organization associated with hunting and gathering (foraging) societies. Thought to be usually comprised of 30 to 50 members, bands allowed for efficient and mobile patterns of subsistence.

**Bereavement Authority of Ontario:** A branch of the Ontario Government charged with overseeing the policies set out in the *Funeral, Burial and Cremation Services Act*, including how and when archaeologists must be involved in work concerning cemeteries, and setting protocols for such work.

**Best Practices:** Refers to the Ministry of Citizenship and Culture's and First Nations and Indigenous Communities' expectations that archaeological practices exceed minimum standards.

**Brampton Plan:** The City of Brampton's *Official Plan*.

**Ceramics:** Any fire kilned artifacts made from clay and added grit. Ceramics is a more accurate term than pottery.

**Complex:** Archaeologists use this term to describe commonly adopted lifeways and technologies among multiple groups, without suggesting that those groups shared a singular culture or society.

**The Crown:** Refers to pre-contact and post-contact manifestations of British, and Canadian federal and provincial, governments.

**Cultural Heritage Value or Interest:** A term used in various pieces of Ontario legislation and policy that direct both municipalities and licensed archaeologists in matters of heritage and archaeological assessments.

**Development:** A legal term describing any alteration to properties that includes construction of structures, roads, waterways, and any geophysical alteration or disturbance.

**Ethnogenesis:** The process where a new and distinct socio-cultural people is formed. Marriage and relationships between Indigenous peoples and early European settlers resulted in the creation of the Métis people, now recognized as a distinct Indigenous.

**Feature of Potential:** A physiographic or cultural point or zone that indicates a higher likelihood of archaeological remains being present within a defined distance.

**First Nations and Indigenous Communities:** These are particular Indigenous groups, each with their own structures and representation, including Métis and Inuit nations and communities.

**Fluted:** Projectile points with a central groove on each side are described as fluted. It is generally interpreted that fluting a point allows a split shaft to be firmly fixed to the point.

**Indigenous:** A broad term that incorporates all of North America's first, non-settler inhabitants.

**Longhouse:** Associated with larger Indigenous settlements, these structures ranged in length from 10 m to 30 m or more, often housing multiple families and storing harvested foods.

**Ministry of Citizenship and Culture:** The Ontario ministry that oversees professional archaeological licensing, assessment reports and approvals, and standards and guidelines for practice. (Formerly administered by the Ministry of Tourism, Culture and Sports.)

**Official Plan:** A set of planning and policy guidelines that each municipality in Ontario is required to create.

**Ontario Heritage Act:** Enacted in 1975, this Act establishes the legal underpinning of accounting for, and protecting, archaeological (and heritage) resources in Ontario. It guides the licensing of archaeologists, standards and guidelines, reporting requirements, and sets penalties for altering archaeological sites without a permit.

**Palisade:** A defensive wall surrounding a village or settlement.

**The Planning Act:** The primary legislation in Ontario used to direct land planning decisions.

**Polygon:** A cartographic term that refers to an area of interest, defined both by its boundaries and relevance to a map's purpose.

**Post-contact:** The time period beginning with the arrival of non-Indigenous explorers in the early 1600s.

**Pre-contact:** The period of Indigenous presence before the arrival of non-Indigenous explorers in the early 1600s.

**Projectile Points:** As it is often unknowable if a point was used as an arrow or spear tip, archaeologists use this term to describe all such artifacts.

**Provincial Planning Statement:** A combined statement of Ontario's land use planning policies, including protections for archaeological and heritage resources.

**Settler:** Refers to any non-Indigenous presence in North America, including those of European, Canadian, American and African-American descent in historic times.

**Site:** Denotes any location where archaeological remains or burials have been identified.

**Standards and Guidelines:** Set out by the MCM, they define the four stages of archaeological assessment, specify terminology and methods required, set minimum standards for reporting, and define criteria for thresholds of CHVI that require further assessment.

**Three Sisters:** The Indigenous description of planting maize, squash and beans in clusters. The three plants are mutually beneficial for increased crop yields.

**Treaty:** Denotes legal agreements of land use and compensation, and more broadly processes of negotiation and agreements for such things as non-aggression and land sharing.

**Triggering Legislation:** Any laws or policies, federal or provincial, that require archaeological assessment, consideration, or protective measures.

**Truth and Reconciliation Calls to Action:** Numbering 94 in all, these represent fundamental components of addressing residential school and other colonial injustices as identified by the Truth and Reconciliation Commission of Canada.

**Truth and Reconciliation Commission of Canada:** After 6 years of testimony centred on the abuse endured by Indigenous peoples at residential schools, a final report was presented in 2015, including 94 Truth and Reconciliation Calls to Action.

**United Nations Declaration on the Rights of Indigenous Peoples:** This 2007 Declaration was passed into Canada's legislation in 2021, and represents a fundamental recognition and responsibility toward Indigenous rights and addressing injustices.

**Wampum (Belt):** Each with a unique design in shell beads, Wampum Belts have a long Indigenous history of creation to document and denote formal agreements between groups, and for ritual, trade and symbolic purposes.

**Waterbody:** Any lake or pond.



**Watercourse:** Any river, stream, creek, or canal.

**Wisconsin Glaciers:** Most of Ontario was covered by glaciation until 11,000 years ago, and geologists have named that most recent glacial period Wisconsin.

FINAL DRAFT FEBRUARY 2025

# 1

## ACKNOWLEDGEMENTS AND PROJECT PERSONNEL

FINAL DRAFT FEBRUARY 2019

## **1.0 ACKNOWLEDGEMENTS AND PROJECT PERSONNEL**

### **1.1 First Nations and Indigenous Communities (FNICs)**

The City and ARA gratefully acknowledge that the questions, comments, feedback, insight, and input provided by the representatives of each of the FNICs were crucial to the creation of an innovative, comprehensive, and meaningful Brampton Archaeological Management Plan (BRAMP), and the ability to present a holistic and inclusive view of the history of the City.

The City and ARA were pleased to engage the following FNICs throughout development of the BRAMP:

- The Department of Consultation and Accommodation, on behalf of the Mississaugas of the Credit First Nation;
- The Haudenosaunee Development Institute, on behalf of the Haudenosaunee Confederacy Chiefs' Council;
- The Huron-Wendat Nation;
- The Indigenous Network;
- The Métis Nation of Ontario; and
- The Six Nations Lands & Resources Office, on behalf of the Six Nations of the Grand River Elected Council.

The Indigenous Network and the Métis Nation of Ontario declined ongoing engagement and deferred to the other FNICs regarding the management of archaeological resources in the City.

### **1.2 Ministry of Citizenship and Multiculturalism**

Robert von Bitter, Archaeological Data Coordinator, provided invaluable assistance in compiling a comprehensive list of archaeological assessments and ensuring full copies of all reports were made available.

### **1.3 Archaeological Consultants**

The City and ARA thank all the archaeological consultants who provided copies of their reports for inclusion in the BRAMP.

### **1.4 City of Brampton Technical Advisory Committee**

The City and ARA are appreciative of the time and feedback from the internal Technical Advisory Committee (TAC).

### 1.5 City of Brampton Heritage Board (BHB)

The City and ARA are grateful for the opportunity to have attended BHB meetings to present the BRAMP in its early project phase, and again at its conclusion.

### 1.6 City of Brampton Project Team

|                                    |                     |
|------------------------------------|---------------------|
| Senior Advisor, Indigenous Liaison | Rozella Johnston    |
| Project Lead                       | Charlton Carscallen |
| Project Manager                    | Harsh Padhya        |

### 1.7 Archaeological Research Associates Ltd. Team

|                                    |  |
|------------------------------------|--|
| Project Director                   | Paul Racher  |
| Project Manager                    | Peter Epler  |
| Indigenous Engagement Lead         | Megan DeVries  |
| Public Consultation and Engagement | Kayla Jonas Galvin (Lead)<br>Lindsay Benjamin  |
| Senior Planner                     | Kayla Jonas Galvin   |
| GIS Specialists                    | Alexis Bailey (Lead)<br>Kyle Crotty<br>Michael Johnson                                   |
| Cultural Heritage and Policy       | Penny Young (Lead)<br>Victoria Mance   |
| Conservation Specialist            | Shelby Haggerty  |
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| Graphic Design                     | Aly Bousfield-Bastedo  |



## 2 | EXECUTIVE SUMMARY

## 2.0 EXECUTIVE SUMMARY

In 2022, the City of Brampton initiated the creation of an Archaeological Management Plan, as encouraged for municipalities in the *Provincial Policy Statement (2020)*. Archaeological Research Associates Ltd. was the consulting firm selected to create an Archaeological Potential Model, consult on policy and procedure formulation, and draft a master document.

The primary goals of the Brampton Archaeological Management Plan (BRAMP) are to enable efficient and transparent planning and cultural heritage management of Brampton's archaeological resources as it relates to City-led and private development land alteration, to entrench meaningful engagement with First Nations and Indigenous Communities (FNICs) in areas of cultural heritage, to further public appreciation and knowledge of archaeological resources and understandings, and to ensure City practices meet the highest possible standards of protecting its finite and fragile archaeological resources.

While this document and various policy and procedure recommendations are the most obvious public products of the BRAMP, the Archaeological Potential Model is equally fundamental, being a state-of-the-art tool that incorporates extensive data in the form of GIS mapping layers, and serving as a primary resource in planning guidance and oversight as it relates to archaeological resource management.

The history of lands occupied by Brampton stretches back over 10,000 years - the vast majority of that history being Indigenous. The City, as formalized in the *Brampton Plan*, is committed to honouring the recommendations of both the *United Nations Declaration on the Rights of Indigenous Peoples* and Canada's *Truth and Reconciliation Calls to Action*. Engagement and consultation with FNICs has occurred from the time of the BRAMP initiation, and throughout every stage of its creation.

In addition to FNIC engagement, the BRAMP benefitted from public consultation, City staff and archaeological consultant expertise, comparison with other municipal AMPs, and Ministry of Citizenship and Multiculturalism participation, all of which have informed and assisted the overall BRAMP and the formulation of the Archaeological Potential Model. The result is very much a "Made in Brampton" approach that is tailored to the City's cultural heritage and planning needs, and strives to ensure best practices and standards are this plan's hallmark.

After the Introduction (**Section 3**), the BRAMP report will provide an overview of the various legislations that regulate and guide archaeology and development/planning requirements in Ontario, and for municipalities (**Section 4**), Brampton's 10,000 years-plus history (**Section 5**, with an expanded version in **Appendix A**), details of the Archaeological Potential Model's data sources and construction (**Section 6**), policy and procedure recommendations (**Section 7**), and specific implementation plans (**Section 8**).



# 3 | INTRODUCTION

FINAL DRAFT FEBRUARY 2025

### 3.0 INTRODUCTION

If you walk down any street or path in Brampton, there's a good chance that evidence of the past is in the ground below you. For many of the same reasons this city is appealing to over 700,000 residents today, people have been present on these lands for over 10,000 years. Archaeological remains are an important window to learning about past peoples and lifeways, and the responsible management of these resources benefits us all.

In 2022, the City initiated creation of the Brampton Archaeological Management Plan (BRAMP) to benefit the protection of its archaeological resources, planning administration, and its commitment to reconciliation and engagement with Indigenous Peoples. Archaeological Research Associates Ltd. was the consulting firm selected to create an Archaeological Potential Model, consult on policy and procedure formation, and draft a master document. Public input was solicited early in the process, and engagement and consultation with First Nations and Indigenous Communities (FNICs) was a key component in every stage. Additionally, existing Archaeological Management Plans in other municipalities were reviewed.

The combined result of these consultations, expertise, research, and collaborative construction has resulted in a "Made in Brampton" plan, tailored to the City's particular cultural heritage and planning needs. The broad goals of the BRAMP are:

- Enabling efficient and transparent administration of development regulation as it relates to archaeological resource management;
- Ensuring internal practices and public works projects subscribe to the highest possible standards in anticipating, assessing, and protecting archaeological resources;
- Encouraging private development and land alteration proponents to adopt the same highest possible standards;
- Preservation of archaeological sites and evidence that are finite and fragile;
- Employing state of the art techniques and data in the form of a dynamic archaeological potential model;
- Enriching public knowledge and appreciation of Brampton's pre- and post-contact history as reflected through archaeological research and findings; and,
- Meaningfully contributing to reconciliation and engagement with FNICs.

The protection and appreciation of Brampton's archaeological heritage is a shared responsibility, and the BRAMP is designed to enable City staff, developers, the public, and FNICs to productively participate in, and benefit from, the best possible strategies and practices.



### 3.1 Legislative Rationale for the BRAMP

Nearly all archaeological activity in Ontario occurs in the context of development and land alteration activities. Since municipalities have a direct role in development approvals, the *Provincial Planning Statement* encourages them to implement Archaeological Management Plans (AMPs) as part of their mandated responsibilities. An AMP is a planning and conservation tool that enables a municipality to integrate archaeological assessments and protections in development administration, ensuring that:

- Development projects are not undertaken until lands have been assessed for archaeological potential;
- Archaeological resources are documented and appropriately managed or protected where encountered; and,
- First Nations and Indigenous Communities (FNICs) are consulted, with their interests considered from the earliest stages of assessment.

There are multiple legislative acts – provincial and federal – that also compel and/or guide municipal oversight of archaeological resource management, such as the *Ontario Heritage Act*. In **Section 4**, these are discussed in detail, along with various legislations and government bodies that trigger and approve archaeological assessments, and regulate the activities of licensed archaeologists in Ontario.

The practice of archaeology in Ontario is largely governed by the Ministry of Citizenship and Multiculturalism (MCM), who define the minimum standards and guidelines for research, Indigenous engagement, field techniques, and reporting. Additional regulation comes from the Bereavement Authority of Ontario, in the particular case of burials and cemeteries.

The MCM cautions that minimum standards and guidelines are a starting point only, and that best practices need to exceed them. Added to MCM policy are the professional standards of consulting archaeologists themselves, the requirements of FNICs, and the objectives of the City of Brampton – all which serve to push archaeological resource management beyond the bare minimum legislative requirements.

Throughout the BRAMP document it will be noted where the City has chosen to exceed minimum requirements in the interests of best conserving and protecting archaeological resources.

### 3.2 Archaeological Resources in Brampton

Brampton is situated on the Peel Plain, which encompasses much of the Greater Toronto Area of southern Ontario. Gradually sloping toward Lake Ontario, the Peel Plain is punctuated by the deep valley cuts of rivers such as the Credit. This current landscape emerged over 11,000 years of geological and environmental change, dating back to the retreat of the last glaciers.

Human presence commenced soon after the last glacial retreat, and the ensuing ten thousand-plus years has seen continual use and habitation of the land Brampton occupies. The majority of that human presence has been Indigenous, with the first incursions of European explorers (later settlers) documented in the early 1600s.

Post-contact records and Indigenous knowledge-keeping inform some of Brampton's historical record, but a great deal of our understanding comes from archaeological remains. Despite being a relatively dense urban centre, Brampton has hundreds of documented archaeology sites, and vast areas of potential that contain more. Known and potential archaeology sites preserve evidence that includes:

- Physical artifacts and structural remains;
- Detectable alterations to landscape and soils such as pits and agricultural furrows;
- Seed, pollen and insect presence in soils that reflect human activity and influence;
- Cemeteries and burials;
- The spatial relationship of artifacts and features within and between sites; and,
- The geographic location of all sites contributing to an understanding of broader patterns of land use and habitation.

**Section 5** and **Appendix A** discuss the history of Brampton in detail, with particular focus on pre-contact Indigenous peoples during the archaeologically identified eras of Palaeo, Archaic and Woodland. It would be misguided, however, to suggest that archaeological assessments and resources are the sole means of understanding the pre-contact Indigenous history of Brampton. Indigenous accounts, based on their own traditional oral histories, are included to add further depth and nuance.

Post-contact records are a valuable source of understanding settler – and sometimes Indigenous – lifeways, but can have gaps that are sometimes filled by the insights of archaeological research. Following the standards and guidelines of the MCM, the BRAMP incorporates post-contact archaeological resources that predate 1870, and also accounts for historically designated and recognized buildings and properties.

### 3.3 The Archaeological Status and Potential Model

Whether acting as the approval authority for development projects, or as the development proponent, the City benefits from accurate and up-to-date insight into known and potential archaeological resources. The Archaeological Status Layer and the Archaeological Potential Model provide this insight, and are the primary tools for guiding planning approvals and requirements for development and land alteration in Brampton.

A half century of standardized archaeological assessment work in Ontario has created a wealth of data that has revealed generally predictable patterns of where sites are more (or less) likely to be found.

The Archaeological Potential Model draws on multiple data sources that account for any archaeological assessments conducted in the past (over 1,400 in Brampton to date!) and

various physical and cultural features that are known to be associated with a higher likelihood of encountering archaeological remains. Each data source is turned to a map layer, and these map layers are then combined into two “master” layers – the Completion and Archaeological Potential Model Layers. (**Section 6** explains the data sources in detail.)

The Archaeological Completion Layer indicates property parcels where previous archaeological assessments have satisfied any concerns about the presence of archaeological remains. It cannot be stressed enough that such instances are rare, and that any land alteration requires vigilance for unexpected archaeological remains. (**Section 8** outlines Brampton’s Emergency Protocol for the unexpected encounter of archaeological or human remains.)

The Archaeological Potential Model – shown on the BRAMP cover – indicates areas where there is potential for archaeological remains, and where known features, sites, or burials have existing protections.

The Archaeological Completion Layer and Archaeological Potential Model are combined to create the Archaeological Status Layer. This composite map is the primary resource for development application approvals, as proposed parcels can be readily referenced to determine if they are free of archaeological potential and concerns or will require further assessment.

While this document is the primary product the public will engage with, the Archaeological Status Layer and Archaeological Potential Model represent a significant component of this project, and will be utilized by the planning department in efficiently, transparently and effectively managing and protecting archaeological resources in the course of development administration and oversight. As such it jointly balances cultural heritage concerns with development interests.

### 3.4 BRAMP Integration to City Policies and Procedures

The BRAMP has been constructed to integrate with City operations in multiple areas, including:

- Planning and Development Oversight;
- Cultural Heritage;
- Public Works;
- Public Education; and,
- FNIC Consultation and Engagement.

A cornerstone of successful BRAMP integration involves amendments to the *Brampton Plan*, which will formalize the BRAMP as the guiding and binding policy for archaeological resource management. **Section 7** outlines suggested amendments to the *Brampton Plan*, including adoption of the BRAMP as a schedule. BRAMP integration additionally involves practical adoption to routine City practices in some departments, which are also detailed.

There are 8 policy goals outlined in **Section 7**, with specific recommendations for each. They are:

1. To identify, manage, and protect archaeological resources.
2. To facilitate the identification, management, and protection of archaeological resources through the use of the Archaeological Potential Model.
3. To include First Nations and Indigenous Communities (FNICs) in all stages of archaeological resource management.
4. To favour the preservation and protection of archaeological sites and areas of high archaeological potential over excavation.
5. To provide clear protocols and guidance in the event of unpredicted or emergency discoveries of archaeological resources.
6. To increase the awareness and appreciation of archaeological resources among development proponents, the public, and City staff.
7. To comprehensively integrate the identification, management, and protection of archaeological resources into City processes, including the Brampton Plan, City by-laws, and other municipal processes.
8. To ensure the BRAMP remains up-to-date with best practices in all aspects of archaeological resource management.

**Section 8** details the implementation of BRAMP guidelines and use of the Archaeological Potential Model into City operations, with specific recommendations for staff and department responsibilities, training, and review.

There are two types of recommendations: those that can be immediately implemented into policy and practice, and those where the City seeks to explore future strategies to address gaps in their current jurisdictional powers. Provincial legislation currently enables a municipality to only encourage adherence to best practices in certain cases, and **Sections 7** and **8** identify areas where consultation with the appropriate provincial ministries and agencies is suggested to enable a more uniform application of BRAMP guidelines.



### 3.5 Public Engagement

The strategy for public engagement was developed following the broad principles set out by the International Association for Public Participation (IAP2) and conformed to the *inform* and *consult* levels of engagement in the Public Participation Spectrum.

The strategy sought to inform stakeholders and the public about the archaeological assessment process and the BRAMP, to further public awareness of the presence and significance of archaeological resources, and to foster community support for the management and protection of these resources.

Meaningful engagement entails a commitment to keeping the public informed, and to receiving, acknowledging, and considering their feedback. With this in mind, the following initiatives were taken to engage the public and selected stakeholders:

- Brampton Heritage Board (BHB) Meetings;
- Public survey;
- Targeted Stakeholder Outreach;
- Technical Advisory Committee; and
- Public Open House.

#### 3.5.1 Brampton Heritage Board (BHB) Meetings

The City and ARA attended a BHB meeting on March 21, 2023, as a delegation regarding the BRAMP. At this introductory meeting ARA shared the project scope and work plan, and provided an opportunity for feedback. No feedback was received at that time. A final BRAMP draft was provided to the BHB for review on XXXXXXXXXXXXXXXX.

#### 3.5.2 Public Survey

The public survey was posted on the City of Brampton's website from November 2023 until March 2024. The survey was promoted through the City's website and social media accounts in advance of the public open house. No responses were received.

#### 3.5.3 Targeted Stakeholder Outreach

A virtual project introduction meeting was hosted on Webex on September 14, 2023 for selected stakeholders. During this meeting they were introduced to the project, proposed work plan and objectives, and were invited to ask questions or provide feedback. Several questions were asked on the Indigenous consultation and engagement on the project, which were clarified to the satisfaction of the stakeholders. Opportunities for further one-on-one meetings with the stakeholders were offered, with no requests made at this meeting. Selected stakeholders included representatives from:

- City of Brampton
- Ministry of Citizenship and Multiculturalism (MCM)

- Ontario Ministry of Public and Business Service Delivery and Procurement
- Bereavement Authority of Ontario (BAO)
- Region of Peel
- Credit Valley Conservation (CVC)
- Toronto Region and Conservation Authority (TRCA)
- Brampton Heritage Board (BHB)
- Brampton Historical Society
- Building Industry and Land Development Association (BILD)
- Peel Art Gallery, Museum and Archives (PAMA)
- Architectural Conservancy of Ontario (ACO)

### 3.5.4 Technical Advisory Committee

The City of Brampton struck a Technical Advisory Committee (TAC) comprised of representatives from the City departments directly impacted by the BRAMP, a Brampton Heritage Board (BHB) representative, and FNIC representatives. The intent of this committee was to offer dedicated opportunities for the members to be informed about the project, its progress and direction, and to provide opportunities for feedback. Introductory and mid-project meetings were held, and draft BRAMP document sections were circulated for review and comment. A final meeting was held on January 15, 2025 following the completed draft's circulation to discuss final comments and input from the representatives before the preparation of the final draft.

### 3.5.5 Public Open House

The City of Brampton hosted an in-person public open house, advertised on the City's website and social media accounts, on November 28, 2023. The intent of the open house was twofold: 1. To provide an accessible venue for public information, education and discussion; and, 2. To provide the public an opportunity to share local information to better inform the BRAMP Archaeological Potential Model. A total of seven residents attended the open house and three features of local significance were added and incorporated into the Archaeological Potential Model.

## 3.6 FNIC Engagement

Arguably, the particular nature of archaeological resources - the majority of which embody Indigenous history, culture, and relationship to the land - demand the highest level of meaningful adherence to the demands of *United Nations Declaration on the Rights of Indigenous Peoples* (UNDRIP) and the *Truth and Reconciliation Calls to Action* (TRCA). The City committed to adopting UNDRIP and addressing the TRCA in 2020.

**Section 1** lists the FNICs who were approached for engagement in developing the BRAMP, and those who accepted. Our thanks for the participation of all bears repeating here.

At the outset of the BRAMP's creation, the City and ARA drafted a preliminary Indigenous Engagement Strategy, outlining three foundational concepts:

1. Each FNIC should be treated distinctly, with engagement occurring separately for each (instead of collectively), and separate from public and/or stakeholder consultation.
2. Each FNIC has its own perspectives, interests, traditions, and resources to participate in feedback and consultation., Therefore, Indigenous engagement for the BRAMP would need to be adaptive and flexible.
3. Each FNIC is recognized as expert in their own cultural heritage, with the authority to identify their own heritage resources, understand successful management practices, and determine threats to heritage protection.

The preliminary strategy was shared with FNICs for input, and the consensus was to pursue three goals:

1. Recognize that engaged FNICs do not always have the capacity to quickly review and provide feedback on unreasonably large sections of policy and documentation, and as such to structure engagement on a more ongoing and manageable basis.
2. Incorporate Indigenous perspectives throughout the BRAMP's drafting, instead of during the review of a "finished" document and plan.
3. Proactively incorporate known expectations for FNIC engagement in the practice of archaeology and planning, including those expressed by the MCM, professional archaeologists, and FNICs themselves.

Indigenous engagement began in February 2023, with a notification of project commencement circulated to the FNICs. Indigenous engagement during the development of the BRAMP was divided into distinct project phases to allow for focused discussion and review of discrete aspects of the project, rather than one large final project at the end. Each distinct project phase included a preliminary meeting with each FNIC to discuss the topic in detail, a review of the draft item that had been produced by ARA using these discussion points, and a final meeting to review and adjust the draft item as necessary.

Feedback from FNICs during engagement centered on the following themes:

- Improving the quality of archaeological assessments;
- Strengthening archaeological protection mechanisms;
- Creating clear Indigenous engagement requirements for archaeological assessments;
- Enforcing archaeological requirements and protections;
- Determining archaeological clearance of properties;
- Developing an emergency response plan;
- Artifact repatriation and collections management;
- Distinct treatment of individual FNICs;
- Public education and outreach; and,
- Establishment of a BRAMP review period.

Through the Indigenous engagement process, the City and ARA worked closely with FNICs to incorporate their insights, perspectives, and expectations during all phases of the BRAMP's drafting. It is our hope that the final product reflects this holistic approach and demonstrates that engagement with Indigenous Peoples is a mandate taken seriously by the City in all its activities and responsibilities.

### 3.7 BRAMP Review

The practice of archaeology and management of related resources is a continually evolving and improving field. The BRAMP has been designed to readily adopt future enhancements, changes in legislation, and new data. The Archaeological Potential Model and its component maps are dynamic and will have their data updated routinely, as outlined in **Section 8**. The entire BRAMP will be subject to review every five years, as specified in **Section 7**.



# 4 | ARCHAEOLOGICAL RESOURCE MANAGEMENT AND PLANNING

## **4.0 ARCHAEOLOGICAL RESOURCE MANAGEMENT AND PLANNING**

### **4.1 Introduction**

Archaeological Resource Management (ARM) in Ontario involves a combination of policies and guidelines from the three levels of government, diverse areas of legislation, and numerous responsible parties and agencies.

Rules set out by the federal and provincial governments that require archaeological assessments in various instances are called ‘triggering legislation’. The vast majority of archaeological work in Ontario occurs in the context of planning requirements, generally when property and lands are being considered for development or alteration. Municipalities, like the City of Brampton, are responsible for the direct administration of planning and development, and consequently have a key role in ARM. The Brampton Archaeological Management Plan (BRAMP) has been developed as a tool to enable effective and efficient oversight of ARM as it relates to planning and development.

Archaeological resources are finite, fragile, and provide a valuable window into past lives and cultures. Canada, First Nations, Métis and Indigenous Communities, Ontario and Brampton collectively understand that we have a responsibility to manage these resources in a way that benefits citizens today, and in the future.

This section will provide an overview of Indigenous-Crown agreements, international obligations, federal and provincial legislation and guidelines, and the role of Brampton – all as they pertain to ARM. It is designed to serve as a resource for the public and development proponents, and is not presented as a comprehensive legal guide. Prevailing legislation is subject to change and amendments, and while this section will be periodically updated to reflect such changes, interested parties are always encouraged to consult the full and current legislation and guidelines as needed.

While not all archaeological assessment within the City is focused on Indigenous peoples, the vast majority of Brampton’s over 10,000-years of human history is Indigenous. As such, virtually every instance of legislation, guidelines, and other dimensions of ARM entails inclusion of, consultation with, and consideration of, Indigenous peoples in Canada, Ontario, and Brampton. There are multiple terms for Indigenous peoples used - internationally, nationally, provincially, and in historic documents - that are not uniform. This section uses the following terms where appropriate, sometimes in place of the language used in legislation and guidelines:

- Indigenous and Indigenous Peoples, referring to the original non-European inhabitants of North America in the broadest sense.
- First Nations and Indigenous Communities (FNICs), referring to Indigenous groups in particular, including Métis and Inuit nations and communities. (Note: some legislation in Canada and Ontario uses the term ‘aboriginal’ which this section will only do in the case of direct citation).

When discussing Indigenous-government relations, this section will sometimes refer to various government bodies as the “Crown,” which encompasses pre-contact and post-contact manifestations of British, then Canadian federal and provincial, governments.

Archaeological assessment is conducted by professional, licensed archaeologists in Ontario, and their best practices generally exceed the minimums laid out in the provincial *Standards and Guidelines* and other policy documents. This is something that is expected by their regulators and FNICs, and is accounted for in the BRAMP.

This section aims to briefly introduce the range of legislation and policy that controls and influences, either directly or indirectly, archaeological resource management within the context of Ontario and, more specifically as it related to the implementation of the *Planning Act* within the City of Brampton as a municipality.

### 4.2 Acts of Reconciliation

Brampton Supports the *United Nations Declaration on the Rights of Indigenous Peoples* and the *Truth and Reconciliation Calls to Action*, which act as starting points for the City to develop meaningful collaborative relationships and work that addresses the systematic inequalities and racism that Indigenous Peoples face.

2024 Brampton Plan

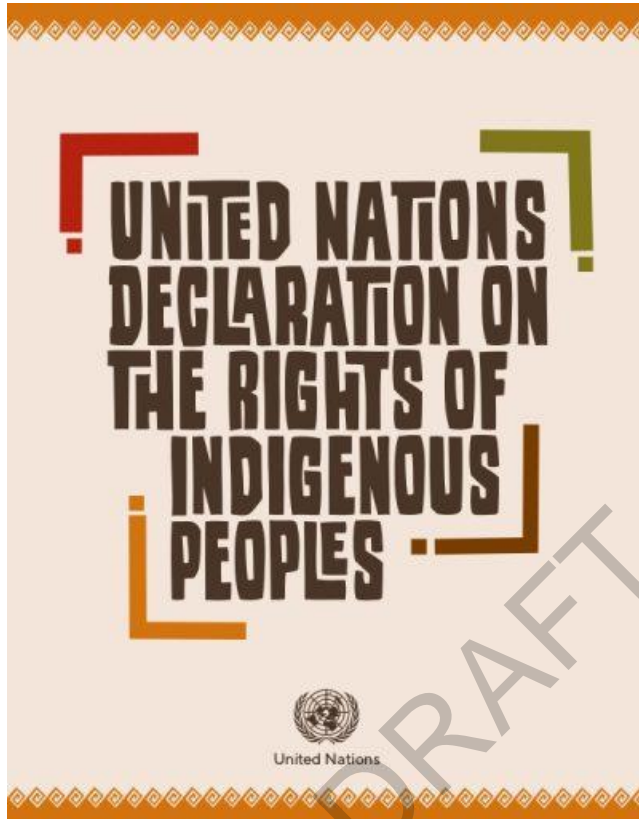
Canada, as a nation, has begun to acknowledge and confront its historic patterns of colonialism, and their continued presence and impacts in modern policies and relations, which have been largely devastating to Indigenous Peoples since the era of first contact. The national commitment to redressing these wrongs is, in part, being realized through signing the *United Nations Declaration on the Rights of Indigenous Peoples* (UNDRIP), accepting the *Truth and Reconciliation Calls to Action* (TRCA), and working to meaningfully enact both into legislation. The legislative and policy response has been mixed among the provinces and territories, though all have acknowledged the need to move forward in a way that recognizes and protects Indigenous rights, while simultaneously working toward reconciliation.

The practice of archaeology and its role in development planning is one significant component of reconciliation, and the City of Brampton seeks to use the BRAMP as one of many ways to translate a commitment to reconciliation into action.



#### 4.2.1 The United Nations Declaration on the Rights of Indigenous Peoples

Adopted by the UN in 2007<sup>1</sup>, UNDRIP was passed into legislation by Canada in 2021. The *UNDRIP Act* requires Canada to ensure all its federal laws are consistent with the Declaration, to prepare and implement an action plan to achieve the Declaration objectives, and to table an annual report on progress.<sup>2</sup> While UNDRIP has not yet been enacted into provincial law, many municipalities, including the City of Brampton, have committed to acting in accordance with its content.



**Figure 4-1: UNDRIP COVER**  
*United Nations*

UNDRIP consists of 46 articles, which Canada's expresses as an action plan that includes measures...

"to address injustices, combat prejudice and eliminate all forms of violence, racism and discrimination against Indigenous peoples, including elders, youth, children, persons with disabilities, women, men and gender-diverse and two-spirit persons; to promote mutual respect and understanding, as well as good relations, including through human rights education; [and to enact measures] related to the monitoring, oversight, follow up, recourse or remedy or other accountability with respect to the implementation of the Declaration."<sup>3</sup>

Article 12 of UNDRIP has particular relevance to archaeology and heritage concerns, stating that Indigenous Peoples have the right to maintain and protect their religious and cultural sites, the right to the use and control of their ceremonial objects, and the right to repatriation of their human remains. It further affirms that States shall enable access to and/or repatriation of ceremonial objects and human remains in their possession.



### 4.2.2 Truth and Reconciliation Calls to Action

The Indian [sic] Residential Schools Agreement was reached between the Canadian federal government and survivors of residential schools in 2006. As part of the settlement, Canada agreed to launch a Truth and Reconciliation Commission (TRC).

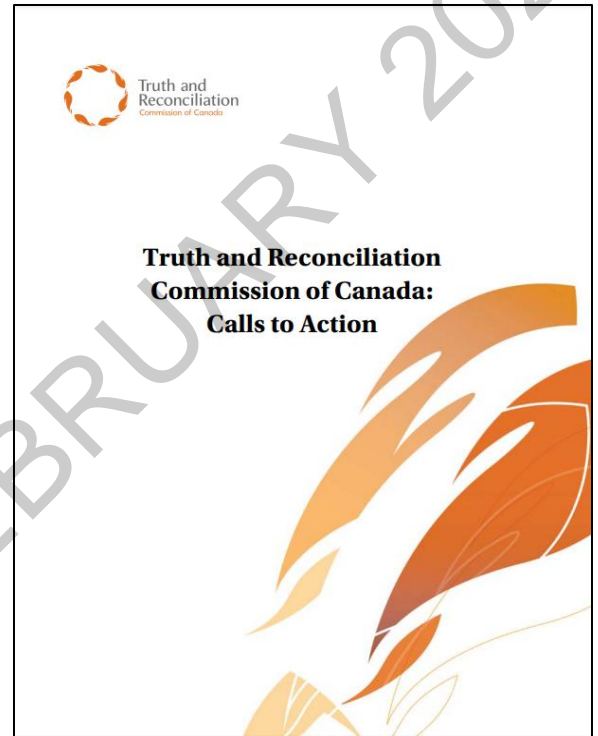
The TRC spent six years hearing from over 6,500 witnesses and survivors, and engaged in public conferences and documentation to educate the public and share findings. In 2015, the final report was presented, which included 94 *Truth and Reconciliation Calls to Action* (TRCA) to further reconciliation between Indigenous Peoples and non-Indigenous Canadians.<sup>4</sup>

The TRCA are still in the process of being fully integrated with policy and legislation at the federal, provincial and municipal levels of Canadian government at this time. The City of Brampton has committed to supporting these calls in the *Brampton Plan*. The Province of Ontario has committed to five key components aimed at addressing the TRCA<sup>5</sup>, including:

- Understanding the Legacy of Residential Schools
- Closing Gaps and Removing Barriers
- Creating a Culturally Relevant and Responsive Justice System
- Supporting Indigenous Culture
- Reconciling Relationships with Indigenous Peoples

### 4.2.3 UNDRIP, TRCA and Archaeology

Archaeology in Ontario is not a singular entity. Its practice and regulation involve overlapping national, provincial, municipal, organizational, professional, Indigenous, and other invested bodies. Each of these are adopting and enacting legislation, policies, and guidelines that seek to interpret and incorporate UNDRIP and TRCA mandates in slightly different ways, and at varying paces. Most, if not all, parties, recognize that honouring these commitments is a long-term and ever evolving duty. Despite some differences in approach, there are some generally common goals related to archaeology that include:



**Figure 4-2: TRCA Cover**  
*National Centre for  
Truth and Reconciliation*

### What is meant by Decolonizing?

The relationship between Indigenous and non-Indigenous peoples began as one of equals, but soon devolved into one of European settler, and later Canadian, control of the relationship over the course of four centuries.

This process is broadly referred to as colonialism. It includes both ill-intended and well-meaning policies, since both have served to disempower Indigenous Peoples, and favour non-Indigenous knowledge, agency and authority.

- Decolonizing the relationship between archaeology/archaeologists and Indigenous Peoples;
- Recognizing the rights of Indigenous Peoples to have full consultation and meaningful participation in archaeological activities that affect traditional lands and material cultural resources;
- Returning control over the objects of ancestors (“archaeological artifacts”) to their descendent communities through repatriation; and,
- Repatriating the remains of ancestors to their descendent communities.

In general, the expectation is to focus on concrete actions that move beyond goodwill statements of intent, and instead seek to redress harmful practices in a manner that contributes to reconciliation in a meaningful way.

### 4.3 Indigenous and Crown Agreements

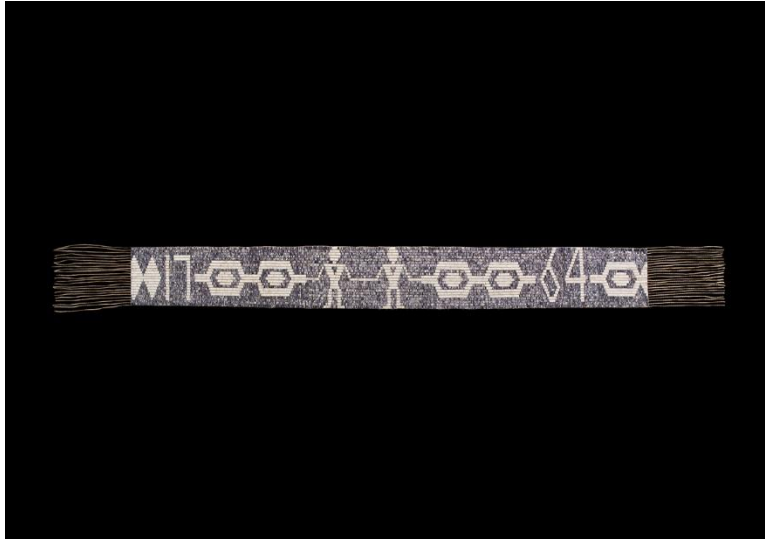
The City of Brampton occupies territory that is subject to over four centuries of treaties and agreements between FNICs and the Crown. Where several of the subsequent sub-sections will describe legislative and best practice requirements to consult with, engage, and involve FNICs, it is important to highlight these pre-existing agreements as the historical foundation that demands these requirements. In short: Indigenous rights to, and responsibility for stewardship of, these lands was agreed to long before current planning and archaeology legislation came to exist.

There is no single term that adequately captures the nature of these accords, as they represent centuries of interwoven worldviews, legal systems, and cultural understandings. But what they fundamentally share is an agreed framework for co-existence between Indigenous and settler peoples. This was reinforced by the *Constitution Act* of 1982, which in Section 35 confirms existing “aboriginal” and treaty rights as protected.

#### 4.3.1 The Covenant Chain

Originally a Haudenosaunee concept, the Covenant Chain has served as broad metaphor for complex and evolving alliances between Haudenosaunee and European explorers and settlers since the early 1600s, has been specifically cited in treaty agreements (such as the 1764 Treaty of Niagara), and endures as a modern symbol of the ideal relationship between Indigenous and settler peoples.

Perhaps originally envisioned as a chain with rope or fiber links, and known subsequently as an iron and then silver chain, the Covenant Chain consists of three links: friendship, good minds, and peace. Iron rusts, silver tarnishes, and as agreements periodically grew strained or fractured, their revisiting and revitalization was referred to as “polishing the chain”. This characterization also reminded parties to reconnect periodically to continue to build and maintain relationships.<sup>6</sup>

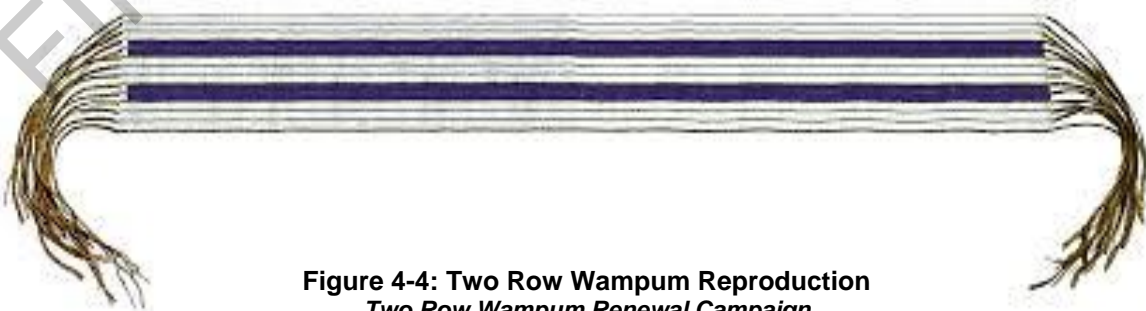


**Figure 4-3: Covenant Chain Wampum Reproduction**  
*Canadian Museum of History*

### 4.3.2 The Two Row Wampum

As Dutch settlers began to move into Haudenosaunee territory in the early 1600s, both peoples sought to reach an agreement of sharing the land peacefully. In or around 1613, this agreement was formalized and documented by the creation of the Two Row Wampum.

Wampum belts are a traditional method of denoting events and agreements of practical and symbolic importance used by many Indigenous peoples - in this case, the Haudenosaunee. The Two Row Wampum belt depicts two purple rows that represent the course of two boats, Haudenosaunee and Dutch, sailing alongside each other but not interfering with one another. The three white stripes symbolize peace, friendship, and respect. The vision and intent was that they would live as equals and co-exist in harmony.<sup>7</sup>



**Figure 4-4: Two Row Wampum Reproduction**  
*Two Row Wampum Renewal Campaign*

The Two Row Wampum has endured as a guiding symbol of how Haudenosaunee (and sometimes more broadly, Indigenous Peoples) and non-Indigenous settlers should interact and relate to each other.

### What is a Wampum Belt?

Made of the beads from the purple and white shells of mollusks, wampum belts have a long Indigenous tradition of being used for ritual, symbolic and trade purposes. Pieces of mollusk shell would be carefully crafted into beads for use in these belts, a process that was labor-intensive and time-consuming, infusing wampum beads with value and importance.

Wampum belts were often created to document and denote formal agreements between groups. As such, each belt has a unique design that reflects the purpose of its manufacture.

#### 4.3.3 A Dish with One Spoon

It is suggested by some that A Dish with One Spoon is best described as a fundamental component of Indigenous worldview and philosophy, and less a signifier of a particular treaty or agreement. It was, however, a pillar of understanding in the 1701 Great Peace of Montreal, in addition to numerous other agreements between Indigenous groups, and is included here for that reason.

The concept predated European contact and speaks to Indigenous relationships to both land and other people. The Dish represents the land and its resources, which all have a right to. The One Spoon represents how people ought to interact with the land by only taking what is needed, and also represents peaceful sharing of the land without violence or conflict – the spoon having a more peaceful connotation than a knife. A Dish with One Spoon speaks both to rights to the land, and the responsibility of stewardship and protection for future generations (never leaving the bowl empty).

The Great Peace of Montreal was an assembly of 39 nations in 1701, including British, French, and FNIC representatives. All parties sought to put an end to several years of protracted conflict. As part of the successful negotiations, The Dish with One Spoon understanding was reaffirmed. Today, A Dish with One Spoon is increasingly used



**Figure 4-5: Wampum Belt  
Symbolizing A Dish with One Spoon**  
*Hamilton Civic Museums, photo by Ward  
LaForme*



in institutional land acknowledgements, and remains an enduring metaphor for Indigenous Peoples, particularly regarding shared stewardship of the land and its resources.<sup>8</sup>

#### 4.3.4 The Fort Albany Deed

Also known as the Nanfan Treaty, in 1701 the Haudenosaunee made an agreement with the acting colonial governor of New York, John Nanfan, for a large amount of land (the "Beaver Hunting Grounds") that covered much of Southern Ontario and the Midwest United States. The Haudenosaunee made an agreement releasing the land to the Crown on the understanding that they would retain their right to hunt there.<sup>9</sup>

The agreement made with Nanfan has been referenced in multiple court cases, both at the provincial and federal levels. The Haudenosaunee maintain this is a treaty in the formal sense of the word, but the Canadian government does not recognize it as such. Subsequent treaties were negotiated for much of the same territory between the British and other non-Haudenosaunee nations, which further complicates the picture.

#### 4.3.5 The Royal Proclamation and The Treaty of Niagara (1764)

Following the defeat of the French in the Seven Years War, a Royal Proclamation for the administration of British-claimed territories in North America was issued by King George III in 1763. The Proclamation explicitly recognized the territorial rights and titles of Indigenous Peoples, and forbade the encroachment of colonists/settlers into Indigenous territories without the negotiation of Crown-recognized treaties.

The Proclamation was made a more direct agreement between the Crown and Indigenous peoples in 1764, when Sir William Johnson (Superintendent of Indian [sic] Affairs) met with representatives of many of the Indigenous nations (approximately 24) from the British-claimed North American interior, at Fort Niagara. The Covenant Chain was extended by Johnson, both to renew existing alliances ("polish the chain") and form new ones.<sup>10</sup> While commonly called The Treaty of Niagara, it was not a treaty regarding land occupation, but rather a 'peace and friendship' treaty.

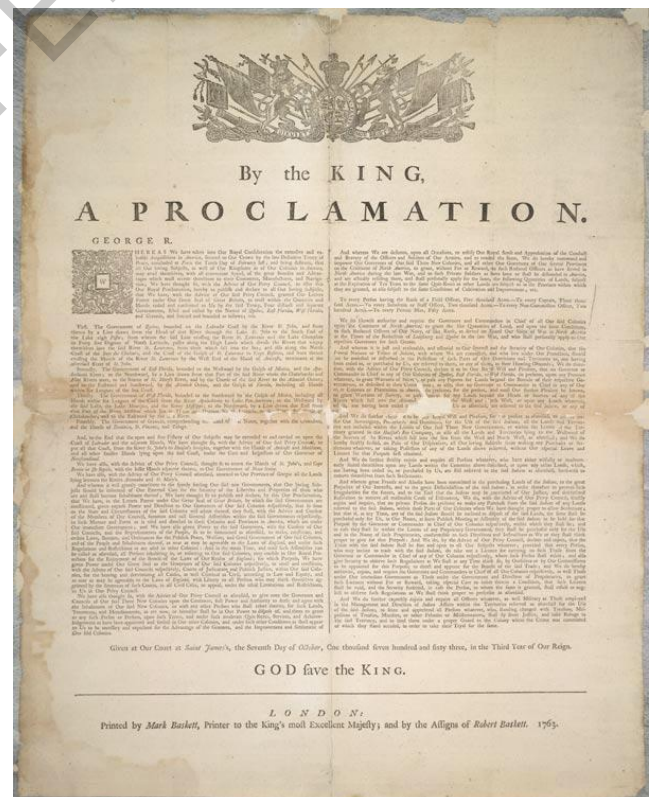


Figure 4-6: The Royal Proclamation  
University of British Columbia

The Royal Proclamation and Treaty of Niagara formed the basis of subsequent land treaties, and the Proclamation was the foundation of recognition and protection of Indigenous rights in Section 25 of the 1982 Constitution Act (where it is specifically mentioned).

### **4.3.6 The Ajetance Purchase (Treaty Number 19)**

Signed on October 28, 1818, the Ajetance Purchase (named for the Chief of The Mississaugas of the Credit River) treated for 648,000 acres (262,236 ha) of land to the British in exchange for an annual payment. These lands include modern-day Brampton, Georgetown, and the Caledon “badlands”.

The Mississaugas had already treated for a great deal of their territory in prior agreements, but the continued decline in their population (estimated at 200 by the end of 1812) due to disease and colonial/settler disruption of traditional hunting grounds is generally understood to have placed them in desperate situation.<sup>11</sup>

It is debated whether both parties to this treaty had the same understanding of land being “sold.” To the British, this meant absolute ownership of the defined territory. But for many Indigenous peoples, including the Mississaugas, ownership of land was not a concept or possibility that existed in their legal systems or worldviews. To them, it is argued, the treaty was a matter of agreed land-sharing, not transfer. This is increasingly recognized in modern-day discussions regarding treaties and acknowledged by the Crown.

Subsequent discussion will turn to current legislation and policies, but it should be noted that many earlier Indigenous and Crown agreements remain the basis for land claims, negotiations, and assertion of Indigenous rights to this day.

### 4.4 Archaeology in Canada: A legislative overview

While the direct management of archaeological activities and resources is largely a provincial responsibility, the *Impact Assessment Act* incorporates archaeological heritage as it relates to federally owned lands. Furthermore, Canada is a signatory to several relevant international agreements beyond UNDRIP and has incorporated those agreements into various acts of legislation with archaeological ramifications.

#### 4.4.1 Canada Environmental Assessment Act, Impact Assessment Act

Enacted in 2012, and replacing the 1992 act of the same name, the *Canada Environmental Assessment Act* (CEAA) applied to federally owned lands, which in the case of the City of Brampton includes an historic armoury and some railway lands. Any activity or development on these lands would trigger an assessment, which entails both consultation with Indigenous Peoples and thorough research and documenting of archaeological and historic cultural resources.<sup>12</sup>

In 2019, the *Impact Assessment Act* (IAA) was passed<sup>13</sup> and the CEAA legislation was combined into this new bill. However, the CEAA was maintained for projects where review was already underway. The IAA was struck down by the Supreme Court of Canada (SCC) as unconstitutional in 2023, due to federal-provincial divisions of responsibility the Act did not clearly maintain. An amended version to address the SCC ruling was enacted on June 20, 2024.<sup>14</sup> It is too early to know how the amendments will impact the Act's role in archaeological concerns, but a noteworthy change is that the Minister can now substitute another jurisdiction's (i.e., provincial) assessment process(es) if it addresses federal concerns.<sup>15</sup>



Figure 4-7: Armoury on Chapel Street  
Google

### 4.4.2 Canada Shipping Act

Any material recovered from a marine wreck (ship, plane, or otherwise) must be reported to Transport Canada's Receiver of Wreck as mandated by the *Wrecked, Abandoned, or Hazardous Vessels Act*.<sup>16</sup> This includes recreational divers, mariners, and archaeologists.



Figure 4-8: Marine Archaeology  
Parks Canada

### 4.4.3 Cultural Property Export and Import Act

This 1985 act, last amended in 2019, has sections that particularly restrict and govern the export of cultural artifacts greater than 75 years of age, recovered from the ground or underwater in Canada. It is backed by potential fines, and even imprisonment, for anyone charged with a violation. It has a fairly expansive definition of what constitutes an artifact, and includes any objects made or used by people, and any organic remains - such as bones - associated with human activities. The Act is in keeping with Canada's ratification of the 1972 United Nations *Educational, Scientific and Cultural Organization's* (UNESCO), *Convention on the Means of Prohibiting and Preventing the Illicit Import, Export and Transfer of Ownership of Cultural Property*.<sup>17</sup>

### 4.4.4 Convention Concerning the Protection of World Cultural and Natural Heritage

Ratified by Canada in 1976, the Convention seeks to "identify, protect, conserve, present and transmit to future generations, cultural and natural heritage that are deemed to be of Outstanding Universal Value".<sup>18</sup> Parks Canada is Canada's international agent and domestic overseer of designated world heritage sites, doing so in consultation with provinces, territories, municipalities, and Indigenous Peoples. While there are no sites currently identified in Brampton, the list is ever-expanding and warrants mention.



### 4.4.5 Standards and Guidelines for the Conservation of Historic Places in Canada

*The Standards and Guidelines for Conservation of Historic Places in Canada* provides guidance for the preservation, rehabilitation and restoration of federally managed historic places, including cultural landscapes, archaeological sites and built heritage resources as well as for materials.<sup>19</sup> Such guidance includes the planning and implementation of heritage conservation activities. The document provides nine general standards that applies to all conservation projects, and then specific guidelines for specific elements of historic places, one of which is archaeological sites (recognizing that properties may include multiple elements). *The Standards and Guidelines for Conservation of Historic Places in Canada* is a guidance document, and provides industry best practice guidance for the preservation or rehabilitation of archaeological sites. The City of Brampton has acknowledged this within the *Brampton Plan*.<sup>20</sup>



**Figure 4-9: Fort York, Toronto**  
*City of Toronto*

### 4.5 Archaeology in Ontario: A legislative overview

Before the enactment of the *Ontario Heritage Act* (OHA) in 1975, the practice of archaeology was largely unregulated, and carried out mostly by academics affiliated with universities, or dedicated amateurs and societies. There was no requirement to account for, or protect, archaeological sites, and no centralized database to facilitate sharing of field research. Nor were there requirements to ensure field projects were conducted or documented in a consistent fashion, or to publish the results.

The enactment of the OHA led to a change in that state of affairs and has been refined and updated several times over the last half century. It represents the bedrock of recognizing and protecting archaeological resources, and of administering archaeological licensing and the terms and conditions of those licences.

The OHA does not provide any specifics associated with how and in what circumstances archaeological resources, or their potential, need to be accounted for, protected, and documented. Rather, it establishes the protection of, and restrictions around, archaeological resources and allows for the requirements to be interwoven with several legislative domains, including the *Planning Act*, *Environmental Assessment Act*, *Aggregate Resources Act*, *Ontario Energy Board Act*, and the *Funeral, Burial and Cremation Services Act*.

Collectively, we refer to these pieces of legislation as “triggering legislation”, since they each demand the protection and management of archaeological resources in development contexts where they apply.

The specifics of applying these Acts are largely the responsibility of approval authorities such as municipalities like the City of Brampton, though the Province - via the Ministry of Citizenship and Multiculturalism (MCM) - maintains responsibility for some key areas too, particularly in the realm of archaeological licensing, practice, and approvals. The implementation of regulations will be discussed shortly, but first a more detailed look at each Act will be provided.

#### 4.5.1 The Ontario Heritage Act

The *Ontario Heritage Act* (OHA) is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The OHA gives provincial and municipal governments the authority and power to conserve Ontario's heritage.<sup>21</sup> As it pertains to archaeology, the OHA:

- Requires and oversees licensing for archaeologists in the province;
- Sets the Terms and Conditions to be a licenced archaeologist, including the requirement to adhere to the *Standards and Guidelines for Consultant Archaeologists*.
- Directs that field work on archaeological sites be carried out only by licensed archaeologists;

- Requires a permit for excavations;
- Requires a report for archaeological work be filed with the MCM;
- Reviews and ensures compliance of all reports;
- Maintains the Ontario Archaeological Sites Database (OASD); and,
- Sets penalties for altering an archaeological site without a permit.

The OHA also sets out how Cultural Heritage Value or Interest (CHVI) of archaeological and heritage resources are defined through supporting professional documentation, such as the S&Gs for archaeology and through Ontario Regulation 9/06 and 10/06 for Heritage Conservation Districts (HCDs) and individual properties.

### Brampton Archaeology, by the Numbers

**1400+**  
Assessment Reports on file with MCM

**760**  
Sites Documented, as of 2024

**60**  
Average number of Reports filed per Year

#### 4.5.2 The Planning Act

In Ontario, the *Planning Act* is the primary piece of legislation used by provincial and municipal governments in land use planning decisions. It mandates that municipalities have regard for matters of provincial interest and must prepare Official Plans. As it applies to archaeological concerns specifically, it directs that municipalities must ensure:

- The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; and,
- That municipal council decisions be consistent with the Provincial Planning Statement (PPS)<sup>22</sup>

#### 4.5.3 The Provincial Planning Statement

Enacted on October 20, 2024, *The Provincial Planning Statement* (PPS) replaces two previous acts, *The Provincial Policy Statement* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. The PPS mandates the conservation of cultural heritage and archaeological resources in Section 4.6. The Act reads:

1. *Protected heritage property*, which may contain *built heritage resources* or *cultural heritage landscapes*, shall be conserved.

2. Planning authorities shall not permit *development* and *site alteration* on lands containing *archaeological resources* or *areas of archaeological potential* unless the *significant archaeological resources* have been conserved.

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.

4. Planning authorities are encouraged to develop and implement: a) archaeological management plans for conserving *archaeological resources*; and b) proactive strategies for conserving *significant built heritage resources* and *cultural heritage landscapes*.

5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing *archaeological resources*, *built heritage resources* and *cultural heritage landscapes*. (Italics as in the Act)<sup>23</sup>

#### 4.5.4 Environmental Assessment Act

Public works projects such as road, transit, water, wastewater, or power infrastructure are guided by the *Environmental Assessment Act* (EAA) of 1990. An Environmental Assessment (EA) is a study that evaluates the potential positive and/or negative effects of a project on the environment. The most common EA process is known as a Municipal Class EA (MCEA), which applies to routine projects grouped into classes that range from A (minor undertakings) to C (new construction of large facilities). The MCEA applies to municipal infrastructure undertakings including roads, water, and wastewater projects.<sup>24</sup>

While the EAA is primarily concerned with natural and geographic phenomena, it explicitly cites two factors that are relevant to archaeological concerns, and must be accounted for in assessments, namely:

- The potential presence of cultural heritage resources; and,
- Consultation with Indigenous peoples.

The *Ontario Energy Act* also cites EAA assessment guidelines as applicable within its processes.

#### 4.5.4 Aggregate Resources Act

This Act, legislated in 1990 and amended in 2021, governs permits and regulation for quarries and pits, and has the potential to involve archaeological concerns in areas including:

- A requirement for consultation with Indigenous peoples;
- The ability for municipalities to provide input as they see fit; and,
- Planning and land use considerations.<sup>25</sup>



### 4.5.5 Funeral, Burial and Cremation Services Act

Legislated in 2002 to consolidate the *Cemeteries Act (Revised)* and the *Funeral Directors and Establishments Act*, this Act has regulations, standards, and guidelines outlining when and how licensed archaeologists must be involved in work concerning cemeteries, generally overseen by the Bereavement Authority of Ontario (BAO). These include:

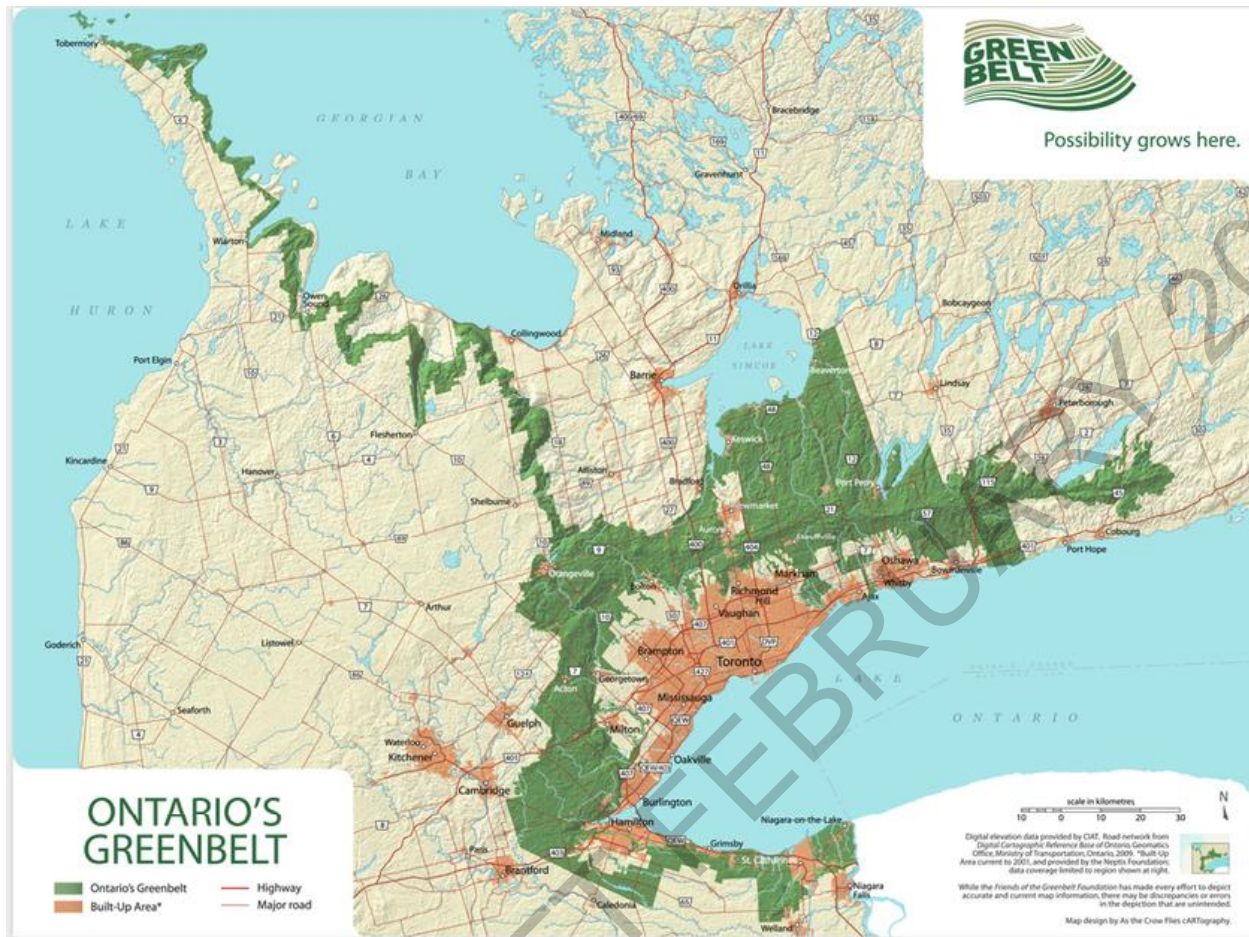
- Submission of a request before conducting any assessment or investigation of a known cemetery;
- Issuing Investigation Orders, which must be in place before any cemetery-related activities; and
- Specifying at all archaeological work must conform to provincial Standards and Guidelines.

The Act also dictates protocols for archaeologists in the event of discovering human remains not within the boundaries of a known cemetery.<sup>26</sup>

While the Act requires engagement with the “closest or most appropriate” descendant community, it still has several gaps in its framework that do not adequately address the interests and participation of Indigenous Peoples, allow for the inclusion of all relevant descendent communities, and can overlook the sacred and ritual importance of Indigenous non-cemetery burials. However, collaboration between Indigenous Peoples, the Registrars of the BAO and the FBCSA, and archaeologists have somewhat overcome these oversights, and have established best practices that go beyond the strict requirements of the Act. Sub-section 4.7.3 describes these best practices in greater detail.

### 4.5.6 The Greenbelt Act

Enacted in 2005, the *Greenbelt Act* establishes management and protection of large portions of the Oak Ridges Moraine, the Niagara Escarpment, and other specified areas encompassing green space, forests, agriculture, watersheds, and wetlands. Where disagreement between this and other Acts exist, the *Greenbelt Act* prevails over certain sections of the *Provincial Planning Act*, all municipal Official Plans, and zoning by-laws. However, in the case of conflict between this Act and either the *Oak Ridges Moraine Conservation Plan* or the *Niagara Escarpment Plan*, the latter two pieces of legislation will prevail.<sup>27</sup>



**Figure 4-10: Map of Ontario's Greenbelt**  
*Greenbelt Foundation*

Governed by the Ministry of Municipal Affairs and Housing, the *Greenbelt Act*, and the *Greenbelt Plan* (updated in 2017) have specific policies that direct municipalities in matters of cultural heritage resources, including that they:

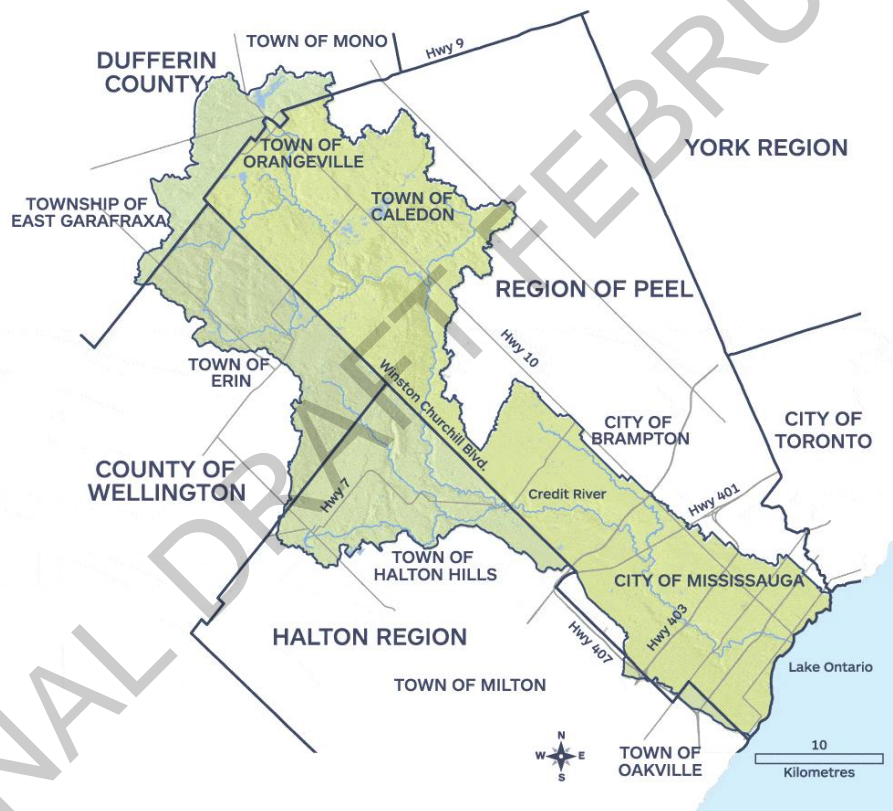
- shall be conserved in order to foster a sense of place and benefit communities. [And that]
- Municipalities shall work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources. [And that]
- Municipalities are encouraged to consider the Greenbelt's vision and goals in preparing archaeological management plans and municipal cultural plans and consider them in their decision-making.<sup>28</sup>

## 4.5.7 Credit Valley Conservation

Credit Valley Conservation (CVC) was established by the provincial government in 1954, and encompasses the Credit River watershed that extends from the headwaters at Orangeville to the shores of Lake Ontario in Mississauga. The City of Brampton is within the boundaries of CVC.

Regulated by the Ministry of Natural Resources and Forestry, as a Conservation Authority CVC is a corporate landowner, and can interact with municipal planning and development as a proponent or adjacent landowner.

CVC policies recognize past and present Indigenous People's presence on conservation lands, and seek to consult and engage with their Nations and Communities in a meaningful and ongoing manner.<sup>29</sup>



**Figure 4-11: Credit Valley Watershed**  
**Credit Valley Conservation**

#### 4.5.8 Standards and Guidelines for Protection of Provincial Heritage Properties

Prepared under part III.1 of the *Ontario Heritage Act*, the *Standards and Guidelines for Conservation of Provincial Heritage Properties* apply to all provincial ministries, and to thirteen prescribed public bodies, requiring them to identify and conserve provincial heritage properties that are under their care and control. Under these guidelines provincial ministries and public bodies can enact their own Identification and Evaluation processes to guide heritage and archaeological work on their properties or properties they manage, however the process must be consistent with these guidelines. As such, these guidelines also serve as the primary trigger for archaeological work on provincially owned or managed properties and have been acknowledged in the *Brampton Plan*.<sup>30</sup> Particular reference to archaeological resources is made, including mandates to:

- Protect archaeological sites by conserving them in their original location or through archaeological fieldwork;
- Endeavour to conserve significant archaeological resources in their original location through documentation, protection, and avoidance of impacts;
- Where activities could disturb significant archaeological resources or areas of archaeological potential, take appropriate measures to mitigate impacts; and,
- Ensure that only archaeologists licensed under Part VI of the Ontario Heritage Act will conduct archaeological fieldwork on provincial heritage property. (Section C)

Regarding Indigenous Peoples, the *Standards and Guidelines for Protection of Provincial Heritage Properties* specify that:

- With respect to Indigenous communities, ministries and prescribed public bodies should be aware that the Crown has a duty to consult with Indigenous peoples when the following conditions occur:
  - The Crown has knowledge, real or constructive, of the existence, or potential existence, of an Aboriginal right or treaty right and
  - The Crown contemplates conduct that might adversely affect the right in question. (page 4)



## 4.6 Archaeology in Peel Region and Brampton

The City of Brampton is a lower tier municipality situated within the Region of Peel. Both the Region's and the City's Official Plans (OPs) are applicable for planning and policy decisions.

The Region and the City are each corporate entities who own land within the City boundaries. This means that in addition to planning oversight, they are sometimes development proponents.

The City of Brampton is responsible for direct planning administration within its boundaries, and has its own OP. That OP must fall in line with the terms of Peel Region's OP, but is often more detailed in specific administrative terms.

### 4.6.1 The Region of Peel

The Region of Peel has recently updated their Official Plan (April 2022) which includes the recognition of the "importance of protecting and enriching the natural and cultural heritage of the Region"<sup>31</sup>.



**Figure 4-12: Region of Peel  
Official Plan  
Region of Peel**

Section 3.6 of the *Peel Regional Official Plan* identifies policies related specifically to cultural heritage in Peel Region and provides a broad overview of policy pertaining to the identification, conservation, commemoration, and promotion of cultural heritage resources (3.6.1-4). Consultation with stakeholders and Indigenous communities is encouraged to identify and manage cultural heritage resources (3.6.5).

The policy direction outlines adherence to the Region's Plan in relation to Official Plan (OP) policies of local municipalities, where significant cultural heritage resources, such as significant built heritage resources, significant cultural heritage landscapes and archaeological resources, are to be included in OP policy to ensure identification, conservation, and protection (3.6.6 and 3.6.7). Furthermore, it directs local municipalities to only permit development and site alteration where conservation through removal and documentation or preservation *in-situ* has taken place (3.6.12).

Policy 3.6.13 supports the conservation and management of cultural heritage resources within the Region that include the BRAMP:

Encourage and support the local municipalities to prepare and maintain a Cultural Heritage Master Plan and an archaeological management plan that provides, but is not limited to, inventory of cultural heritage resources, and guidelines for the identification, evaluation, conservation and direct/indirect impact mitigation activities to consider in decision making on cultural heritage resources and archaeological resources.<sup>32</sup>

### 4.6.2 The City of Brampton

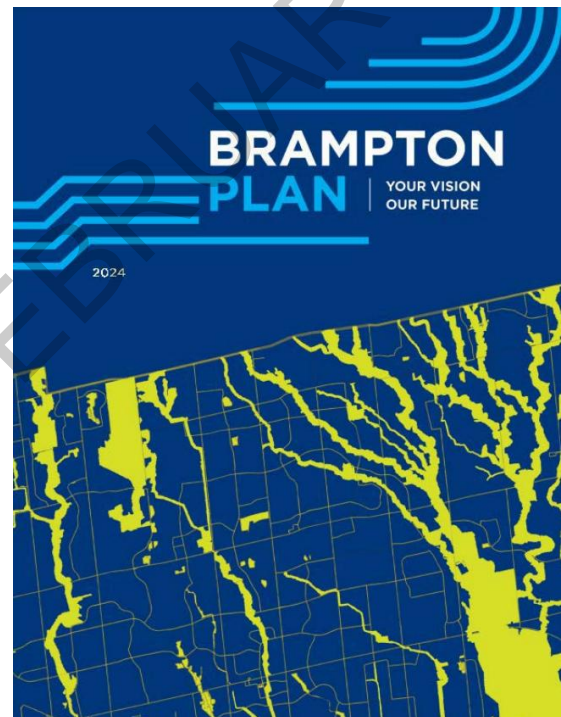
The City of Brampton adopted its updated Official Plan in 2023, called the *Brampton Plan*.<sup>33</sup> After receiving approval from the Region of Peel, the Plan took effect on June 6, 2024.

Policies relating to the identification, evaluation, and conservation of archaeological resources are included within Section 3.6, primarily within the “Archaeological Resources” section, though some protection measures are articulated through the Cultural Heritage Landscapes and Views policies.

The remaining policies offer an outline of the general expectations associated with the management and assessment of archaeological resources within the City’s planning process.

Within Subsection 3.6.3 policy related to the development of an Archaeology Management Plan (3.6.3.78), the inclusion of Indigenous engagement (3.6.3.72) and the need to develop contingency plans for emergency situations of accidental discoveries or under imminent threats (3.6.3.84) are outlined.

Specific to archaeology, Policies 3.6.3.72 and 3.6.3.78 speak to the need for further development of policies to better incorporate and integrate Indigenous communities related to archaeological resources and the archaeological and planning process, which the BRAMP addresses. Policy 3.6.3.80 and 3.6.3.81 explicitly outline the City’s augmented expectations and commitment to active engagement of FNICs within the archaeological assessment process, and marking the distinction between expectations of development on City lands and private lands.



**Figure 4-13: Brampton Plan  
City of Brampton**

There is a separate “Indigenous Communities and Duty to Consult” section that addresses broader and specific policies as related to the City’s relationship and responsibility to FNICs throughout the planning process (5.4.14 – 5.4.18) inclusive of burial sites and archaeological resources (5.4.17). This is further reinforced with Policy 3.4.3.11 within the context of Section 3.6.3 Cultural Heritage, which indicates that every effort will be made to ensure the notification and involvement of FNICs in the planning and development process.

### 4.6.3 City Planning and the BRAMP

In Ontario, municipalities are the level of government that administer provincial planning policies and regulate development (with a few exceptions in Northern Ontario). Within the guidelines of the *Planning Act* and the *Provincial Planning Statement*, each municipality, such as Brampton, sets processes for development applications, reviews and approval.

Archaeological assessments are directly linked to the development application and review process. While the *Planning Act*, *Provincial Planning Statement* (PPS) and *Ontario Heritage Act* (OHA) provide the legislative framework for the identification and conservation of cultural heritage resources (as defined by their CHVI), the identification of archaeological resources has been predominantly triggered by development projects where the municipality (and by extension municipal planners) are the approval authority. According to the Ministry of Citizenship and Multiculturalism (MCM), 98% of all archaeology done in Ontario is development or infrastructure related. Municipal plans and planners therefore have tremendous influence on the management of the archaeological record in Ontario.

With this in mind, the *Provincial Planning Statement* encourages municipalities to develop Archaeology Management Plans. The benefits of an AMP to the administration of development include:

- The use of an archaeological potential model and archaeological status maps to provide clear indication if archaeological assessment is required;
- Establishing clear protocols should development activities encounter unpredicted evidence of archaeological remains;
- Enhancing transparency of planning guidelines and requirements to the public and development proponents;
- Enhancing citizens’ knowledge and appreciation of the area’s cultural history and heritage;
- Ensuring coherent and sound management of archaeological resources throughout all municipal departments, and planning departments in particular;
- Providing efficient and timely service, guidance and communication to development proponents;
- Ensuring the municipality is in line with requirements of the *Provincial Planning Statement*;
- Allowing for nimble incorporation of future changes in guidelines or practices;

- Formalizing requirements for consultation and engagement of FNICs; and,
- Formalizing the participation of stakeholders.

### 4.7 Archaeological Assessment and Mitigation: Standards and Guidelines

In Ontario, the archaeological assessment process follows requirements as set out in the Ministry of Citizenship and Multiculturalism (MCM) *Standards and Guidelines for Consultant Archaeologists* (S&Gs).<sup>34</sup> Archaeologists are required to meet these requirements as a minimum condition for maintaining their licenses, having reports approved, and fulfilling their roles in securing necessary approvals for development proponents to proceed.

Archaeological sites are a non-renewable resource, and when research and archaeological assessments require the excavation or removal of cultural material remains, archaeology becomes a “destructive” science, since a site can only be excavated and documented once. More obviously, a failure to properly assess and identify archaeological resources in a specific area can lead to their loss in the process of land development activities. As such, best practices for Ontario archaeology have moved well beyond the minimum standards set out by the MCM S&Gs, including:

- A known understanding that merely meeting the S&Gs’ minimum written standards does not ensure “compliance” for archaeological excavation, documentation, reporting and ultimately licensing;
- The continual evolution, clarification and updating of requirements – often issued as bulletins or through requests for technical advice - in areas including marine archaeology, the assessment of rural historic farmsteads, winter archaeology, and engaging FNICs;
- Innovation and improvements developed from within the professional community of archaeologists, often shared through associations like the Ontario Archaeology Society and the Ontario Association of Professional Archaeologists; and,
- First Nations and Indigenous Communities developing their own standards for archaeology that include their consultation and oversight, and generally expanding and elaborating on the gaps in the standards and guidelines as laid out by the MCM



### Destructive Science?

Great care is taken to preserve, catalogue, store and analyze any material cultural remains that are associated with a site (things like bones, ceramics, and stone tools). Such things aren't destroyed, and while archaeologically excavated objects offer immense insight into past people's lifeways, it is often those objects' spatial distributions within an archaeological site that are equally, if not more, illuminating.

Material objects are only part of the invaluable evidence sites provide: evidence of post holes from rotted or removed structures, hearths, pits, agricultural furrows, and the like, are mainly evident as cultural features in the ground that can only be mapped, measured, and sampled in place.

While soil samples are often taken as a matter of protocol, any excavation will leave behind soils that could potentially contain pollens and other evidence of human activity and the environment at the time of habitation.

A site can only be excavated once, and we can only imagine how future innovations in techniques and technologies might improve what we can learn. Therefore, getting the excavation right is of crucial importance; it's the only chance that we have!

For some Indigenous peoples, the objects of their ancestors were intended to stay in the place where they were left. Excavation of an archaeological site therefore destroys this intention, by removing the artifacts from their original location (and depositing them into the care of archaeologists, sometimes inaccessible to the descendent communities). Because of this, Indigenous peoples often prefer that archaeological sites are left alone and protected from disturbance and development instead of being excavated and permanently removed from the landscape.

### 4.7.1 MCM Standards and Guidelines for Consultant Archaeologists

The MCM S&Gs serve four primary functions:

1. Defining the four stages of archaeological assessment.
2. Providing definitions for specific terminology to be applied during the archaeological assessment process.
3. Defining the minimum appropriate methods of fieldwork, documentation, data and artifact storage and reporting required to ensure compliance during each stage of archaeological assessment.
4. Defining the minimum levels of CHVI for archaeological sites to require, or not, progression to the next Stage of archaeological assessment.

Once an archaeological assessment has been triggered by an approval authority through the identification of archaeological potential within a part of the project area, a Stage 1 assessment is the minimum level of assessment required. The necessity for subsequent stages of assessment is based on the results of the preceding stage of work, and a comparison of those results against the CHVI definition of that stage of assessment. When an archaeological assessment is required, it is not certain that all stages of assessment will be required, as many projects proceed only as far as the end of Stage 2. An overview of each stage is provided below:

#### 4.7.1.1 Stage 1 – Background Research and Possible Property Inspection

These assessments consist of comprehensive background research into the study area, including an examination of the archaeological, historical, geographic, and current land conditions in the vicinity of the project lands.

This stage also requires compiling an inventory of known archaeological sites within a 1 km radius, and accounting for previous archaeological fieldwork results within 50 m, of the study area, both of which are used to assist in predicting zones of archaeological potential.

Sources used during a background study include archives (e.g., historical publications and records), current academic and archaeological publications (e.g., archaeological studies, reports, and management plans), modern topographic maps, recent satellite imagery, historical maps/atlasses, and the MCM's Ontario Archaeological Sites Database.

A property inspection may also be needed as part of a Stage 1 assessment to confirm the existing property conditions and their impacts to the property's archaeological potential.

While not specifically required by MCM S&Gs, engagement of FNICs has become the standard practice in Stage 1 assessments for most, if not all, archaeological consultants, and is widely accepted as subscribing to best practices. FNICs expect to - and should -

be invited to participate, based on their interest, at the very beginning of the archaeological assessment process.

Should no archaeological potential be present, the assessment process will generally stop here. In cases where archaeological potential is indicated, the assessment will proceed to Stage 2.

### **4.7.1.2 Stage 2 – Property Assessment**

Where archaeological potential has been indicated, this next stage of work consists of field investigations to identify if any archaeological resources are present within the limits of the property being assessed. Fieldwork strategies are developed based on the results of the Stage 1 assessment(s) and consist of systematic testing and survey that must meet set criteria.

While not specifically required by MCM S&Gs, engagement of FNICs has become the standard practice in Stage 2 assessments for most, if not all, archaeological consultants, and is widely accepted as subscribing to best practices. FNICs expect to - and should - be invited to participate, based on their interest, at the very beginning of the archaeological assessment process.

Any archaeological resources identified during this stage will be evaluated to determine if they are of sufficient CHVI to require proceeding to a Stage 3 assessment.

### **4.7.1.3 Stage 3 – Site Specific Assessment**

Stage 3 assessments are conducted to determine the extent of any archaeological site or sites identified in Stage 2, and to collect a sufficient sample of artifacts to determine the character and approximate date(s) of the site(s).

At the conclusion of the Stage 3 fieldwork, and during the development of the Stage 4 recommendations, the S&Gs require engagement of FNICs as part of archaeological compliance.

If an archaeological site qualifies for Stage 4 mitigation based on results of the Stage 3 assessment, the development plan should be reviewed with the proponent to determine whether the project can be adjusted to allow for the protection and conservation of the archaeological resources, or if excavation will be required. It is the expectation of the MCM and the FNICs that serious consideration to be given for project adjustment. Based on discussions between the proponent, the licensed archaeologist, the FNICs and (if necessary) the MCM, an acceptable strategy for the “mitigation of development impacts” will be developed, which can consist of a combination of avoidance and protection, and partial or full excavation of meaningful components of archaeological sites.

#### **4.7.1.4 Stage 4 – Mitigation of Development Impacts**

Following the development of a Stage 4 strategy at the conclusion of the Stage 3, this Stage of archaeological assessment involves implementation of excavation and/or avoidance and protection measures. Excavation can potentially combine hand and mechanical excavation techniques to meet per unit artifact count thresholds, and extend the defined extent past site limits to ensure nothing is missed. The conclusion of this Stage will result in the partial or full clearance of archaeological concern for the project area to allow development to proceed. If avoidance and protection has been incorporated into the strategy, archaeological monitoring is required to ensure and document the effective protection of the archaeological resources during the course of adjacent construction, maintenance or land-altering activities.

The completion of any Stage of archaeological assessment requires the preparation of an archaeological report that must be accepted into the Ontario Register of Archaeological Reports through compliant fieldwork, documentation and reporting. At the time of acceptance of the report, the MCM issues a letter to the licensed archaeologist, proponent and approval authority indicating the report's acceptance. Assuming the report recommends no further archaeological concerns, the approval authority generally accepts this letter and lifts archaeological conditions from a planning application. Municipalities may have further measures incorporated into their planning process that require further acceptance of the report by participating FNICs.

##### **Mitigation**

When the presence of an archaeological site has been determined, it becomes a cultural resource that needs to be protected. The various strategies of protection are referred to as mitigation.

The nature of proposed development will influence the mitigation strategy, but the preference is always to try and avoid disturbing the site, unless absolutely necessary. Where avoidance is not possible, full or partial excavation and recording of the site may occur, which is also a form of mitigation.

#### **4.7.2 First Nations and Indigenous Communities Standards and Guidelines**

The development of the MCM S&Gs did not involve any level of meaningful consultation with FNICs. Because of this, in an ever-evolving manner, best practices have been developed through the strategy or report review process, and 'live' in the field with FNIC community representatives as new scenarios arise. While these practices are generally documented in project-specific reports, no broader collection and formalization of these practices have been completed, and generally exist only within the institutional knowledge of the FNICs, the MCM and archaeological consultants.

Existing documented standards and guidelines that directly relate to Indigenous participation, but are primarily from non-Indigenous sources, do not fully and accurately reflect these innovations, agency, and considered direction to archaeological assessments that FNICs provide and develop on an ongoing basis.

There is no singular code or approach subscribed to by the multitude of independent FNICs in Ontario, including those connected to the territory Brampton occupies. Some



FNICs have already begun to publish their expectations, and it is anticipated that others will opt to do so in the coming years. While there are general commonalities, each set of expectations are as unique as the FNICs themselves and may not identically conform to the expectations of another FNIC.

One example of FNIC standards and guidelines relevant to Brampton is the expectations regarding archaeological assessments that have been published by the Mississaugas of the Credit First Nation (MCFN).

“MCFN have the right to be consulted on archaeological practice that affects our cultural patrimony, including the interpretation of archaeological resources and recommendations for the disposition of archaeological artifacts and sites within the Treaty area, and;

Archaeological practice must include thoughtful and respectful consideration of how archaeological techniques can be used to reveal not only the data traditionally surfaced by archaeologists, but also culturally important data valued by MCFN.”<sup>35</sup>

The specifics of how each FNIC applies this generally shared approach vary, but generally function as Indigenous-focused elaborations, amendments and expansions to the MCM S&Gs, with both sets working in a complementary manner. Broadly, FNICs have communicated an expectation for the following, either formerly through official documentation or informally through conversations and communications with proponents, approval authorities, and consultant archaeologists:

- Direct and detailed communication about any stage of archaeological assessment;
- Facilitation of project and site inspections as required through active in-field participation;
- Recognition and accounting for the land beyond sites and material remains, by recognizing and considering the significance of traditional patterns of use and/or sacred and ritual importance;
- Opportunities for meaningful engagement regarding the presentation of assessment results and in the development of mitigation strategies and site recommendations; and,
- Meaningful consultation and involvement whenever human remains are discovered (to be further discussed in **sub section 4.7.3**).

This shared onus of collaboration with FNICs, and commitment to incorporating their needs, significantly pushes the practice of archaeology beyond minimum standards. As the MCFN puts it succinctly, archaeologists must “do more.”

### 4.7.3 First Nations and Indigenous Communities Standards and Guidelines Regarding Human Remains

When archaeologists encounter human remains, whether in a known cemetery or other contexts, they follow the standards and guidelines set out by the *Funeral, Burial and Cremation Services Act* and report to the Registrar of the Bereavement Authority of Ontario (BAO).

The guidelines themselves fall short of current best practices in several ways, including:

- A lack of protocols to ensure participation by Indigenous Peoples in the treatment of burials they are associated with;
- The problematic distinction between cemetery and non-cemetery burials, which can serve to discount (or ignore) the sacred and ritual importance of Indigenous burial practices; and,
- Too easily classifying Indigenous human remains as occupying “irregular burial grounds,” which historically allowed for those remains to be removed and relegated as archaeological evidence, rather than the remains of people demanding proper respect and treatment.

Archaeologists, in collaboration with FNICs and BAO and FBCSA Registrars, have established best practices that seek to address the shortcomings of the Act. There is no “one size fits all” approach, and each FNIC will have their own needs and requirements when archaeological projects include burials. But broadly, common best practices usually entail:

- Notification of any assessment activity that will likely involve human remains, or of the discovery of remains that was unanticipated;
- Direct engagement by consultant archaeologists with the engaged FNIC(s) prior to, and in the process of drafting a work plan;
- Enabling on site representation by the involved Indigenous Nation or Community;
- Providing a Burial Site Investigation Report for review before submission to the Registrar;
- Reporting conclusions on the nature of the burial (date, cultural affiliation, etc.), extent of the burial site (i.e. isolated or part of a larger burial ground/cemetery), biological profile of the individual (age at death, biological sex, etc.);
- Limiting data collection to an inventory of skeletal remains, without removal, photography, or any needless intrusive practices; and,
- Prioritizing strategies and solutions which do not involve the disinterment and relocation of the remains.

Summarily, approaching each of these difficult and sensitive circumstances with the intent to meaningfully consult and engage results in the most effective and successful outcome.

### 4.8 Conclusion

The heritage and history of Brampton are vital to its identity, and greatly enrich its present cultural fabric through knowledge and appreciation of the cultural past. Archaeological findings contribute a great deal in this regard, and protecting and managing known and undiscovered archaeological resources is a responsibility to future generations which the City takes seriously.

Archaeological Resource Management (ARM) is no simple task, and involves a myriad of legislation, standards and guidelines issued by multiple levels of government. All citizens have a vested interest in, and benefit from, sound ARM, which is reflected in its inclusion in so many other policies and planning requirements.

The vast majority of archaeological activity in Ontario is triggered by land development, which means the lion's share of ARM is administered by municipal planning departments. The adoption of the BRAMP establishes invaluable means for effectively overseeing the responsible protection of archaeological resources.

Archaeological resources consist of both Indigenous and non-Indigenous sites, but hold particular value and insight into 10,000 years of Indigenous presence on the land. As legislation has shown increasing attention to decolonization and reconciliation, so too does the BRAMP reflect best practice developments and Indigenous expectations. Similarly, the process undertaken with the development of the BRAMP sought for rigorous FNIC consultation and engagement to follow through on the City's commitment to UNDRIP and the TRCA. The BRAMP therefore reflects this substantial effort and the invaluable input of our FNIC partners.

Finally, archaeology in Ontario has seen remarkable innovation and change over the last fifty years, and will continue to do so. As legislation and best practices evolve, the BRAMP will ably equip Brampton to keep pace with managing archaeological resources in its planning administration.

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- <sup>1</sup> United Nations, 2007
  - <sup>2</sup> Government of Canada, 2024c
  - <sup>3</sup> Government of Canada, 2024c
  - <sup>4</sup> Truth and Reconciliation Commission of Canada, 2012
  - <sup>5</sup> Government of Ontario, 2022b
  - <sup>6</sup> Onondaga Nation, 2010
  - <sup>7</sup> Six Nations of the Grand River, 2020
  - <sup>8</sup> Jacobs and Lytwyn, 2020
  - <sup>9</sup> Williams and Nelson, 1995: 112-25
  - <sup>10</sup> Government of Canada, 2013
  - <sup>11</sup> The Great Lakes Research Alliance, 2022
  - <sup>12</sup> Government of Canada, 2023
  - <sup>13</sup> Government of Canada, 2024a
  - <sup>14</sup> Government of Canada, 2024e
  - <sup>15</sup> Porter and Saintly, 2024
  - <sup>16</sup> Government of Canada, 2024b
  - <sup>17</sup> UNESCO, 1972; Government of Canada, 2024d
  - <sup>18</sup> Parks Canada, 2022
  - <sup>19</sup> Parks Canada, 2010
  - <sup>20</sup> City of Brampton, 2024
  - <sup>21</sup> Government of Ontario, 1990a
  - <sup>22</sup> Government of Ontario, 1990c
  - <sup>23</sup> Government of Ontario, 2024
  - <sup>24</sup> Government of Ontario, 2023a
  - <sup>25</sup> Government of Ontario, 2021
  - <sup>26</sup> Bereavement Authority of Ontario, 2018
  - <sup>27</sup> Government of Ontario, 2023b
  - <sup>28</sup> Government of Ontario, 2023b, Section 4.4
  - <sup>29</sup> Credit Valley Conservation, 2024
  - <sup>30</sup> City of Brampton, 2024
  - <sup>31</sup> Region of Peel, 2022:1
  - <sup>32</sup> Region of Peel, 2022:111-112
  - <sup>33</sup> City of Brampton, 2024
  - <sup>34</sup> Ministry of Citizenship and Culture, 2011
  - <sup>35</sup> Mississaugas of the Credit First Nation, 2018: 2





# 5 | TELLING THE STORY OF THE CITY OF BRAMPTON

## **5.0 TELLING THE STORY OF THE CITY OF BRAMPTON**

### **5.1 Introduction**

Brampton's story begins over 10,000 years ago, when the first Indigenous peoples lived on these lands. Archaeologists have an important role in documenting and understanding past peoples, but do not limit themselves to the evidence from sites: historical records and Indigenous-held knowledge help us to create a more complete picture of the past.

The nature of such a long history is that we have a great deal more evidence from recent centuries than past millennia – not all archaeological materials survive for thousands of years, and the early Indigenous inhabitants of Brampton had mobile lifestyles that did not leave as much evidence as a society of villages does. Historical records only reflect the last four centuries. Indigenous-held knowledge spans back further, but collectively our understanding of past peoples gets more detailed and complete as we get closer to the present. We must be cautious not to equate less evidence of a culture with lesser sophistication of those peoples.

This section will present Indigenous, archaeological, and historical stories<sup>1</sup> in the hope that readers gain a deeper appreciation of Brampton's complex and fascinating past.

### **5.2 Storytelling and Multiple Views of History**

There is no singular way to tell the story of the City of Brampton. Traditionally, archaeologists have presented a version of history influenced by the biases of colonialism and constrained by the limitations of the preserved archaeological record. Our attempts to reconstruct the past have resulted in the emphasis on one understanding of history presented as truth, which has often neglected the multitude of other viewpoints that enrich and add both complexity and challenges to that narrative. Furthermore, archaeological narratives have tended to overshadow the fact that Indigenous peoples and communities have an unbroken and continued presence on their ancestral lands.

In light of these considerations, we will present the history of the City of Brampton as a collection of stories, with no one story given precedence over another. These diverse perspectives come together to form a multi-layered historical narrative that, in its inclusivity and complexity, comes closer to representing a comprehensive account of the city's history. We profoundly thank our contributors for sharing their unique perspectives and collaborating with us to tell the story of the City of Brampton.

Indigenous stories reflect narratives that encompass territory broader than the modern boundaries of Brampton - often focusing on southern Ontario, but also further afield. The story of the City is interwoven with human history and cultures that spanned a much broader geography.

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<sup>1</sup> The City has undertaken the drafting of a section dedicated to Brampton's Black History, which will be included in a subsequent update of this document.

### **5.3 Indigenous Stories of Brampton**

#### **5.3.1 *As provided by the Department of Consultation and Accommodation, on behalf of the Mississaugas of the Credit First Nation***

The Mississaugas of the Credit First Nation are members of the Algonquian linguistic group and are a sub-group of the larger Ojibway Nation. In their own language, the Mississaugas refer to themselves as Anishinaabe meaning “human beings or people”.

The oral tradition of the Anishinaabe tells of their migration from the East Coast of North America, down the St. Lawrence River valley, and eventually into the lands of the Great Lakes Region. In a journey thought to span some 500 years, the founding peoples of the Three Fires Confederacy- the Ojibway, the Pottawatomie, and the Odawa Nations, stopped for extended periods near Montreal, Niagara Falls, the Detroit River, Manitoulin Island, and Spirit Island (Duluth, MN) before ending their journey at Madeline Island in Lake Superior. Ancestors of the Mississaugas of the Credit First Nation broke from the main body of the migratory group and settled along the north shore of Lake Huron and Georgian Bay where they were first encountered by the French in 1634.

The people, who came to be known as the Mississaugas, lived lightly on the land as they harvested its gifts. During the spring, the Mississaugas converged on the flats of rivers and creeks where they erected their wigwams and engaged in fishing. Berries, mushrooms, and other wild foods were gathered throughout the summer months with the harvest of wild rice occurring in the early autumn. After the harvest of rice, the people then again gathered at their fishing grounds to catch and preserve the fish they would consume over the winter months. Breaking into smaller family groups, the people would then move into winter camps where they would engage in trapping and await the yearly cycle of seasonal migration to begin anew. The arrival of the French into the lands of the people was welcomed as pelts could be exchanged for European trade goods that made life easier. Iron axes, copper kettles, cloth, and even fishhooks proved beneficial as the Mississaugas no longer had to craft comparable objects solely from the resources of the land. Unfortunately, participation in the trans-Atlantic fur trade meant the Mississaugas would be caught up in the conflicts of the 17<sup>th</sup> century known as the Beaver Wars.

The Beaver Wars were a period of intermittent warfare that engulfed much of the St. Lawrence and the Great Lakes Regions and saw the occupancy of Southwestern Ontario change hands three times. The Haudenosaunee from south of Lake Ontario, in their efforts to monopolize the fur trade with the Europeans, invaded Southwestern Ontario dispersing the Neutrals, Petun and the Wendat Nations, and making the region their beaver hunting grounds. By the end of the 17th century, the combined efforts of Algonquian nations, including the Mississaugas, and French forces succeeded in driving the Haudenosaunee back into their homelands south of Lake Ontario. A treaty, brokered by the French in 1701, restored peace in the region and found the Anishinaabe in control of Southwestern Ontario. Mississaugas of the Credit ancestors, who had driven the Haudenosaunee from the head of Lake Ontario, now occupied approximately four million acres of lands, water, and resources in Southern Ontario.

The territory of the Mississaugas extended from the Rouge River Valley westward across to the headwaters of the Thames River, down to Long Point on Lake Erie and then followed along the shoreline of Lake Erie, the Niagara River, and Lake Ontario until arriving at the Rouge River Valley. One creek in particular, the Missinnihe, was a favourite of the people who used it and the surrounding area for hunting, fishing, gathering, healing and spiritual purposes. A trading post established in the vicinity by the French circa 1720, enabled MCFN ancestors to trade the pelts they had gathered over the winter for European trade goods. The Missinnihe was later named the Credit River due to the traders' practice of extending credit to MCFN ancestors and then being repaid the following spring with the winter's catch of furs. The people became known to the Europeans as the Mississaugas of the Credit.

The outbreak of the American Revolution (1775-1783) and its aftermath placed pressure on the British Crown to acquire lands for the settlement of Loyalists. Recognizing that Mississaugas of the Credit ancestors had lands desirable for that purpose, the Crown actively pursued the acquisition of their territory. Between 1781 and 1820, Mississaugas of the Credit First Nation ancestors negotiated eight treaties with the British Crown that saw their territory of approximately 4 million acres reduced to 200 acres on the Credit River.

These pre-confederation treaties include:

- The Mississauga Treaty at Niagara, No. 381 (1781)
- The Between the Lakes Treaty, No. 3 (1792)
- The Brant Tract Treaty, No. 8 (1797)
- The Toronto Purchase, No. 13 (1805)
- The Head of the Lake Treaty, No. 14 (1806)
- The Ajetance Treaty, No. 19 (1818)
- Treaty 22 (1820)
- Treaty 23 (1820)

Entering into the early treaties, neither the Crown nor the Mississaugas fully understood what the agreements meant to the other. For the British, treaty making meant that they were outright purchasing the land- they were the sole proprietors, and they could use the entirety of the land as they saw fit. The Mississaugas entered the early treaties with the understanding they would be sharing the lands with the settlers- the settlers would establish their farms and villages while the Mississaugas would carry out their hunting, fishing and gathering activities as they had always done. To their dismay, the Mississauga belatedly realized that the settlers were not sharing the land but regarded it as their own. Endeavoring to move about their lands as they had always done, the Mississaugas found their paths blocked by fences, the fish and game depleted, the forests cleared, and themselves driven away from their camping spots by angry farmers. Strangers in their own lands, the Mississaugas' traditional economy collapsed and their population plummeted



as the settlers brought diseases for which the Mississaugas had no cure. In 1787, the Credit Mississaugas had over five hundred members; in 1798, there were approximately three hundred members; in 1811, there were two hundred and eight members; and in 1820, there existed slightly less than two hundred members. It seemed to appear that the Mississaugas of the Credit would inevitably disappear as a first nation.

Averting extinction was accomplished by transitioning from their traditional ways to an agrarian lifestyle. Converting to Methodism during the mid-1820s, the Mississaugas established a Christian mission village at the Credit River in 1826. During their time at the village, the Mississaugas were able to build successful farms and a village that included a school, hospital, chapel, mechanics' shops, and forty settler style homes. Learning about business as well, the Mississaugas were the major shareholders of the Credit River Harbour Company and the owners of their own schooner. Despite their successful adoption of a new world and life view, continued encroachment by settlers, diminishing resources, and the inability to gain title to their lands, eventually caused the Mississaugas to relocate their settlement.

Leaving their mission village in 1847, the Mississaugas of the Credit moved to their present location on 6000 acres of land in Brant and Haldimand Counties. Today the Mississaugas of the Credit has a population of 2600 with two-thirds of the membership living off reserve.

### ***5.3.2 As provided by the Huron-Wendat Nation***

As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of 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 South, represents a part of the ancestral territory of the Huron-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 Huron-Wendat Nation and the largest archaeological heritage related to a First Nation in Canada.

According to our own traditions and customs, the Huron-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 Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.

Today, the population of the Huron-Wendat Nation is composed of more than 4000 members distributed on-reserve and off-reserve.

The Huron-Wendat Nation band council (CNHW) 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 Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsio, which translates to "our beautiful land" in the Wendat language.

The Huron-Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake South.

**5.3.3 As provided by Six Nations Lands & Resources, on behalf of the Six Nations of the Grand River Elected Council**

From time immemorial, the Six Nations (sometimes then referred to as the Five Nations) possessed very large territories in what is today the United States of America and the provinces of Ontario and Quebec. The original five nations unified under the Great Tree of Peace and became the Haudenosaunee Confederacy.

Starting in 1613, the Haudenosaunee entered into several Two Row Wampum agreements with European Powers that formed the basis for subsequent treaties: “We will not be like Father and Son, but like Brothers. [Our treaties] symbolize two paths or two vessels, travelling down the same river together. One, a birchbark canoe, will be for the Indian People, their laws, their customs, and their ways. The other, a ship, will be for the white people and their laws, their customs, and their ways. We shall each travel the river together, side by side, but in our own boat. Neither of us will make compulsory laws nor interfere in the internal affairs of the other. Neither of us will try to steer the other’s vessel.”

Southern Ontario was always Iroquois land. Occupied by the Wendat and Attawandaron Nations prior to colonialism, both were defeated by Haudenosaunee in the Beaver Wars and a majority of their members were absorbed into Six Nations. The Crown later recognized this vast expanse of Haudenosaunee land in the 1701 Fort Albany/Nanfan Treaty and continued to recognize it and honour its terms. That same year, the Haudenosaunee and a number of Anishinaabeg Nations agreed to share a portion of those lands in their Dish with One Spoon Treaty.

In the late 1600s, the Anishinaabe, as allies of the French, expanded their territory westward into Fort Albany/Nanfan lands as Six Nations was preoccupied fighting alongside their Imperial Crown allies elsewhere. The Anishinaabe attempted to exclude the Haudenosaunee from their northern lands, but failed, as the Haudenosaunee continued to use those lands for hunting, trapping, trade, transit and settlement. While the Haudenosaunee had their rights to those lands enshrined in treaties, the Anishinaabe forfeited any rights they may have had in a series of quit claims, despite being told they had no right to sell the land.

Throughout the American War of Independence, the Six Nations continued their alliance with the Imperial Crown. During an American raid on Onondaga, Cayuga and Seneca villages in the late summer of 1779, an estimated 9 million pounds of corn were destroyed, attesting that the Haudenosaunee were prolific farmers as well as hunters and fishers. Because of the Crown’s defeat in that war, many Haudenosaunee left the United States and, at the invitation of the Crown, settled on a portion of their Fort Albany/Nanfan lands, known today as the Haldimand Tract. The 1784 Haldimand Treaty emphasized the land was for the exclusive possession and settlement of the Six Nations and that those lands would be enjoyed by their descendants forever.

As more settlers moved onto Six Nations of the Grand River territory, the land became unsuitable for hunting and the Six Nations were forced to find alternate means of support.

The Haudenosaunee placed some of their lands in trust with the Crown to raise funds, via leases for the perpetual care and maintenance of Six Nations. But those leases were never properly honoured. Monies resulting from such leases, and illegal sales, were administered by the Crown, but instead of benefitting Six Nations, these funds were frequently used to pay down Crown debts and build public infrastructure. These actions are subject to ongoing litigation between Six Nations of the Grand River and the provincial and federal Crowns.

***5.3.4 Haudenosaunee Development Institute, on behalf of the Haudenosaunee Confederacy Chiefs Council***

The Haudenosaunee Development Institute, on behalf of the Haudenosaunee Confederacy Chiefs Council, was invited to contribute a narrative to this project but did not submit one for inclusion at this time. The City will be pleased to include one at a future date, if provided.



## 5.4 Other Stories of Brampton

### 5.4.1 *Black Community of Brampton*

The City is in the process of drafting this section, which will be updated at the earliest opportunity.

FINAL DRAFT FEBRUARY 2025

## 5.5 How Archaeologists Tell the Story of Brampton

The archaeological history of the City of Brampton is expansive and detailed. To accommodate this depth, a more detailed and comprehensive version for reference is provided, in **Appendix A**. A more general and abridged version is summarized below.

### 5.5.1 Post-Contact

The earliest documented evidence of occupation in southern Ontario dates to around 9000 BC, following the retreat of the Wisconsin glaciers and the formation of Lake Algonquin, early Lake Erie, and early Lake Ontario.<sup>1</sup> At that time, small bands of Indigenous peoples moved into the region, leading mobile lives centered on communal hunting of large game and the gathering of plant-based food resources.<sup>2</sup> This era, known as the Palaeo period, witnessed Indigenous peoples covering extensive territories to adapt to the changing post-glacial environment. This environment gradually shifted from a sub-arctic spruce forest to a boreal forest dominated by pine.<sup>3</sup> The archaeological sites of this time tend to be small and suggest short-term use. In addition to the “light footprint” of Palaeo people’s presence, limited material remains have survived for so many thousands of years (primarily stone tools/debris and occasional evidence of fires). As a result, much of Palaeo lifeways remain unknown to archaeologists.

#### Dates

There are multiple ways of expressing dates in archaeological writings, including BP (years before present) and BCE (before current era). The BRAMP uses the more familiar BC/AD (before Christ/*anno domini*) format.



Figure 5-1: Hi-Low Palaeo Unfluted Point  
Royal Ontario Museum



Figure 5-2: Barnes Palaeo Fluted Point  
Royal Ontario Museum

Around 7500 BC, the climate warmed and deciduous forests appeared. In response to these environmental shifts, Indigenous communities adapted their hunting techniques and tools to better align with the newly available animal and plant food resources. This change in archaeological material culture denotes what archaeologists call the Archaic period. During this period, population sizes grew, and Indigenous groups began to engage in long-distance trade. Archaeologists note the rise in focused burial practices during this period, with burials including substantial grave goods such as stone tools, trade copper, and personal adornment items.<sup>4</sup>



**Figure 5-3: Archaic Points**  
*ARA Photo Library*

The Woodland period is marked by the appearance of ceramic pottery, which is noted around 900 BC. Ceramic traditions have become an important method by which archaeologists are able to identify distinct cultures in the archaeological record. The first appearance of ceramics is associated with the Meadowood archaeological culture, but as time progressed, other traditions developed in southern Ontario.<sup>5</sup>

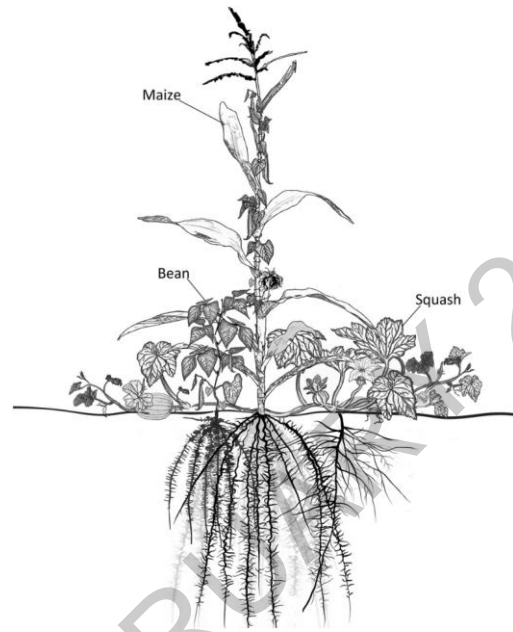


**Figure 5-4: Woodland Ceramics**  
*ARA Photo Library*

The first evidence of maize (corn) horticulture in southern Ontario appears around AD 500<sup>6</sup> (and possibly earlier than that) and is associated with the Princess Point archaeological culture around the Grand, Credit, and Humber rivers.<sup>7</sup> During this period, small circular or square houses, described as ‘incipient’ longhouses, appear in small villages on Princess Point sites. These villages housed approximately 75 people for upwards of 50 years and were repeatedly inhabited.<sup>8</sup> It has been suggested that the Princess Point people were the ancestors of the later Iroquoian-speaking populations of southern Ontario.<sup>9</sup>

Over time, the practice of maize horticulture improved (in part due to the incorporation of beans and squash, the three crops collectively known as “The Three Sisters”), allowing for larger populations and more complex settlements. These developments are linked to the spread of Iroquoian-speaking populations in southern Ontario, including the ancestors of the historically documented Wendat, Attawandaron, and Haudenosaunee nations. Other parts of southern Ontario were inhabited by Algonkian-speaking peoples who were much less agriculturally oriented.

The reader will note that more specific groups are identified during the Woodland period, as compared to earlier eras. Archaeologists have begun to understand that the Indigenous peoples of southern Ontario had (and have) fluid identities and complex cultural connections. Rigid boundaries of classification are convenient to scholars, but can too easily fail to reflect rich, diverse and multifaceted life experiences, as well as realities of inter-cultural sharing and permeability. In distinguishing and naming groups and cultures, it’s important to stress that the categories archaeologists use likely didn’t exist as hard and fast divisions for Indigenous peoples.

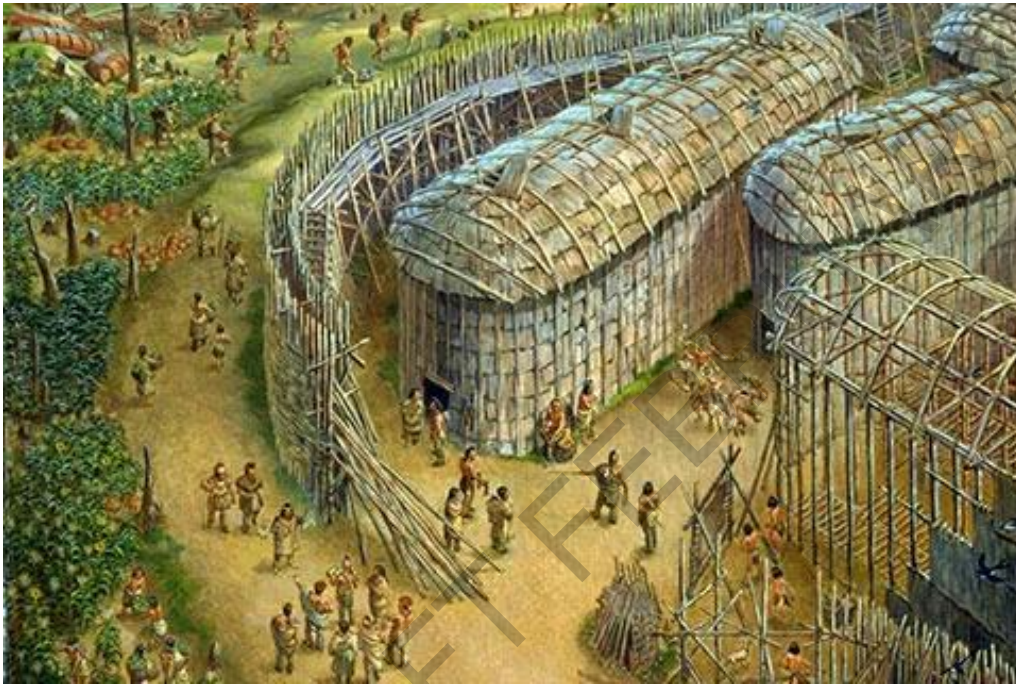


**Figure 5-5: Three Sisters Planting**  
 Image by Lopez-Ridaura, S., Barba-Escoto, L., Reyna-Ramirez, C. A., Sum, C., Palacios-Rojas, N., & Gerard, B. is used under the Creative Commons Attribution 4.0 International License (CC BY 4.0)



### 5.5.2 Post-Contact

When the first European explorers made contact with Indigenous peoples in southern Ontario, villages were widespread and large, and distinct cultures are represented archaeologically, such as the Wendat and the Attawandaron.



**Figure 5-6: Wendat Longhouses and Palisade**  
University of Waterloo

The end of the Woodland period is identified as occurring around AD 1600, with the emergence of the fur trade which grew to increasingly dominate the economic focus of most Indigenous groups. Archaeologically, this is evident in the material culture of Indigenous populations, with sites showing the use and inclusion of items of European manufacture like glass beads, coins, and firearms.<sup>10</sup> Increased contact with Europeans throughout the 1600s had an even more profound influence on Indigenous societies: the introduction of diseases that led to population declines, which is archaeologically evident in smaller longhouses and the appearance of greatly enlarged cemeteries.<sup>11</sup>

The importance of European trading contacts eventually led to increasing factionalism and tension among the First Nations in the region. Different groups began to vie for control of the lucrative fur trade, which was itself a subject of competition between the French and British. In what would become Ontario, the Wendat, the Tionontaté, and



**Figure 5-7: Glass Trade Beads,**  
ca. mid-17<sup>th</sup> Century  
*Ontario Museum of Archaeology*



**Figure 5-8: Beaver Pelt**  
*National Park Service*

their Anishinaabeg trading partners allied themselves with the French. In what would become New York State, the League of the Haudenosaunee (the Five Nations Iroquois at that time) allied themselves with the British and the Dutch. The latter alliance may have stemmed from Champlain's involvement in Anishinaabeg and Wendat attacks against Haudenosaunee strongholds in 1609 and 1615.<sup>12</sup> While aligned with the French for trading purposes, members of the Attawandaron Nation opted to not involve themselves in the conflict.

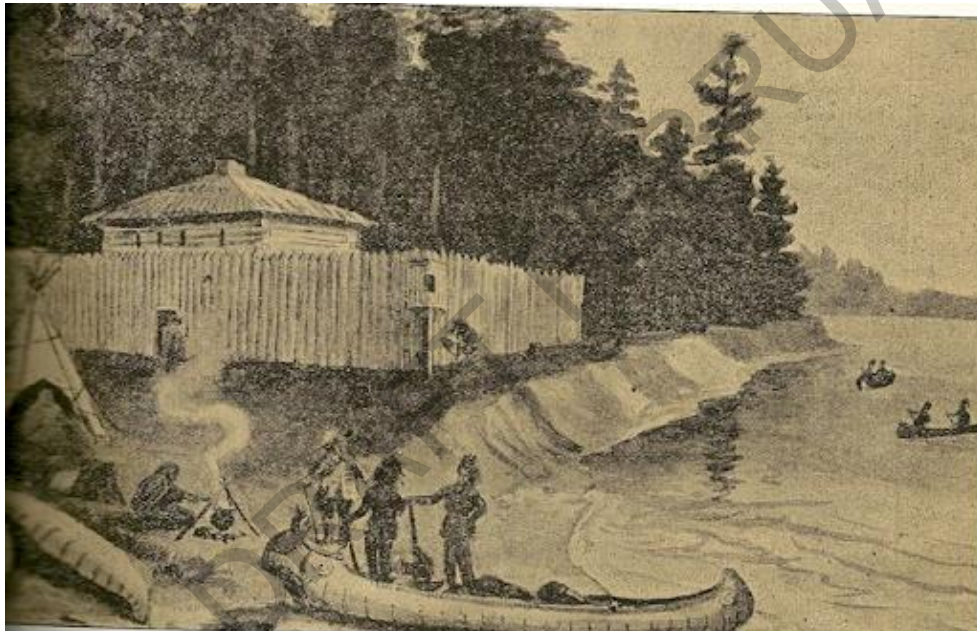
The intensity of conflict generally increased during the first half of the 1600s, and by mid-century the Haudenosaunee effectively scattered the Wendat and Petun from southern Ontario. Anishinaabeg populations likewise fled southern Ontario, and Haudenosaunee aggression led to end of the Attawandaron Nation.<sup>13</sup>

By the late-17<sup>th</sup> century, the Haudenosaunee were suffering from disease introduced by Europeans, as well as the impacts of warfare with the French. On July 19, 1701, the Haudenosaunee treated with the British under King William III for the lands in southern Ontario in the Deed of Fort Albany (sometimes also called the "Nanfan Treaty") with the provision that they could still hunt freely in the territory.<sup>14</sup> The Haudenosaunee had a long history of treaty-making with the Dutch and the British dating to the time of contact; these understandings focused on defining the intended relationship between the parties and how they would interact and continue to the present day.

The Anishinaabeg mounted a counter-offensive against the Haudenosaunee in the late-17<sup>th</sup> century. When the Haudenosaunee withdrew into New York state, the Anishinaabeg settled in southern Ontario and played a significant role in the fur trade with both the British and the French.<sup>15</sup> Throughout the 18<sup>th</sup> century, the Anishinaabeg populations hunted, fished, gardened, and camped along the rivers, floodplains, and forests of southern Ontario.<sup>16</sup> However, because their use and occupation of the land

was exceedingly light in terms of material culture, their associated archaeological sites are both rare and difficult to detect.

In subsequent years, the French established trading posts along the upper Great Lakes, while the British dominated the fur trade further north through the Hudson Bay Company. As the number of European men living in Ontario increased, so too did the frequency of their relations with Indigenous women. Male employees of French and British companies began to establish families with Indigenous women, a process which resulted in the ethnogenesis of a distinct Indigenous people known as the Métis. Comprised of the descendants born from such relations and subsequent intermarriage, the Métis emerged as a distinct Indigenous people during the 18<sup>th</sup> century. Métis settlements were tightly linked with the spread and growth of the fur trade and were part of regional communities connected by highly mobile lifestyles, seasonal rounds, extensive kinship connections, and shared identity.<sup>17</sup>



**Figure 5-9: Fort Rouillé, Toronto**  
*National Archives of Canada*

Following the Seven Years' War (a global conflict between the French, British, and their allies that was also fought in North America), the British took control of French held lands, initiating a new era of land acquisition and organized settlement. In the Royal Proclamation of 1763, the British government recognized the land rights of First Nations. This meant that the land had to be purchased by the Crown from the First Nations before it could be used for European settlement, a need that intensified with waves of United Empire Loyalists arriving from the south after the American Revolutionary War.<sup>18</sup> Subsequently, numerous treaties were arranged by the British and large swaths of territory were acquired. In what would become the City of Brampton, land was obtained from a group of Anishinaabeg known as the Mississaugas.



### United Empire Loyalists

During and after the American Revolution, there was an influx of settlers to Upper and Lower Canada: people who remained loyal to Britain.

They were promised grants of land, and the Crown bestowed them the honorary title of "U.E." meaning Unity of the Empire.

The presence of Loyalists in this region was significant, and they were pivotal in repelling American invasion attempts during the War of 1812.

In December 1791, the Parliament of Great Britain divided the former Province of Quebec into the Provinces of Upper and Lower Canada. Colonel John Graves Simcoe, appointed as Lieutenant-Governor of Upper Canada, was directed to populate and protect the newly created province.<sup>19</sup> In July 1792, Simcoe divided the new province into 19 counties; the future City of Brampton fell within the then-County of York and much of the area remained in the hands of the Mississaugas.

The Mississaugas were approached to treaty for the land in what was then known as the First Purchase of the Mississauga Tract; today, it is called the Head of the Lake Treaty or Treaty 14. With Treaty 14, roughly 30,000 hectares (74,000 acres) of land were acquired by the Crown, except for a one-mile strip on either side of the Credit River, from the Mississaugas on August 2, 1805. The Crown

negotiated the Second Purchase (known today as the Ajetance Treaty or Treaty 19) on October 28, 1818, in which over 242,000 hectares (600,000 acres) more were further acquired, this parcel including much of the modern Region of Peel's territory. The subsequent signing of additional treaties in 1820 left the Mississaugas with little remaining land in the region and, as such, in 1847, the Mississaugas relocated and settled on a reserve near Brantford, Ontario.<sup>20</sup>

It is now understood that the Crown and Indigenous peoples had vastly different ideas about what the treaties represented. For the Crown, treaties were usually viewed as complete land surrenders, paving the way for immigration and settlement. For First Nations and Indigenous communities, however, treaties were viewed as agreements to share the land as equal parties. However, with increasing immigration and non-Indigenous population growth, their ability to sustain traditional lifeways and equitable land sharing became untenable. The resulting dispossession of land would have immensely negative and long-lasting impacts on the Indigenous peoples in the ensuing centuries.



Between 1815 and 1824, heavy immigration from Europe resulted in the doubling of the non-Indigenous population in Upper Canada. This dramatic increase was a result of the outcome of the War of 1812 and British efforts to populate the province's interior.<sup>21</sup> Similarly, population growth in the future Peel County was initially rapid, driven by settlers arriving from New Brunswick and America. The Grand Trunk Railway and the Toronto Grey & Bruce Railway further accelerated the rate of settlement and the level of prosperity. In 1849, the counties were reconfigured and Peel and Ontario Counties were created from the western and eastern extents of York County.



**Figure 5-10: Brampton Station,  
Grand Trunk Railway, ca. 1890**  
*Toronto Railway Historical Association*

Peel County was comprised of the Townships of Caledon, Albion, Chinguacousy, Toronto Gore, and Toronto. The Township of Chinguacousy was surveyed by R. Bristol in August and October 1819, nearly one year after the completion of Treaty 19. Chinguacousy was one of the best-settled townships, featuring excellent land, many good farms, and abundant hardwood. It was also relatively well-watered by the Credit River and Etobicoke Creek, which traversed the western and east-central parts of the township, respectively.

The principal settlement in the township was Brampton, which was incorporated as a village in 1852 and became a town in 1873. Its origins trace back to the establishment of a tavern by William Buffy, and later Judge Scott added a small store, a pot ashery, a distillery, and a mill. In 1834, John Elliott laid out the village lots and the settlement was formally named 'Brampton'. It grew into a prominent hub in the township, attracting various businesses. Brampton served as a major market for the region's agricultural products and developed even further when a Grand Trunk Railway station was opened. By 1877, the Town of Brampton had a population of 2,551.

In 1974 several historic communities of the area were amalgamated to form the newly incorporated City of Brampton.

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- <sup>1</sup> Karrow and Warner, 1990; Jackson et al, 2000: 416–419
  - <sup>2</sup> Ellis and Deller, 1990: 38; Ministry of Culture, 1997:34
  - <sup>3</sup> Ellis and Deller, 1990: 52–54, 60
  - <sup>4</sup> Ministry of Culture, 1997: 34; Ellis et al, 1990: 65-67, 115-117
  - <sup>5</sup> Spence et al., 1990; Ministry of Culture, 1997: 34
  - <sup>6</sup> Crawford and Smith, 1996: 783
  - <sup>7</sup> Fox, 1990: 174-188
  - <sup>8</sup> Warrick, 2000: 429–434
  - <sup>9</sup> Warrick, 2000: 427
  - <sup>10</sup> Lennox and Fitzgerald, 1990:432–437
  - <sup>11</sup> Ministry of Culture, 1997: 35; Warrick, 2000: 457
  - <sup>12</sup> Lajeunesse 1960: xxix
  - <sup>13</sup> Schmalz, 1977: 2; Coyne, 1895: 18; Lennox and Fitzgerald, 1990: 456
  - <sup>14</sup> Coyne, 1895: 28
  - <sup>15</sup> Coyne, 1895: 28
  - <sup>16</sup> Coyne, 1895: 28
  - <sup>17</sup> Métis Nation of Ontario, 2015
  - <sup>18</sup> Lajeunesse, 1960: cix
  - <sup>19</sup> Coyne, 1895: 33
  - <sup>20</sup> Heritage Mississauga, 2009
  - <sup>21</sup> Surtees, 1994: 112

## 6 | METHOD AND POTENTIAL MODEL



## **6.0 METHOD AND POTENTIAL MODEL**

### **6.1 Introduction**

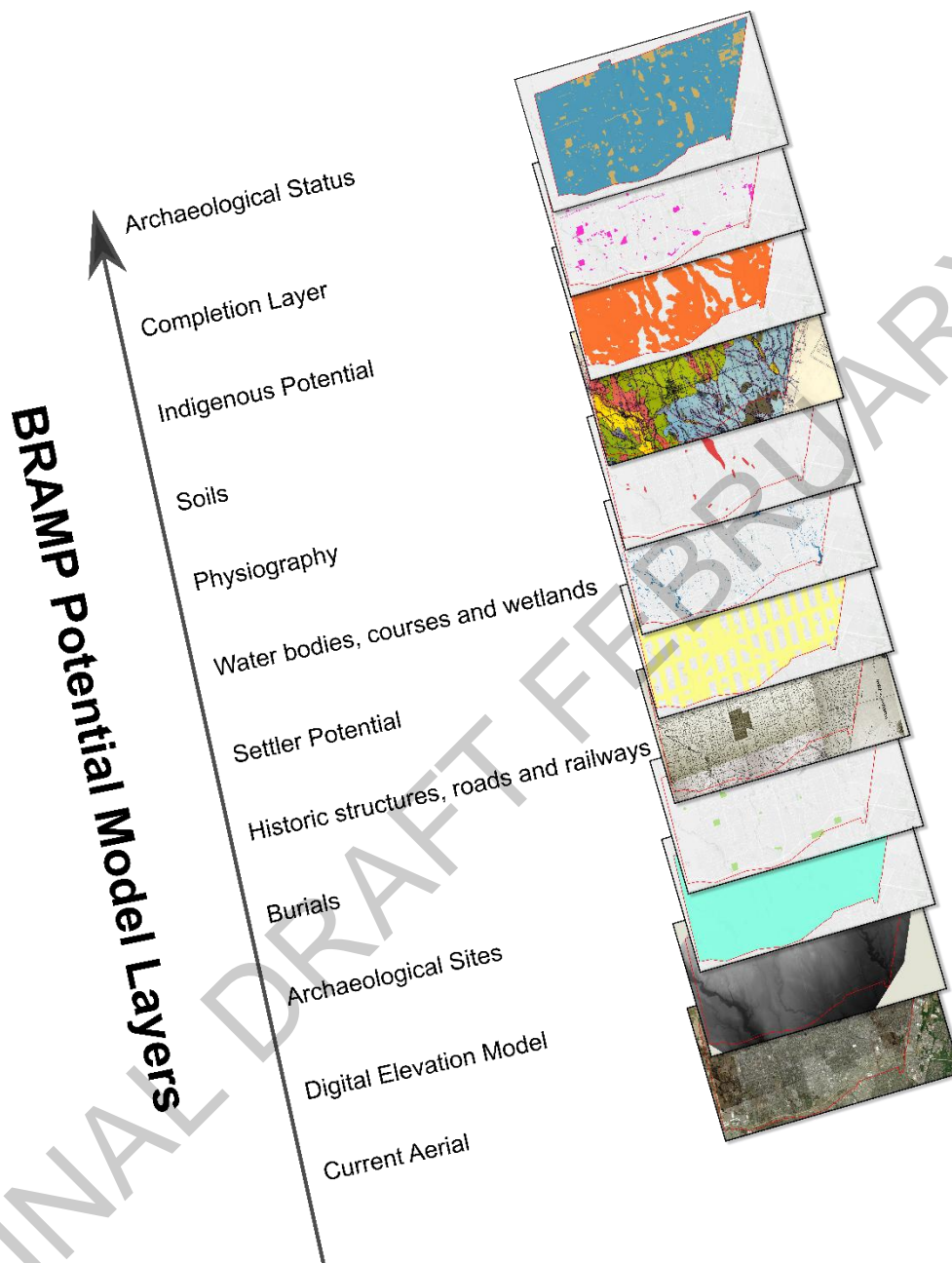
Mapping is a primary resource of the Brampton Archaeological Management Plan (BRAMP). A series of map layers were developed containing data that indicate where potential for archaeological resources is present, analytic layers that combine and interpret data, and a compilation layer indicating where previous assessments have been completed. These result in two “master” composite maps, the Archaeological Completion Layer and the Archaeological Potential Model. Combined, these layers create the overall Archaeological Status Layer that assists in planning guidance and decisions for City staff and development proponents. A more detailed discussion of the implementation of the BRAMP and the Archaeological Potential Model can be found in **Section 8**.

The Archaeological Potential Model uses multiple sources of data and scientific interpretations to identify the varying likelihoods that lands and properties might have archaeological sites present. Broadly, the data are derived from known locations of archaeological or historic sites, geographic features, and past human activities. Some of the data are input into the model only once, such as watercourses, soil composition, and historic road routes. Other data, including archaeological assessments, burials, and features of local significance, will require routine updating.

In some archaeological potential models, an exclusionary “integrity” layer is developed that attempts to account for deep and extensive disturbances, and outright removes archaeological potential from some areas on that basis. The City has determined (in consultation with ARA) that such outright removals are not supported by the Stage 1 assessment standards set out by the Ministry of Citizenship and Multiculturalism (MCM)<sup>1</sup>. As such, no exclusionary layer was developed or applied in this project. Further examination of the complexities and details that informed this decision are addressed in the discussion of urban archaeological potential in sub-section 6.2.

The benefits of these composite tools are clear enough for the management and protection of archaeological resources, but also extend to enabling more transparent and efficient guidance for planning staff decisions.





**Figure 6-1**

Visualization of GIS Data Layers

## 6.2 Urban Archaeological Potential

Relatively dense urban centres, such as Brampton, offer an additional dimension of complexity in generating an Archaeological Potential Model, as the criteria for MCM S&Gs were developed primarily with largely undeveloped lands as the baseline of assumptions. Some of the criteria that determine archaeological potential in this traditional approach have limited applicability in an urbanized context.

Added to this is the reality that over a century of development and other disturbances have not accounted for, identified, assessed, or sought to protect archaeological resources (prior to the implementation of the *Ontario Heritage Act*). This has resulted in large areas of urban development with limited or no archaeological assessment, and thus sparse archaeological data. It is important to understand that though little or no archaeological data are present, it does not mean there was no pre-modern occupation or use of these areas.

Historical documentation provides us with some understanding of the past use of these areas by settler populations and, in some circumstances, Indigenous populations. While highly valuable, historical documentation is not comprehensive in documenting potential sites of archaeological interest, even during the historic eras. And it obviously does not account for the entirety of over 10,000 years of human presence in this area. Brampton sits on lands that have been touched by Indigenous presence for millennia, and this includes areas of modern intense urban development.

### *In Situ*

A Latin term meaning “in place”, archaeologists use it to categorize cultural remains that haven’t been moved or disturbed from the time they were created, deposited, or left behind to the time that they are found.

Even in densely built-up urban contexts, pockets of undisturbed land (sometimes deeply buried) can yield artifacts or evidence that have not been moved or altered for thousands of years, providing *in situ* evidence and context.

During the last 10,000 years, landscape and water levels have drastically changed, and a good understanding of landscape formation is critical as *in-situ* evidence of these years of presence can appear in unanticipated places, sometimes in excellent states of preservation. There are several notable examples within the GTA<sup>2</sup> and other urban centres<sup>3</sup> of archaeological and ancestral remains<sup>4</sup> being discovered. Among the most remarkable is from 1908 where approximately 100 footprint impressions in the clay, likely in moccasins, were found 21 m below the modern surface of Lake Ontario near Hanlan’s Point in Toronto<sup>5</sup>. Due to the last known period this area would have been exposed, it is thought that these footprints are between 11,300 and 9,000 years old.

More recently, a 2016 light rail construction project in Waterloo led to the unexpected discovery of an historic corduroy road (built by laying logs to overcome mud and swamp conditions for horse and wagon transport) that was built around 1800 AD. The intact logs were several metres below the paved surface of a major Waterloo thoroughfare.<sup>6</sup> The light rail project was delayed by

several months to allow required archaeological assessment and excavation, and this serves as a cautionary example against “writing off” archaeological potential in developed urban cores.

This is all to say that while urban development has greatly impacted the natural landscape, and has often removed archaeological potential through deep and extensive disturbance, a property level review of the conditions and land-use history (following MCM S&Gs Stage 1 requirements) is essential to adequately consider the archaeological potential against development impacts. It may be difficult to accurately predict the full extent of archaeological sites that have been preserved in urban contexts, as compared to non-urban settings. However, due to the extensive use of these areas since the end of the last glaciation and the very real potential for surviving, intact pockets of archaeological sites, informed assessments of urban properties can still significantly contribute to anticipation and protection of remains.

The Archaeological Potential Model’s predictive assumptions have been developed to avoid outright dismissal of archaeological potential for any lands that have not been subject to direct archaeological assessment, and the BRAMP advises any parties involved in land alteration that vigilance is always required for unexpected archaeological remains.

### 6.3 Sources for Features of Potential: Introducing the Data

In theory, archaeological sites can be most anywhere. However, decades of accumulated experience and analysis have demonstrated that the potential for archaeological sites has predictable patterns that can be quantified, based on key data. The MCM has formalized the predictive features of potential on a province-wide scale, in the form of minimum standards for assessing potential (but, as always, best practices are expected to exceed minimums). The key data informing potential can be broadly divided into features of geography and features of human activity.

Features of Geography include:

- Watercourses
- Waterbodies
- Wetlands
- Physiographic Landforms
- Soils
- Elevation

Features of Human Activity include:

- Historic Structures
- Historic Roads
- Historic Railways
- Designated Heritage Properties
- Cemeteries and Burials
- Archaeological Sites
- Indigenous Consultation
- Features of Local Significance

Each feature of potential has an inclusion zone associated with it, initially defined by the MCM *Standards and Guidelines* (S&Gs)<sup>7</sup> requirements, and often enhanced by the City of Brampton's adherence to best practices. Years of archaeological research in Ontario have provided a good understanding of how likely archaeological resources are to be found within a defined distance to a given feature, which creates a predictive inclusion zone. For example, an identified archaeological site will have an inclusion zone of 300 m applied beyond its known boundaries. **Table 1** provides a summary of the features of potential used to develop the Archaeological Potential Model, and their inclusion zones as compared to the minimum MCM requirements. They will be discussed in more detail below. **Appendix B** provides illustrations of publicly accessible map data layers.

#### What is a Polygon?

In the world of cartography, a polygon refers to an area of interest, defined both by its boundaries and relevance to a map's purpose.

The archaeological Features of Potential discussed in this section are more precisely called polygons when it comes to their technical mapping.



**Table 1: Features of Potential and Inclusion Zones**

| Features of Potential       |   | City of Brampton Inclusion Zone        | MCM S&Gs (2010) <sup>8</sup>   |
|-----------------------------|---|--|--|
| <b>Indigenous</b>           | Watercourses, waterbodies, wetlands                         | 300m                                   | 300m   |
|                             | Soils   | 100m for pockets of well drained soils | Within the vicinity of pockets of well drained soils   |
|                             | Physiographic Features                                      | 300m                                   | Within the vicinity of elevated topography, distinctive land formations, and resource areas. |
| <b>Settler</b>              | Historic Settlement Centre                                  | 300m                                   | 300m   |
|                             | Historic residential, schools, churches, industrial locales | 300m                                   | 300m   |
|                             | Historic Transportation Routes                              | 300m                                   | 100m   |
|                             | Historic Railroads  | 300m                                   | 100m   |
|                             | Cemeteries  | 300m                                   | N/A  |
|                             | Ontario Heritage Act Part IV/V Designated Properties        | 300m                                   | Within the vicinity  |
| <b>Archaeological Sites</b> | Registered Archaeological Sites                             | 300m                                   | 300m   |
| <b>Other</b>                | Registered Burials  | 50m beyond property parcel limits      | N/A  |
|                             | Feature of Local Significance                               | 50m beyond property parcel limits      | 300m   |

## 6.3.1 Watercourses

Watercourses are rivers, streams, creeks, and canals. The base layer consists of Ontario Hydro Network (OHN) watercourse line data (primary and secondary) from Land Information Ontario (LIO)<sup>i</sup> Open Data<sup>9</sup>. These data were screened for any engineered watercourses that would not have been present historically within, or extending 300 m beyond, Brampton's borders. The method of analysis was to examine aerial images for unnaturally straight lengths of watercourses, and watercourses that mirror road paths: both of which suggest re-routing and artificial construction. All such watercourses were removed from the dataset. Historic watercourses were added to this layer by examining historic maps for any watercourses not reflected in the OHN layer. There were some discrepancies between the historic mapping and the OHN data, but where the watercourse still roughly followed an historically mapped route the OHN route was used. If an historic watercourse is no longer present, a combination of historic maps and older aerial photography (where available) was used to estimate the placement of the watercourse. As due diligence, watercourses were further compared to the Credit Valley Conservation's Hydrologic Network (2022)<sup>10</sup> to check for any discrepancies. No major discrepancies were observed.

### Historic Maps

The two primary sources for historic maps are:

*G. R. & G.M. Tremaine's  
'Tremaine's Map of the  
County of Peel Canada West.'  
(1859)*

*Walker & Miles 'Illustrated  
Historical Atlas of the County  
of Peel, Ont. (1877)*

To create polygons of the watercourses, an additional 5 m of width was added from the centreline on each side. An inclusion zone of 300 m was applied, extending out from the watercourses, as they represent a significant feature of potential for both Indigenous and settler populations, and to account for minor variations in watercourse paths over time.

## 6.3.2 Waterbodies

Waterbodies include lakes and ponds. The base layer was derived from OHN Waterbody polygon data (LIO Open Data<sup>11</sup>) and was used to identify waterbodies within and extending 300 m beyond Brampton's borders. The data were compared against historic and modern aerial images to identify and remove any potentially engineered waterbodies such as storm water management ponds or artificial ponds. Historic maps were consulted

<sup>i</sup> "Land Information Ontario (LIO) helps public and private organizations and individuals find, access and share geographic data. LIO also coordinates the collection of aerial photography for Ontario. Geographic information distributed by LIO includes information on Ontario's roads; railways and trails; lakes, rivers, streams and wetlands; elevation; official names and boundaries; management and classification information." (Government of Ontario, 2023)

to see if there were additional waterbodies to be included, such as mill ponds, and none were found. Waterbody polygons were created directly from OHN data. These are considered as primary water sources. An inclusion zone of 300 m was applied extending out from the waterbodies as they represent a significant feature of potential for both Indigenous and settler populations.

### **6.3.3 Wetlands**

Wetland areas are marshes, bogs and other such water zones that are not typically associated with use for transportation. The base layer was taken from the Wetlands layer of LIO Open Data<sup>12</sup> and used to identify wetlands within and extending 300 m beyond Brampton's borders. No other resources were consulted for wetlands to create this polygon. These are considered secondary water sources with accessible or inaccessible shorelines. An inclusion zone of 300 m was applied, extending out from the wetland borders, as they represent a significant feature of potential for both Indigenous and settler populations.

### **6.3.4 Physiographic Landforms**

Physiographic landforms are features that represent the geological history of the area. Conditions have changed significantly over the thousands of years since the first presence of human populations in Ontario, and prior landforms must be accounted for. To identify these physiographic landforms, geological maps<sup>13</sup> were consulted to find any moraines, eskers, vestigial shorelines, glacial striae, or bedrock outcrops that would correlate with potential areas of human resource procurement or habitation within, or 300 m beyond, Brampton's borders. Bedrock outcrops and eskers found to occur in this study area. Polygons for any bedrock outcrops were created as a circle on the map location and expanded by 5 m. Eskers were mapped by drawing a line along their peak line paths, which were then expanded by 5 m to create the polygon. These features indicate areas of elevated topography, past water sources, and distinctive land formations. An inclusion zone of 300m was applied, extending out from these areas, as they represent significant features of potential for Indigenous populations.

#### **The Difference between Expansions of Polygons and Inclusion Zones**

Expanding a polygon – often by 5 m – is done to account for slight potential inaccuracies in data sources and ensure a feature's "footprint" is properly accounted for. This is informed by cartographic best practices, and creates the best possible mapping data for the model.

Inclusion zones are created to capture the likelihood of archaeological sites existing in proximity to those polygons (that denote features of potential), and are informed by both best practices and accumulated archaeological research knowledge, which creates the best possible predictive science for the model.

### **6.3.5 Historic Structures**

For the purposes of archaeological resource management, historic structures are generally defined as those pre-dating 1870. (This does not discount heritage considerations or protections for later structures.) Historic maps were consulted and any structures appearing on those maps within or 300 m beyond the City of Brampton were mapped as 10 m diameter circles. These indicate areas of early settler (and sometimes Indigenous) occupation. An inclusion zone of 300 m was applied, extending out from these circles, as they represent a significant feature of potential for settler populations.

### **6.3.6 Designated Heritage Properties**

These properties include buildings, properties or other landmarks deemed to hold historic significance by the City of Brampton or the Province of Ontario following the criteria set out in the *Ontario Heritage Act*.<sup>14</sup> The power to designate and enact protection for these properties is granted by the *Ontario Heritage Act, Part IV*.<sup>15</sup> The base layer was derived from City of Brampton data. An inclusion zone of 300 m was applied, as these designated properties often represent significant features of potential for settler (and sometimes Indigenous) populations.

### **6.3.7 Historic Roads**

The base layer was derived from the Ontario Road Network (ORN) in the LIO Open Data<sup>16</sup>. Historic maps were consulted to determine historically present roads within, or 300 m beyond, the City of Brampton's borders. Any historic roads were extended by 5 m on each side to create polygons. Roads present on historic maps, but not in the ORN data, were plotted with an additional 5 m on each side. These indicate early historical transportation routes. An inclusion zone of 300 m was applied extending out from these areas as they represent a significant feature of potential for settler, and sometimes Indigenous, populations.

### **6.3.8 Historic Railways**

Base data were obtained from the Southern Ontario Railway Map<sup>17</sup>. Railways within, or 300 m beyond, Brampton's borders were identified and cross checked with historic maps to ensure all historic railways were included. An inclusion zone of 300 m was applied extending out from these areas, as they represent a significant feature of potential for settler populations.

### **6.3.9 Cemeteries and Burials**

The base layer data came from the City of Brampton, in the form of existing cemetery polygons on file. These were cross-referenced with Peel Open Data<sup>18</sup>, and cemeteries not present in the City of Brampton data were added into the layer. Once these cemeteries were identified, they were checked against historic maps, the Ontario Cemetery Index,<sup>19</sup> and the Canada GenWeb cemetery database to confirm that all known historic cemeteries were accounted for (no additional cemeteries were identified). As a final check, the



Bereavement Authority of Ontario's Public Register<sup>20</sup> was consulted and cross-referenced with the previous data compiled (with no additional cemeteries identified). Cemeteries indicate areas with the potential for unrecorded burials and areas of early settler occupation, and an inclusion zone of 300 m was applied, extending out from identified cemetery boundaries.

The burials layer data will be collected through the digitization of records from, and with the permission of, the Registrar of the FBCSA. These records represent documented burials that have not been through the registration process that would classify them as cemeteries. These burials indicate the potential for further burials or occupation associated with both Indigenous and settler occupation. An inclusion zone of 50 m beyond the legal property parcel limits of identified burials will be applied, as they represent a significant feature of potential for Indigenous and settler populations. To date, the data inputs have been templated for the model, however the data are not yet available to be integrated.

#### **6.3.10 Soils**

Soil composition correlates both with patterns of human activity and the likelihood of archaeological remains surviving. Base layer data came from the Soil Survey of Peel County<sup>21</sup>. All soils that have a Sand or Sandy Loam type were identified to create a sandy soil layer, with polygons defined as their mapped limits. An inclusion zone of 100 m was applied extending out from these limits as they represent a significant feature of potential for Indigenous populations.

##### **Why are Sand and Sandy Loam Important?**

These soil types correlate with a higher site potential for two reasons. First, artifacts have a higher chance of surviving intact for long timespans, as compared to rocky or clay environments. Second, these soils are better for agriculture, which means settlements are more likely to have occurred in their context.

#### **6.3.11 Elevation**

Base layer data came from the Peel Open Data Digital Elevation Model (DEM)<sup>22</sup> and Contours<sup>23</sup>. These data were examined for any high points or distinctive features that may suggest archaeological potential, such as peaks, outcrops, or mounds. No distinctive features were identified for incorporation into this model.

### 6.3.12 Archaeological Sites

The base layer data came from the MCM in the form of archaeological site centre coordinates (expanded to 10 m diameter circles), representing archaeological sites within and 300 beyond Brampton's boundaries. These sites were buffered by 5 m to create a circle polygon. Where ARA had the data readily available (previously identified by ARA or digitized in past ARA projects) exact site limits were used rather than applying the general approach described above. Archaeological site records were assigned an "Affinity Type" to identify them as Indigenous, Settler, Multi-Component or Unknown. The majority of the site affinities could be determined from the data provided by the MCM, but those with no clear affinity were researched on Past Portal for any further notes that could identify their general affinities, such as references to stone tools, campsites, etc. Indigenous archaeological sites were also categorized by their associated time period (see **Tables 2 and 3**) based on the data provided by the MCM and the review of archaeological reports. The data summary represented in **Tables 2 and 3** is current as of September 9, 2024.

#### Past Portal

This is the Ontario Government's secure, on-line repository where licensed archaeologists are required to file reports of any assessments they conduct and can access past reports to inform and assist any project they undertake.

**Table 2: Archaeological Site Summary by Affinity**

| Site Affinity                                | Count      |
|--|------------|
| Indigenous                                   | 434        |
| Settler                                      | 291        |
| Multi-Component                              | 15         |
| Unknown                                      | 20         |
| <b>Total</b>                                 | <b>760</b> |
| <b>Total Indigenous (Indigenous + Multi)</b> | <b>449</b> |

**Table 3: Indigenous Archaeological Site Summary by Temporal Periods**

| Time Period                       | Approximate Dates | Count |
|-----------------------------------|-------------------|-------|
| Palaeo, undetermined sub-period   | 9000 to 7500 BC   | 2     |
| Late Palaeo                       | 8400 to 7500 BC   | 4     |
| Archaic, undetermined sub-period  | 7500 to 900 BC    | 19    |
| Early Archaic                     | 7500 to 6000 BC   | 26    |
| Middle Archaic                    | 6000 to 2500 BC   | 25    |
| Late Archaic                      | 2500 to 900 BC    | 39    |
| Woodland, undetermined sub-period | 900 BC to AD 1600 | 10    |
| Early Woodland                    | 900 to 400 BC     | 18    |
| Middle Woodland                   | 400 BC to AD 900  | 12    |
| Late Woodland                     | AD 900 to 1600    | 8     |
| Multi-period sites                | Specific to site  | 286   |

#### **6.3.13 Features of Local Significance**

ARA and the City of Brampton held an in-person consultation session with community members to identify any additional resources that could indicate archaeological potential. Three locations were identified by members of the community with pins on a map and a short summary detailing each. These locations and details were digitized and mapped with an inclusion zone of 50 m beyond the legal property parcel limits they fall within, as they represent a significant feature of potential for Indigenous and settler populations.

## **6.4 Composite Potential Layers**

Each feature identified above creates an inclusion zone of archaeological potential. Collectively, these zones were used to create two broader composite areas of potential: Indigenous and Settler (following MCM S&Gs). The Areas of Indigenous and Settler Potential categories are self-explanatory. Areas of Archaeological Potential refers to the combination of all Indigenous and settler features of potential.

### **6.4.1 Areas of Indigenous Archaeological Potential**

Areas of Indigenous Archaeological Potential were identified by creating 300 m inclusion zones around waterbodies, watercourses, wetlands, physiographic landforms, and archaeological sites with an Indigenous or Multi-Component (Indigenous and pre-1870 settler) affinity, and a 100 m inclusion zone around sandy soil zones. These areas of inclusion were merged to create a composite “Indigenous Archaeological Potential” layer.

### **6.4.2 Areas of Settler Archaeological Potential**

Areas of Settler Archaeological Potential were identified by creating 300 m inclusion zones around waterbodies, watercourses, wetlands, physiographic landforms, archaeological sites, cemeteries, historic roads, railways, structures, 50 m beyond property limits associated with burials and features of local significance. These inclusion zones were merged to create a composite “Settler Archaeological Potential” layer.

### **6.4.3 Areas of Archaeological Potential**

Areas of Archaeological Potential were identified by creating 300 m inclusion zones around waterbodies, watercourses, wetlands, physiographic landforms, archaeological sites, cemeteries, historic roads, railways, structures, 50 m beyond property limits associated with burials and features of local significance, and 100 m around sandy soils. These inclusion zones were merged to create a composite Archaeological Potential layer that represents all archaeological potential within the City of Brampton.

### **6.4.4 Archaeological Completion Layer**

With the assistance of Robert von Bitter, Archaeological Data Co-Ordinator at the MCM, and several archaeological consultant firms sharing archaeological reports from within the Brampton’s borders, ARA was able to collect a significant number of existing archaeological reports, based on a list provided by the MCM, and current as of February 14, 2023. At the time, there were 1,175 assessment reports documented within the limits of the City of Brampton. ARA was able to collect 820 reports (70%) of the total corpus, 661 (83%) of which date from the formal implementation of MCM S&Gs (2010) to February 2023. All of the collected reports were reviewed to confirm the assessment report data from the MCM, identify the documented archaeological sites and unregistered non-diagnostic findspots (NDFs), their affinities, the impact of the report on the parcels’ archaeological completion(s), whether there were any recommendations for short-term avoidance or long-term protection of archaeological sites, and whether the reports meet



the MCM S&Gs (pertaining to those reports submitted prior to the 2010 implementation of those S&Gs).

In reviewing the results of the archaeological reporting, and in comparison to the archaeological site data received, ARA compiled the archaeological completion layer that represents, by property parcel, where the archaeological assessment process has been completed to the fullest required extent. These completed areas have been removed from the archaeological potential model as they have no outstanding requirement for archaeological assessment. However, features of potential will continue to influence the archaeological potential model, including parcels deemed 'clear' of archaeological potential.<sup>ii</sup> For property parcels where assessments were undertaken prior to the implementation of the MCM S&Gs in 2010, these earlier reports will be reviewed on a case-by-case basis by the City of Brampton and FNICs to determine their suitability. This is at the specific request of the FNICs, who were generally not engaged for any of these previous assessments. This is in line with AMP implementation policies in similar jurisdictions when considering archaeological reports dating prior to the establishment of MCM S&Gs in 2010.

### **6.4.5 Archaeological Status Layer**

The Archaeological Completion and Archaeological Potential layers were combined to create the Archaeological Status Layer. This composite map is the primary resource for development application approvals, as proposed parcels can be readily referenced to determine if they retain archaeological potential, and if they have been fully assessed to modern standards.

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<sup>ii</sup> Clearing a parcel of archaeological potential is never an absolutely final judgement, and MCM S&Gs (based on the experience of decades of archaeological fieldwork) rightly note that deeply buried sites might escape diligent assessment procedures.

## **6.5 Overlap Density Models**

The Archaeological Status layer informs Heritage staff and development proponents of either the need for further assessment, or the lack of further concern, for a parcel. Where there is a requirement for further assessment, Overlap Density models give more precise information to assist Heritage staff, development proponents, and consultant archaeologists in understanding the extent and nature of increased archaeological potential that is present for the subject parcel.

Three Overlap Density models have been created to incorporate data and interpretation layers, and to account for areas where multiple features of potential are present at the same time, which represents a heightened (or more dense) chance for archaeological remains to be present. Any area that has overlapping features of potential is reflected by its “count”. For example, if a 100 m inclusion zone around a sandy soil zone overlaps with a 300 m inclusion zone around a watercourse, the area where those inclusion zones overlaps is assigned an overlap count of two (2). Higher counts indicate higher potential for archaeological remains to be present, and can assist in assessing the relative degree of archaeological concern a parcel presents.

These models were created using the Overlap tool in ArcGIS Pro (a cartography platform), and have been customized to address the common information needs of Heritage staff, development proponents, and consultant archaeologists.

### **6.5.1 Overlap Density – Indigenous with Sites**

This model summarizes all overlaps of inclusion zones around water sources, physiographic landforms, Indigenous or Multi-component sites, and sandy soils.

### **6.5.2 Overlap Density – Indigenous with No Sites**

This model summarizes all overlaps of inclusion zones around water sources, physiographic landforms, and sandy soils.

### **6.5.3 Overlap Density – All**

This model summarizes all overlaps of inclusion zones around water sources, physiographic landforms, Indigenous, Settler, and Multi-component sites, sandy soils, features of local significance, designated heritage properties, cemeteries, historic structures, historic railways, and historic roads.

## 6.6 Analysis and Model Testing

Several veins of analysis were completed during the development of the BRAMP's Archaeological Potential Model, aimed at verifying its predictive merit. First, the model was tested to determine its capture rate of known archaeological sites. Second, archaeological potential density was examined to identify and highlight areas with increased archaeological potential. Finally, the coverage of the City of Brampton by the model was reviewed, based on differing sets of features of potential.

### 6.6.1 Capture Rate Analysis

To establish the capture rate of the Archaeological Potential Model, MCM archaeological site data were used to compare the location of known sites to the recommended feature of potential inclusion zones from the MCM S&Gs (2010). Meta-data fields were added to the layer to indicate what types of soil the sites were associated with, and whether they were within 300 m of water sources, physiographic landforms, Indigenous sites, or within 100 m of sandy soils. Finally, elevation and slope data, derived from the Region of Peel DEM, were cross-referenced. To determine the final capture rate, all features of potential, excluding known archaeological sites, were tested against the known archaeological site locations.

Overall, 98% (743 of 760) of known archaeological sites in the City of Brampton were captured by the potential model. The Indigenous site capture rate against only the Indigenous features of potential was 92% (402 of 449). **Table 4** below breaks down the capture rate by site affinity and feature of potential.

Table 4: Capture Rate Summary

| Capture Rate of Archaeological Sites by Affinity and Feature of Potential<br><i>Data Boxes show Number of Sites (% of Total Sites)</i> |                                     |           |            |                 |          |
|--|-------------------------------------|-----------|------------|-----------------|----------|
| Features of Potential  |                                     | Settler   | Indigenous | Multi-Component | Unknown  |
| Indigenous   | Watercourses, waterbodies, wetlands | 243 (32%) | 379 (50%)  | 15 (2%)         | 15 (2%)  |
|  | Sandy Soils                         | 16 (2%)   | 37 (5%)    | 2 (0.2%)        | 8 (1%)   |
|  | Physiographic Features              | 4 (0.5%)  | 12 (2%)    | 1 (0.1%)        | 0 (0%)   |
| Settler  | Historic Structures                 | 118 (16%) | 181 (24%)  | 6 (0.8%)        | 9 (1%)   |
|  | Historic Roads                      | 232 (31%) | 242 (32%)  | 10 (1%)         | 15 (2%)  |
|  | Historic Railroads                  | 17 (2%)   | 19 (3%)    | 1 (0.1%)        | 2 (0.3%) |
|  | Cemeteries                          | 31 (4%)   | 19 (3%)    | 3 (0.4%)        | 1 (0.1%) |

Of specific interest, 85% (6 of 7) Indigenous village archaeological sites fell within the limited scattered areas of sandy soils (which only comprise 4% of Brampton's area (1242.01 ha or 3069.07 acres). The remaining Indigenous village site lies within an area of the more common clay loam soils, on a raised plateau overlooking a tributary of the Credit River, nearby the other identified Indigenous villages.

In total, only 2% (17 of 760) of known archaeological sites were not predicted by the Archaeological Potential Model. Of those sites not predicted, 16 were Indigenous and 1 was of settler origin.

#### 6.6.2 Overlap Density Analysis

Along with analysing of the capture rate, areas of potential (derived from the features of potential) were used to identify "potentially archaeologically dense" portions of the City of Brampton. For similar features of potential, the inclusion zones that overlapped were merged so that they were represented as a single shape layer. For example, in the watercourses inclusion zone layer, tributary and watercourse inclusion zones may overlap but these were merged to represent a single count rather than two. This was done for



Watercourses, Wetlands, Waterbodies, Historic Structures, Historic Roads, and Soils in order to provide a scaled representation.

These overlap densities were broken down into three layers:

- Overlap Density for Features of Indigenous Potential including Indigenous Sites,
- Overlap Density for Features of Indigenous Potential not including Sites,
- Overlap Density for All Features of Potential.

Overall, areas with Features of Indigenous Potential not including Sites had the lowest range of overlap counts, from 1 to 13. Overlap counts for Indigenous Features of Potential including Indigenous Sites ranged from 1 to 40 overlap counts. Finally, when taking into consideration All Features of Potential, the overlap count range was 1 to 88.

Maps showing overlap densities are useful references for strategic and research applications.

### 6.6.3 Coverage Analysis

This final analysis was not conducted as a test of modeling, but to quantify a) the extent of Brampton's land for which archaeological potential is identified, and b) the proportion of land where existing archaeological assessments have been accounted for, including those areas that have been judged archaeologically "complete" (needing no further work).

Overall, the Archaeological Potential Model identifies 90% (24,190 ha, 59,775 acres) of Brampton as holding potential. Some of this area has been assessed to modern standards and deemed "complete". Of those areas identified as holding potential, 84% (22,644 ha, 954 acres) are covered by an Indigenous feature of potential inclusion zone.

Through the review of the collected body of archaeological reports and site data, 8% (2,055 ha, 5079 acres) of land identified as holding archaeological potential was removed from the Archaeological Potential Model, based on assessments that meet modern standards and document the parcels as "complete", needing no further work.

While the capture rate of the Archaeological Potential Model is high and the coverage area is broad, it needs to be acknowledged that there are gaps in the data set used. Many large, developed areas have not been subject to any archaeological assessment: 38% (10,162 ha, 25,112 acres) of the City of Brampton in all. The primary contributing factor to this high percentage of unassessed areas is the result of the extensive development undertaken prior to the requirement of archaeological assessments through the *Ontario Heritage Act* in 1975. This further underscores the importance of the Archaeological Potential Model's broad coverage rate, in order for future assessments to better inform the model's ongoing evolution, particularly for these areas that haven't been subject to assessment.

Second, it needs to be acknowledged that though best efforts were made, there are archaeological reports that were not currently available to be collected and incorporated into the final data set, which could contribute to and increase the archaeologically complete areas. The archaeological potential model is not static and will continue to evolve and increase its precision as further data is contributed and incorporated.

### 6.7 Software Used

A range of ESRI suite products were used to create inclusion zones, analyse data and produce graphic outputs of the results; primarily ArcMap and ArcGIS Pro, with buffer (inclusion zone) tools, count overlapping features, union, merge and raster visualization tools all employed to manipulate and interpret the data.

### 6.8 Conclusion

The management of archaeological resources, in a land development context, is best achieved through the precise knowledge of known archaeological sites, and the informed and systematic prediction of where sites are more or less likely to be found. It cannot be stressed enough that the model is predictive and does not replace the mandated assessment processes. However, it enables the efficient and transparent administration of best archaeological resource management practices and contributes significantly to the protection of archaeological heritage.

A more concrete examination of the model's and maps' practical uses are provided in **Section 8**. While the Archaeological Potential Model provides a 'high level' summary image of the City's archaeological potential, the reader might note that particular locations of known sites, for one example, are not provided. Such information is considered confidential by the OHA, is accessible only to City planning staff, and is not published widely in the interest of protecting sites from potential looting activities.

The model and mapping are dynamic, in that future updates to data or interpretive approaches can easily be integrated. **Section 8** addresses the nature and frequency of suggested audits and updates, as well as suggestions for areas of further investigation for enhancements.

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<sup>1</sup> Ministry of Citizenship and Multiculturalism, 2011

<sup>2</sup> Toronto Star, 2018

<sup>3</sup> CTV Kitchener, 2016

<sup>4</sup> CBC News, 2024

<sup>5</sup> Heritage Toronto, 2024

<sup>6</sup> CBC, 2016

<sup>7</sup> Ministry of Citizenship and Multiculturalism, 2011

<sup>8</sup> Ministry of Citizenship and Multiculturalism, 2011: Section 1.4

<sup>9</sup> Government of Ontario, 2022d

<sup>10</sup> Credit Valley Conservation, 2022d

<sup>11</sup> Government of Ontario, 2022d

<sup>12</sup> Government of Ontario, 2022d

<sup>13</sup> Quaternary Geology Toronto and Surrounding Area, MNR, Quaternary Geology Brampton Area MNR

<sup>14</sup> Government of Ontario, 1990c: Regulation 9/06

<sup>15</sup> Government of Ontario, 1990a

<sup>16</sup> Government of Ontario, 2022d

<sup>17</sup> Zadro, 2009

<sup>18</sup> Region of Peel, 2024

<sup>19</sup> Ontario Genealogical Society, 2024

<sup>20</sup> Bereavement Authority of Ontario (Public Register), 2024

<sup>21</sup> Hoffman and Richards, 1953

<sup>22</sup> Region of Peel, 2024

<sup>23</sup> Region of Peel, 2024





# 7

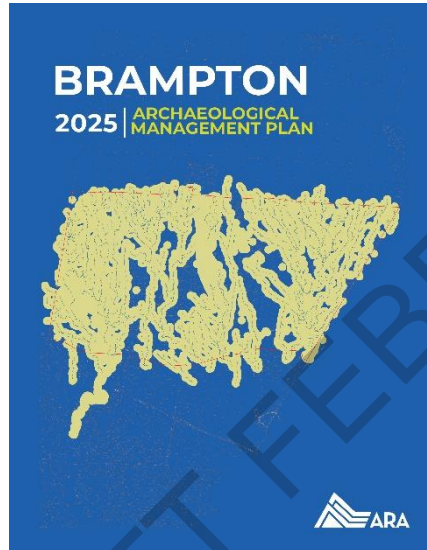
## POLICY AND PROCEDURE RECOMMENDATIONS



## 7.0 POLICY AND PROCEDURE RECOMMENDATIONS

### 7.1 Introduction

Brampton's Archaeological Management Plan (BRAMP) has been developed to create straightforward and clear practices to protect archaeological resources, honour the commitment to Indigenous engagement, and ensure ease and transparency for development proponents and the public. These aims will be realized through cohesive integration of the BRAMP into City policies and procedures.



This section outlines eight policy goals, with specific recommendations to achieve each, proposed to ensure effective incorporation of archaeological resource management into planning oversight and City operations. The goals are:

1. To identify, manage, and protect archaeological resources.
2. To facilitate the identification, management, and protection of archaeological resources through the use of the Archaeological Status Layer and Archaeological Potential Model.
3. To include FNICs in all stages of archaeological resource management.
4. To favour the preservation and protection of archaeological sites and areas of high archaeological potential over excavation.
5. To provide clear protocols and guidance in the event of unpredicted or emergency discoveries of archaeological resources.
6. To increase the awareness and appreciation of archaeological resources among development proponents, the public, and City staff.
7. To comprehensively integrate the identification, management, and protection of archaeological resources into City processes, including the *Brampton Plan*, City by-laws, and other municipal procedures.
8. To ensure the BRAMP remains up-to-date with best practices in all aspects of archaeological resource management.

The policy goals and related procedure recommendations in this section were developed with guidance and input from:

- The Ministry of Citizenship and Multiculturalism (MCM), via the *Standards and Guidelines for Consultant Archaeologists*;
- Engaged First Nations and Indigenous Communities (FNICs);
- The City's heritage, planning, and legal staff;
- The *Brampton Plan*;
- Consultation of AMPs from other municipalities in Ontario; and,
- Archaeological Research Associates Ltd.'s 50-year history of archaeological consulting in Ontario.



Broadly, the collective input identified core requirements for policy and procedures that include:

- Clarity and simplicity for all participants;
- Explicit practices mandating FNIC engagement;
- An emphasis on a “best practices” approach over minimum standards;
- Standardized and decisive response protocols for unanticipated discovery of archaeological resources; and,
- A mandated review process and timeline for the BRAMP, the Archaeological Status Layer and the Archaeological Potential Model.

Adherence to these requirements is intended to:

- Enable City planning staff to confidently oversee development under their jurisdiction in a transparent, timely, and fair manner;
- Uphold the implicit value of archaeological resources in a manner that results in their best treatment; and,
- Create a current, forward-thinking plan in which all parties feel their concerns and expectations have been addressed.

This section will summarize key areas of policy and procedure recommendations by suggesting strategies, revisions and additions to and for municipal policies and practices, and areas for future attention. The City is committed to ensuring that archaeological resources under its jurisdiction are competently and comprehensively managed and protected, via the BRAMP.

## 7.2 Policy Goal #1: To identify, manage, and protect archaeological resources.

### Why?

The Province has mandated municipalities to assume direct management and oversight of archaeological resources as they relate to planning activity. The City also recognizes the heritage and cultural benefits of identifying and protecting the finite and fragile archaeological record of its past.

The BRAMP is the primary resource with which the City will identify, manage, and protect archaeological resources in its jurisdiction, as directed by the Province (see **Section 4** for details). Therefore, the following actions are recommended:

#### 7.2.1 BRAMP Recommendation 1

Projects for which the City serves as the development proponent will adhere to the highest standards outlined in the BRAMP. This includes completing archaeological assessments as due diligence for projects that do not necessarily have a legislative trigger if they fall within an area of archaeological potential.

Projects within City boundaries for which the City is not the development proponent will be reviewed with an expectation that highest BRAMP standards are met, and non-City development proponents will be encouraged to adhere to those standards. All communication to non-City proponents will outline an expectation of commitment to best practices and evolving industry standards, including clear and meaningful engagement with FNICs.

Where FNIC concerns about archaeological resource management are expressed for any project or undertaking by a City or non-City proponent, land alteration or development-related land disturbance shall be avoided until such a time as those concerns are resolved.



**7.3 Policy Goal #2: To facilitate the identification, management, and protection of archaeological resources through the use of the Archaeological Status Layer and Archaeological Potential Model.**

**Why?**

Land development and alteration are the primary activities that involve - and sometimes threaten - archaeological resources. The Archaeological Status Layer and Archaeological Potential Model include past assessments and informed predictions to guide City planning oversight and guidance for development projects.

The Archaeological Status Layer and Archaeological Potential Model are the primary tools by which the City understands its archaeological resources, and is intended to provide guidance for planning and development processes. **Section 6** details the model's data and predictive inputs that form its dynamic maps.

The City has followed the broadly standard process used by most Ontario municipalities in constructing the Archaeological Potential Model, but at the same time has taken a "Made in Brampton" approach that seeks to exceed minimum standards and thus lower the chances of unexpected archaeological discoveries stalling development activities.

Specifics that informed the creation of the Archaeological Potential Model were rooted in the goals of the BRAMP as defined in **Section 3** and, in some cases, need to be reflected in policy recommendations. Therefore, the following actions are recommended:

**7.3.1 BRAMP Recommendation 2**

As described in **Section 6**, the Archaeological Potential Model uses features such as waterways and known archaeological sites to predict the likelihood of further sites being present. These features have inclusion zones (often called buffer zones in other AMPs) that extend the potential area of a feature for a defined further distance. The Ministry of Citizenship and Multiculturalism (MCM) has minimum requirements for such inclusion zones, but Brampton's model has often exceeded those minimums with broader specified inclusion zones (please see **Section 6** for details). These expanded inclusion zones should be maintained, and future BRAMP reviews should consider changes in archaeological data and practices that might potentially expand the zones.

**7.3.2 BRAMP Recommendation 3**

As detailed in **Section 6**, the Archaeological Potential Model identifies zones where archaeological resources have a higher probability of being present. Complementing the Archaeological Potential Model is the Archaeological Status Layer that reflects prior complete archaeological assessments conducted in Brampton. Together these will guide City planning oversight and provide development proponents with the best possible

anticipation of archaeological concerns in advance of land alteration plans. Below are guidelines recommended for the use of the Archaeological Status Layer and the Archaeological Potential Model, and their interpretation in planning and development oversight.

In general, any development proposal will require archaeological assessment of the parcel by a licensed archaeologist, including such cases where:

- Part, but not all, of the parcel has been subject to prior, licensed archaeological assessment;
- Prior, licensed archaeological assessment has been conducted for the entirety of the parcel, but pre-dates the establishment of MCM *Standards and Guidelines* in 2010;
- The Archaeological Potential Model predicts high potential for any portion of the parcel;
- Prior licensed assessment of the parcel exists, but the report(s) are not MCM-complaint or have not been accepted into the Ontario Archaeological Reports Register; and,
- Prior, licensed archaeological assessment has been conducted, but there are concerns about the extent of meaningful engagement with FNICs identified by the City or by involved FNICs.

The Archaeological Potential Model has **not** been designed to predict the absence of archaeological resources for any specified parcel, but the Archaeological Status Layer identifies areas that can be deemed clear of archaeological concern where the following criteria are strictly met:

1. The entire property has been subject to licensed archaeological assessment(s) since 2010;
2. All reports and recommendations for such assessment(s) have been found to be MCM-compliant and accepted into the Ontario Archaeological Reports Register;
3. There is formal record of meaningful engagement with FNICs; and
4. Engaged FNICs express no outstanding concerns.

Documentation of assessments that meet these criteria will be used by the City to confirm that all archaeological assessment requirements have been met on a case-by-case basis

### 7.3.3 BRAMP Recommendation 4

Consideration for marine archaeological assessment is required prior to any in or underwater alterations, in recognition that there may be submerged archaeological resources present. Marine archaeological assessments must follow current MCM *Marine Archaeology Practices*. As with other archaeological assessments, marine assessments will include FNIC engagement.

#### **7.3.4 BRAMP Recommendation 5**

Currently, there are circumstances where an application for land alteration or development does not trigger a requirement for an archaeological assessment, even when the property has archaeological potential. The City should explore methods to require an archaeological assessment in such circumstances, as it recognizes the risk posed by such activities to unknown archaeological resources. Suggested strategies include a site alteration by-law and permitting requirements, which should be developed in consultation with FNICs and the Province.

#### **7.3.5 BRAMP Recommendation 6**

Brampton recognizes that Indigenous burials require the utmost protection and vigilance. Historically, Indigenous burials have not always been registered as archaeological sites, nor registered as known cemeteries. To address this grey area, the City – in consultation with FNICs – should:

1. Explore options and draft policies for creating 1 km inclusion zones of construction monitoring around identified Wendat and other Indigenous villages, given the high potential for associated burials; and,
2. Incorporate any future discoveries of Indigenous burials as features in the potential model, with information kept confidential and accessible only to authorized City staff and FNICs.

**7.4 Policy Goal #3: To include First Nations and Indigenous Communities (FNICs) in all stages of archaeological resource management.**

**Why?**

Brampton supports the *United Nations Declaration on the Rights of Indigenous Peoples* and the *Truth and Reconciliation Calls to Action*, which act as starting points for the City to develop meaningful collaborative relationships and address the systematic inequalities and racism that Indigenous Peoples face. The BRAMP is one component of this commitment.

The vast majority of archaeological resources within the city are Indigenous in cultural origin. The BRAMP has been drafted with the understanding that FNICs are experts on the culturally appropriate treatment of their own heritage resources. The City will use the *Indigenous Consultation and Engagement Protocol* (included as **Appendix C**) when developing and maintaining relationships with FNICs regarding archaeological resource management. The following specific actions are also recommended:

**7.4.1 BRAMP Recommendation 7**

Engagement with FNICs is required for all stages of archaeological assessments undertaken by the City serving as the development proponent. Engagement will include, but is not limited to, notification of project commencement and an invitation to participate, participation in-field through representation, and review of draft reports, particularly the results and recommendations under consideration.

Engagement with FNICs is strongly encouraged for all stages of archaeological assessments undertaken by non-City development proponents, in the manner outlined above. FNICs will be notified by the City of non-City development at the pre-consultation phase and they may opt to participate in the pre-consultation review process, regardless of whether direct engagement with the non-City proponent has occurred. Where FNIC concerns about archaeological resource management are expressed for any project or undertaking by a non-City proponent, land alteration or development-related land disturbance shall be avoided until such a time as their concerns have been resolved.

The City can assist the non-City proponent with their FNIC engagement by providing the contact information of the FNICs for the purposes of engagement.

In the event of unexpected discovery of Indigenous burials, the consultant archaeologist responsible for creating a work plan will be encouraged to incorporate the input of the engaged FNIC or FNICs at the outset (in addition to coordinating with the registrars of the BAO and FBCSA), to ensure their expectations are meaningfully accounted for.



**7.4.2 BRAMP Recommendation 8**

FNICs to be engaged during archaeological assessments include:

- The Department of Consultation and Accommodation, on behalf of the Mississaugas of the Credit First Nation

Department of Consultation and Accommodation  
Mississaugas of the Credit First Nation  
4065 Highway 6 North  
Hagersville, ON N0A 1H0  
905-768-4260  
[adam.laforme@mncfn.ca](mailto:adam.laforme@mncfn.ca)

- The Haudenosaunee Development Institute, on behalf of the Haudenosaunee Confederacy Chiefs' Council

Haudenosaunee Development Institute  
Haudenosaunee Confederacy Chiefs' Council  
PO Box 714  
Ohsweken, ON N0A 1M0  
519-445-4222  
[archaeology@hdi.land](mailto:archaeology@hdi.land)

- The Huron-Wendat Nation

Nation Huronne-Wendat  
Bureau du Nionwentsio  
255 Place Chef Michel Laveau  
Wendake, QC G0A 4V0  
418-843-3767  
[consultations@wendake.ca](mailto:consultations@wendake.ca)

- The Six Nations' Lands and Resources Department, on behalf of Six Nations of the Grand River

Lands and Resources Department  
Six Nations of the Grand River  
2498 Chiefswood Road, PO Box 5000  
Ohsweken, ON N0A 1M0  
519-753-0665  
[tanyahill-montour@sixnations.ca](mailto:tanyahill-montour@sixnations.ca)

During consultation for this BRAMP, the Métis Nation of Ontario and The Indigenous Network indicated that they defer to one or more of the above listed FNICs in matters relating to archaeological resource management within City boundaries.

#### **7.4.3 BRAMP Recommendation 9**

It must be kept in mind that FNICs are each distinct entities and have independent relationships with the City. The City understands and acknowledges that each FNIC has their own expectations, structures, decision-making processes, contacts, and traditions that will influence the procedure and outcomes of engagement. The City will develop and maintain unique relationships with each FNIC.

#### **7.4.4 BRAMP Recommendation 10**

The City will maintain a list of preferred licensed archaeological consultants for use on its own projects, developed in consultation with the FNICs. This list can be shared with non-City proponents for their consideration, if requested. Changes to the list will be made in consultation and communication with all FNICs.

#### **7.4.5 BRAMP Recommendation 11**

Brampton recognizes that Indigenous artifacts are the property of Indigenous peoples. Artifacts include any material remains such as ceramics, tools, and ceremonial or religious items. The BRAMP is sensitive to the appropriate curation of all Indigenous artifacts, obtained in the past or future, and seeks to ensure such items are repatriated to the appropriate FNIC(s).

There are two components to appropriate repatriation the City should account for. The first is establishing which descendent FNIC has ownership of artifacts; which should be determined in consultation with FNICs and the Province.

Second, it is not currently feasible for all FNICs to receive and store all artifacts. This does not affect their ownership of such items, and the City should mandate storage at a facility subscribing to MCM standards until such a time as the appropriate FNIC initiates repatriation.

It has been determined through FNIC engagement during the BRAMP development that Sustainable Archaeology at McMaster University is one such suitable facility. Suitable storage and curation facilities have existing and developing relationships with FNICs, policies enabling FNIC access to collections, and adhere to MCM artifact storage requirements. The City will direct consultants to make arrangements for the long-term storage and curation of any Indigenous artifacts obtained during archaeological assessment at a suitable facility, in cases where repatriation to the appropriate FNIC(s) is not possible.



An exception to the above will be in the event of the discovery of any ceremonial objects - as identified by FNICs. These belongings must be repatriated to the appropriate FNIC(s) at the earliest opportunity.

The remains of Indigenous ancestors are not considered within this recommendation, as their treatment is already codified elsewhere in provincial law.

For collections originating from within City boundaries which are already held by licensed archaeologists or in private collections, it is recommended that the City advocate for their repatriation to the appropriate FNIC(s), or their long-term storage and curation in a suitable facility. The City will explore means of assisting in the identification of such collections and will facilitate their transfer to the appropriate FNIC(s) or a suitable storage facility.

### **7.4.6 BRAMP Recommendation 12**

Brampton sometimes commemorates locations for their cultural or heritage significance, and such places often overlap with, and are informed by, archaeological and Indigenous interests.

Should the City wish to pursue commemoration of a place, or should commemoration be requested by an FNIC, FNIC engagement on the nature of that commemoration will take place.

**7.5 Policy Goal #4: To favour to the preservation and protection of archaeological sites and areas of high archaeological potential over excavation.**

**Why?**

As discussed in **Section 4**, archaeology is a 'destructive' science, which means a site can only be excavated once. Furthermore, the very location and presence of material evidence from past people's occupation is as, or more, significant than anything we can learn from excavating and removing artifacts.

Avoidance and protection of archaeological resources and sites is the preferred approach stated by the MCM, recognized by the City, and expressed by FNICs. Therefore, the following actions are recommended:

**7.5.1 BRAMP Recommendation 13**

Avoidance and protection of identified archaeological sites, areas of high potential, and/or culturally sensitive locations will be the default option. It is often possible for development proposals to proceed with minor alterations to achieve this, but it is understood that on occasion avoidance and protection is not possible. When evaluating alternatives, FNICs will be incorporated in discussions and decision-making processes. Should land alteration and development need to proceed, FNICs will assist in crafting acceptable strategies to minimize encroachment on archaeological resources.

For archaeological sites, areas of high potential, and/or culturally sensitive locations, the City will pursue a heritage designation through *Part IV or Part VI* under the *Ontario Heritage Act*, or through the creation of an easement agreement to ensure their long-term protection. The City will pro-actively communicate heritage designations and/or other protective statuses to landowners and provide information about the site, its protections, and the consequences of unauthorized disturbance.

Unless a property is designated or has other protective statuses, the existence and location of archaeological resources will be kept confidential from the public.

Remains of Indigenous ancestors are not considered within this recommendation, as their treatment is already codified elsewhere in provincial law. However, it is understood that avoidance and protection should also be the default option.



**7.6 Policy Goal #5: To provide clear protocols and guidance in the event of unpredicted or emergency discoveries of archaeological resources.**

**Why?**

After 10,000 years of human presence, there is always the possibility of discovering unpredicted archaeological remains in Brampton. And even the most cautious land alteration activity can sometimes encroach on known sites. Everyone benefits from knowing what to do in such cases.

The BRAMP addresses the identification, management, and protection of archaeological resources during development and land alteration activities. However, there are situations where archaeological resources or burials are unexpectedly encountered, or where accidental disturbance occurs to known resources or burials. In such cases, a clear emergency response plan is essential. The Province has clear requirements in place for such events, specified in the *Ontario Heritage Act* and the *Funeral, Burial, and Cremation Services Act*. In line with these requirements, the following recommendations are made:

**7.6.1 BRAMP Recommendation 14**

In the event that archaeological resources or human remains are unexpectedly encountered, or if accidental disturbance occurs to known resources or burials during any ground disturbing activity, the following steps are required:

1. All work must immediately stop.
2. If there are confirmed or suspected human remains, **no photographs are permitted.**
3. The area must be immediately cordoned off to prevent further disturbance.
4. The City department responsible for the project must be immediately notified.
5. The responsible City department will immediately notify the City of Brampton Heritage Department.
6. Authorized project staff will immediately notify the appropriate Provincial authorities (Police, Coroner, MCM, Bereavement Authority of Ontario (BAO), Registrar for the FBCSA, etc.) and FNICs as appropriate.
7. Authorized project and City staff, and FNIC representatives may wish to visit the location; their access must be facilitated at the earliest opportunity.
8. Authorized City staff and FNIC representatives may wish to provide instruction regarding further protection of the location, which must be immediately implemented.
9. Authorized City staff and FNIC representatives may wish to provide instruction regarding next steps for addressing the impact.
10. Authorized City staff will document the incident for City records.
11. No work may resume until authorized City staff and FNIC representatives provide their approval.

The specific response will depend on the nature of the unexpected encounter. Nevertheless, it is critical that the appropriate authorities and FNICs be involved in addressing impacts and proposed protective work plans. The City will share this Emergency Response Protocol with all City and non-City contractors engaged in land alteration activities.

The following FNICs will be contacted in the event that archaeological resources or burials are unexpectedly encountered, or accidental disturbance occurs to known resources or burials during any ground disturbing activity:

- The Department of Consultation and Accommodation, on behalf of the Mississaugas of the Credit First Nation

Department of Consultation and Accommodation  
Mississaugas of the Credit First Nation  
4065 Highway 6 North  
Hagersville, ON N0A 1H0  
905-768-4260  
[adam.laforme@mncfn.ca](mailto:adam.laforme@mncfn.ca)

- The Haudenosaunee Development Institute, on behalf of the Haudenosaunee Confederacy Chiefs' Council

Haudenosaunee Development Institute  
Haudenosaunee Confederacy Chiefs' Council  
PO Box 714  
Ohsweken, ON N0A 1M0  
519-445-4222  
[archaeology@hdi.land](mailto:archaeology@hdi.land)

- The Huron-Wendat Nation

Nation Huronne-Wendat  
Bureau du Nionwentsïo  
255 Place Chef Michel Laveau  
Wendake, QC G0A 4V0  
418-843-3767  
[consultations@wendake.ca](mailto:consultations@wendake.ca)

- The Six Nations' Lands and Resources Department, on behalf of Six Nations of the Grand River

Lands and Resources Department  
Six Nations of the Grand River  
2498 Chiefswood Road, PO Box 5000  
Ohsweken, ON N0A 1M0  
519-753-0665  
[tanyahill-montour@sixnations.ca](mailto:tanyahill-montour@sixnations.ca)

### 7.7 Policy Goal #6: To increase the awareness and appreciation of archaeological resources among development proponents, the public, and City staff.

#### Why?

Brampton enjoys one of Canada's most diverse multi-cultural settings in the present, and benefits further from an appreciation of its long and rich history that spans thousands of years. Archaeological insights help inform our knowledge of the past, and effective management of archaeological resources works best when there is broad awareness and support of the BRAMP's aims.

The management of archaeological resources should not be mysterious or inaccessible to the public, nor viewed as a hurdle to progress and needed development in Brampton. While the core rationale for the BRAMP is centred on effective and transparent planning oversight as it relates to archaeological resources, investment or 'buy in' by the public, development proponents, and City staff is essential to its implementation and success. Furthermore, understanding and appreciating Brampton's heritage - as reflected by archaeology - benefits everyone. **Section 5** and **Appendix A** provide an archaeologically-informed history of Brampton.

With that in mind, the following actions are recommended:

#### 7.7.1 BRAMP Recommendation 15

The City will facilitate BRAMP, Archaeological Potential Model, and Archaeological Status Layer training for relevant City staff, and will provide additional training on a recurring basis as needed, and when the BRAMP and/or its Archaeological Potential Model and Status Layer revisions occur. Relevant City staff includes, but is not limited to:

1. All Municipal Planning Staff who coordinate and approve development within City boundaries, including all sections of Planning Building & Growth Management; and,
2. Engineering, Environmental, and Public Works personnel, whose own projects may require archaeological assessments and/or whose activities may result in unexpected encounters with, or accidental disturbance of, archaeological resources and/or burials.

#### 7.7.2 BRAMP Recommendation 16

The City will commit to staffing, as completely as is practicable, its planning, heritage, and Indigenous/Diversity/Equity departments to oversee and assist in the effective implementation and administration of the BRAMP and its Archaeological Potential Model.

**7.7.3 BRAMP Recommendation 17**

The City will explore and execute public outreach and education opportunities related to archaeological resources and the BRAMP.

**7.7.4 BRAMP Recommendation 18**

The City will develop an archaeological and BRAMP resource package to share with non-City development proponents.

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### 7.8 Policy Goal # 7: To comprehensively integrate the identification, management, and protection of archaeological resources into City processes, including the *Brampton Plan*, City by-laws, and other municipal processes.

#### Why?

Brampton strives for transparency and efficiency in all City programs and administration. The BRAMP needs to be meaningfully integrated into planning and other policy areas processes to ensure it works as intended.

The BRAMP is the primary mechanism by which the City will identify, manage, and protect archaeological resources in its jurisdiction. Its existence must be reflected in City policies in order to be recognized, respected, and effectively administered. Archaeological resource management works best when holistically incorporated into Brampton's cultural, heritage, planning, and development activities. Therefore, the following actions are recommended:

#### 7.8.1 BRAMP Recommendation 19

That the *Brampton Plan* be amended to replace the text of 3.6.3.80 with the following:

*An Archaeological Management Plan (AMP) identifies areas of archaeological potential and establishes policies and measures to protect them. All archaeology within the City must comply with the Brampton Archaeological Management Plan (BRAMP).*

*The BRAMP will be subject to review every five (5) years, in consultation with the FNICs. The City will internally update the Archaeological Status Layer, Archaeological Completion Layer and relevant Archaeological Potential Model layers every six months to reflect new archaeological sites and reports received from the MCM or whenever new archaeological reports are directly submitted to the City.*

#### 7.8.2 BRAMP Recommendation 20

That the *Brampton Plan* be amended to replace the text of 3.6.3.81 with the following:

*An archaeological assessment, prepared by a licensed archaeologist and consistent with current Provincial technical standards and guidelines, is required for all proposed development or alteration work where archaeological resources are known to be present or on properties identified in the Archaeological Status Layer as requiring an archaeological assessment. The archaeological assessment will be provided by the development proponent and submitted to the City for review, and to the Province for review and acceptance into the Register of Archaeological Reports. Engaged FNICs will be provided with the opportunity to review the archaeological assessment(s) before submission to the Ministry for review and acceptance. An archaeological assessment can*

only be deemed complete upon conclusion of this review process and receipt of a Ministry Letter of Acceptance for the final version of the Archaeological Report. The BRAMP cannot be used as a substitute for a Stage 1 archaeological assessment.

#### **7.8.3 BRAMP Recommendation 21**

That the *Brampton Plan* be amended to replace the text of 3.6.3.83 with the following:

*Projects within City boundaries for which the City is not the proponent will be reviewed with the expectation of the application of the BRAMP. Therefore, the City will encourage non-City proponents to adhere to City-specified standards and practices as outlined in the BRAMP, including compliance with the Ministry of Citizenship and Multiculturalism Standards and Guidelines and clear and meaningful engagement with FNICs. Where FNIC concerns about archaeological resource management are expressed for any project or undertaking, land alteration or development-related land disturbance shall be avoided until such a time as their concerns are resolved.*

#### **7.8.4 BRAMP Recommendation 22**

That the *Brampton Plan* be amended to include the following immediately after 3.6.3.83:

*Any artifacts resulting from an archaeological assessment occurring within City boundaries are to be repatriated to the relevant Indigenous Communities where feasible, or entrusted to a suitable long-term storage and curation facility, such as Sustainable Archaeology. Suitable facilities are recognized by their adherence to provincial artifact storage and curation requirements and their existing and developing relationships with Indigenous communities.*

#### **7.8.5 BRAMP Recommendation 23**

That the *Brampton Plan* be amended to replace the text of 3.6.3.86 with the following:

*Any groups or individuals undertaking ground disturbing activities within City boundaries must have a copy of the Emergency Response Plan as outlined in BRAMP Recommendation 16 available to all staff on location during work. The plan must be reviewed with all personnel prior to commencing ground disturbing activities.*

*In the event that archaeological resources or human remains are unexpectedly encountered, or accidental disturbance occurs to known resources or burials during any ground disturbing activity, the Emergency Response Protocol outlined in BRAMP Recommendation 16 will be followed. This includes but is not limited to:*

- 1. All work must immediately stop.*
- 2. If there are confirmed or suspected human remains, **no photographs are permitted.***
- 3. The area must be immediately cordoned off to prevent further disturbance.*
- 4. The appropriate persons must be notified, including:*

- a. *The City department responsible for or overseeing the project;*
- b. *The City Heritage Department;*
- c. *The appropriate Provincial authorities, including:*
  - i. *the Ministry of Citizenship and Multiculturalism (archaeological resources and human remains);*
  - ii. *the police (human remains only);*
  - iii. *the coroner (human remains only);*
  - iv. *the Bereavement Authority of Ontario (human remains only); and*
  - v. *the Registrar for the Funeral, Burials, and Cremation Services Act (human remains only); and*
- d. *The appropriate FNICs, including:*
  - i. *the Mississaugas of the Credit First Nation;*
  - ii. *the Haudenosaunee Confederacy Chiefs' Council;*
  - iii. *the Huron-Wendat Nation; and*
  - iv. *the Six Nations of the Grand River.*

*No work may resume until City of Brampton authorized staff and FNIC representatives provide their approval.*

*Notwithstanding the above, the City will abide by the newly developed Indigenous Consultation and Engagement Protocol (ICEP), as drafted concurrently with the BRAMP.*

#### **7.8.6 BRAMP Recommendation 24**

That the *Brampton Plan* be amended to add the BRAMP as a schedule.

**7.9 Policy Goal #8: To ensure the BRAMP remains up-to-date with best practices in all aspects of archaeological resource management.**

**Why?**

As with all City practices and policies, the BRAMP needs to be routinely updated and improved.

The BRAMP is a living document and requires ongoing updates to reflect new assessments, evolving best practices, and changing regulations to ensure that its policies and procedures reflect the current legislative, industry, and FNIC expectations and standards. Therefore, the following action is recommended:

**7.9.1 BRAMP Recommendation 25**

The BRAMP will be subject to review every five (5) years. The review will include the participation of:

1. An archaeological consultant firm, preferably with extensive AMP experience;
2. The City's planning, heritage, legal, and Diversity/Equity departments;
3. FNICs (with the City making capacity funding available);
4. Other City staff; and,
5. The public.



# 8

## BRAMPTON ARCHAEOLOGICAL MANAGEMENT PLAN IMPLEMENTATION

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## **8.0 BRAMP IMPLEMENTATION**

### **8.1 Introduction**

As the approval authority for land use planning applications, Brampton has the responsibility to ensure archaeological concerns have been adequately addressed for projects within its borders.

The City has direct authority to mandate necessary archaeological assessments for its own projects, and to ensure Ministry of Citizenship and Multiculturalism (MCM) approved assessments have been conducted for private development approvals.

This section outlines the implementation strategy for the BRAMP, and is organized to discuss the following components:

- The Archaeological Status Layer and Archaeological Potential Model;
- Archaeology and the Development Application Process;
- Emergency Protocol;
- Training;
- Public Outreach; and,
- Future Development and Research.

Even where not explicitly stated, it is understood that the default will be communication and/or consultation with engaged FNICs for all BRAMP related policies and procedures.

### **8.2 The Archaeological Status and GIS Layers**

The core of the BRAMP is its Archaeological Status Layer and Archaeological Potential Model (and their supporting GIS layers), as they are the primary resources for heritage, development, and planning decisions as they relate to archaeological concerns. The Archaeological Status Layer is derived from the combination of the Archaeological Completion Layer and the Archaeological Potential Model. It is a dynamic tool that can be updated to account for new archaeological reports and sites. To remain effective, it is critical that the data that contributes to this tool remains up-to-date.

#### **8.2.1 Confidentiality**

As the data and model layers incorporate sensitive information regarding archaeological sites and burials, access to its maps and database must be secured and limited to appropriate City staff, engaged archaeological consultants, and engaged FNICs. The composite archaeological layers will be publicly accessible.

### 8.2.2 GIS Layer Updates

Updates to the Archaeological Status Layer, Archaeological Potential Model and Completion Layers' various components will be conducted on a regular, scheduled basis. Any updates or changes must include consultation with engaged FNICs.

#### 8.2.2.1 Six Month Review

A formal request to the Ministry of Citizenship and Multiculturalism (MCM) will be made for all assessment reports and sites registered since the last request. The Ministry list of reports will be reconciled with existing reports accounted for in the Archaeological Potential Model. Ideally, most will have been already reviewed and incorporated, but there are anticipated cases where new reports will come to light, including:

- Assessments resulting from research and avocational archaeological projects;
- Revisions to prior assessments addressing errors or oversights;
- Assessments not provided to the City by development proponents; and,
- Assessments conducted on Provincial and Federal properties.

Review and incorporation of new assessments and archaeological sites must include updating the relevant layers and features of the Archaeological Potential Model. This will be completed either by appropriate City staff or a designated, licensed archaeological consultant.

#### 8.2.2.2 Five Year Review

The BRAMP includes a provision for a review and update every five years. As part of the update, the Archaeological Potential Model's data inputs and integration will be wholly considered, including the constituent mapping layers and feature of potential inclusion zone criteria.

FNICs will be consulted during this review, with capacity funding made available.

#### 8.2.2.3 Ongoing

Updates to the Archaeological Potential Model will be made as soon as possible in the following cases:

- An FNIC request is made to identify an area as significant; or
- Indigenous burials or ossuaries are discovered; or,
- Archaeological assessments are provided by City or private development proponents.

Assessment reports will not be included in the Archaeological Potential Model until they have been approved by the MCM, and are accompanied by all supplementary documentation and the Record of Indigenous Engagement.



### 8.2.3 Data Integration

GIS data will be integrated into the Archaeological Potential Model as distinct layers with inclusion zone rules for associated features. Currently, these layers consist of:

- Watercourses (existing and former)
- Waterbodies
- Wetlands
- Physiographic Landforms
- Soils
- Elevation
- Historic Structures
- Historic Roads
- Historic Railways
- Registered Cemeteries and Burials
- Completed Archaeological Assessments
- Registered Archaeological Sites
- Areas of Significance Identified through FNIC Consultation
- Features of Local Significance
- Indigenous Burials and Ossuaries

### 8.2.4 Review and Incorporation of Assessments

Heritage staff will ensure assessments are reviewed and appropriately incorporated after verifying the MCM acceptance. Depending on the stage of assessment and the specific nature of a project, most or all of the following particulars will be extracted during review and input as model data:

- PIF#(s)
- Date of report registration
- Name of consultant archaeology firm
- Stage(s) of assessment, as per MCM *Standards and Guidelines*
- Historic township(s), concession(s) and lot(s)
- Current address
- Title of report
- Study area map(s)
- Registered Borden identification number, location, and cultural affiliation for any sites
- Non-diagnostic findspots (NDFs) with Indigenous affiliation
- Associated burials, ossuaries or cemeteries
- Avoidance and Protection measures recommended and/or enacted
- The report's recommendation(s) for further work, or for finding the parcel free of further archaeological concerns ("complete")



### 8.2.5 Workflow and Accountabilities

The confidentiality of site and burials data means that only select Heritage and IT/GIS staff, and designated archaeological consultants, can have complete access to the Archaeological Potential Model and its data files. The City will share site and burial information with engaged FNICs upon request.

It is worth reiterating that this confidentiality is contractually demanded by the MCM and/or BAO as part of their data sharing agreements. Any City staff or contractors with access to the Archaeological Potential Model should be made aware of these agreements.

The composite layers can be more widely shared, with appropriate caution. However, as a general rule, the interpretation and practical application of the model should be conducted by trained Heritage staff.

### 8.2.6 GIS Training

Any BRAMP training for City staff involved in planning administration should include a component outlining the Archaeological Status Layer, Archaeological Completion Layer, and Archaeological Potential Model, including their construction and data inputs, to provide a full understanding of how the archaeological data is generated and used.

### 8.2.7 Potential Model Communication

Any publications or website resources discussing the BRAMP and planning processes should reference the Archaeological Potential Model, when appropriate, to underscore the methodical and scientific approach underpinning the BRAMP, and refer those wanting more detailed information to **Section 6** of the BRAMP document.

### 8.2.8 FNIC Engagement and Consultation for the Potential Model

FNICs will be consulted/informed in the following events as they relate to the Potential Model:

- Changes or additions to model layers, features of potential, and inclusion zones.
- Bi-annual archaeological site and report requests from the MCM and the subsequent updates.
- Development of training and communication strategies.

### 8.3 Archaeology and the Development Application Process

The primary reason for adopting the BRAMP is to allow the City to effectively manage archaeological resources in reviewing and approving development applications, as required by the *Planning Act*. Development proponents, City staff, and the public all benefit from clearly defined processes detailing how archaeological concerns and requirements are integrated with the application approvals.

Formal acceptance of archaeological assessments and recommendations is the responsibility of the MCM, and the City's role is to ensure Ministry acceptance is in place as part of the development approval process. Where the City is acting as development proponent, additional standards may be applied (as discussed below in sub-section 8.3.1.1), but in all cases archaeological components of development approvals will follow the process outlined in Figure 8-1.

The Archaeological Status Layer and its supporting GIS layers informs City staff and development proponents of any requirements for archaeological assessment prior to application approval. Where the model shows that a parcel is archaeologically "complete", further archaeological requirements are waived. Where further assessment is required, it is the responsibility of the proponent to retain a licensed archaeological consultant, and eventually submit the MCM accepted report, with supporting documentation and mapping, to the City.

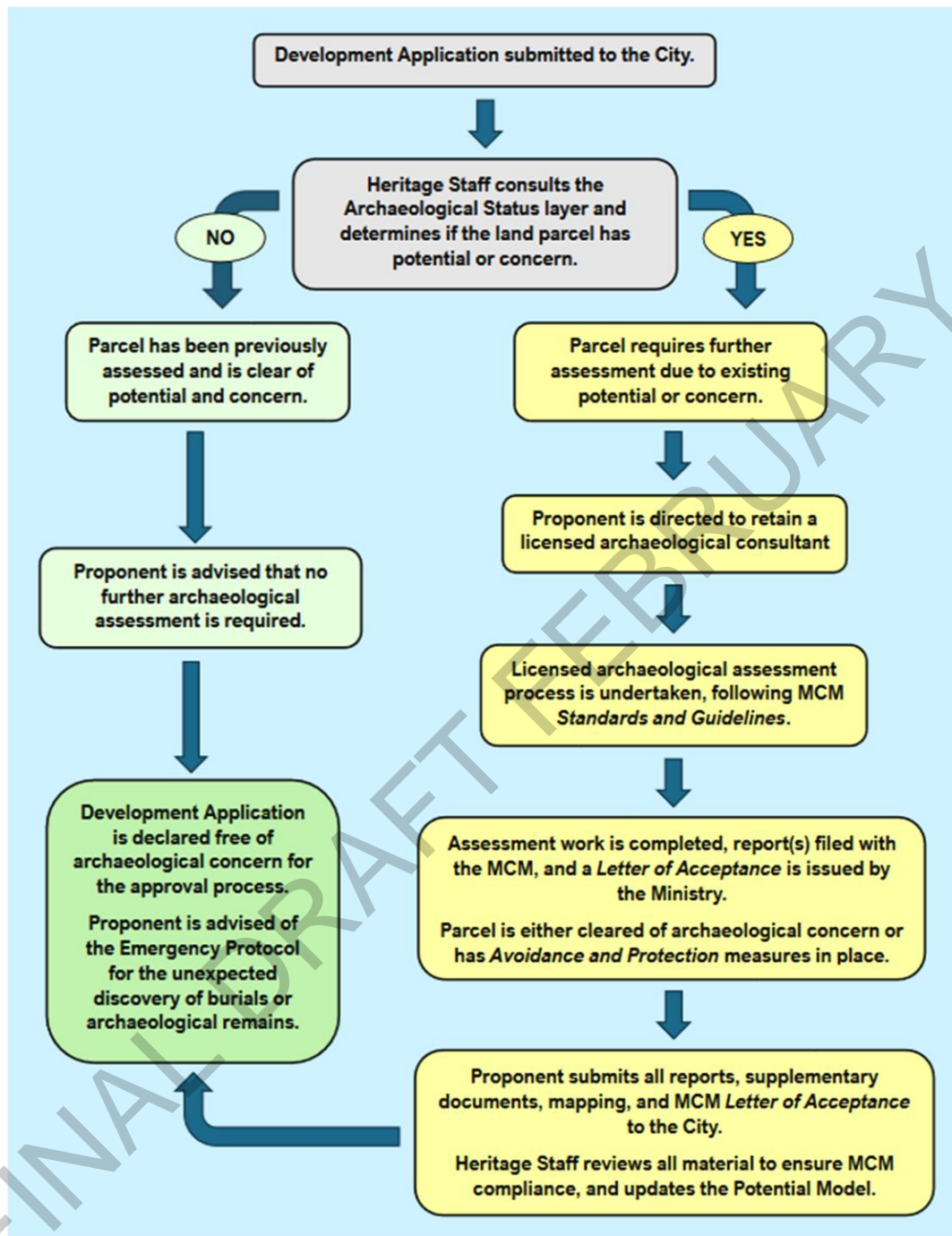


Figure 8-1  
Archaeological Components of the Development Application Process

### 8.3.1 Application Approvals

Approvals for development applications are contingent on MCM acceptance of required archaeological reports and recommendations. The City requires submission of all approved assessment reports, including supplementary documentation, mapping and record of FNIC engagement.

MCM acceptance of an archaeological report can only occur after an assessment has been conducted by a licensed archaeologist, with the resulting report and recommendations approved and accepted into the Ontario Archaeological Reports Register.

In cases where Avoidance and Protection measures are agreed to by the development proponent, the consultant archaeologist, and FNICs (occurring when archaeological resources are present on, or near, the proposed parcel, but can left in place without disturbance), the City will require a detailed work plan to reflect such measures before approval. Construction monitoring by a licensed archaeologist is usually required in such cases, and must be reflected in the work plan.

#### 8.3.1.1 When the City is the Development Proponent

The City will conform to the same requirements as private development proponents, but will seek to proactively exceed minimum standards for FNIC engagement, and will sometimes require retained consultant archaeologists to exceed mandated field assessment standards, when recommended by the Heritage Department. As a standard operating procedure, the City will engage with FNICs at the outset of Stage 1 of the Archaeological Assessment process.

#### 8.3.1.2 City Infrastructure and Other Work

Some examples of City work can involve land alteration that does not have a legislative trigger requiring archaeological assessments, including infrastructure improvements and replacements (sidewalks, utilities, etc.). All City departments must conform to the *Brampton Plan*, and this includes its terms governing cultural heritage. As such, City projects involving potential land alteration will be subject to review via the BRAMP and Archaeological Status Layer to determine archaeological assessment requirements, even where not required by provincial legislation.

### 8.3.2 Preferred Archaeological Consultants

As developed by the Heritage Department, and in consultation with FNICs, the City will maintain a list of preferred archaeological consultants to contract for assessment needs. In addition to satisfying Heritage Department and FNIC criteria, listed consultants and firms will conform to the City's Vendor Performance Management Program (VPMP).



When requested by private development proponents or citizens, the list will be shared as a resource. Such sharing will explicitly not imply recommendation or endorsement.

Addition or removal of consultant archaeologists and firms to or from the list will be administered on an ongoing basis, as per the terms of the VPMP, with all such changes requiring FNIC engagement.

### **8.3.3 Artifacts**

The Heritage Department will seek a formal agreement with Sustainable Archaeology to house artifacts unearthed in any project it oversees. When the City contracts a consulting archaeologist or firm to conduct assessment work, the surrender of artifacts to Sustainable Archaeology (after analysis) will be a mandatory clause of the contract.

Private development proponents will be encouraged to include a similar clause for consultant archaeologists or firms they employ.

### **8.3.4 Archaeological Review and Assessment Training**

Any City department that might be involved in land altering activities should have staff training in the required assessment and review processes. The Heritage and The Planning, Building and Growth Management Departments' staff directly involved with project review will have training that includes the legal triggers for required archaeological assessments, and the process for City projects that is in force for projects not subject to Provincial archaeological legislation.

### **8.3.5 Archaeological Review and Assessment Communication**

The assessment review requirements for development applications should be incorporated in all online and other resources available to private proponents and the public.

Mechanisms to inform and encourage consideration and protection of archaeological resources can include warning clauses on all permits, consistent inclusion of cultural heritage information and policies on relevant online portals, and potentially informing landowners where high potential has been identified for their properties.

### **8.3.6 FNIC Engagement for Archaeological Review and Assessment**

The MCM and the BRAMP have clear requirements for FNIC engagement in the assessment process. Even where not explicitly stated in this or other policies, FNIC engagement will be initiated for any processes, training and communication related to reviews and assessments.

### **8.3.7 Dispute Resolution**

Should a dispute or disagreement arise between a development proponent and any engaged FNICs (related to archaeological assessments), the City will offer to facilitate discussions aimed at resolution.

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## 8.4 Emergency Protocol

The unexpected discovery of archaeological or human remains during land alteration activities requires clear and unambiguous direction for City staff, the public, and on-site construction/development firms and workers. The City's Heritage Department will be the central authority and resource in such cases.

### 8.4.1 Required Steps

Pending approval, these steps will be formally stated in the *Brampton Plan*, which will be amended to replace the text of 3.6.3.86 with:

1. All work must immediately stop.
2. If there are confirmed or suspected human remains, **no photographs are permitted.**
3. The area must be immediately cordoned off to prevent further disturbance.
4. The City department responsible for the project must be notified immediately.
5. The responsible City department will immediately notify the City of Brampton Heritage Planning Department.
6. Authorized project staff will immediately notify the appropriate Provincial authorities (Police, Coroner, MCM, Bereavement Authority of Ontario (BAO), Registrar for the FBCSA, etc.) and FNICs as appropriate.
7. Authorized project and City staff, and FNIC representatives may wish to visit the location; their access must be facilitated at the earliest opportunity.
8. Authorized City staff and FNIC representatives may wish to provide instruction regarding further protection of the location, which must be immediately implemented.
9. Authorized City staff and FNIC representatives may wish to provide instruction regarding next steps for addressing the impact.
10. Authorized City staff will document the incident for City records.
11. No work may resume until authorized City staff and FNIC representatives provide their approval.

### 8.4.2 Legal Underpinning

It is generally understood that the discovery of human remains entails the stoppage of work and the contact of appropriate authorities. Not everyone is equally aware of Ontario's strict laws when it comes to archaeological remains.

*The Heritage Act, Section IV* makes it illegal for archaeological remains to be moved or knowingly uncovered by anyone but a provincially licensed archaeologist. Penalties for violations can include fines of up to \$1,000,000 and potential imprisonment.

### 8.4.3 Emergency Protocol Workflow and Accountabilities

The Heritage Department will hold responsibility for responding to instances where the Emergency Protocol is triggered, and for oversight of its application. This will include a mechanism for after-hours and weekend contact to facilitate support for residents and crews engaged in land alteration during such times.

The Heritage Department will prioritize the creation of information resources about the emergency protocol for training and communication purposes.

The list of contacts, including Police, Coroner, MCM, Bereavement Authority of Ontario (BAO), the Registrar for the FBCSA, and engaged FNICs will be reviewed annually to ensure information remains up to date.

### 8.4.4 Emergency Protocol Training

Any and all training related to the BRAMP will include specific attention to the Emergency Protocol.

### 8.4.5 Emergency Protocol Communication

Education and pro-active communication are integral to protecting archaeological resources from damage. All parties should have access to the terms of the protocol through the Development and Heritage website pages, and printed information packages will be available to City staff, private firms, and individuals involved in any sort of land alteration. All communication vehicles will include:

- Reference to the legal requirements and penalties for their violation;
- A brief description of what can indicate the presence of human or archaeological remains;
- The 11 steps, outlined above;
- Guidance on how best to cordon off and protect a site of unexpected discovery; and,
- City, Province and Police contact information.



Consultant archaeologists charged with creating a work plan to address the presence of Indigenous ancestral remains will be expected to seek guidance from the engaged FNIC or FNICs at the outset, in addition to coordinating with the BAO and FBCSA registrars. FNICs generally have experience and expectations that should be accounted for before any formal work plan is proposed.

### ***8.4.6 FNIC Engagement and Consultation for Emergency Protocol***

The Emergency Protocol has FNIC involvement specified, but additional engagement will be required when:

- Training and communication resources are developed
- Any changes are proposed for the protocol

## **8.5 Training**

This implementation section has detailed the training needs for specific areas of BRAMP administration and Potential Model utilization. Successful implementation of the BRAMP will further benefit from awareness by all City staff of its role in cultural heritage management and planning administration.

All City staff should be familiar with the BRAMP and its related policies and procedures. A web module would be a time and cost-effective training strategy, and such a module can be potentially shared with the public and private development proponents (with minor changes).

This broader level of training will include:

- Why Brampton has created the BRAMP, including an overview of legislation;
- A brief summary of Brampton's history, with emphasis on Indigenous presence;
- The importance of archaeological resources;
- The Potential Model and its role;
- The practical implications, policies and processes of the BRAMP; and,
- The ongoing role and importance of FNIC engagement.

Training for City departments' staff engaged in land alteration of any sort, including activities like infrastructure replacement, will have a component addressing the potential for deeply buried remains.

## **8.6 Public Outreach**

As with all City programs and operations, the BRAMP serves the citizens of Brampton. Awareness and support for the BRAMP is best realized through education and clarity in all communications.

The entire BRAMP document should be easily accessible on the City's website, with each section independently posted – allowing users to quickly find the particular information they wish.

The Planning, Building and Growth Management, and Heritage Departments' web pages will have a section explaining particular BRAMP policies and procedures that private development proponents should be aware of, including links to relevant legislation and provincial agencies.

All BRAMP related sections on the City website should include specific email contact information that will allow citizens and developers to directly ask questions of Heritage staff about the BRAMP.

The Emergency Protocol should be available on the City website for general access.

## **8.7 Future Development and Research**

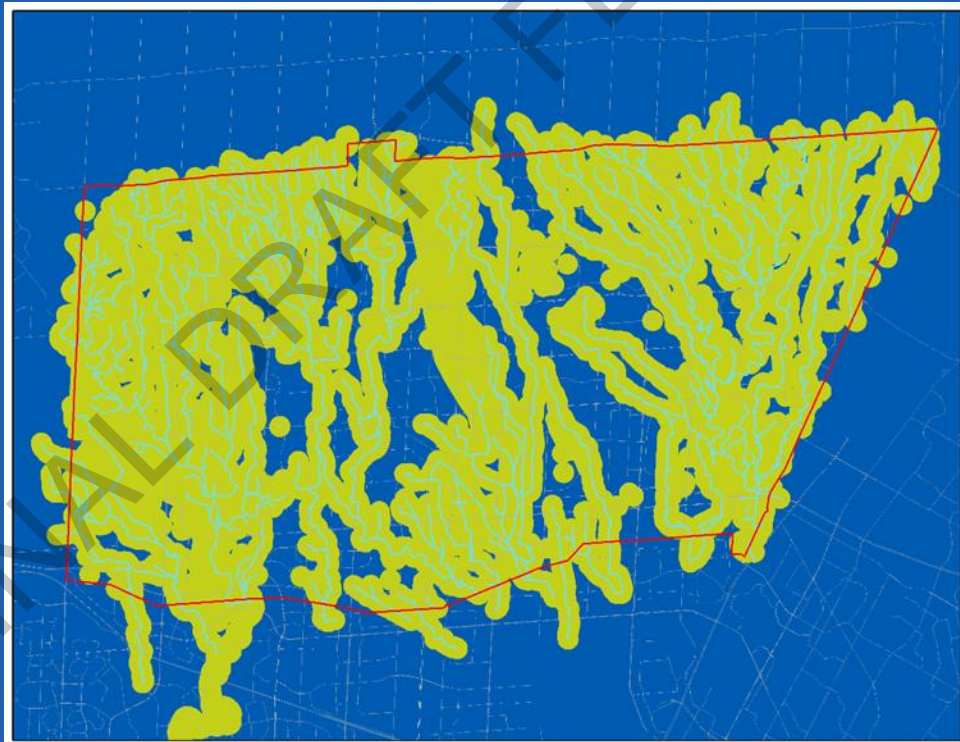
As robust the BRAMP is, there are “gaps” in legislation and municipal empowerment that sometimes limit the City’s ability to fully manage its archaeological resources. Such inabilities include:

- Requiring archaeological assessment and Indigenous engagement for building permits governed by City by-laws, and for any land alteration not currently accounted for by provincial legislation;
- Enforcement of construction monitoring for projects within a one-kilometer radius of Indigenous villages and burials/ossuaries;
- Proactive protection and land restrictions for areas with identified archaeological potential or of cultural importance to Indigenous peoples;
- Mandating the transfer of Indigenous artifacts to a City/FNIC approved facility; and,
- Improving provincial standards for archaeological assessments, including higher quality and more rigorous assessments.

In consultation with FNICs, the Heritage Department will identify the appropriate provincial ministries or agencies to engage in addressing the above.

# 9

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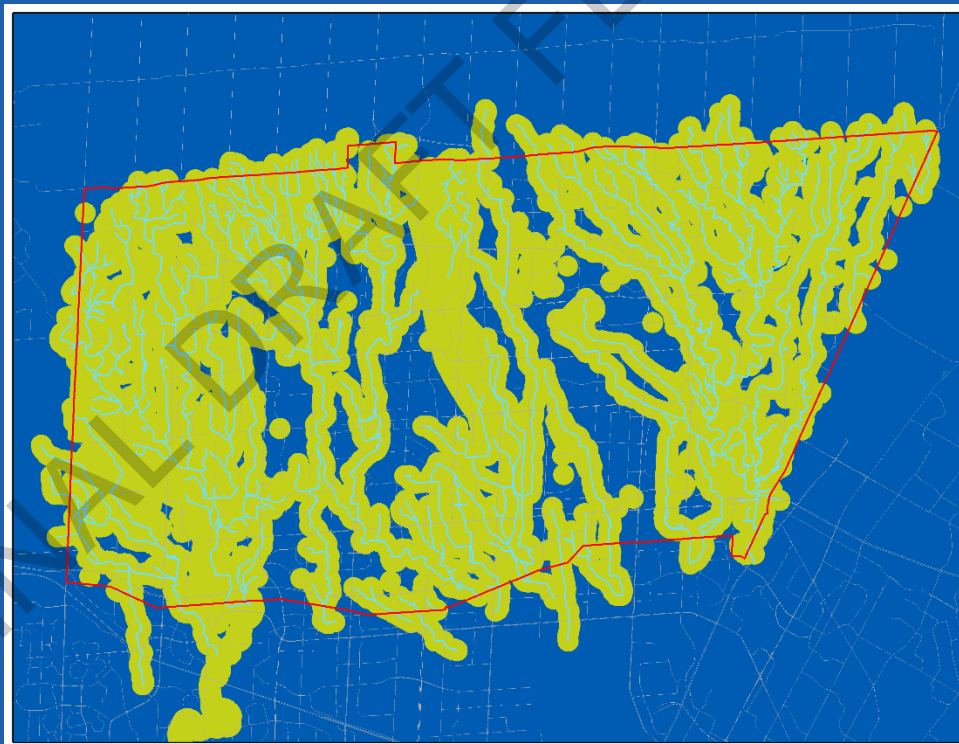
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# APPENDIX A

## THE PRE- AND POST- CONTACT ARCHAEOLOGICAL HISTORY OF BRAMPTON



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## **1.0 THE PRE- AND POST- CONTACT ARCHAEOLOGICAL HISTORY OF BRAMPTON**

### **1.1 Introduction**

The modern boundaries of Brampton encompass an area that has seen human activity for over ten thousand years. This section will give a broad overview of Indigenous and early settler peoples who lived on these lands.

Our understanding of these early periods and cultures largely depends on archaeological data, and sometimes oral histories. 'Pre-contact' specifies Indigenous cultures before European presence and settlement in the area. 'Post-contact' is used here to indicate that this section also looks at initial European settlements, interactions with Indigenous peoples, and eventual establishment of political control. European contact did not automatically create a rich historical documentation, so archaeological data are still vitally important to our knowledge of early post-contact cultures, along with oral histories where available. A brief examination of the formation of settler communities and the establishment of Brampton as a city will conclude the section.

The nature of an archaeologically informed history spanning thousands of years is to have increasingly detailed data from sites dated closer to the present, and fewer material remains from more ancient sites. Bones and other organic matter are far less likely to survive from nine thousand years ago, as one example. We must be careful not to confuse sparser archaeological evidence with lesser sophistication, culture, or technological knowledge of earlier peoples.



## 1.2 Pre-Contact

The Pre-Contact era spans from approximately 9000 BC to the early AD 1600s. It is divided into three periods: Palaeo, Archaic, and Woodland, with each having sub-periods.

**Table 1: Pre-Contact Settlement History**  
(Wright, 1972; Ellis and Ferris, 1990; Warrick, 2000; Munson and Jamieson, 2013)

| Sub-Period                      | Timeframe     | Characteristics   |
|---------------------------------|---------------|---|
| Early Palaeo                    | 9000–8400 BC  | Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted projectiles   |
| Late Palaeo                     | 8400–7500 BC  | Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted projectiles   |
| Early Archaic                   | 7500–6000 BC  | Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate Base traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)  |
| Middle Archaic                  | 6000–2500 BC  | Stemmed (Kirk, Stanly/Neville), Brewerton side- and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools  |
| Late Archaic                    | 2500–900 BC   | Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; evidence of deliberate ritual burials; Stone pipes emerge; Long-distance trade (marine shells and galena)   |
| Early Woodland                  | 900–400 BC    | Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people   |
| Middle Woodland                 | 400 BC–AD 600 | Point Peninsula tradition; Vinette 2 ceramics appear; Small camp sites and seasonal village sites; Influences from northern Ontario and Hopewell area to the south; Hopewellian influence can be seen in continued use of burial mounds   |
| Middle/Late Woodland Transition | AD 600–900    | Princess Point tradition; Cord roughening, impressed lines and punctate designs on pottery; Adoption of maize horticulture at the western end of Lake Ontario; Oval houses and 'incipient' longhouses; First palisades; Villages with 75 people   |
| Late Woodland                   | AD 900–1300   | Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements  |
| Late Woodland                   | AD 1300–1400  | Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)  |
| Late Woodland                   | AD 1400–1600  | Wendat-Petun tradition; Globular-shaped ceramic vessels, ceramic pipes, bone/antler awls and beads, ground stone celts and adzes, chipped stone tools, and even rare copper objects; Large villages (often with palisades), temporary hunting and fishing camps, cabin sites and small hamlets; Territorial contraction in early 16 <sup>th</sup> century; Fur trade begins ca. 1580; European trade goods appear |

### **1.2.1 Palaeo Period (9000 – 7500 BC)**

Like most of Canada, this region was covered by glaciers (named Wisconsin glaciers in southern Ontario) until approximately 11,000 years ago, when they started to retreat. The first documented evidence of occupation in southern Ontario dates to around 9000 BC, following the retreat of the Wisconsin glaciers and the formation of Lake Algonquin, Early Lake Erie and Early Lake Ontario.<sup>1</sup>

During this period, small Palaeo bands moved into the region, leading mobile lifestyles centered around communal hunting of large game and gathering plant-based food resources.<sup>2</sup> The initial post-glacial environment was thinly vegetated – like the modern sub-Arctic - and current evidence suggests that Palaeo peoples ranged over extensive territories to maintain sustainable living conditions. Over the next 2500 years, this environment underwent significant changes, transitioning from a sub-arctic spruce forest to a boreal forest dominated by pine.<sup>3</sup> As forests grew denser and fauna more abundant, so too did human patterns of subsistence, culture and technology change.

Archaeologists rely on the presence of stone tools, projectile points, debris from their manufacture, and occasional traces of hearths/fire pits, to distinguish changes in Palaeo human cultures and activities over time. From that evidence, there are two distinguishable periods within the Palaeo era: the Early Palaeo period (ca. 9000–8400 BC), and the Late Palaeo period (ca. 8400–7800 BC).

Many aspects of Palaeo life remain unknown due to relatively sparse archaeological remains, but there is a clear shift in the styles of stone spear and dart points. Early points are characterized by grooves or ‘flutes’ near the base, while later examples lack such fluting.



**Figure 1-1: Barnes Palaeo Fluted Point**  
*Royal Ontario Museum*



**Figure 1-2: Hi-Lo Palaeo Unfluted Point**  
*Royal Ontario Museum*

All these point types were likely used for hunting caribou and other ‘big game’. Archaeological sites from both periods typically functioned as small campsites or ‘way-stations’ (occasionally with hearths or fire-pits), where tool manufacture/maintenance, as well as hide processing, occurred. These sites tend to be small (less than 200 sq. m) and indicate short spans of habitation.<sup>4</sup> The archaeological record also demonstrates a change in mobility during the course of the Palaeo period – while people continued to move as a way of life and subsistence, they traversed relatively shorter distances as the environment grew richer in plant and animal resources.

### 1.2.2 Archaic Period (7500 – 900 BC)

The Palaeo period was characterized by a warming climate that transformed the environment from sub-arctic and relatively sparsely vegetated to a boreal forest with richer resources for humans to exploit. This warming trend inched along, and by 7500 BC southern Ontario was increasingly dominated by deciduous forests, with even more productive plant and animal life. Human populations capitalized on this, and developed new forms of tools and hunting techniques to exploit both animal and plant-based food sources.

The archaeological record shows developments and innovations in stone tools, stone pipes, copper tools, stone net-sinkers, and other technologies during this period. There is also material evidence of ritual activities, including cemeteries. Archaeologists distinguish three periods of Archaic culture: Early (ca. 7800–6000 BC), Middle (ca. 6000–3000 BC) and Late Archaic periods (ca. 3000–900 BC).<sup>5</sup>

The Early and Middle Archaic periods are characterized by substantial increases in the number of archaeological sites and a greater diversity in both stone tool types and evidence of raw materials used. Notable changes in Archaic assemblages included a shift to notched or stemmed projectile points, a growing prominence of net-sinkers (notched pebbles) and an increased reliance on artifacts like bone fishhooks and harpoons. Additionally, evidence of more substantial woodworking tools such as ground stone axes and chisels begin to appear in archaeological findings.<sup>6</sup>



Figure 1-3: Archaic Points  
ARA Photo Library

Towards the end of the Middle Archaic (ca. 3500 BC), archaeological evidence suggests that populations were increasing in size, engaging in more complex ritual activities, developing long distance trade networks in items such as copper, and becoming less mobile.<sup>7</sup> By the beginning of the Late Archaic period, we see evidence of routine seasonal movement - from shoreline/riverine sites located in rich environmental zones during the spring, summer and early fall, to inland sites during late fall and winter to hunt deer and gather fruits.<sup>8</sup>



**Figure 1-5: Archaic Stone Drill**  
*ARA Photo Library*



**Figure 1-4: Archaic Copper Axe**  
*Museum of Ontario Archaeology*

During the Late Archaic these developments continued, and there was the emergence of new types of projectile points, and sites showing evidence of deliberate, ritual burials. Excavations of burials from this timeframe indicate that human remains were often cremated and interred with numerous grave goods, including items such as projectile points, stone tools, red ochre, materials for fire-making kits, copper beads, bracelets, beaver incisors, and bear maxilla masks.<sup>9</sup>

The tools found at Archaic period sites indicate a comprehensive understanding of the surrounding environment by these people. The number and density of these identified sites suggest that they effectively and sustainably exploited the environment over a considerable period of time. The success of Archaic lifeways is attested to by clear evidence of steady population growth over time. Ultimately, these population increases set the stage for the final Pre-Contact occupation period—the Woodland Period.<sup>10</sup>



### 1.2.3 Early and Middle Woodland Periods (900 BC – AD 600)

The beginning of the Woodland period is primarily distinguished from the earlier Archaic by the widespread appearance of ceramics (pottery). While ceramic vessels are generally associated with sedentary and agricultural societies, in this case the evidence suggests that hunting and gathering remained the primary subsistence strategy throughout the Early Woodland period (900–400 BC), and well into the Middle Woodland period (400 BC–AD 600). In addition to adopting ceramics, communities during this time also increased in size and engaged in more extensive trade networks.<sup>11</sup>

The first peoples to adopt ceramics in the vicinity of Brampton are associated with the Meadowood archaeological culture. This culture is characterized by distinctive Meadowood preforms, side-notched Meadowood points and Vinette 1 ceramics, which consist of thick and roughly made ceramic pots with cord-marked decoration. Meadowood peoples are believed to have been organized in bands of around 35 people, and some of the best documented sites served as fall camps focused on deer hunting and nut gathering.<sup>12</sup>



**Figure 1-6: Woodland Ceramics**  
ARA Photo Library

Ceramic traditions continued to develop during the subsequent Middle Woodland period, and three distinct archaeological cultures emerged in southern Ontario: 'Point Peninsula', located north and northeast of Lake Ontario; 'Couture', situated near Lake St. Clair; and 'Saugeen', covering the rest of southwestern Ontario. These cultures all shared a similar method of decorating ceramics, using either dentate or pseudo-scallop shell stamp impressions, but they differed in terms of preferred vessel shape, zones of decoration and surface finish.<sup>13</sup>

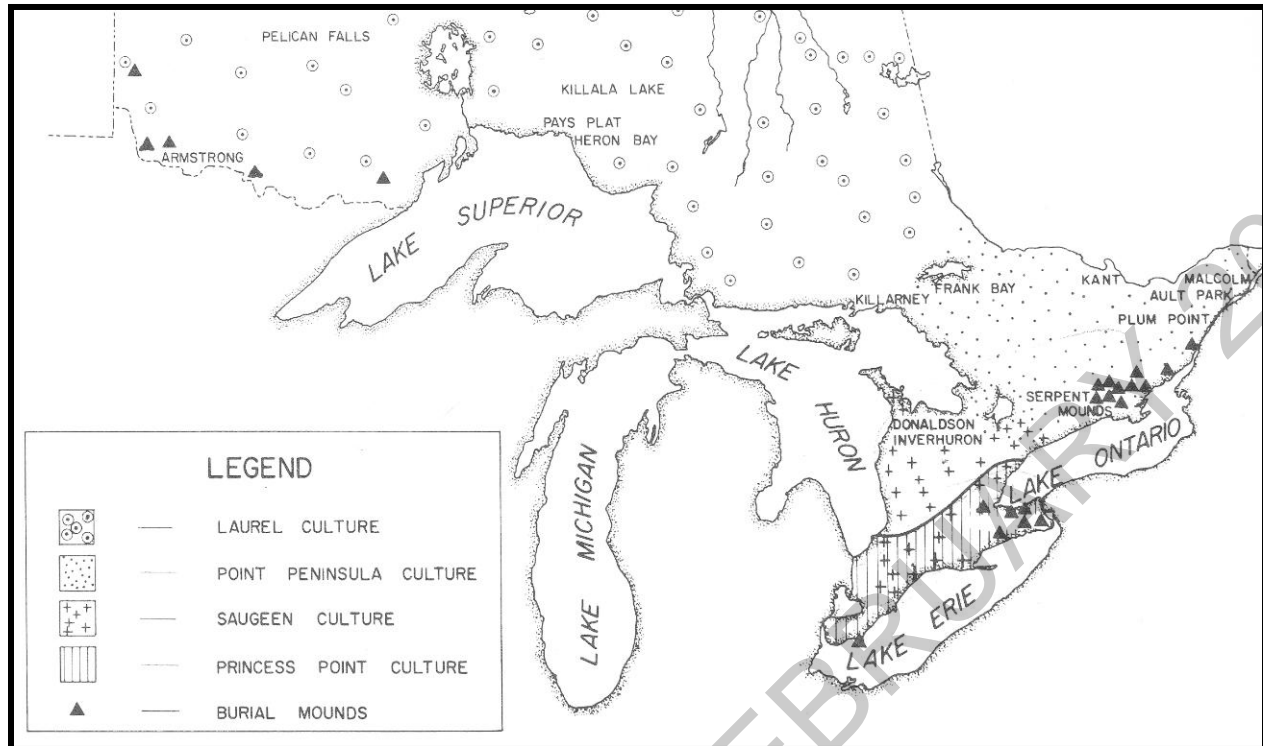
What is a  
"Complex"?

Archaeologists use this term to describe commonly adopted lifeways and technologies among multiple groups, without suggesting that those groups shared a singular culture or society.

The local Saugeen complex, which likely extended from Lake Huron to as far east as the Humber River, is characterized by stamped ceramics, distinctive projectile points, cobble spall scrapers and a way of life centered around the seasonal exploitation of resources such as game, nuts and fish.<sup>14</sup> Although relatively distant from the City of Brampton, the Donaldson site along the Saugeen River may be representative of a typical Saugeen settlement. It was occupied in the spring by multiple bands that came to harvest spawning fish. There were clearly strong social and ritual dimensions to this gathering of bands, as evidenced by the burials of members who had passed away elsewhere during the year.<sup>15</sup> The archaeological remains from this site include evidence of post-holes (often called post moulds), hearth pits, garbage-dumps (middens), cemeteries and even a few identifiable rectangular structures.<sup>16</sup>



Figure 1-7: Examples of a Post Hole and Hearth  
*Chattahoochee-Oconee National Forests,*  
*Smithsonian Magazine*



Map 1: Map of Middle Woodland Period Complexes<sup>17</sup>

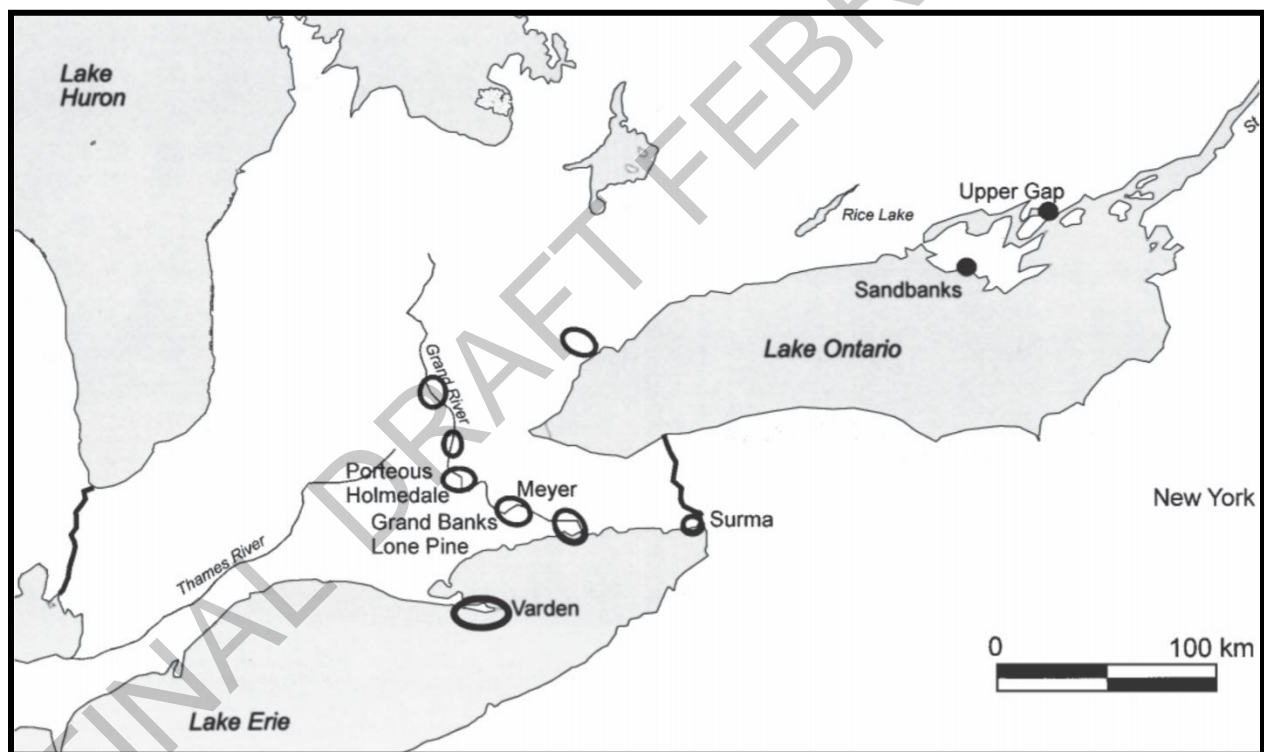
During the Middle to Late Woodland transition (AD 500–900), the first evidence of maize (corn) horticulture appears in southern Ontario<sup>18</sup>. Based on the available archaeological evidence, which is primarily concentrated around the Grand and Credit Rivers, this pivotal development was not particularly widespread.<sup>19</sup> The adoption of maize horticulture instead appears to have been initially exclusive to the newly emerged Princess Point complex, whose material remains include decorated ceramics (combining cord roughening, impressed lines and punctuate designs), triangular projectile points, T-based drills, steatite and ceramic pipes, and ground stone chisels and adzes.<sup>20</sup>



Figure 1-8: Middle-Late Woodland Projectile Point  
Museum of Ontario Archeology

The Grand Banks site near Cayuga is one of the best-known Princess Point sites, and a calibrated radiocarbon date of AD 406–586 indicates that it was home to the first maize horticulturalists in northeastern North America.<sup>21</sup> Generally, Princess Point villages consisted of what are termed ‘incipient’ longhouses (smallish, and circular or square in layout), and rudimentary palisades (protective walls surrounding the village). Archaeological findings suggest that a typical village would have had upwards of five contemporary houses at any given time, serving a population of roughly 75 people for perhaps 40–50 years. The evidence also indicates that many of these villages were repeatedly occupied over the centuries.<sup>22</sup>

Approximately half of the documented Princess Point sites in Ontario have been identified along the Grand River, with other examples found in the regions surrounding the Credit and Humber Rivers. The Maracle camp site, situated along the Credit River, is a prime example of one such site.<sup>23</sup> The distinctive artifacts and horticultural practices of Princess Point peoples have led to the suggestion that they may have been the ancestors of the later Iroquoian-speaking populations of southern Ontario.<sup>24</sup>

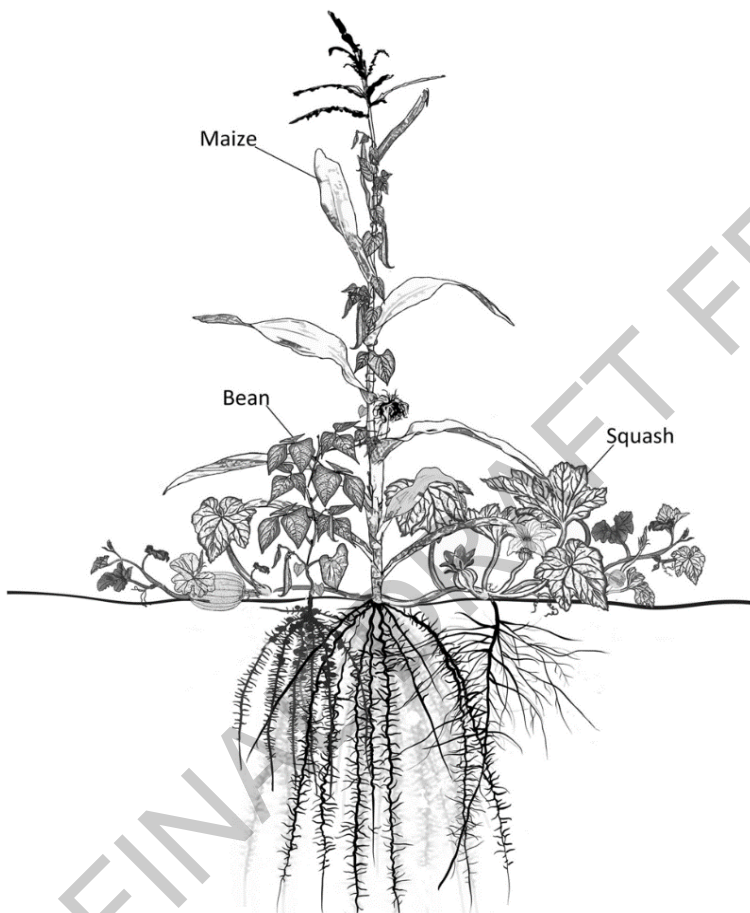


Map 2: Princess Point Site Clusters in Southern Ontario<sup>25</sup>



#### 1.2.4 Late Woodland Period (AD 900 – 1600)

In the Late Woodland period (ca. AD 900–1600), the practice of maize agriculture was adopted beyond the western end of Lake Ontario. This allowed for population growth, leading to larger settlements, higher settlement density and increased social complexity among the peoples involved. Maize was not the only crop grown – beans and squash were grown in the same fields. Called the “Three Sisters” by Indigenous peoples, this combination of crops was both nutritionally and horticulturally beneficial. Beans would climb the corn stalks and fix nitrogen in the soil, extending the productivity of fields. Squash plants would shade the base and prevent moisture loss, while discouraging pest animals with their prickly vines. These developments are believed to be associated with the spread of Iroquoian-speaking populations in the area; ancestors of the historically documented Wendat, Attawandaron and Haudenosaunee Nations.



**Figure 1-9: Three Sisters Planting**

*Image by Lopez-Ridaura, S., Barba-Escoto, L., Reyna-Ramirez, C. A., Sum, C., Palacios-Rojas, N., & Gerard, B. is used under the Creative Commons Attribution 4.0 International License (CC BY 4.0)*

Iroquois/Iroquoian is a name that was used by colonial cultures, and subsequently by archaeologists. It is not the name these groups called themselves by, and it's thought the term came from another Indigenous language. Haudenosaunee is the accurate name for these peoples and preferred by their Six Nations descendants today. For clarity, we will only use Iroquois in incorporating older scholarly descriptions, and Haudenosaunee thereafter.

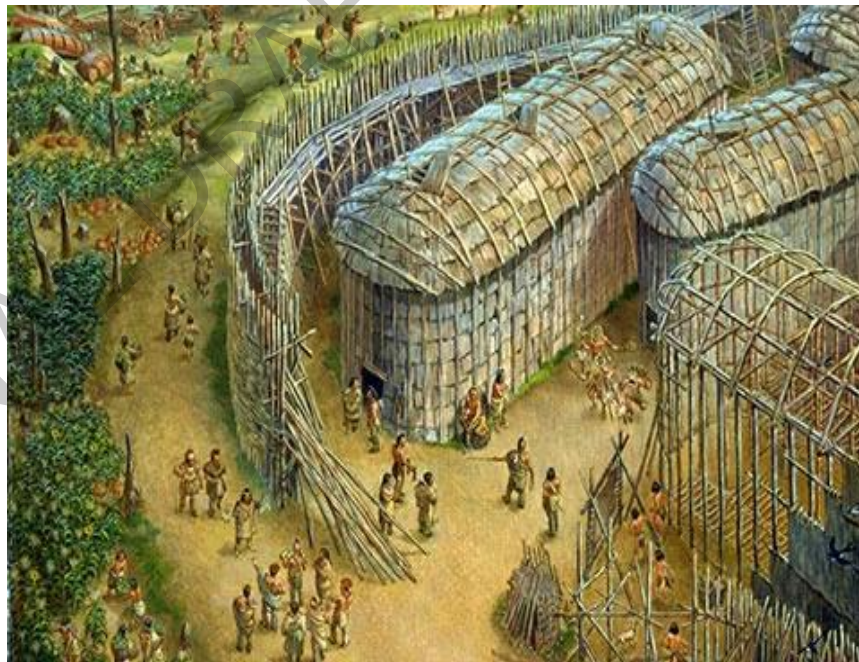
The Attawandaron peoples were originally referred to as the “Neutral” by French explorers. That colonial term influenced historical and archaeological literature until recently, and we now use the appropriate Indigenous name.

In other parts of southern Ontario, including the shore of Georgian Bay, the Bruce Peninsula and the vicinity of Lake St. Clair, Algonkian-speaking peoples inhabited the region, and were notably less agriculturally oriented.

Late Woodland archaeological remains from the greater vicinity of modern Brampton show three major stages of cultural development prior to European contact: 'Early Iroquoian', 'Middle Iroquoian' and 'Late Iroquoian'.<sup>26</sup>

Early Iroquoian (AD 900–1300) communities consisted of small villages (approximately 0.4 ha) of between 75 and 200 people. Each settlement typically consisted of four or five longhouses up to 15 m in length. These houses featured central hearths and storage pits for maize, which constituted 20–30% of their diet. The people produced distinctive ceramic pots with decorative incised rims.<sup>27</sup> The most extensively documented Early Iroquoian culture in the local area is the Glen Meyer complex, which is characterized by well-made, thin-walled ceramic pots, ceramic pipes, gaming discs, and a variety of stone, bone, shell and copper artifacts.<sup>28</sup>

Over the next century (AD 1300–1400), Middle Iroquoian culture became dominant in southwestern Ontario, and distinct 'Uren' and 'Middleport' stages of development have been identified. During this period, both houses and villages experienced significant growth. Longhouses, for instance, reached lengths of up to 33 m, settlements expanded to 1.2 ha in size and village populations swelled to as many as 600 people. Middle Iroquoian villages were also more carefully planned, suggesting the emergence of clan organization. Most of these settlements appear to have been occupied for perhaps 30 years before abandonment, when adjacent agricultural fields were no longer sufficiently fertile.<sup>29</sup>



**Figure 1-10: Wendat Longhouses and Palisade**  
*University of Waterloo*

**Abandoning Villages?**

While Haudenosaunee were expert at maintaining the production of agricultural lands for long periods, there would inevitably come a point when the fertility of those lands, and crop yields, would decline – often after three decades of farming. Also, the supply of wood for fuel and construction would require ever-increasing distances to obtain.

The solution was to move the entire village to a new site. This would have been a monumental undertaking, and probably involved dismantling a great deal of existing structures for re-use of materials at the new village location, not to mention the clearing of new fields for farming.

The village site was abandoned, but the village itself, as a social group, was maintained in a new location.

During the Late Iroquoian period (AD 1400–1600) – the phase just prior to widespread European contact – distinctions emerged between the archaeologically-represented groups that would become the Wendat and Petun; and the Attawandaron Nations. Brampton itself lies within the territorial boundaries of the Pre-Contact Attawandaron Nation, which extended to lands as far west as Chatham and as far east as New York State.

Prior to European contact, Wendat and Petun material culture is characterized by globular-shaped ceramic vessels, ceramic pipes, bone/antler awls and beads, ground stone celts and adzes, chipped stone tools, and even rare copper objects.<sup>30</sup> The Wendat and Petun lived in large villages, often with palisades, and also made use of temporary hunting and fishing camps, cabin sites and small hamlets.<sup>31</sup> The Wendat and Petun populations peaked and stabilized at approximately 30,000 people during the late 15th century, and villages were 1.7 ha in size on average. By the early 16th century,

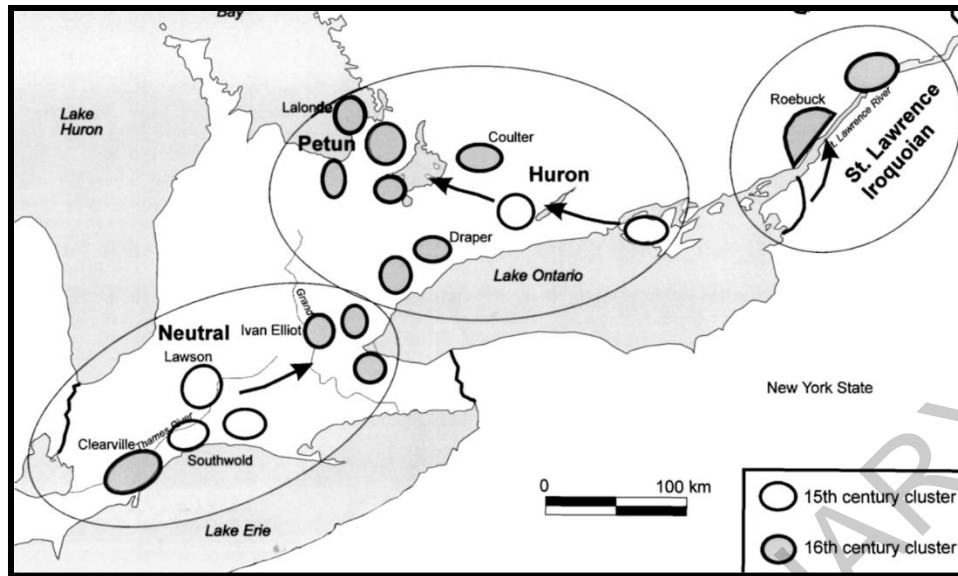
however, there was a contraction of earlier territories, and the Wendat and Petun had almost abandoned the north shore of Lake Ontario.<sup>32</sup> The best documented sites south of Georgian Bay to reflect these peoples' culture include the Petun Cluster and the Sidey-Mackay site west of Creemore.<sup>33</sup>

The Attawandaron Nation is well represented archaeologically, with typical artifacts including ceramic vessels and pipes, chipped stone tools, ground stone tools, worked bone, antler and teeth, and exotic goods obtained through trade with other Indigenous (and later European) groups.<sup>34</sup> The population growth so characteristic of earlier Middleport times appears to have slowed considerably during the Late Iroquoian period, and the Pre-Contact Attawandaron population likely stabilized at around 20,000 by the early 16<sup>th</sup> century.<sup>35</sup>

Pre-Contact Attawandaron villages were much larger than Middleport villages, averaging around 1.7 ha in size. Exceptional examples of these could reach 5 ha in size, featuring longhouses over 100 m in length and housing up to 2,500 individuals.<sup>36</sup>

It has been suggested that the size of these villages, along with the necessary croplands to sustain them, may have had some enduring impacts on the landscapes that surrounded them. There is a potential correlation between Pre-Contact era maize fields and modern stands of white pine.<sup>37</sup> Aside from these villages, the Attawandaron also made use of smaller hamlets, agricultural field cabins, specialized camps (e.g., fishing camps) and cemeteries.<sup>38</sup>





Map 3: Pre-Contact Iroquoian Site Clusters<sup>39</sup>

For the most part, Pre-Contact Attawandaron archaeological sites are found in isolated clusters defined by geographic regions, usually within a watershed or other well-defined topographic feature. It is believed that these clusters represent distinct tribal units, possibly organized into a larger confederacy akin to the historic Five Nations Haudenosaunee.<sup>40</sup> Nineteen main clusters of villages have been identified, with the closest manifestation to Brampton known simply as the 'Milton Cluster'. The principal sites associated with this cluster date to the late 16<sup>th</sup> and early 17<sup>th</sup> centuries, making it one of the latest manifestations of Attawandaron lifeways before the arrival of the Five Nations (Haudenosaunee).<sup>41</sup>

The end of the Late Woodland period is closely linked to the arrival and spread of European fur traders in southern Ontario in AD 1600, when significant changes in Indigenous material culture are evident. Prior to the establishment of the fur trade, items of European manufacture were extremely rare on Pre-Contact Attawandaron sites, save for small quantities of reused metal. With the onset of the fur trade in more distant regions of North America, ca. AD 1580, European trade goods began to appear in ever-increasing numbers, and glass beads, copper kettles, iron axes and iron knives have all been found during excavations.<sup>42</sup>



Figure 1-11: Iron Awl with Bone Handle, ca. 1600  
ARA Photo Library



## 1.3 Post-Contact

Contact between Indigenous peoples and European explorers began in the 1600s. The subsequent four hundred years saw intensified trade, notable impact of European diseases on Indigenous populations, conflicts, outright settlement by Europeans, and eventual settler and colonial domination of the territory.

**Table 2: Post-Contact Settlement History**  
(Smith 1846; Coyne 1895; Lajeunesse 1960; Ellis and Ferris 1990; Surtees 1994; Wilson's Publishing Co. 2000; AO 2022)

| Historical Event               | Timeframe   | Characteristics  |
|--------------------------------|---|--|
| Early Exploration              | Early 17 <sup>th</sup> century                          | Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonquian-speakers); European goods begin to replace traditional tools   |
| Increased Contact and Conflict | Mid- to late 17 <sup>th</sup> century                   | Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701   |
| Fur Trade Development          | Early to mid-18 <sup>th</sup> century                   | Growth and spread of the fur trade; Area included in the Deed of Fort Albany in 1701; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760  |
| British Control                | Mid-18 <sup>th</sup> century                            | <i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764   |
| Loyalist Influx                | Late 18 <sup>th</sup> century                           | United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada   |
| County Development             | Late 18 <sup>th</sup> to early 19 <sup>th</sup> century | Area became part of York County's 'West Riding' in 1798; Area included in Ajetance Treaty #19 in 1818; Peel County established after the abolition of the district system in 1849  |
| Township Formation             | Early 19 <sup>th</sup> century                          | Chinguacousy surveyed by R. Bristol in 1819, divided into west and east halves on either side of Hurontario Street (Centre Road); Majority of first settlers from New Brunswick, the United States and parts of Upper Canada; Combined population of Toronto Gore and Chinguacousy was only 412 by 1821  |
| Township Development           | Mid-19 <sup>th</sup> to early 20 <sup>th</sup> century  | Population reached 3,965 by 1842; 30,342 ha taken up by 1846, with 10,629 ha under cultivation; 7 saw mills and 1 grist mill in operation at that time; Traversed by the Grand Trunk Railway (1856), the Hamilton & North Western Railway (1877), the Credit Valley Railway (1878/79) and the Toronto Suburban Railway (1917); Brampton was the principal settlement; Other communities at Cheltenham, Salmonville, Victoria, Campbell's Cross, Kilmanagh, Sand Hill, Mayfield, Edmonton, Alloa, Norval Station, Westervelt's Corners, Woodhill, Springbrook and Huttonville |

### 1.3.1 European Explorers

The first European to venture into what would become southern Ontario was Étienne Brûlé. In the summer of 1610, he was sent on an expedition by Samuel de Champlain to accomplish three goals: 1) to consolidate an emerging friendship between the French and the First Nations, 2) to learn their languages, and 3) to better understand their unfamiliar customs. Other Europeans would subsequently be sent by the French to train as interpreters. These men became *coureurs de bois*, “living Indian-style [sic] on the margins of French society”.<sup>43</sup> Such ‘woodsmen’ played an essential role in all later communications with the First Nations.

Champlain himself made two trips to Ontario: in 1613, he journeyed up the Ottawa River searching for the North Sea, and in 1615–1616, he travelled up the Mattawa River and descended to Lake Nipissing and Lake Huron to explore Huronia (Gervais 2004:182–185). He learned about many First Nations groups during his travels, including prominent Iroquoian-speaking peoples such as the Wendat, Petun and ‘*la nation neutre*’ (the Attawandaron), as well as a variety of Algonkian-speaking Anishinaabeg bands.

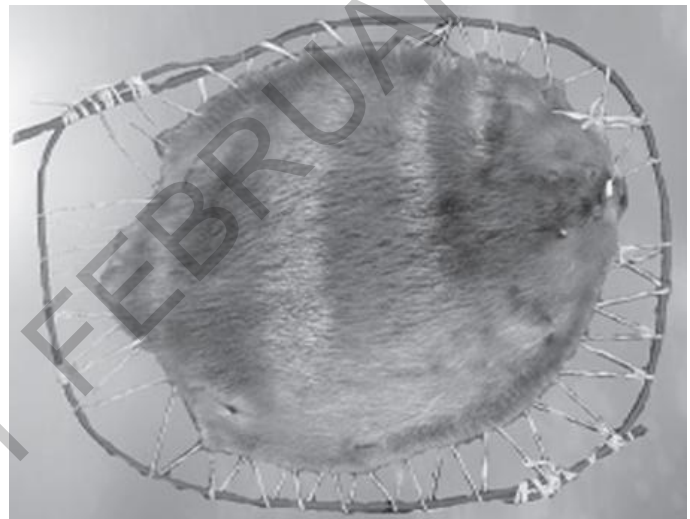
Champlain’s *Carte de la Nouvelle France* (1632) encapsulates his accumulated knowledge of the area. Although the distribution of the Great Lakes is clearly an abstraction in this early map, important details concerning the terminal Late Woodland occupation of southern Ontario are discernable. Numerous Indigenous groups are identified throughout the area, for example, and prolific Attawandaron village sites can be seen ‘west’ and ‘south’ of *Lac St. Louis* (Lake Ontario).



Map 4: Detail from S. de Champlain's *Carte de la Nouvelle France* (1632)<sup>44</sup>

### 1.3.2 Trading Contacts

The first half of the 17<sup>th</sup> century saw a marked increase in trading interactions between the First Nations and European colonists. Archaeologically, these burgeoning relations are clearly manifested in the widespread appearance of items of European manufacture by AD 1630, including artifacts such as red and turquoise glass beads, scissors, drinking glasses, keys, coins, firearms, ladles and medallions. During this time, many items like projectile points and scrapers - that were traditionally made from stone - began to be manufactured from brass, copper and iron scrap, and some European-made implements completely replaced more traditional tools <sup>45</sup>



**Figure 1-13: Beaver Pelt**  
*National Park Service*



**Figure 1-12: Glass Trade Beads,**  
**ca. mid 17th Century**  
*Museum of Ontario Archaeology*





The importance of European trading contacts eventually led to increasing factionalism and tension among the First Nations in the region. Different groups began to vie for control of the lucrative fur trade, which was itself a subject of competition between the French and British. In what would become Ontario, the Wendat, the Petun, and their Anishinaabeg trading partners allied themselves with the French. In what would become New York State, the League of the Haudenosaunee (the Five Nations Iroquois at that time) allied themselves with the British and the Dutch. The latter alliance may have stemmed from Champlain's involvement in Anishinaabeg and Wendat attacks against Haudenosaunee strongholds in 1609 and 1615, which engendered enmity against the French.<sup>49</sup> While aligned with the French for trading purposes, the members of the Attawandaron Nation opted to not involve themselves in the conflict.



The intensity of conflict generally increased during the first half of the 1600s, and in 1649 a particularly fierce offensive by the Haudenosaunee effectively scattered the Wendat and the Petun, with survivors either taken as captives or dispersed to live with neighbouring groups.<sup>50</sup> The Wendat survivors formed new communities outside of the disputed area, settling in Quebec (Wendake), the area of Michilimackinac, and near Lake St. Clair (where they were known as the Wyandot).

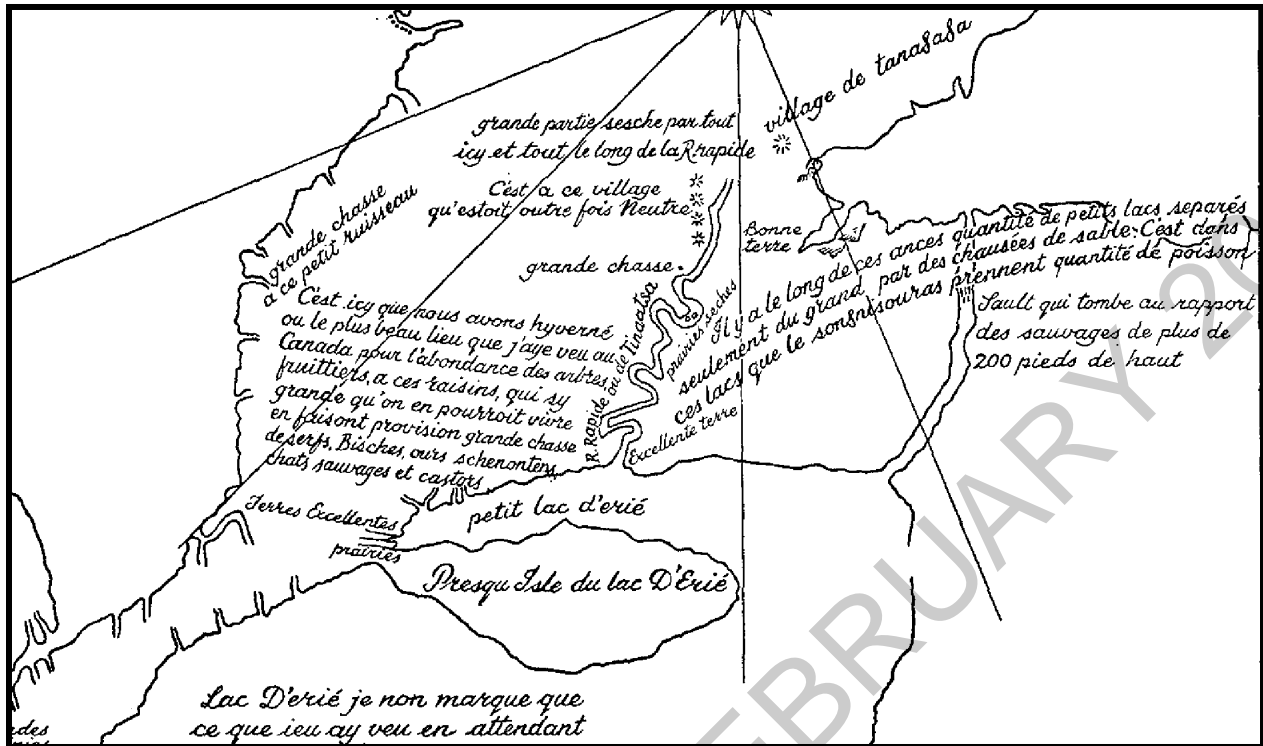
Anishinaabeg populations from southern Ontario, including the Ojibway, Odawa, and Pottawatomi, fled westward to escape the Haudenosaunee.<sup>51</sup> The Attawandaron were targeted in 1650 and 1651, and the Haudenosaunee took many of their villages.<sup>52</sup> The advance of the Haudenosaunee led to end of the Attawandaron Nation as a distinct cultural entity.<sup>53</sup>

Indigenous societies were not strangers to conflict in pre-contact years, but clashes were generally more confined to raids and minor skirmishes. The remarkable escalation and intensity of violence following contact is generally understood as a consequence of fur trade competition, the importation of existing French-British hostilities, and unprecedented social disruption due to the ravages of diseases introduced by Europeans.

For the next four decades, southern Ontario had more limited Indigenous settlement, as compared to pre-contact years.<sup>54</sup> However, the region's rich hunting grounds were exploited by the Haudenosaunee to secure furs for trade with the Dutch and the English. They established settlements along the north shore of Lake Ontario at places like Teiaiagon on the Humber River and Ganatswekwyagon on the Rouge River.<sup>55</sup> The Haudenosaunee are also known to have traded with the northern Anishinaabeg during the second half of the 17<sup>th</sup> century.<sup>56</sup>

The Haudenosaunee established firm control of their newly conquered territory, and did not permit French explorers and missionaries to travel directly into southern Ontario for much of the mid-17<sup>th</sup> century. Instead, the French had to journey up the Ottawa River to Lake Nipissing and then paddle down the French River into Georgian Bay.<sup>57</sup> New France was consequently slow to expand into southern Ontario, at least until the fall of several Haudenosaunee strongholds in 1666 and the opening of the St. Lawrence and Lake Ontario route to the interior.<sup>58</sup>

In 1669, the Haudenosaunee allowed an expedition of 21 men to pass through their territory. This expedition, which included François Dollier de Casson (a Sulpician priest) and René Bréhant de Galinée, managed to reach and explore the Grand River, which they named *le Rapide* after the swiftness of its current. These men descended the Grand to reach Lake Erie, and they wintered at the future site of Port Dover.<sup>59</sup> Galinée's map is one of the earliest documented representations of the interior of southwestern Ontario. In it, he notes the locations of several former Attawandaron villages at the western end of Lake Ontario, likely consisting of abandoned ruins.



Map 6: Detail from the Map of Galinée's Voyage (1670)<sup>60</sup>

### 1.3.4 Anishinaabeg Influx

The fortunes of the Haudenosaunee began to change in the 1690s, as disease and casualties from battles with the French took a toll on the formerly robust group.<sup>61</sup> On July 19, 1701, the Haudenosaunee ceded lands in southern Ontario to King William III, with the provision that they could still hunt freely in their former territory.<sup>62</sup> However, judging from the many land cessions that followed, this agreement appears to have lacked any immediate binding formality.

According to the oral tradition of the Algonkian-speaking Anishinaabeg, Ojibway, Odawa and Potawatomi bands began to mount an organized offensive against the Haudenosaunee in the late 17<sup>th</sup> century.<sup>63</sup> Around the turn of the 18<sup>th</sup> century, the Anishinaabeg of the Great Lakes expanded into Haudenosaunee lands and attempted to trade directly with the French and the English.<sup>64</sup> This led to a series of battles between the opposing groups, in which the Anishinaabeg were more successful.<sup>65</sup>

Haudenosaunee populations subsequently withdrew into New York State, and Anishinaabeg bands established themselves in southern Ontario. Many of these bands were mistakenly grouped together by European settlers under the generalized designations of 'Chippewa/ Ojibway' and 'Mississauga'. 'Mississauga', for example, quickly became a term applied to many Algonkian-speaking groups around Lake Erie and Lake Ontario<sup>66</sup>, despite the fact that the Mississaugas were but one part of the larger Ojibway Nation.<sup>67</sup>

The Anishinaabeg are known to have taken advantage of the competition between the English and French over the fur trade, and they were consequently well-supplied with European goods. The Mississaugas, for example, traded primarily with the French and received “everything from buttons, shirts, ribbons to combs, knives, looking glasses, and axes”.<sup>68</sup> The British, on the other hand, were well-rooted in New York State and enjoyed mutually beneficial relations with the Haudenosaunee.

Throughout the 1700s and into the 1800s, Anishinaabeg populations hunted, fished, gardened and camped along the rivers, floodplains and forests of southern Ontario.<sup>69</sup> However, their ‘footprint’ was exceedingly light, and associated archaeological sites are both rare and difficult to detect. Around 1720, French traders are known to have established a trading post at the western end of Lake Ontario, and the Mississaugas were actively involved in the regional fur trade.<sup>70</sup> In September 1750, construction began on another trading post in the vicinity of present-day Toronto, which was called Fort Rouillé, or Fort Toronto. Fort Rouillé was completed in Spring 1751 and served as an outstation for the larger Fort Niagara until it was abandoned and burned in 1759.<sup>71</sup>

Historical maps from the 18<sup>th</sup> century shed valuable light on the contemporary cultural landscape. H. Popple’s *A Map of the British Empire in America* (1733) shows the First Nations destroyed by the Haudenosaunee in the mid-17<sup>th</sup> century, and also demonstrates the ephemeral impact of the mobile Anishinaabeg and their lack of settlements in the 18<sup>th</sup> century. Interestingly, this map also depicts a long river named ‘Tanaovate’, which is widely held to represent the Humber River.

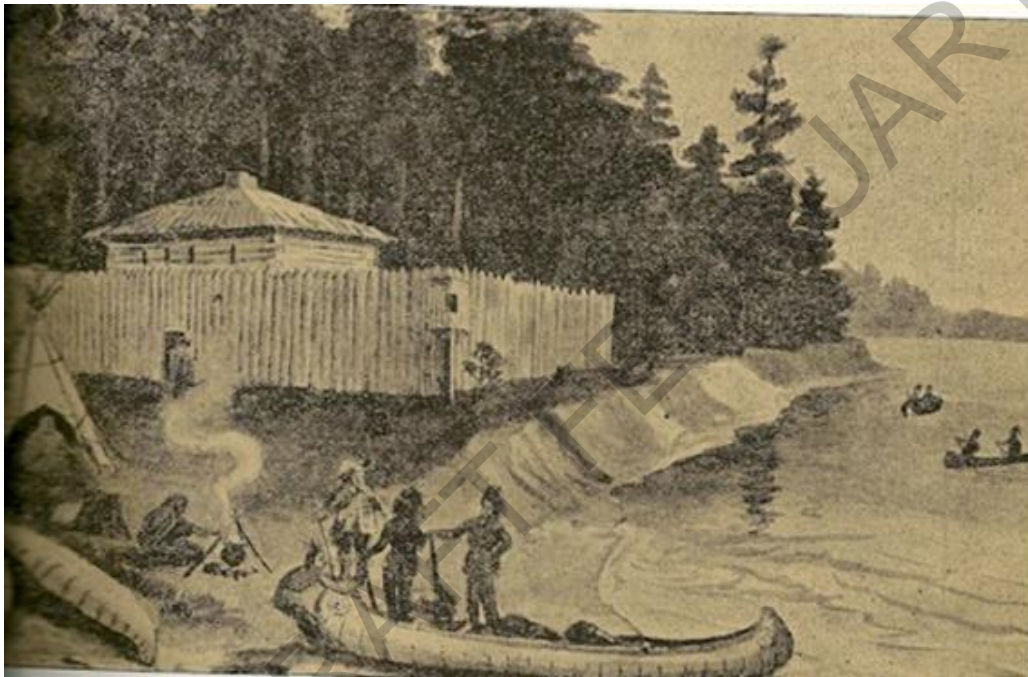


Map 7: Detail of H. Popple’s *A Map of the British Empire in America* (1733)<sup>72</sup>



### 1.3.5 Relations and Ambitions

The late 17<sup>th</sup> and early 18<sup>th</sup> centuries saw the continued growth and spread of the fur trade across all of what would become the Province of Ontario. The French, for example, established and maintained trading posts along the Upper Great Lakes, offering enticements to attract fur traders from the Indigenous peoples. Even further north, Britain's Hudson Bay Company dominated the fur trade. Violence was common between the two parties, and peace was only achieved with the Treaty of Utrecht in 1713.<sup>73</sup> Developments such as these resulted in an ever-increasing level of contact between European traders and local Indigenous communities.



**Figure 1-14: Fort Rouillé, Toronto**  
*National Archives of Canada*

As the number of European men living in Ontario increased, so too did the frequency of their relations with Indigenous women. Male employees and former employees of French and British companies began to establish families with these women, a process which resulted in the ethnogenesis of a distinct Indigenous people: the Métis. Comprised of the descendants of those born from such relations (and subsequent intermarriage), the Métis emerged as a distinct Indigenous people during the 1700s.

Métis settlements developed along freighting waterways and watersheds and were tightly linked to the spread and growth of the fur trade. These settlements were part of larger regional communities, connected by “the highly mobile lifestyle of the Métis, the fur trade network, seasonal rounds, extensive kinship connections and a shared collective history and identity”.<sup>74</sup>



The Seven Years' War was waged globally from 1756 to 1763 between the British, French, and their respective allies. North American territories were encompassed in the conflict, and the historically named French and Indian War preceded the more general outbreak of hostilities, starting in 1754. Many Anishinaabeg bands fought on behalf of the French. After the French surrender in 1760, these bands adapted their trading relationships accordingly, and formed a new alliance with the British.<sup>75</sup>

In addition to cementing British control over the Province of Quebec, the Crown's victory over the French also proved pivotal in catalyzing the Euro-Canadian settlement process. The resulting population influx caused the demographics of many areas to change considerably.

#### The Province of Quebec

While encompassing much of the area that the modern province of the same name occupies, the 1760 territory was so named by the British for lands that extended west from the coast of Labrador to the confluence of the Ohio and Mississippi Rivers. It incorporated all of modern southern Ontario.

#### 1.3.6 British Colonialism

With the establishment of British control came a new era of land acquisition and organized settlement. In the *Royal Proclamation* of 1763, which followed the Treaty of Paris, the British government recognized the title of the First Nations to the land they occupied. In essence, the 'right of soil' had to be purchased by the Crown prior to European settlement (Lajeunesse 1960:cix). Numerous treaties and land surrenders were accordingly arranged by the Crown, and great swaths of territory were acquired from the Mississaugas and other First Nations. These first purchases established a pattern "for the subsequent extinction of Indian title" (Gentilcore and Head 1984:78).

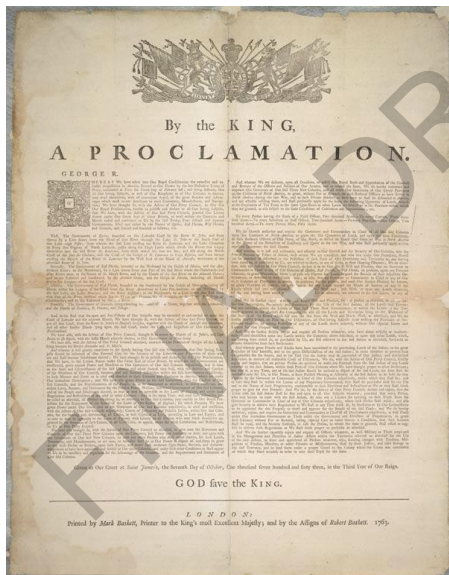


Figure 1-15: The Royal Proclamation  
University of British Columbia

The first land purchases in the area took place along the shores of Lake Ontario and Lake Erie, as well as in the immediate 'back country'. Such acquisitions began in August 1764, when a strip of land along the Niagara River was surrendered by Six Nations (Haudenosaunee), Chippewa and Mississauga chiefs (NRC 2010a). Although many similar territories were purchased by the Crown in subsequent years, it was only with the conclusion of the American Revolutionary War (1775–1783) that the British began to feel a pressing need for additional land. Over the ensuing years, waves of United Empire Loyalists came to settle in the Province of Quebec, driving the Crown to seek out property for those who had been displaced by the conflict. This influx had the devastating side effect of sparking the decline of the fur trade, which was a primary source of income for many First Nations.

By the mid-1780s, the British recognized the need to 1) secure a military communication route from Lake Ontario to Lake Huron other than the vulnerable passage through Niagara, Lake Erie and Lake St. Clair; 2) acquire additional land for the United Empire Loyalists; and 3) modify the administrative structure of the Province of Quebec to accommodate future growth. The first two concerns were addressed through the negotiation of numerous 'land surrenders' with Anishinaabeg groups north and west of Lake Ontario, and the third concern was mitigated by the establishment of the first administrative districts in the Province of Quebec.

On July 24, 1788, Sir Guy Carleton, Baron of Dorchester and Governor-General of British North America, divided the Province of Quebec into the administrative districts of Hesse, Nassau, Mecklenburg and Lunenburg.<sup>76</sup> The vicinity of the study area fell within the Nassau District at this time, which consisted of a massive tract of land extending due north from the head of Bay of Quinte in the east and the tip of Long Point on Lake Erie in the west. According to early historians, "this division was purely conventional and nominal, as the country was sparsely inhabited ... the necessity for minute and accurate boundary lines had not become pressing".<sup>77</sup>

Further change came in December 1791, when the Parliament of Great Britain's *Constitutional Act* created the Provinces of Upper Canada and Lower Canada from the former Province of Quebec. Colonel John Graves Simcoe was appointed as Lieutenant-Governor, and he became responsible for governing Upper Canada, directing its settlement and establishing a constitutional government modelled after that of Britain.<sup>78</sup> In 1792, the Western, Home, Midland and Eastern Districts were also incorporated from the former Districts of the Province of Quebec.

Simcoe initiated several schemes to populate and protect the newly created province, employing a settlement strategy that relied on the creation of shoreline communities with effective transportation links between them. These communities, inevitably, would be composed of lands obtained from the First Nations, and many more purchases were subsequently arranged. In July 1792, Simcoe divided the province into 19 counties consisting of previously settled lands, new lands open for settlement, and lands not yet acquired by the Crown. These new counties stretched from Essex in the west to Glengarry in the east. Three months later, in October 1792, an Act of Parliament was passed whereby the four districts established by Lord Dorchester were renamed as the Western, Home, Midland and Eastern Districts.<sup>79</sup>

The vicinity of modern Brampton nominally fell within the Home District and the County of York at this time, the latter of which consisted of a west and east riding. Although designated as part of the west riding, this area technically remained in the hands of Mississaugas. D.W. Smyth's *A Map of the Province of Upper Canada* map from 1800

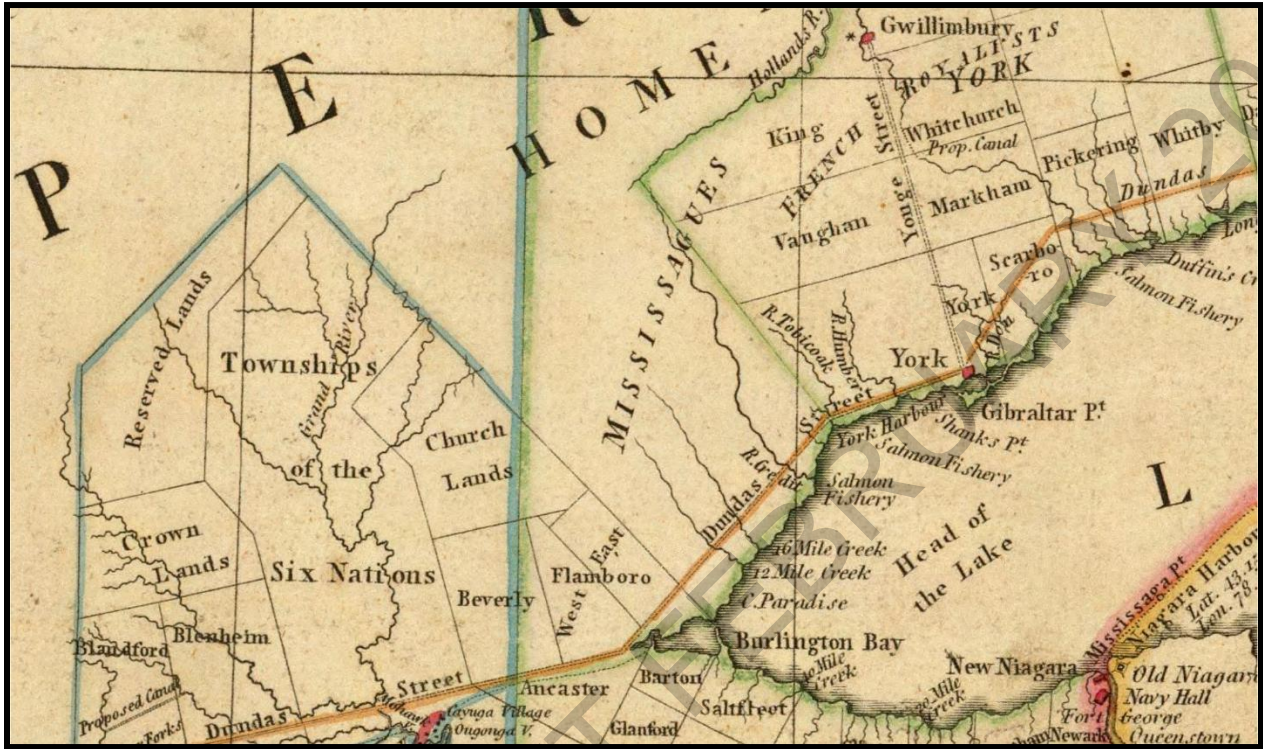
#### United Empire Loyalists

During and after the American Revolution, there was an influx of settlers to Upper and Lower Canada: people who remained loyal to Britain.

They were promised grants of land, and the Crown bestowed them the honorary title of "U.E." meaning Unity of the Empire.

The presence of Loyalists in this region was significant, and they were pivotal in repelling American invasion attempts during the War of 1812.

clearly shows the extent of their lands, as well as the townships that had already been established to the east and west of the study area.



**Map 8: Detail of D.W. Smyth's *A Map of the Province of Upper Canada* (1800)  
(Cartography Associates 2009)**

The Mississaugas' ownership of the lands along the western end of Lake Ontario was not to last, however, particularly given the exponential growth of York (the seat of government). In 1805, Lieutenant-Governor Peter Hunter decided that it was time to arrange for the surrender of the Mississauga Tract. Hunter saw this time as ideal for the commencement of negotiations, as Joseph Brant was no longer the land agent for the Mississaugas.<sup>80</sup>

These dealings culminated with what is known as the First Purchase of the Mississauga Tract. The First Purchase (Treaty 14, or the Head of the Lake Treaty) involved a meeting between representatives of the British Crown and the Mississaugas on August 2, 1805 near the mouth of the Credit River. Roughly 74,000 acres of land were acquired, save for a 1 mile strip on either side of the river which became the Credit Reserve. This tract was subsequently surveyed and became the southern parts of the Townships of Toronto, Trafalgar and Nelson. J. Purdy's *A Map of Cabotia* (1814) shows the layout of the first townships in this area, as well as the remaining lands that would become Peel County.





**Map 9: Detail from J. Purdy's *A Map of Cabotia* (1814)  
(Cartography Associates 2009)**

The crown negotiated the Second Purchase with the Mississaugas on October 28, 1818, and over 600,000 acres were acquired by the Crown (Treaty 19, or the Ajetance Treaty). This area became known as the 'New Survey', and was divided into the Townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore. On February 28, 1820, the signing of Treaties 22 and 23 resulted in the surrender of the majority of the Credit Reserve lands set aside in 1805. In 1847, the Mississaugas relocated and settled on the New Credit Reserve at Hagersville near Brantford.<sup>81</sup>

### 1.3.7 The Formation of Peel County

Eventually, as even smaller units of government became desirable, the Home and Niagara Districts were further divided. In 1816, large parts of York and Haldimand Counties were reassigned to the newly-formed Halton and Wentworth Counties in the Gore District. The vicinity of the study area remained part of York County's West Riding during this period of change.

Between 1815 and 1824, heavy immigration from Europe resulted in the doubling of the non-Indigenous population of Upper Canada from 75,000 to 150,000. This dramatic increase was a result of the outcome of the War of 1812 and the Crown's efforts to populate the province's interior.<sup>82</sup> In order to obtain additional lands for settlement, the Crown negotiated the Second Purchase of the Mississauga Tract on October 28, 1818 (Treaty 19, or the 'Ajetance Purchase'). Over 243,000 ha were acquired in this transaction, and the subject lands were divided amongst the Townships of Toronto, Trafalgar, Nelson, Chinguacousy, Caledon, Albion, Toronto Gore, Esquesing,



Nassagaweya, Erin, Eramosa and Garafraxa. On February 28, 1820, the signing of Treaties 22 and 23 resulted in the surrender of the majority of the Credit Reserve lands set aside in 1805.<sup>83</sup>

As the first township surveyed in what would become Peel County, the Township of Toronto was the best settled. By 1821, the township had a population of 803, and 1,183 ha had been cleared for agricultural purposes. These numbers are far greater than those found in the neighbouring townships: Chinguacousy and Toronto Gore had only 412 people and 93 ha cleared, Albion had 110 people and 25 ha cleared, and Caledon had 100 people with no record of the amount of cleared land.<sup>84</sup>

Population growth in the future Peel County was initially rapid, increasing from 12,993 in 1841 to 24,816 in 1851 and 27,240 in 1861. A drop in population occurred in the following years, and only 26,011 people were documented in the 1871 census.<sup>85</sup> This decline continued until 1901, when the population reached a level of 21,475. This trend was eventually reversed, and the population reached 31,539 in 194.<sup>86</sup>

The original settlers in what would become Peel County had to deal with an extensive wilderness, but the numerous waterways provided power for early mills, and eventually a road pattern emerged that was augmented by the arrival of the rail lines. The earliest arrivals included settlers from New Brunswick, America and parts of Upper Canada, who settled in the Township of Toronto ca. 1810. Later arrivals (after the Second Purchase) consisted largely of Irish from New York. Chinguacousy was settled mainly by United Empire Loyalists, whereas the other townships were populated by immigrating Europeans.<sup>87</sup>

In the 1830s and early 1840s, the layout of what would become southern Ontario was significantly altered through the creation of the Huron, Brock, Wellington, Talbot and Simcoe Districts.<sup>88</sup> York County comprised four distinct Ridings at that time, and the study area fell within the boundaries of the Second Riding. The Second Riding consisted of the Townships of Caledon, Albion, Chinguacousy, Toronto Gore and Toronto. In February 1841, York County became part of Canada West in the new United Province of Canada.

The administrative heart of the future Peel County was in Brampton. Other key centres included Port Credit (a marketing centre on Lake Ontario), Streetsville (which had a well-known grist mill) and Bolton (on the Humber River). Other small villages and communities were located at Cooksville, Malton, Churchville, Meadowvale, Caledon and Alton.<sup>89</sup> The principal road in the area was Dundas Street, which passed through the Township of Toronto from northeast to southwest and was gravelled as early as 1836. Hurontario Street (Centre Road) was the major thoroughfare running the length of the county, and all of the main roads were of good quality and open for travel by the mid-19<sup>th</sup> century. The Grand Trunk Railway and the Toronto Grey & Bruce Railway ran through the county was well, which contributed to both the rate of settlement and level of prosperity.<sup>90</sup>

Following the abolition of the district system in 1849, the counties of Canada West were reconfigured once again. The boundaries of York County were largely redefined, and Peel and Ontario Counties were created from its western and eastern extents, respectively. For the remainder of this period, Peel County comprised the Townships of Caledon, Albion, Chinguacousy, Toronto and Toronto Gore.



**Map 10: Detail from J. Arrowsmith's *Upper Canada* (1837)**  
(Cartography Associates 2009)

In historic times, the Township of Chinguacousy was bordered on the northeast by the Townships of Albion and Toronto Gore, on the south by the Township of Toronto, on the west by the Townships of Esquesing and Erin, and on the north by the Township of Caledon. According to W.H. Smith, Chinguacousy was one of the best-settled townships in the Home District, featuring excellent land, many good farms and abundant hardwood (Smith 1846:32). It was relatively well-watered by the Credit River and Etobicoke Creek, which traversed the western and east-central parts of the township, respectively.

The Township of Chinguacousy was surveyed by R. Bristol in August and October 1819, nearly one year after the completion of the 'Ajetance Purchase'. This survey divided the area into western and eastern halves on either side of Hurontario Street (Centre Road), and the concessions were numbered sequentially east and west of the thoroughfare (e.g., Concession 1 WCR and Concession 1 ECR). The majority of the township's first settlers were from New Brunswick, the United States and parts of Upper Canada. Many were the children of United Empire Loyalists who



**Figure 1-16: Brampton Station, Grand Trunk Railway, ca. 1890**  
*Toronto Railway Historical Association*

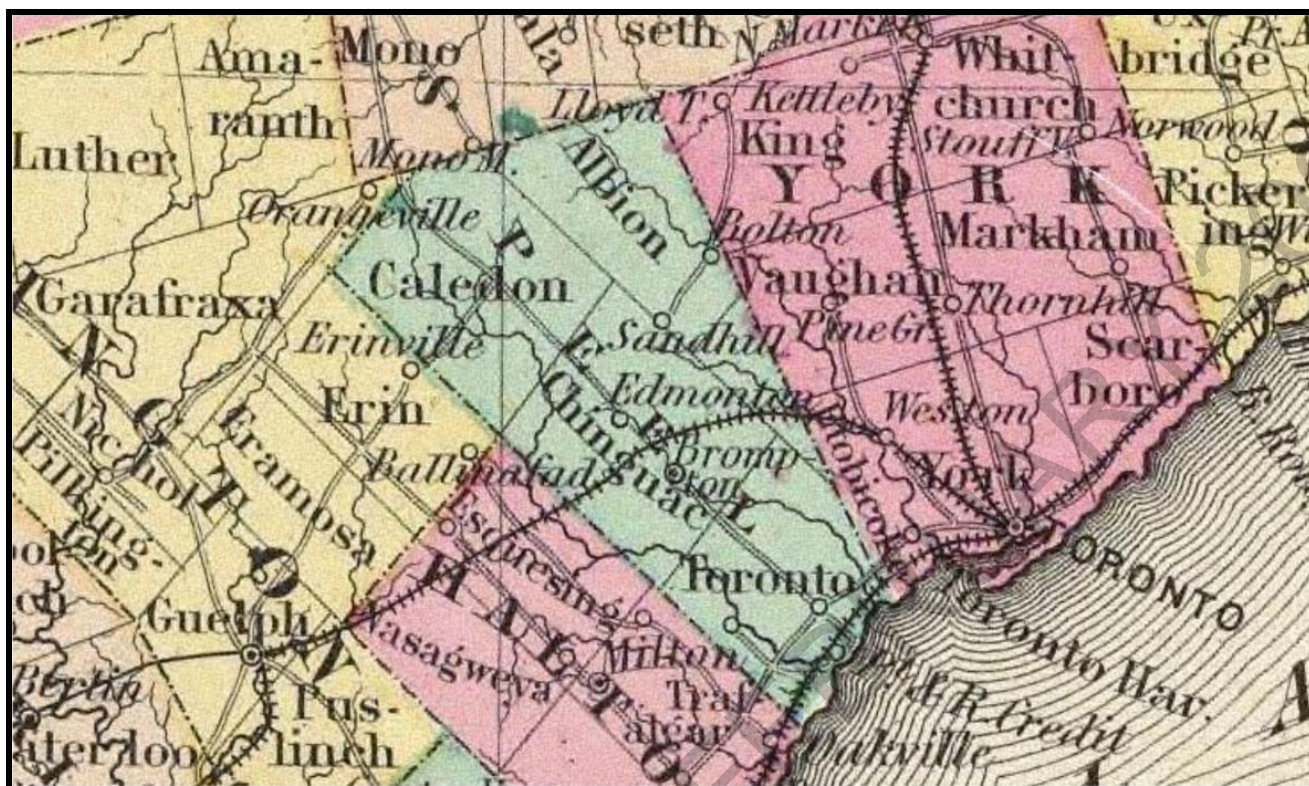
settled in Niagara after the end of the war.<sup>91</sup> As mentioned above, by 1821, the combined population of the Townships of Chinguacousy and Toronto Gore was 412, and only 93 ha were under cultivation.<sup>92</sup>

Over the following decades, however, the Township of Chinguacousy developed substantially. By 1841, the population of the township had grown to 3,721. By 1846, the population reached 3,965, and a total of 9,011 ha were under cultivation. At that time there were seven sawmills and one grist mill in the township (Smith 1846:32). By 1851, the population soared to 7,469.<sup>93</sup> By the late 19<sup>th</sup> century, the area was characterized by excellent farms, and the township was “noted for its beautiful and substantial farm residences and commodious barns ... the farms also are generally in the highest state of cultivation, while the grounds in front of the residences are for the most part tastefully arranged”.<sup>94</sup>

The principal settlement in the township was Brampton, which was incorporated as a village in 1852 and became a town in 1873. This settlement began with the founding of a tavern by William Buffy, and later Judge Scott added a small store, a pot ashery, a distillery and a mill. In 1834, John Elliott laid out the lots in the village, and the settlement was formally named ‘Brampton’. It soon became a central settlement in the township, and many new businesses moved to the area. Brampton served as a major market for the region’s agricultural products, and developed even further when a Grand Trunk Railway station was opened. By 1877, the Town of Brampton had a population of 2,551.<sup>95</sup>

Brampton was established around 1820 in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time that it was first settled, Hurontario Street (also known as Centre Road) and Queen Street had been laid and early residences sprang up along the roadways. John Elliott named the settlement Brampton in 1834, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, where he operated a store, distillery and pot ashery. Scott also had a small mill for grinding and chopping grain for the distillery. Of particular note is that Scott oriented the mill stones vertically rather than horizontally, which allows for more control over the fineness of the grain. Others followed his example of improved milling. In 1852, Brampton was incorporated as a Village at which time the population was around 100 inhabitants. The Grand Trunk Railway arrived in Brampton in 1856 and nine years later in 1867, the Village of Brampton became the county seat for Peel. By 1873, the population of Brampton had grown to 550, owing in part to the mitigation of the low-lying wet locales of the village that were often inundated by Etobicoke Creek. In 1974 many historic communities were amalgamated to form the newly incorporated City of Brampton.<sup>96</sup> Brief individual histories of these communities have been included in the section following.



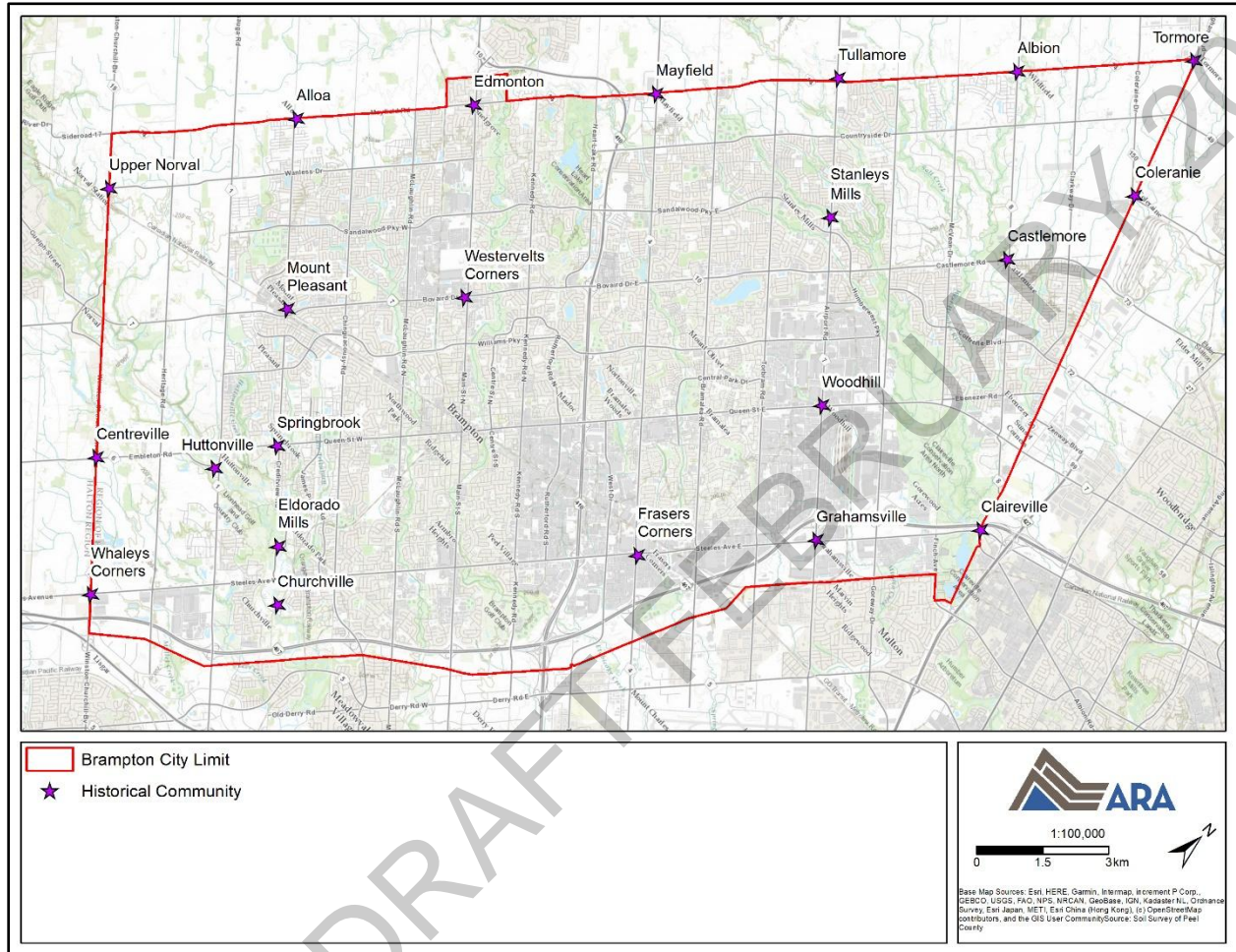


Map 11: Detail from G.W. Colton's *Canada West* (1856)  
(Cartography Associates 2009)



## 1.4 Historic Communities

This section is not intended to be comprehensive, but rather highlights some of the prominent communities that pre-existed modern Brampton.



**Map 12: Locations of Historic Brampton Communities**

### 1.4.1 Alloo

Established ca. 1828 and initially known as Troughton's Corners, the Village of Alloo was later renamed to honour its Scottish heritage. By 1829, a Methodist Church had been built. Additional lands were donated by this time for the construction of a school and adjacent burial cemetery.<sup>97</sup> William M. Sharp established a steam sawmill in 1859, as well as a blacksmith, wagon shop and a store.<sup>98</sup> Sharp came from Alowa, Scotland and as the principal businessman in the village he was pivotal in renaming it, albeit with different spelling. In 1873, Alloo comprised a small settlement of approximately 70 residents situated at the intersection of Creditview Road and Mayfield Road in the Township of Chinguacousy.<sup>99</sup> During this period, Alloo boasted two blacksmiths, a peddler, an innkeeper, a merchant and a postmaster.<sup>100</sup>

#### **1.4.2 *Edmonton/Snelgrove***

Initially called Buffy's Corners, after William Buffy, an English emigrant said to be the first resident, was settled in the early 1820s and 1830s at the intersection of Mayfield Road and Hurontario Street.<sup>101</sup> At some point the village was renamed to Edmonton and by the 1850s, a plank road had been constructed from Port Credit to Edmonton.<sup>102</sup> In 1874, the population had grown to around 150 residents, with various professions such as merchants, innkeepers, blacksmiths, carpenters, masons, a saddler and a shoemaker.<sup>103</sup> A railway station was added at Snelgrove for the Credit Valley Railway in 1879.<sup>104</sup>

Edmonton was renamed Snelgrove in 1895, following the establishment of the railway station, to prevent confusion with Edmonton, Alberta, in postal matters.<sup>105</sup> The new name, Snelgrove, was chosen in honour of John Snell, a prominent stock-breeder who received a substantial amount of mail.<sup>106</sup> Around this time, Snelgrove had five churches, a mill, a blacksmith shop, a hotel and three stores.<sup>107</sup> Snelgrove was annexed to the City of Brampton in 1974.

#### **1.4.3 *Grahamsville***

While little physical evidence remains, the history of this 19<sup>th</sup> century crossroads community is notable.

The northern part of Peel County, including the present study area, was part of the "New Survey" of the Mississauga Tract and was opened for settlement around 1819.<sup>108</sup> This area was predominantly settled by a colony of Irish immigrants from New York, led by Joseph Graham and Thomas Reid, who arrived in 1819.<sup>109</sup> They had emigrated from Northern Ireland to America in 1812, but soon found conditions for the British in America intolerable. Having secured land grants from the British consul, a colony of 26 families emigrated, in 1819, north to the newly opened lands in Toronto Township.<sup>110</sup>

The Graham family took up land in Toronto Township and settled at the crossroads of what would become Airport Road and Steeles Avenue. Within the first year of their arrival, Thomas Graham, son of the colony's leader, applied for and was granted a tavern license.<sup>111</sup> He, with his brother George Graham ran a store at the south-west corner of the crossroads (Lot 15 Con 6 EHS, Toronto Twp). Originally known as Graham's Corners, it was later renamed Grahamsville after the opening of the post office in 1852.<sup>112</sup> The Graham brothers continued as storekeepers and post masters until the 1860s when they sold their interests to Peter Lamphier, a Catholic, who emigrated from Dublin in 1851.<sup>113</sup> Between 1866 and his death in 1900, Lamphier kept a store and post office in Grahamsville and for a time also kept the Magnet Hotel).<sup>114</sup>

The farm on the north-east corner (Lot 1 Con 7 Toronto Gore ND) was taken by another Graham relative, T. B. Phillips, a Captain of the Militia, Justice of the Peace and school teacher. Later, his son T.G. Phillips, a medical doctor, took over the family property. It was said that his practice extended as far as Mono Mills (now Orangeville), bringing economic activity to the village.

The Graham family, who were Wesleyan Methodists, organized worship as early as 1823.<sup>115</sup> The first Shiloh Wesleyan Methodist Church and Cemetery at Grahamsville was built in 1843 on lands to the west side of the Sixth Line (Airport Road), donated by Thomas and Martha Graham (Lot 15, Con 6 EHS). In 1868, the frame church was removed after a new brick one was built next to it on lands donated by Jeremiah and Rebecca Ann Cummings.<sup>116</sup> By the early 20<sup>th</sup> century, the church community began to decline and worship at Grahamsville United Church, as it was commonly known, ceased in 1962, and the church was eventually demolished.<sup>117</sup>

Shiloh Wesleyan Methodist/United Church Cemetery (commonly known Grahamsville Cemetery) was closed in June 1962. However, burials continued after that date, including the re-interment of remains from St. James' Anglican Cemetery in 1971. Family plot burials continue to this day.<sup>118</sup>

In 1866, St. James' Anglican Church was established on the east side of Sixth Line (Airport Road) on lands donated by John Sims (Lot 15 Con 7 South Division of Toronto Gore). However, the church and cemetery were only in operation for a brief period, closing around 1886.<sup>119</sup> After the church's closure, St. James' Cemetery became neglected, and over time, some remains were moved. In 1971, the remaining burials were re-interred in the Shiloh Methodist/United Church Cemetery across the road.<sup>120</sup>

By 1866, the small village of Grahamsville had both Methodist and Anglican churches, a store, post office, blacksmith shop, wagon maker shop, and the Magnet Hotel. The Magnet Hotel was built in 1831 and was a two storey first class hotel, which boasted twenty-rooms. There was also a school a mile to the west, and the village hosted Orange and Masonic organizations, each meeting once a month. Grahamsville had daily mail service and a population estimated at 60, although some sources suggest a high figure, possibly over 150.<sup>121</sup> Watson's Wagon & Plough Factory, located on the north-west corner, served as a significant industry and employer as early as the 1840's.<sup>122</sup> The factory was later used for grain storage and headquarters of the 36<sup>th</sup> militia battalion.<sup>123</sup>

In 1880 a fire ravaged Grahamsville, destroying most buildings on the southeast side, including the historic Magnet Hotel, the Masonic Hall, a large warehouse and a row of stables running parallel to Sixth Line (Airport Road).<sup>124</sup> Following the fire, a large brick parsonage was built on the old Magnet Hotel property. Toward the turn of the century the village went into decline. By the 1930's, Grahamsville had only a few houses, a parsonage and the United Church. The oldest remained on the old Phillips estate farm at the northeast corner.<sup>125</sup> Aerial photographs from the early 1950's shows a small cluster of buildings at Grahamsville surrounded by farmland.



#### **1.4.4 Huttonville**

Huttonville was originally known by several names: Wolf Den, on account of a large pack of wolves that resided in the area and were known to attack farm animals, Bully Hollow, named after Alex Burnett, known as the “Bully of the Hollow and Fountian Valley, named after the fountain at J.P. Hutton’s residence.<sup>126</sup> The community was established ca. 1840 at the crossroad of Mississauga Road and Queen Street West, originating as a mill site operated by James P. Hutton along the Credit River. The mill was constructed in 1848 by Mr. Brown and was purchased by Hutton in 1855. J.P. Hutton was a successful businessman who at one time controlled as many as three sawmills in different villages and served as deputy reeve for nearly 20 years.<sup>127</sup> In 1874, Hutton was both the mill owner and the Postmaster, and since the name Fountian Valley was already in use elsewhere, the village was renamed in his honour. By this time the village also housed sawyers, teamsters, carpenters, a merchant and an innkeeper.<sup>128</sup>

#### **1.4.5 Mayfield**

Mayfield was located at the intersection of the 3<sup>rd</sup> Concession East and the 17<sup>th</sup> Sideroad. It was founded by English immigrants who named the area after their hometown in England. By 1853, a post office was established, and by 1877, the village had a brick schoolhouse, general store, blacksmith’s shop and a hotel, with a population of around 30 people.<sup>129</sup> At one time, the hamlet also included a livery stable, barrel maker, cabinet maker, tinsmith, several shoemakers, and a grocery store.<sup>130</sup> In 1906, as the prohibition movement gained momentum, the innkeeper Joseph Peter McGurk turned his Black Horse Inn into a general store.<sup>131</sup>

Although no churches were located directly at the village site, there were two nearby, and Mayfield had historical significance as a Presbyterian centre.<sup>132</sup> In the 1830’s, local Scottish settlers formed the first Presbyterian congregation, initially meeting in the local schoolhouse. In 1844, Patrick Speirs Sr. and his wife Mary, who had immigrated from Scotland in 1834, donated a portion of their farm on the north bank of the creek for the site of the present-day Mayfield United Church and cemetery (Lot 20 Con 3EHS). The cemetery’s first burial was Patrick Jr, the Speirs’ son, who passed away from pneumonia in 1837. The original frame church was completed in 1842–43 and was later replaced by the current brick church in 1875. Throughout the 19<sup>th</sup> century, the Speirs family acquired significant landholdings in the Mayfield area. Today, descendants of Patrick and Mary Speirs still reside in Mayfield, and Ken Speirs continues to farm the family’s original 19<sup>th</sup> century farm on Lot 19 & 20, Concession 3 EHS.<sup>133</sup>

In 1977, the blacksmith’s shop still stood, though was abandoned.<sup>134</sup> The general store remains, although it became the Gray Family home in the 1870s. The schoolhouse also stands today but has been repurposed for residential use. Mayfield Village is now part of the City of Brampton.



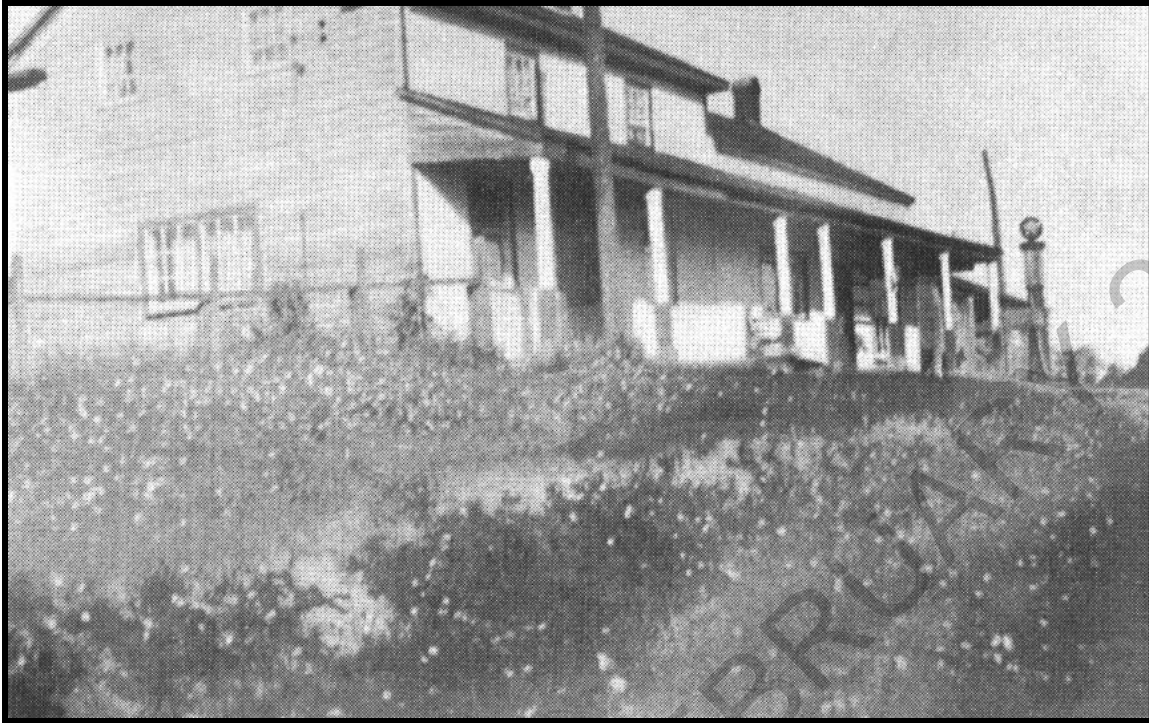


Figure 1-17: Former Black Horse Inn, ca. 1920, Mayfield

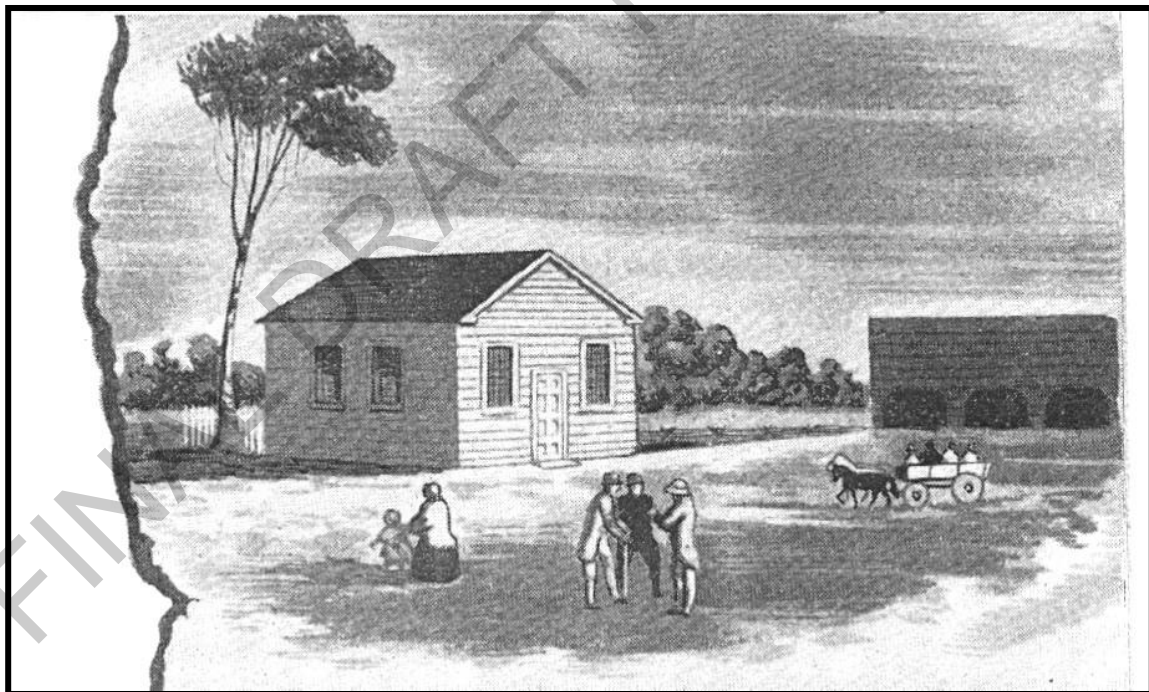


Figure 1-18: Mayfield Presbyterian Church, ca. 1850

#### 1.4.6 Mayfield Schoolhouse

The Mayfield schoolhouse sits on what was the 4<sup>th</sup> Concession East, Lot 16, Chinguacousy Township. Ownership records date back to 1807 when William Drummond granted the land to William Hearn. In 1819, William Long and John Basteveck Junior were granted 100 and 200 acres, respectively, on the eastern part of the lot. In 1820, James Whittaker leased the northwestern half, and in 1821, Robert Armstrong received a *Ticket of Location* for the southwestern half, where the school now stands.

Deed abstracts for the lot begin in 1825. The northwest quarter was granted to Jarvis Whittaker in 1825 and sold to William Sharpe in 1828. By 1863, Joseph Aineil owned the land, later selling it to Ann Maguire. The northeastern half was granted to William Long in 1825 and Long sold his lands to John Anderson in 1838, who, in turn, sold it to John Abrahall in 1858. In 1861, Abrahall sold the land to Christopher Anderson.<sup>135</sup>

The first Mayfield schoolhouse, a small log building, was constructed by John and Thomas Modeland in 1837. The second schoolhouse, also log, was built in 1847, and located across Dixie Road from the present schoolhouse, on the 3<sup>rd</sup> Concession East, Lot 16. The current Mayfield schoolhouse on the 4<sup>th</sup> Concession East, Lot 16, was constructed in 1873. It was constructed of brick (fired by the Ingoldsby Family) and cost \$2,000. In 1955, the school underwent extensive renovations, including a redesign of the north wall with all windows, a new floor, black boards, electrical fixtures and indoor plumbing.<sup>136</sup> The building's size and scale indicate it was once a one room schoolhouse, typical of 19<sup>th</sup> Century Southern Ontario.<sup>137</sup>

#### 1.4.7 Springbrook

Originally named Toronto and later The Credit, the Village of Springbrook was situated at the crossroads of Dundas Street, Mississauga Road and the Credit River. The first settler, Thomas Racey, purchased land in 1822 to establish a mill and a village. Racey was unable to meet his payments, leading to the sale of the land to other settlers. As the village grew, it saw the establishment of a sawmill, flour mill, post office and a church. By 1874, Springbrook had a population of around 80 people, primarily farmers.<sup>138</sup> Springbrook was renamed Springfield-on-the-Credit, which was later shortened to Springfield before being changed again to Erindale in 1890.<sup>139</sup> The name Erindale was chosen in honour of the estate of a local Reverend of Irish descent.<sup>140</sup>

#### 1.4.8 Stanley Mills

The Gore Mills and Stanley Mills, located along the 6th line, were both equipped with grist mills. Stanley Mills, with a population of 100, was the larger of the two communities and included a store, post office, waggon factory and various other businesses. By 1857 the population is estimated to have been 170, though it fell back to 100 by 1877, as the arrival of the railroad focused trade in larger centres, closing the smaller mills.<sup>141</sup>

#### **1.4.9 Tullamore**

The Village of Tullamore was established at the intersection that is now Airport Road and Mayfield Road, spanning both Chinguacousy and Albion Townships. By 1874, Tullamore had a population of approximately 200 residents, including carpenters, labourers, wagonmakers, merchants, an innkeeper, shoemakers, a blacksmith, cabinetmakers and a Postmaster.<sup>142</sup> The name Tullamore was chosen by an early settler named Abraham Odum, who named it after a place of the same name in Ireland.<sup>143</sup>

#### **1.4.10 Westervelts Corners**

The Village of Westervelts Corners was established at the intersection of Bovaird Drive East and Hurontario Street. In 1874, the village was inhabited by approximately 100 residents, including three blacksmiths, butchers, a teacher, labourers, a carpenter and an innkeeper.<sup>144</sup>

#### **1.4.11 Wildfield**

The Hamlet of Wildfield was formerly known as Gribben after the Rev. Father Gribben. By 1877 it had a population of 75, a blacksmith shop, store and post office, church and schoolhouse.<sup>145</sup> Settler and surveyor, Alexander McVean resided near the Hamlet of Wildfield and was instrumental in establishing the St. Patrick's Roman Catholic Church there.<sup>146</sup>

#### **1.4.12 Woodhill**

Woodhill was a small village first settled in 1819 by Peter McIntee. Over the course of the 19<sup>th</sup> century, it consisted of a store, post office, a large school, a hotel and several churches.



- <sup>1</sup> Karrow and Warner, 1990; Jackson et al, 2000: 416–419
- <sup>2</sup> Ellis and Deller, 1990: 38; MCL, 1997:34
- <sup>3</sup> Ellis and Deller, 1990: 52–54, 60
- <sup>4</sup> Ellis and Deller, 1990: 51–52, 60–62
- <sup>5</sup> Ministry of Culture, 1997: 34
- <sup>6</sup> Ellis et al., 1990: 65–67
- <sup>7</sup> Ellis et al., 1990: 93; Ministry of Culture, 1997: 34
- <sup>8</sup> Ellis et al., 1990: 114
- <sup>9</sup> Ellis et al., 1990: 115–117
- <sup>10</sup> Ellis et al., 1990: 120
- <sup>11</sup> Spence et al., 1990; Ministry of Culture, 1997: 34
- <sup>12</sup> Spence et al., 1990: 128–137
- <sup>13</sup> Spence et al., 1990: 142–143
- <sup>14</sup> Spence et al., 1990: 147–156
- <sup>15</sup> Finlayson, 1977: 563–578
- <sup>16</sup> Finlayson, 1977: 234–514
- <sup>17</sup> Wright, 1972
- <sup>18</sup> Crawford and Smith, 1996: 783
- <sup>19</sup> Fox, 1990:171: Figure 6.1
- <sup>20</sup> Fox, 1990: 174–188
- <sup>21</sup> Warrick, 2000: 427
- <sup>22</sup> Warrick, 2000: 429–434
- <sup>23</sup> Fox, 1990: 175, Figure 6.1
- <sup>24</sup> Warrick, 2000: 427
- <sup>25</sup> Warrick, 2000: Figure 3
- <sup>26</sup> Dodd et al., 1990; Lennox and Fitzgerald, 1990; Williamson, 1990
- <sup>27</sup> Warrick, 2000: 434–438
- <sup>28</sup> Williamson, 1990: 295–304
- <sup>29</sup> Dodd et al., 1990: 356–359; Warrick, 2000: 439–446
- <sup>30</sup> Ramsden, 1990:363–373
- <sup>31</sup> Ramsden, 1990:373–378
- <sup>32</sup> Warrick, 2000:446–454
- <sup>33</sup> Ramsden, 1990:Figure 11.1
- <sup>34</sup> Lennox and Fitzgerald, 1990:411–437
- <sup>35</sup> Warrick, 2000:446
- <sup>36</sup> Warrick, 2000:446–449
- <sup>37</sup> Janusas, 1987:69–70, Figure 7
- <sup>38</sup> Ministry of Culture, 1997:35; Warrick, 2000:449
- <sup>39</sup> Warrick, 2000:Figure 10. *Note, this map uses the term Neutral for peoples now preferably called Attawandaron*
- <sup>40</sup> Lennox and Fitzgerald, 1990:410
- <sup>41</sup> Lennox and Fitzgerald, 1990:Table 13.1
- <sup>42</sup> Lennox and Fitzgerald, 1990:425–432
- <sup>43</sup> Gervais, 2004:182
- <sup>44</sup> Gentilcore and Head 1984: Map 1.2
- <sup>45</sup> Lennox and Fitzgerald, 1990:432–437
- <sup>46</sup> Ministry of Culture, 1997: 35; Warrick, 2000: 457
- <sup>47</sup> Lennox and Fitzgerald, 1990: 432–433
- <sup>48</sup> Gentilcore and Head, 1984: Map 1.10
- <sup>49</sup> Lajeunesse 1960: xxix
- <sup>50</sup> Ramsden, 1990: 384
- <sup>51</sup> Schmalz, 1977: 2

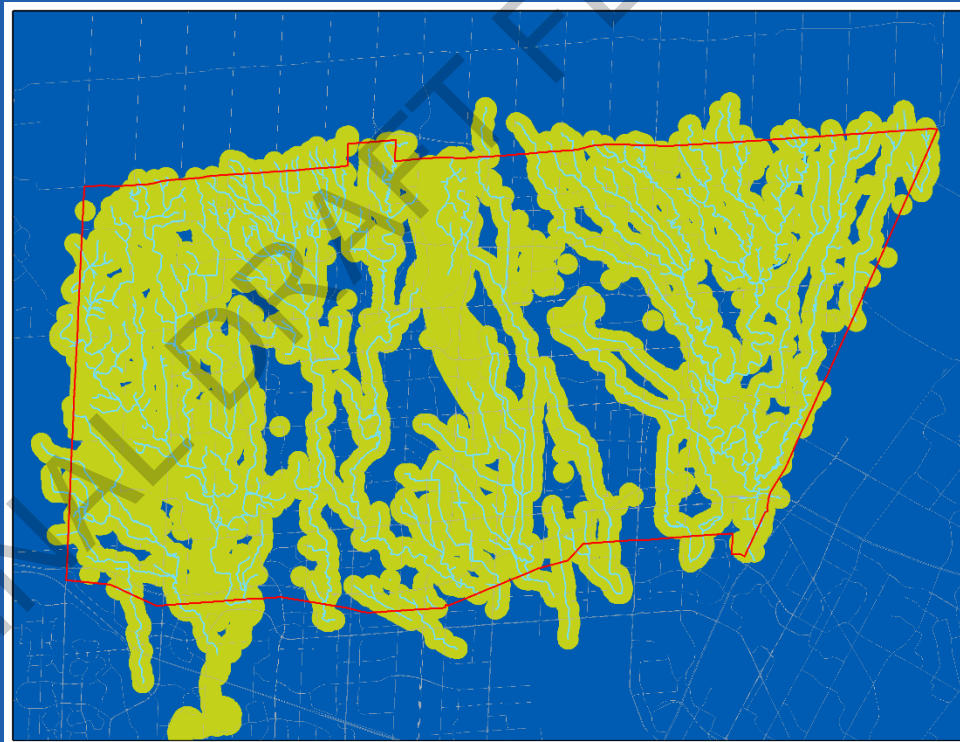


- <sup>52</sup> Coyne, 1895: 18
- <sup>53</sup> Lennox and Fitzgerald, 1990: 456
- <sup>54</sup> Coyne, 1895: 20
- <sup>55</sup> Williamson, 2008: 51
- <sup>56</sup> Smith, D.B., 1987: 19
- <sup>57</sup> Lajeunesse, 1960: xxix
- <sup>58</sup> Lajeunesse, 1960: xxxii
- <sup>59</sup> Coyne, 1895: 21
- <sup>60</sup> Lajeunesse, 1960:Map 2
- <sup>61</sup> Smith, 1987:19
- <sup>62</sup> Coyne, 1895: 28
- <sup>63</sup> Mississaugas of the Credit First Nation, 2010: 5
- <sup>64</sup> Smith, D.B., 1987: 19
- <sup>65</sup> Coyne, 1895: 28
- <sup>66</sup> Smith, D.B., 1987: 19
- <sup>67</sup> Mississaugas of the Credit First Nation, 2010: 3
- <sup>68</sup> Smith, 1987: 22
- <sup>69</sup> Warrick, 2005: 2
- <sup>70</sup> Mississaugas of the Credit First Nation, 2010: 9
- <sup>71</sup> Williamson 2008: 56
- <sup>72</sup> Cartography Associates, 2009
- <sup>73</sup> Ray, 2009
- <sup>74</sup> Métis Nation of Ontario, 2015
- <sup>75</sup> Smith, D.B., 1987: 22
- <sup>76</sup> Archives of Ontario, 2011
- <sup>77</sup> Mulvany et al., 1885: 13
- <sup>78</sup> Coyne, 1895: 33
- <sup>79</sup> Archives of Ontario, 2011
- <sup>80</sup> Natural Resources Canada, 2010
- <sup>81</sup> Heritage Mississauga, 2009
- <sup>82</sup> Surtees, 1994: 112
- <sup>83</sup> Heritage Mississauga, 2009
- <sup>84</sup> Peel Heritage Complex, 2000: 84
- <sup>85</sup> Peel Heritage Complex, 2000: 84
- <sup>86</sup> Hoffman and Richards, 1953: 10
- <sup>87</sup> Peel Heritage Complex, 2000: 84-85
- <sup>88</sup> Archives of Ontario, 2011
- <sup>89</sup> Peel Heritage Complex, 2000: 4–5
- <sup>90</sup> Peel Heritage Complex, 2000: 85
- <sup>91</sup> Peel Heritage Complex, 2000: 90
- <sup>92</sup> Peel Heritage Complex, 2000: 84
- <sup>93</sup> Peel Heritage Complex, 2000: 84
- <sup>94</sup> Peel Heritage Complex, 2000: 90
- <sup>95</sup> Walker & Miles, 1877: 87
- <sup>96</sup> Lynch, 1874: 84–86; City of Brampton, n.d.: 4–9
- <sup>97</sup> Home United Church, 1982
- <sup>98</sup> Peel Art Gallery, Museum and Archives, n.d.
- <sup>99</sup> Lynch, 1874: 57
- <sup>100</sup> Lynch, 1874: 59
- <sup>101</sup> Peel Art Gallery, Museum and Archives, n.d.
- <sup>102</sup> Corporation of the County of Peel, 1967: 60
- <sup>103</sup> Lynch, 1874: 100–101
- <sup>104</sup> Toronto Railway Historical Association, 2022

- <sup>105</sup> Snelgrove Women's Institute, n.d.  
<sup>106</sup> Corporation of the County of Peel, 1967: 22  
<sup>107</sup> Snelgrove Women's Institute, n.d.  
<sup>108</sup> Walker & Miles, 1877: 60  
<sup>109</sup> Walker & Miles, 1877: 60  
<sup>110</sup> Walker & Miles, 1877: 60; Tavender, 1967: 96  
<sup>111</sup> Tavender, 1967: 97  
<sup>112</sup> Walker & Miles, 1877: 62; Tavender, 1967: 96  
<sup>113</sup> Manning, 2009: 72  
<sup>114</sup> Manning, 2009: 184  
<sup>115</sup> Peel Art Gallery, Museum and Archives, n.d.  
<sup>116</sup> Mann, 2000: 55  
<sup>117</sup> Mann, 2000: 55  
<sup>118</sup> P. Webster, personal communication, March 26, 2010  
<sup>119</sup> Mann, 2000: 53  
<sup>120</sup> Mann, 2000: 55  
<sup>121</sup> Tavender, 1967: 97  
<sup>122</sup> Tavender, 1967: 97  
<sup>123</sup> Peel Art Gallery, Museum and Archives, n.d.  
<sup>124</sup> Tavender, 1967: 96  
<sup>125</sup> Bull, 1938b  
<sup>126</sup> Peel Art Gallery, Museum and Archives, n.d.  
<sup>127</sup> Peel Art Gallery, Museum and Archives, n.d.  
<sup>128</sup> Lynch, 1874: 104  
<sup>129</sup> Walker & Miles, 1877: 65  
<sup>130</sup> Town of Caledon, n.d.(a)  
<sup>131</sup> Town of Caledon, n.d.(a)  
<sup>132</sup> Bull, n.d.(a)  
<sup>133</sup> Bull, n.d.(b)  
<sup>134</sup> Roulston, 1978: 51  
<sup>135</sup> Bull, n.d.(b)  
<sup>136</sup> Reed, 1956  
<sup>137</sup> Archives of Ontario, 2022  
<sup>138</sup> Lynch, 1874: 113  
<sup>139</sup> Corporation of the County of Peel, 1967: 275  
<sup>140</sup> Heritage Mississauga, 2009  
<sup>141</sup> Peel Art Gallery, Museum and Archives, n.d.  
<sup>142</sup> Lynch, 1874: 126  
<sup>143</sup> Corporation of the County of Peel, 1967: 267  
<sup>144</sup> Lynch, 1874: 126  
<sup>145</sup> Peel Art Gallery, Museum and Archives, n.d.  
<sup>146</sup> Corporation of the County of Peel, 1967: 23

# APPENDIX B

## ARCHAEOLOGICAL POTENTIAL MODEL MAPS



## 1.0 ARCHAEOLOGICAL POTENTIAL MODEL MAPS

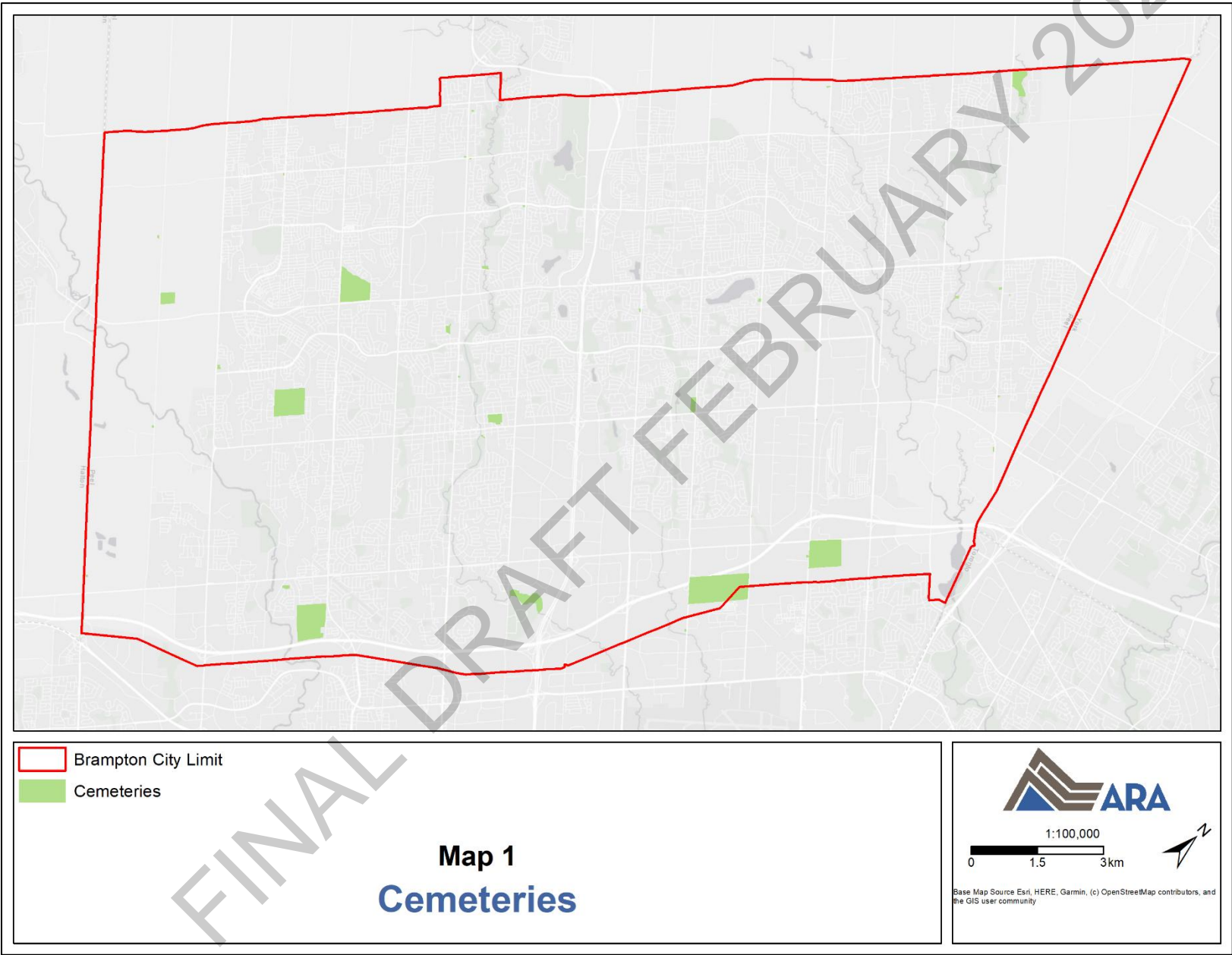
The maps presented in this Appendix represent several of the publicly accessible data and analysis layers outlined in **Section 6**. Some layers, such as archaeological sites and unregistered burials, cannot be shared with the public, even in a relatively non-precise manner.

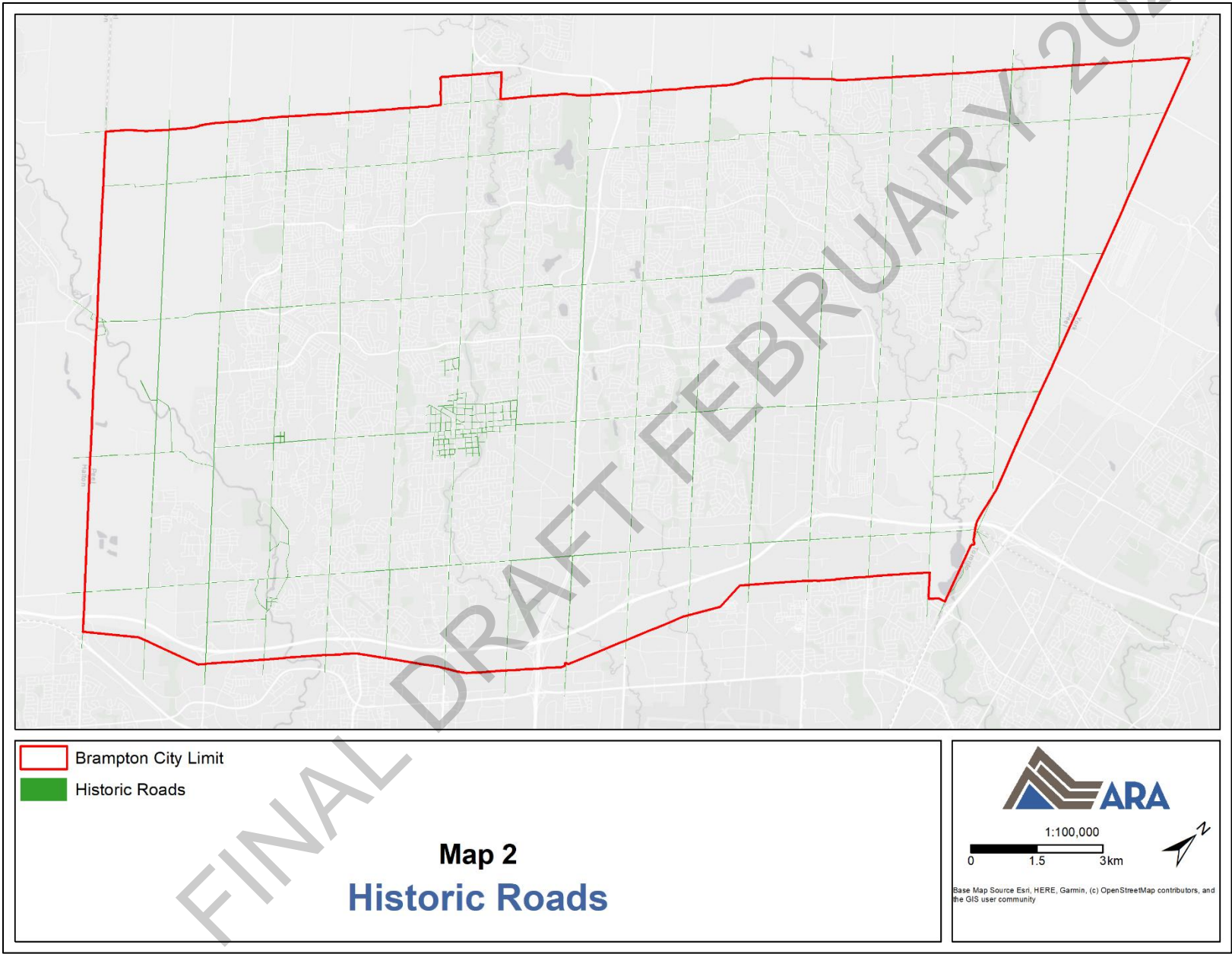
The intent is that interested readers can gain a better sense what the Potential Model data and analysis inputs look like in GIS form. The maps below were created for illustrative purposes only, **not** reference or application.

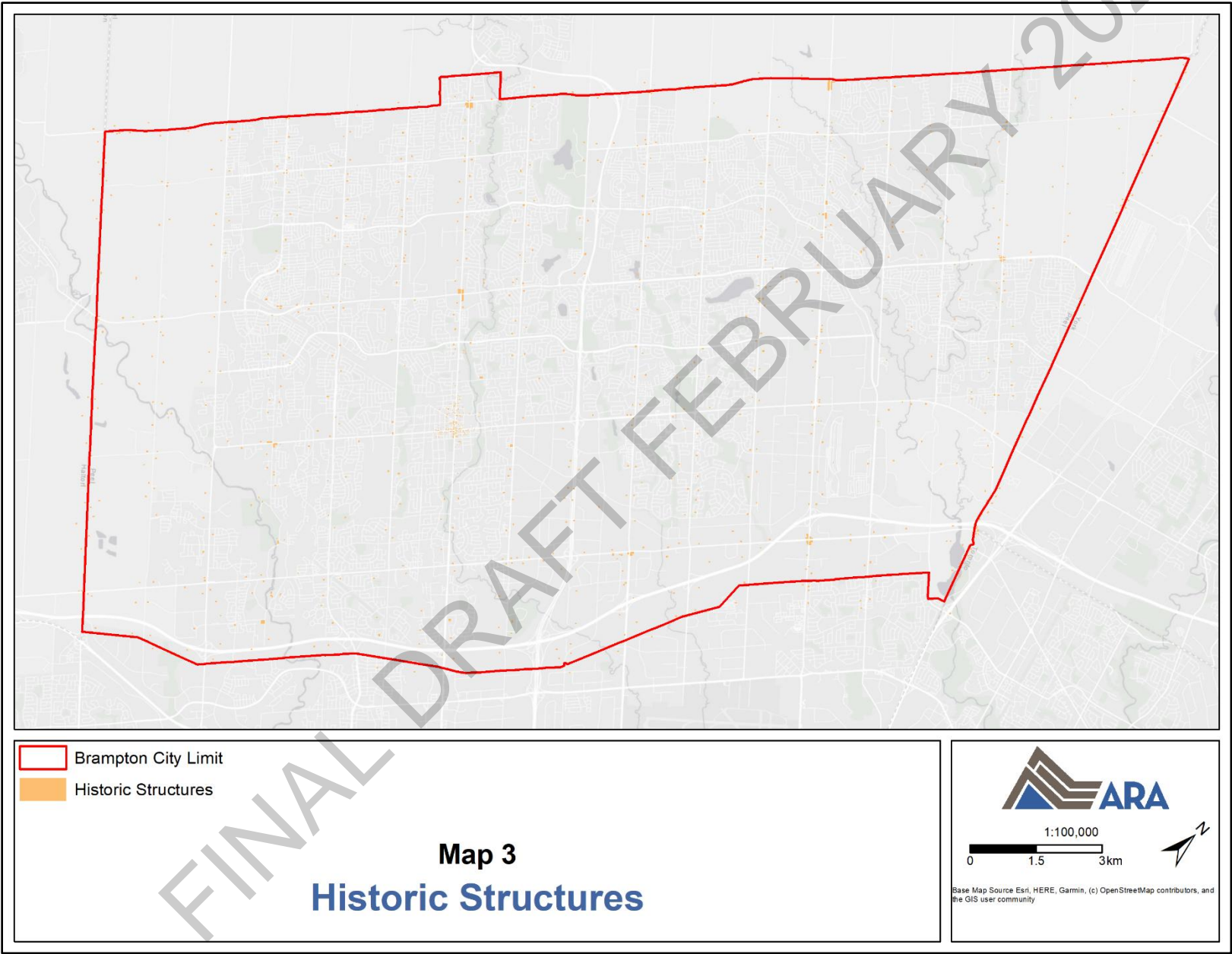
### List of Maps:

|                                     |      |
|-------------------------------------|------|
| Cemeteries                          | B-2  |
| Historic Roads                      | B-3  |
| Historic Structures                 | B-4  |
| Historic Railways                   | B-5  |
| Features of Local Significance      | B-6  |
| Physiographic Landforms             | B-7  |
| Soils Indicating Potential          | B-8  |
| Water Features                      | B-9  |
| Indigenous Archaeological Potential | B-10 |
| Settler Archaeological Potential    | B-11 |
| Archaeological Completion           | B-12 |
| Archaeological Status               | B-13 |
| Indigenous Overlap Count (No Sites) | B-14 |

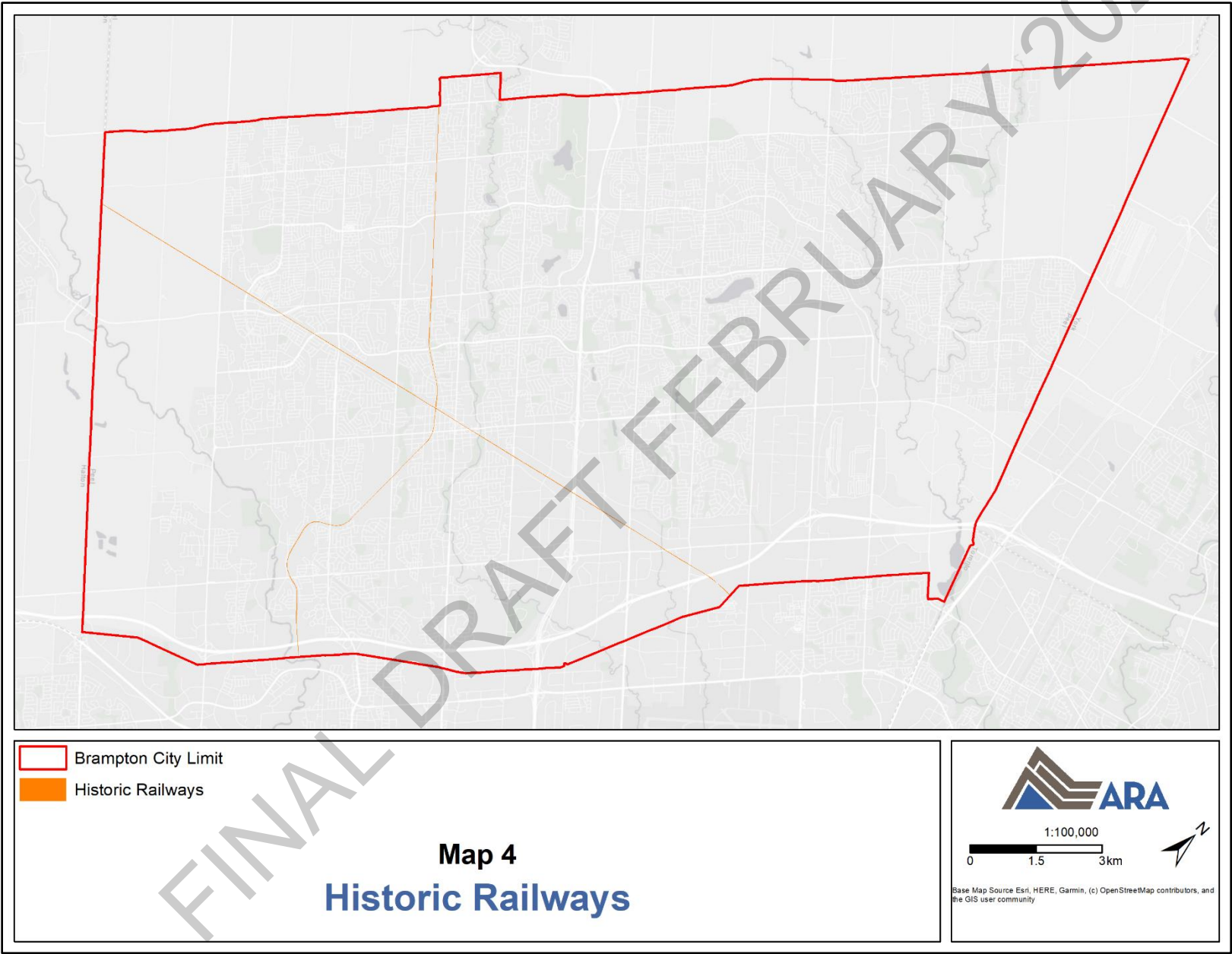




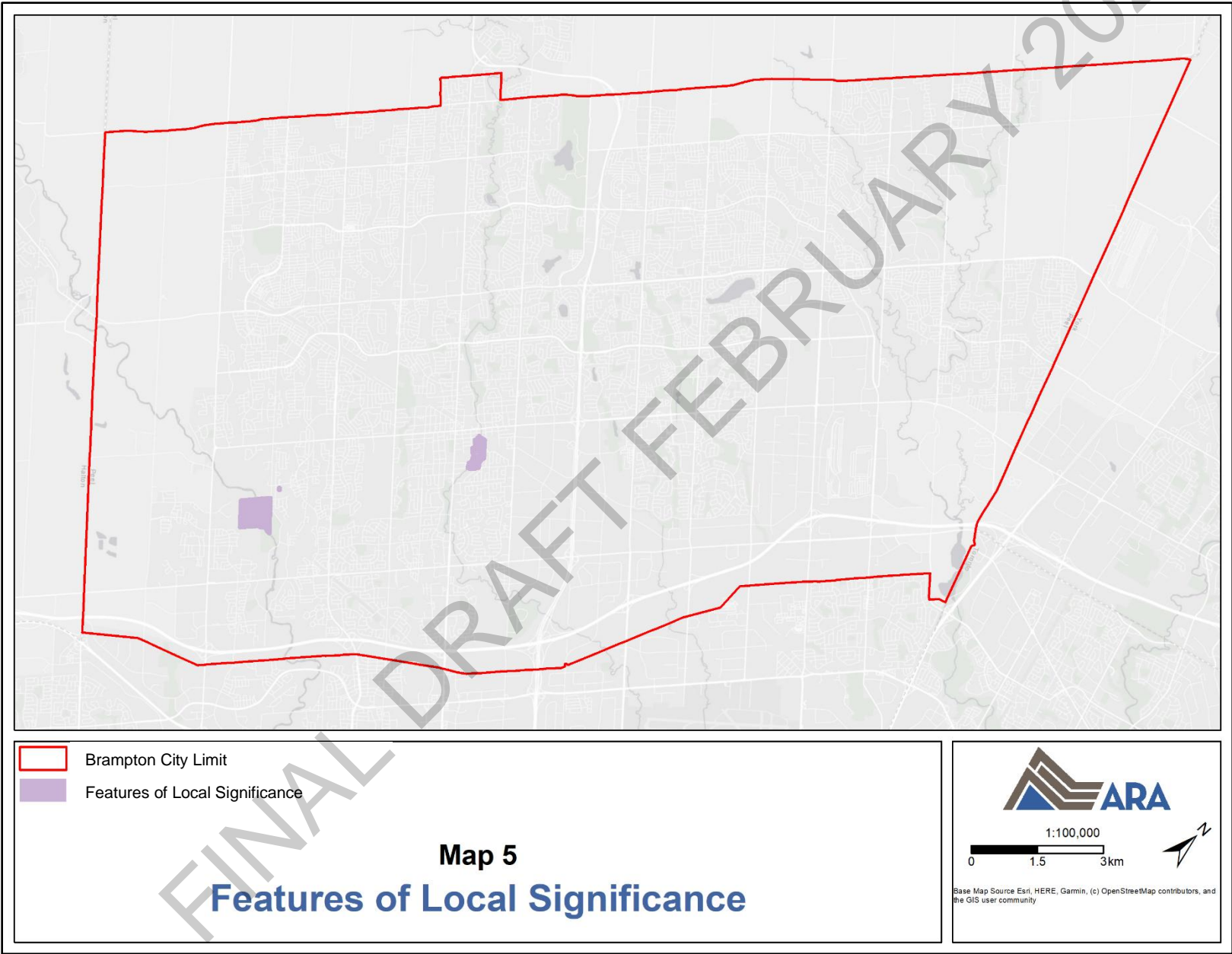


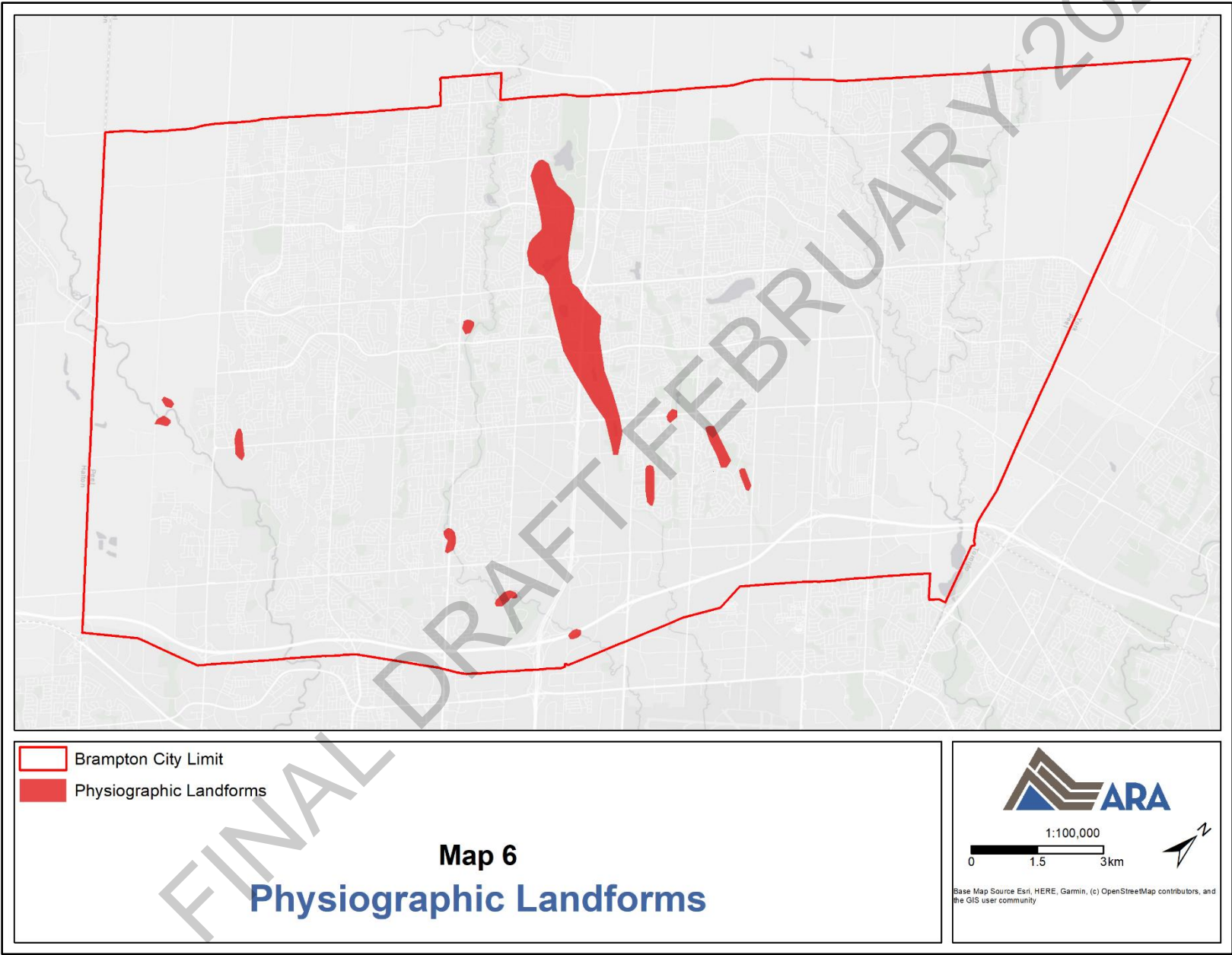


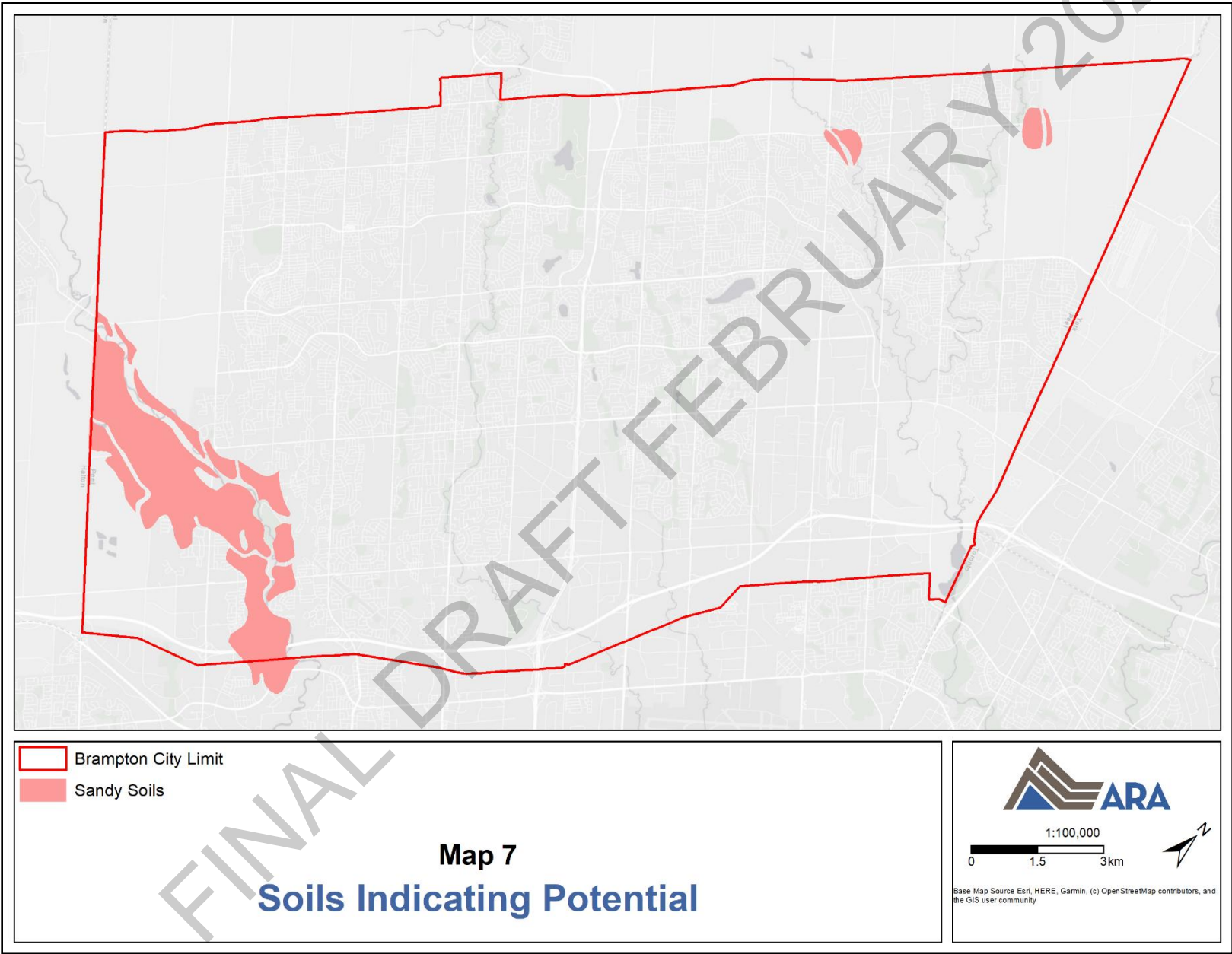




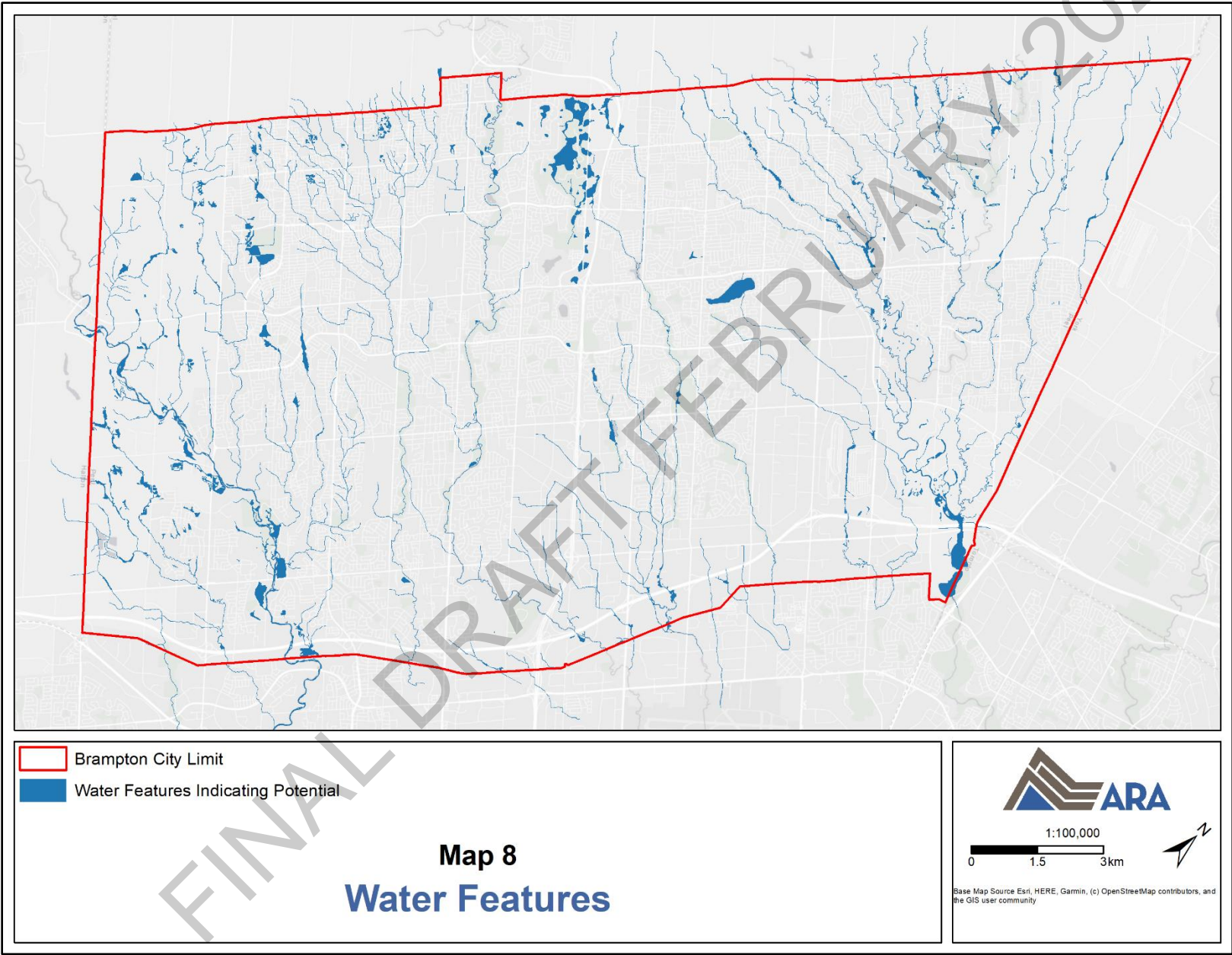




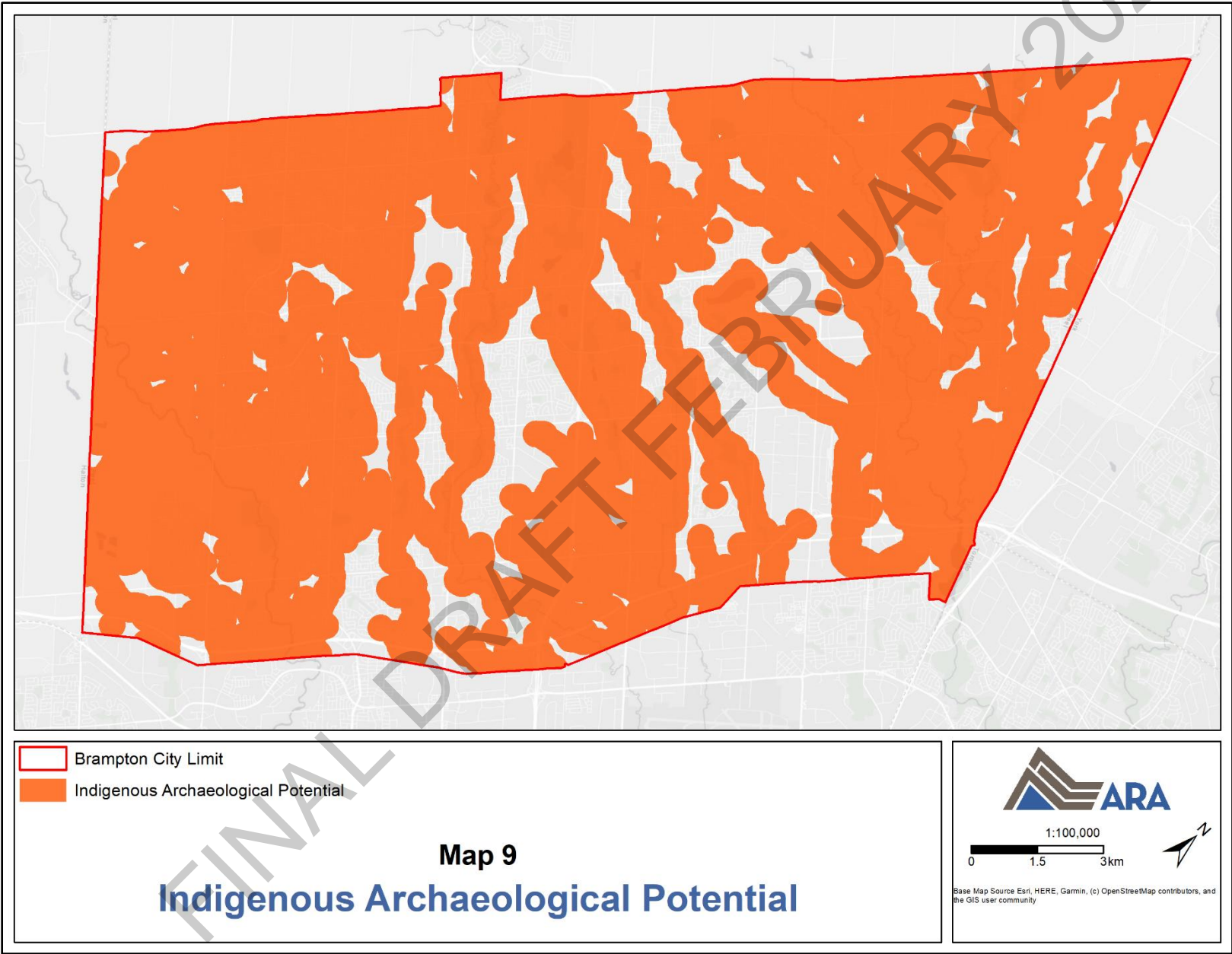


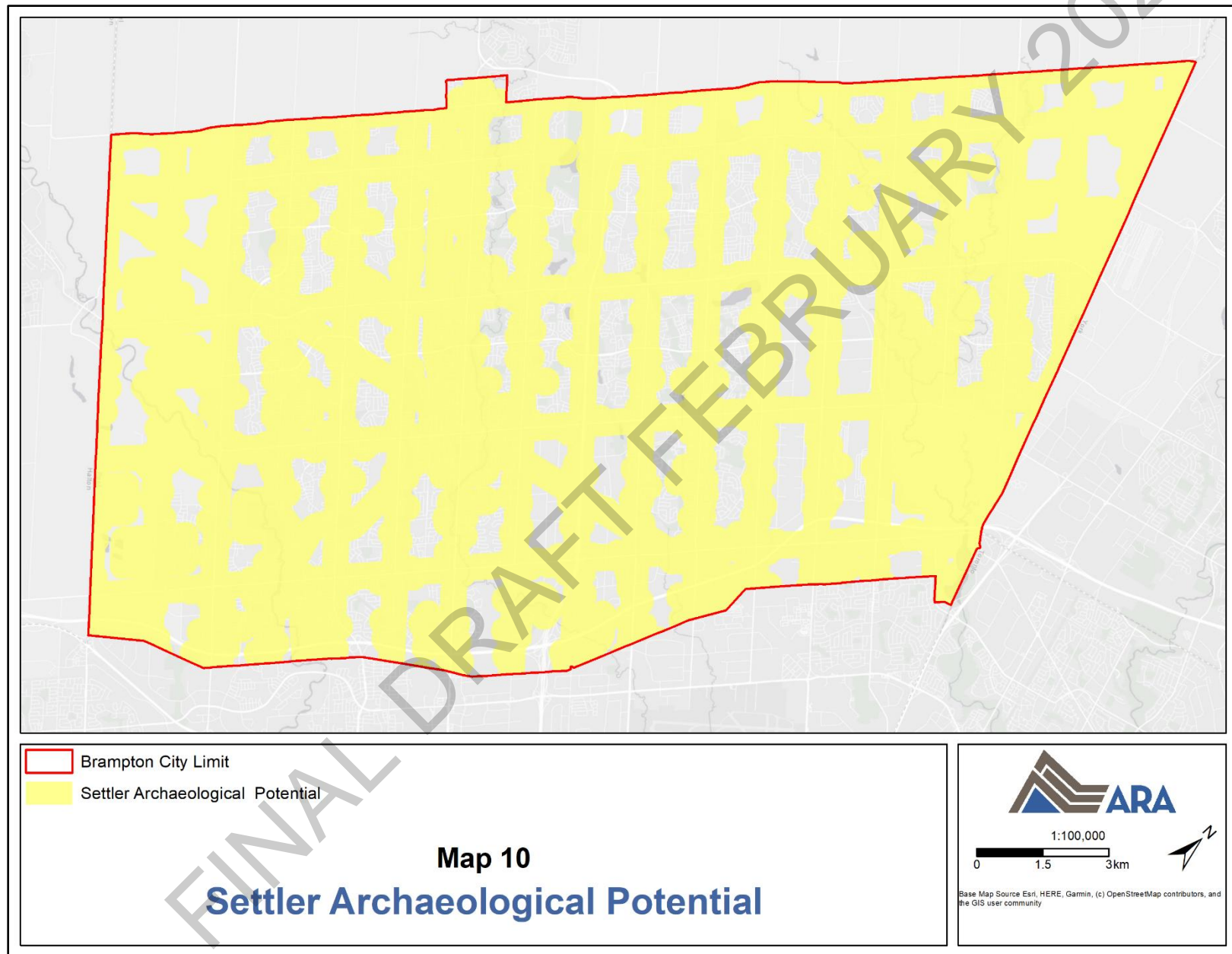


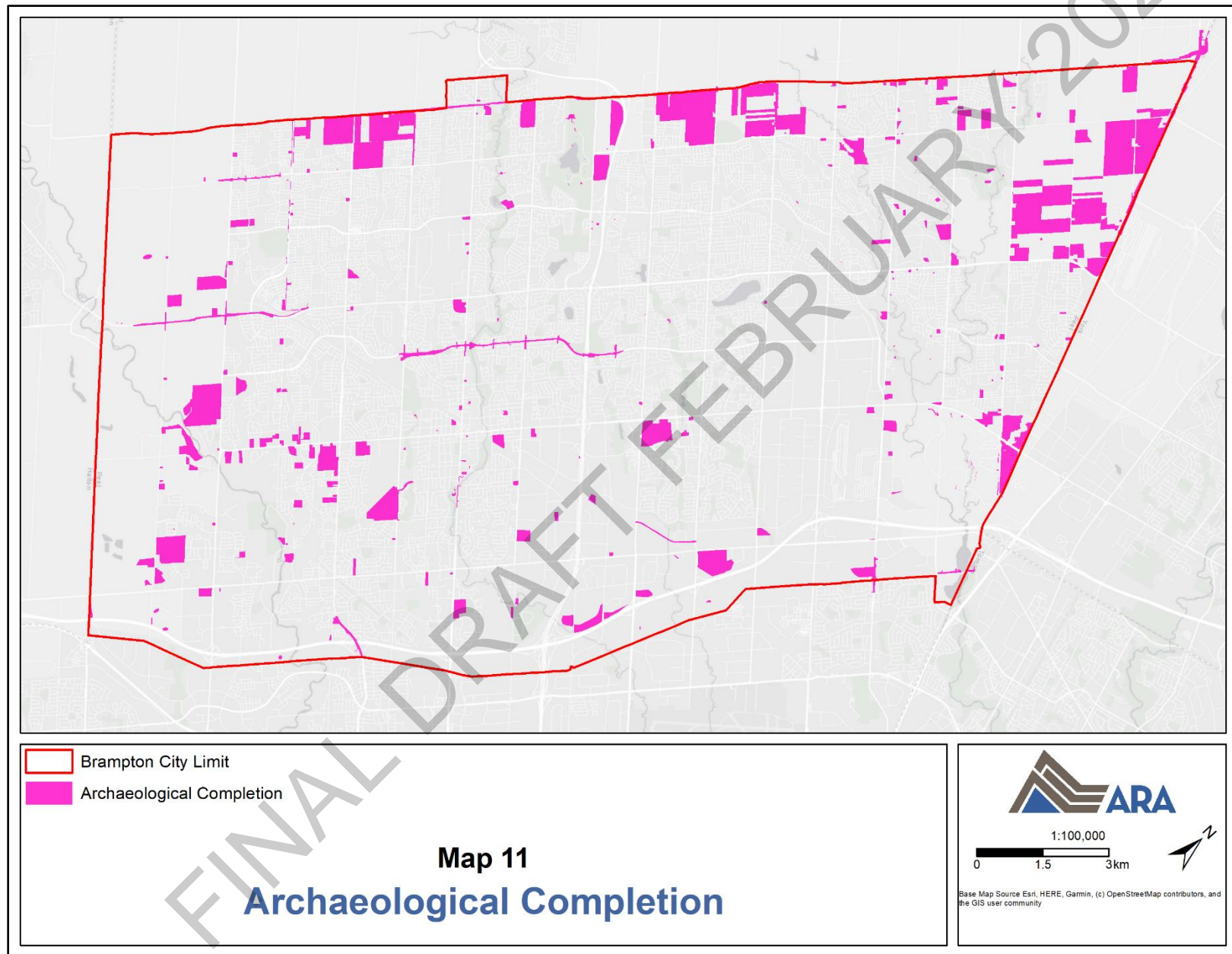




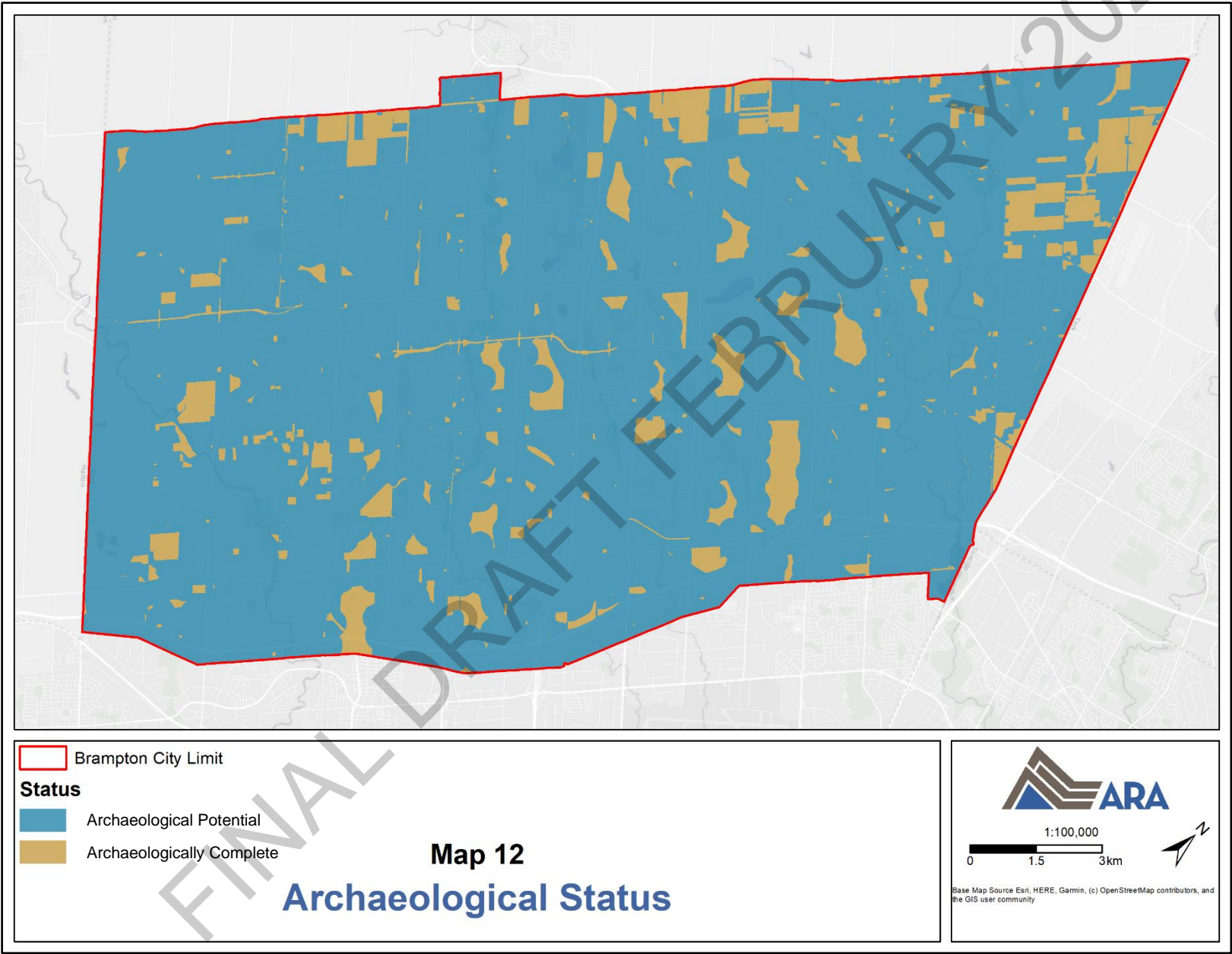




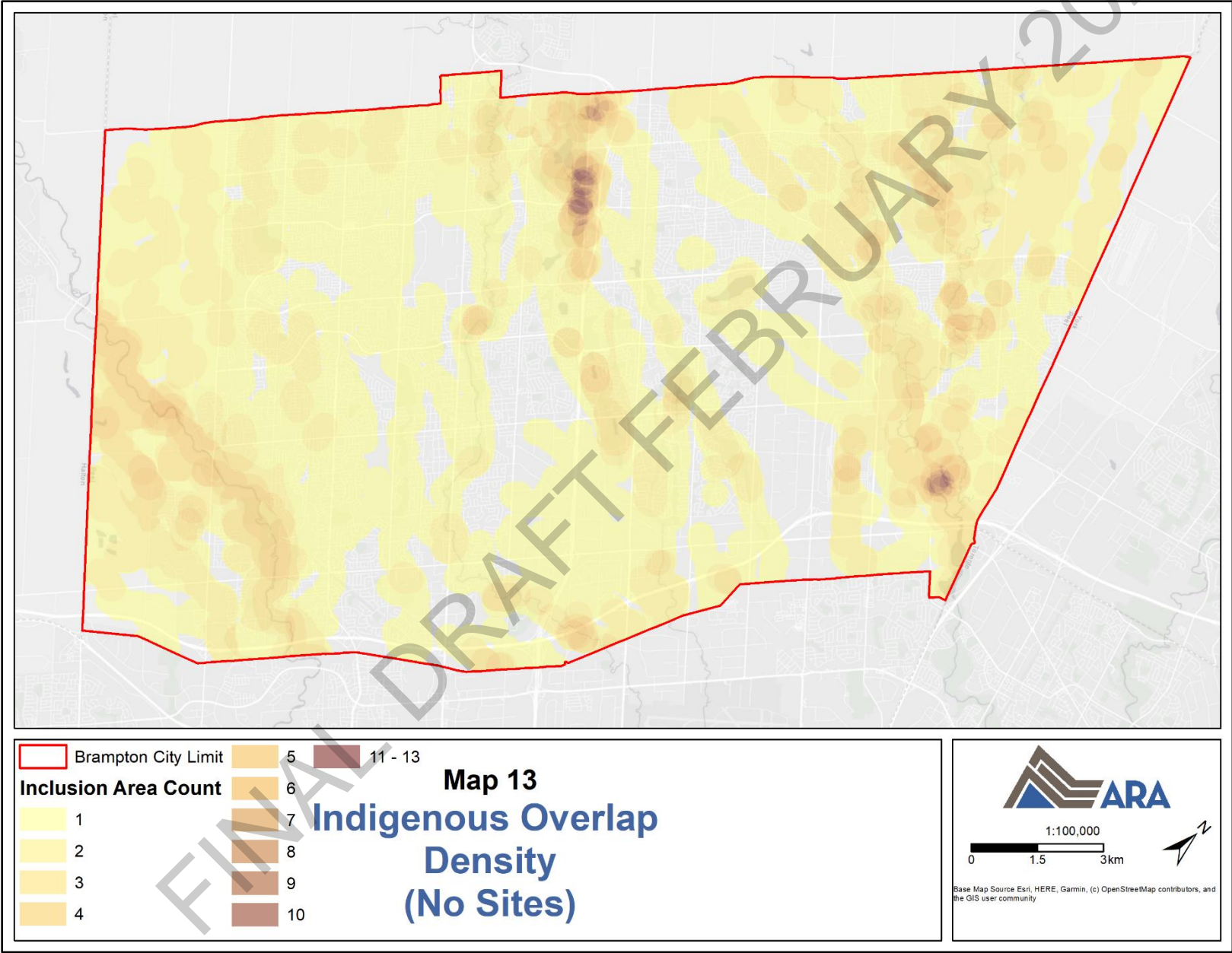






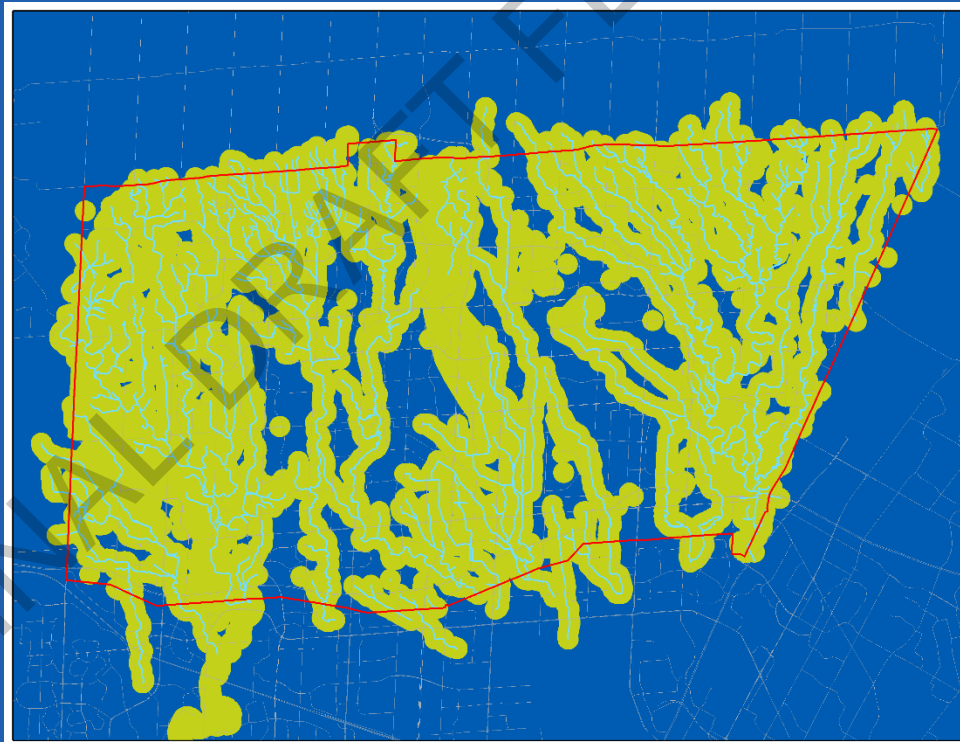






# APPENDIX C

## INDIGENOUS CONSULTATION AND ENGAGEMENT PROTOCOL FOR THE BRAMPTON ARCHAEOLOGICAL MANAGEMENT PLAN



## **1.0 INDIGENOUS CONSULTATION AND ENGAGEMENT PROTOCOL FOR THE CITY OF BRAMPTON ARCHAEOLOGICAL MANAGEMENT PLAN**

### **1.1 Purpose and Scope**

The City of Brampton has developed a protocol for ongoing consultation and engagement with its First Nations and Indigenous Community (FNIC) partners regarding the City's archaeological and heritage management as it relates to the BRAMP. The purpose of this protocol is to standardize the process for the City, by (1) ensuring all City staff are aware of their responsibilities relating to Indigenous consultation and engagement during archaeological assessments; and (2) ensuring all FNICs are able to meaningfully participate in City-led archaeological assessments. This protocol therefore also applies to all consultants completing an archaeological assessment for a City-led project.

As part of the consultation and engagement which occurred during the BRAMP development, engaged FNICs have also communicated to the City their desire for a broader consultation and relationship-building plan that extends beyond archaeology. This is being pursued separately and is outside of the scope of the BRAMP.

The Indigenous Consultation and Engagement Protocol (ICEP) is intended to be meaningful, long-lasting, and evolving, and should be considered an integral part of the BRAMP. It is a 'living' document and should be updated as necessary.

#### **1.1.1 Review Period**

The BRAMP and the ICEP will be reviewed every five years, always seeking input from FNIC partners and reflecting shared experiences and learnings. The City will offer capacity funding for FNICs participating in this review.

#### **1.1.2 Responsible City Department**

All City staff and each City department are responsible for ensuring that the requirements of the ICEP are met. However, the Senior Advisor, Indigenous Reconciliation, is responsible for ensuring the ICEP is maintained, and that the City as a whole abides by its commitments. This includes initiating and managing the scheduled BRAMP and ICEP review, and maintaining a current list of contacts for FNIC partners.

When there are employment or contact information changes for an FNIC, they are asked to contact the Equity Office, Indigenous Liaison/Relations, to update the list accordingly. The Equity Office, Indigenous Liaison/Relations should verify the current list with each Nation and community twice per year; preferably each spring and autumn.

When there are employment or contact information changes for the City, the Equity Office, Indigenous Liaison/Relations should notify each FNIC in a timely manner.

### **1.1.3 A Note on Non-City-Led Projects**

This protocol does not apply to non-City-Led projects, (for example, those initiated by private development proponents). However, the City strongly encourages all proponents and consultants engaged in archaeological assessments within its municipal boundaries to implement and uphold this protocol, to the fullest extent possible. We recognize the inherent right of FNICs to exercise control over their own cultural heritage, regardless of the actor initiating the development, and the benefits of meaningful engagement during the archaeological assessment process.

Should a disagreement or dispute arise between any FNICs and a development proponent (related to the archaeological assessment process), the City will offer to facilitate discussions aimed at resolution.

As the approval authority for development within its municipal boundaries, the City is committed to the inclusion of FNIC partners during development application review. This speaks to UNDRIP's *Article 10: Free Prior Informed Consent (FPIC)*, with the goal of ensuring that their rights and interests are respected. To achieve this commitment, the City will work toward developing a process to ensure the opportunity for FNICs to review and provide comment on applications during the development application process.

## **1.2 Abiding Principles**

The ICEP is informed by abiding principles of Indigenous consultation and engagement. These principles are the spirit against which future policy, protocol, and decision-making is measured. City staff shall maintain these ideals in their interactions and work with FNICs.

As it relates to the BRAMP, the City recognizes that archaeological sites support the connection that Indigenous people have to the lands where Indigenous culture and heritage have manifested from time immemorial.

### **1.2.1 International and National Law and Policy**

The City acknowledges that First Nations, Métis and Indigenous peoples have an inherent right to sovereignty over their own culture and heritage, which includes archaeological resources.

We recognize also that the provincial system by which Indigenous heritage is managed was developed without their input, and assigns to the province - and as a consequence, its licensed consultant archaeologists, the right to decide who will explore, investigate, manage, and destroy elements of the existing Indigenous archaeological record. For this reason, the City undertook an extensive engagement process during the BRAMP's development and has incorporated specific policies and protocols as a result of that engagement, including goals for future research and improvement.



The City acknowledges with pride that the BRAMP and ICEP extend beyond the current minimum standards of the province, and attempts to meet the guiding principles of such documents as the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Truth and Reconciliation Calls to Action (TRCA). The intent of the BRAMP and the ICEP is to move beyond minimum legislative requirements and meaningfully advance reconciliation and relationship-building with FNICs.

**Table 1: Selected Articles from *UNDRIP***

| <b><i>UNDRIP</i> Articles Regarding Indigenous Archaeological and Cultural Heritage</b>  |
|--|
| <p><b>Article 10</b></p> <p>Indigenous peoples shall not be forcibly removed from their lands or territories. No relocation shall take place without the free, prior and informed consent of the indigenous peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.</p>  |
| <p><b>Article 11</b></p> <p>Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.</p>   |
| <p><b>Article 12</b></p> <p>Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.</p>   |
| <p><b>Article 31</b></p> <p>Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.</p> |

### 1.2.2 Best Practices

The intention of the BRAMP is to codify and implement existing and evolving best practices. This should inform all Indigenous engagement and archaeological assessment undertaken by the City or within its borders, even where specific situations have not been anticipated by the BRAMP.

Because best practices are continually evolving, the BRAMP and ICEP will be reviewed on a regular basis, to ensure they remain current. A timeline for review has been included in the ICEP for this purpose.

### 1.2.3 Early, Meaningful, and Transparent Outreach

The City acknowledges and commits to upholding the current best practices for outreach regarding Indigenous consultation and engagement, as it understands them to be, and as communicated by FNICs. They are as follows:

#### 1.2.3.1 Early

City staff will notify FNICs to be engaged of an upcoming archaeological assessment **as early as possible** in the planning process. It is important that this notification is provided prior to any project-related decisions being made or any project-related activities taking place.

#### 1.2.3.2 Meaningful

Meaningful engagement extends **beyond simple project notification**. It allows the opportunity to share knowledge and act upon feedback received, enabling collaborative and informed decision-making by both the City and FNICs. Therefore:

- The initial notification will provide detailed information regarding both the project for which the archaeological assessment is required, and the nature of the archaeological assessment itself, which will allow FNICs to assess the impact on their Indigenous and/or treaty rights. Additional details about the contents of this notification are found in **subsection 1.4**;
- Clear and reasonable timelines will be provided when requesting responses from FNICs. Understanding the large number of engagement requests received by FNICs, the City commits to following up on the initial notification when a response is outstanding. Additional details about the approved follow up procedure are found in **subsection 1.4**;
- Requests by FNICs for phone calls, virtual meetings, in-person meetings, and/or technical workshops to discuss the project and archaeological assessment, ask clarifying questions, and/or provide feedback will be accommodated as soon as possible by the City; and,

- Further methods of consultation and engagement may be requested and will be accommodated by the City, such as participation in fieldwork and/or technical document review. More information on these methods are provided in **subsection 1.4**.

### *1.2.3.3 Transparent*

Consultation and engagement undertaken by the City will also be transparent. **Full, comprehensive, and complete** information about a project and its archaeological assessment will be shared with FNICs. Feedback from the FNICs will be considered and incorporated to the greatest extent possible, and an explanation will be provided if any input is not addressed, along with the opportunity for further discussion.

The City will not make decisions on behalf of the FNICs about what information is relevant or of interest to them.

### *1.2.3.4 In Situations of No Response*

The City recognizes that FNICs do not always have the time and resource capacity to quickly respond to requests for engagement and participate in an archaeological assessment to the extent that they may wish to do so. **This does not indicate a lack of interest in the project or that no Indigenous and/or treaty rights may be impacted.** The City acknowledges that FNIC capacity levels fluctuate, and resolves to consult and engage with FNICs to their capacities and timelines, as can be reasonably accommodated within the project requirements.

### *1.2.4 Provision of Capacity Funding*

The City acknowledges that the financial burden of participating in consultation and engagement should not be borne by FNICs. For this reason, the City commits to compensation for their participation in the archaeological assessment process on City-led projects. The nature of typical capacity funding arrangements is discussed in more detail in **subsection 1.5**.

### *1.2.5 Mutually Beneficial*

The City recognizes that the consultation and engagement process is intended to be mutually beneficial. That is to say, the purpose of consultation and engagement is not only to ensure that FNICs are able to exercise their rights and interests, but also to provide the City and its actors with the opportunity to learn from Indigenous perspectives and feedback to create better projects. The City acknowledges that increased Indigenous stewardship over archaeological and cultural heritage has improved the quality of assessments on the whole. Therefore, the City commits to continuing Indigenous consultation and engagement with the goal of fostering thoughtful, deliberate, and sustainable development within its jurisdiction.

### **1.3 First Nations and Indigenous Communities**

The following is a list of the FNICs holding traditional territorial, treaty, and/or Indigenous (or “Aboriginal”) rights, or other interests to the land on which the City now exists, which includes archaeological and cultural heritage. These FNICs will be notified about City-led archaeological assessments and invited to participate. Details about the scope and process of this notification and invitation are found in subsection 1.4. Other FNICs may be notified and invited to participate on a per-project basis, as determined necessary by the City, the Province of Ontario, or the Government of Canada.

The First Nations and Indigenous communities are as follows, listed alphabetically:

- Haudenosaunee Confederacy Chiefs Council (HCCC), as represented by the Haudenosaunee Development Institute (HDI)
- Huron-Wendat Nation (HWN)
- Mississaugas of the Credit First Nation (MCFN)
- Six Nations of the Grand River (SNGR)

No single FNIC speaks on behalf of all FNICs. During the engagement process, all FNICs must be engaged separately and individually, and approval or agreement from one FNIC is not to be considered sufficient if approval or agreement from other engaged FNICs has not been received.

#### **1.3.1 Individual Protocols by Nation or Community**

Each FNIC is unique, with differing perspectives, interests, and expectations. Although broadly speaking the consultation and engagement process undertaken by the City will be similar for each, there are specific items of note which must be considered, respected, and accommodated for some Nations or communities.

No protocols were provided to the City by the FNICs during engagement for the BRAMP, but will be added to the ICEP should they become available at a later date.

### **1.4 Indigenous Engagement Process During Archaeological Assessments**

The City will engage with FNICs at the start of a project, prior to the commencement of the archaeological assessment process.

The archaeological assessment process in Ontario is regulated by the Ministry of Citizenship and Multiculturalism (MCM). The BRAMP provides clarity for, and builds upon the provincial requirements relating to archaeological assessments. City staff should refer to the BRAMP for further information on when archaeological assessments are required and contact the Principal Planner, Heritage Planning for verification.

There are four Stages in the archaeological assessment process. Indigenous participation will be encouraged, arranged, and supported at all Stages of



archaeological assessment, beginning at Stage 1. For more information about the Stages of the archaeological assessment process, please see **Section 4**.

### **1.4.1 Notification and Invitation to Participate**

The Project Manager responsible for the project will notify, via email, the appropriate FNIC contact person, using the contact information provided by the Senior Advisor, Indigenous Reconciliation. This project notification will include, at minimum, the following information:

- Project Summary
  - overview and history
  - purpose and intent
  - approval process
  - planned technical studies
  - anticipated timelines
  - next steps
- Archaeological Assessment Information
  - summary of past assessments and copies of previous reports, if any
  - scope and nature of current assessment, including proposed strategy
  - name and contact information for the consultant archaeologist
- Invitation to Participate
- Instructions for Providing Feedback

All information will be provided in plain language and in an accessible format.

An up-to-date list of contacts for each FNIC will be maintained by the Senior Advisor, Indigenous Reconciliation. The senior Advisor, Indigenous Reconciliation will also maintain an up-to-date list of capacity funding rates for the purposes of project budgeting. See **subsection 1.5** for additional information regarding typical capacity funding arrangements.

If no response is received from an FNIC, at least one follow up email will be sent 2 to 3 weeks following the initial notification, and at least one follow up phone call will be made 3 to 4 weeks following the initial notification. Additional follow up may be warranted at future project milestones.

### **1.4.2 Common Methods of Indigenous Participation During Projects**

Requests by an FNIC for a phone call, virtual meeting, in-person meeting, and/or technical workshop to discuss the project and archaeological assessment, ask clarifying questions, and/or provide feedback will be accommodated as soon as possible by the City. Agendas for calls, meetings, workshops, etc. will be co-developed by the City and the requesting FNIC. Meeting minutes will be taken by a City representative, shared with the Nation or community, and finalized after incorporating their feedback.

City staff have the authority to enter into capacity funding agreements supporting FNIC participation during engagement and archaeological assessments. Capacity funding agreements may cover the costs for in-field participation, technical review, or both, depending on the practice and desire of the engaged FNIC. Should an FNIC provide a capacity funding agreement that includes project-related consultation activities beyond the items identified in **subsection 1.5**, City staff should contact the Senior Advisor, Indigenous Reconciliation for guidance.

Not all FNICs use a capacity funding agreement which requires execution in advance. Some may provide an estimate for their participation and invoice after activities are completed. City staff will accommodate this alternate method of providing capacity funding.

### **1.4.3 Common Methods of Indigenous Participation During Archaeological Assessments**

#### **1.4.3.1 In-Field Participation**

Many FNICs have designated representatives who have been trained in methods of archaeology and traditional Indigenous teachings. Although often called “monitors”, these community representatives may have different titles in different Nations and communities. For example, Indigenous monitors representing the Mississaugas of the Credit First Nation are called “Field Liaison Representatives” or “FLRs”, for short. These FNICs expect to have one or more monitor(s) present (on-site) when fieldwork takes place for an archaeological assessment.

City staff will arrange for monitoring of archaeological assessments at the request of an FNIC, through the signing of a capacity funding agreement and providing instruction to the archaeological consultant to share fieldwork information with the engaged FNICs incorporate their feedback on-site.

Not all FNICs have the capacity or desire to participate in-field via monitoring. Some may only participate at certain Stages, or during certain types of work or projects. Whether or not to participate is a decision made by the FNIC, not by the City.

#### **1.4.3.2 Technical Review**

Many FNICs have community representatives who have been trained in methods of archaeology and traditional Indigenous teachings. These individuals are responsible for reviewing archaeological reports and strategy proposals, and providing feedback. These FNICs expect to review reports or strategies while in draft form and for their input to be incorporated in the final document.

City staff will arrange for review of archaeological assessments at the request of a First Nation or Indigenous community, through the signing of a capacity funding agreement and providing instruction to the archaeological consultant to share the draft

archaeological report or strategy proposal with the engaged FNICs, and incorporate their feedback in the final document.

Not all FNICs have the capacity or desire to review archaeological reports or strategy proposals and provide feedback. Some may only review reports or strategy proposals for certain Stages of assessment or for certain types of work or projects. Whether or not to review a report is a decision made by the FNIC, not by the City.

The City will engage FNICs when the City, or its designated consultant archaeologist, is making a determination about the Cultural Heritage Value or Interest (CHVI) of an Indigenous archaeological site and/or is making a recommendation about the mitigation of an Indigenous archaeological site.

#### *1.4.3.3 Other Methods*

This summary is not meant to be exhaustive nor prohibitive should an FNIC wish to participate via other methods or manners. City staff should be responsive to new requests and the Senior Advisor, Indigenous Reconciliation should be notified of new wishes and evolving expectations. The BRAMP and ICEP should be updated accordingly to reflect changing practices, requests, and capacities as appropriate.

#### *1.4.4 Specific Variances from Provincial Standards by Nation or Community*

Some FNICs have their own requirements regarding archaeological assessments, that differ from the current provincial standards. In the case of City-led projects, the Standards and Guidelines with higher standards will be preferred. FNIC-specific variances are as follows.

##### *1.4.4.1 Haudenosaunee Confederacy Chiefs Council, as represented by the Haudenosaunee Development Institute*

None have been provided to the City at this time.

##### *1.4.4.2 Huron-Wendat Nation*

When reporting on an archaeological assessment, the Huron-Wendat Nation has requested the addition of the following text in the recommendations section:

Considering that even thorough archaeological assessments might miss some archaeological resources or relevant information, the Huron-Wendat Nation asks to be contacted should any Indigenous artifacts or human remains be encountered during any construction and/or development process. Please contact us at: Nation Huronne-Wendation, Bureau du Nionwentsio, 255 Place Chef Michel Laveau, Wendake, Qc, G0A 4V0; Tel: (418)-843-3767; [consultations@wendake.ca](mailto:consultations@wendake.ca)

#### *1.4.4.3 Mississaugas of the Credit First Nation*

The Mississaugas of the Credit First Nation have published their own [Standards and Guidelines for Archaeology](#), which augments MCM requirements and should be incorporated into City-led projects where MCFN is engaged.

#### *1.4.4.4 Six Nations of the Grand River Elected Council*

None have been provided to the City at this time.

#### **1.4.5 Discovery of Ancestral Remains Within the Archaeological Assessment Process**

In the event of the identification of an ancestor during an archaeological assessment for a City-led project, the City and its designated consultant archaeologist will:

1. Stop all work in the vicinity of the burial immediately and secure the area.
2. Contact the Police and Coroner's office to ensure that it is not a crime scene.
3. Provide notice of the identification to the engaged FNICs using the appropriate contact information. An attempt should be made first to call the contact person, but an email may need to be sent if phone outreach is unsuccessful.<sup>1</sup>
4. Answer any immediate questions this individual may have, to the best of one's ability.
5. Enter into the burial site investigation process collaboratively with the Registrar of the FBCSA and the engaged FNICs.
6. The consultant archaeologist(s) will fully involve engaged FNICs at the outset of drafting the required work plan.

Many First Nations and Indigenous communities require that the remains of their ancestors remain undisturbed after their discovery. The requirement to limit additional disturbance to the remains of ancestors may prevent further investigation, such as the determination of the cultural identity or cause of the death of the individual. It is now the typically accepted practice that the wishes of the engaged FNICs be upheld, even if it means that a full burial site investigation cannot be completed. The Registrar of the FBCSA allows proponents and consultants to accommodate this expectation.

Many FNICs require that ancestor remains stay permanently in the location where they are found. If this is not possible, the new resting place of the ancestor(s) should be determined through respectful and collaborative discussions with the engaged First Nations and Indigenous communities.

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<sup>1</sup> The FNICs will already have been engaged on the project, are likely to have representatives on site, and may have already received communication from their on-site representative about the identification.



## **1.5 Capacity Funding**

### **1.5.1 Why Capacity Funding Is Required**

The City acknowledges that the financial burden of participating in consultation and engagement should not be borne by FNICs. For this reason, the City commits to compensation for their participation in the archaeological assessment process on City-led projects.

### **1.5.2 Capacity Funding Arrangements**

The City, as the proponent of the project, is responsible for entering into capacity funding agreements with engaged FNICs, if requested. Coordination of capacity funding agreements should be managed by City staff and not delegated to representatives or consultant archaeologist(s). However, after the capacity funding agreement has been executed, the consultant archaeologist typically coordinates the scheduling of the archaeological assessment and accompanying Indigenous monitoring. City staff should notify the consultant archaeologist when all necessary agreements are in place, and direct that they should include the engaged FNICs in their fieldwork planning. Most consultant archaeologists will be familiar with this process.

The cost of Indigenous engagement during archaeological assessments must be budgeted for as part of the overall project costs. City staff may contact the Senior Advisor, Indigenous Reconciliation / Principal Planner, Heritage Planning for current rates and fees for planning purposes.

Each FNIC will have their own unique capacity funding agreement and associated capacity funding rates. City staff are expected to respect the rates and requirements of each capacity funding agreement, and any methods for execution put into place by the FNIC. As mentioned previously, not all FNICs use a capacity funding agreement which requires execution in advance. Some may provide an estimate for their participation and invoice after activities are completed. City staff will accommodate this alternate method of providing capacity funding.

A request for the FNIC to provide the applicable capacity funding agreement, or estimate, should be made as part of the Project Notification and Invitation to Participate sent to at project commencement. FNICs may need additional information about the length and timing of the archaeological assessment to properly complete the capacity funding agreement or estimate.

## **1.6 Contingency Planning and Communication Protocols Outside the Archaeological Assessment Process**

The following outlines the City's responsibilities and requirements under this ICEP. At any time, an FNIC may contact the Principal Planner, Heritage Planning should they become aware of the unanticipated discovery of and/or impacts to archaeological material or ancestral remains. The City will investigate their concerns and provide a response within 2 business days.

### **1.6.1 Unanticipated Discovery of and/or Impacts to Archaeological Material**

#### **1.6.1.1 City-Led Projects**

Should archaeological resources be discovered and/or impacted outside of the archaeological assessment process on a City-led project, the Principal Planner, Heritage Planning and First Nations and Indigenous communities will be notified by the Project Manager. Some of examples of when such a situation may occur include, but are not limited to:

- When an archaeological assessment has determined that there is no further CHVI and recommended no further work for a project (e.g., the archaeological resources were missed or overlooked); or
- When a project has not triggered an archaeological assessment (e.g., routine maintenance).

The Project Manager shall notify the Principal Planner, Heritage Planning via email sharing information on the discovery. The Principal Planner, Heritage Planning shall further reach out to the FNICs with available information.

In such circumstances, the initial notification should be provided via phone call, quickly followed (within 2 to 3 hours) by an emailed project notification which includes, at minimum, the following information:

- Project Summary
  - overview and project purpose
- Archaeological Assessment Information (if any)
  - summary of past assessments, if any
  - summary of incident and discovered/impact archaeological resources
  - name and contact information for the consultant archaeologist, if any
- Status of Work
- Location Map
- Invitation to Participate in Recovery and Further Archaeological Assessment
- Instructions for Providing Feedback

In such cases, the project notification sent via email should be quickly followed up by a phone call made 2 to 3 days later if no response is received.

The City and its designated consultant archaeologist will collaborate with the engaged FNICs to develop an appropriate response plan concerning the unanticipated discovery of and/or impact to archaeological material. FNICs will be engaged in the project and the archaeological assessment with the same purpose and intent that they would under normal circumstances – that is to say, meaningfully.

### *1.6.1.2 Non-City-Led Projects*

Should archaeological resources be discovered and/or impacted outside of the archaeological assessment process on a non-City-led project, the City, as the approval authority, will strongly encourage the engagement of FNICs in the development of an appropriate response plan to mitigate the unanticipated discovery of and/or impact to archaeological material. The City has the authority to, and will, withhold permits or project clearance until the matter is satisfactorily resolved with the concerned FNICs.

## **1.6.2 Unanticipated Discovery of and/or Impacts to Ancestral Remains**

### *1.6.2.1 City-Led Projects*

Should the remains of an ancestor be discovered and/or impacted outside of the archaeological assessment process on a City-led project, the Principal Planner, Heritage Planning and FNICs will be notified by the Senior Advisor, Indigenous Reconciliation. Some of examples of when such a situation may occur include, but are not limited to:

- When an archaeological assessment has determined that there is no further CHVI and recommended no further work for a project (e.g., the remains of the ancestor were missed or overlooked); or
- When a project has not triggered an archaeological assessment (e.g., routine maintenance).

In such circumstances, the initial notification should be provided via phone call, quickly followed (within 2 to 3 hours) by an emailed project notification which includes, at minimum, the following information:

- Project Summary
  - overview and project purpose
- Archaeological Assessment Information (if any)
  - summary of past assessments, if any
  - summary of incident and discovered/impact archaeological resources
  - name and contact information for the consultant archaeologist, if any
- Status of Work
- Location Map
- Invitation to Participate in Recovery and Further Archaeological Assessment
- Instructions for Providing Feedback

The City and its designated consultant archaeologist will collaborate with the engaged Nations and communities to develop an appropriate response plan concerning the unanticipated discovery of and/or impact to the ancestor. FNICs will be engaged in the project and the burial site investigation with the same purpose and intent that they would under normal circumstances – that is to say, meaningfully. The consultant archaeologist(s) will fully involve engaged FNICs at the outset of drafting the required work plan.

#### **1.6.2.2 Non-City-Led Projects**

Should the remains of an ancestor be discovered and/or impacted outside of the archaeological assessment process on a non-City-led project, the City will provide all information to the Registrar of the FBCSA who, in adherence to their requirements, will engage FNICs.

The City has the authority to, and will, withhold permits or project clearance until the matter is satisfactorily resolved with the concerned FNICs.

### **1.7 Management of Known and Not-Yet-Known Archaeological Features, Sites, and Cultural Materials**

The City understands and acknowledges that the protection and preservation of Indigenous archaeological and cultural heritage sites is the responsibility and right of FNICs. As such, all determinations regarding CHVI and mitigation should be made collaboratively and with consent.

#### **1.7.1 In-Situ Preservation**

The City understands and acknowledges that the preferred mitigation strategy for archaeological resources is to ensure their protection in-place (*in situ*) and designation. When Indigenous cultural materials are to be preserved *in situ*, the City and its designated consultant archaeologist will consult with the engaged FNICs on the proposed plan for short- and long-term avoidance and protection.

#### **1.7.2 Short-Term and Long-Term Storage of Indigenous Cultural Materials**

In the event that some or all of an Indigenous archaeological site cannot be preserved *in situ*, a determination must be made about the short- and long-term storage of its resources.

The FNICs engaged during the development of the BRAMP have indicated that they are not currently able to accept repatriated cultural materials at this time, but this possibility should remain open for future consideration and implementation.

Until such a time as the cultural materials are able to be repatriated to the FNICs, all cultural materials recovered during an archaeological assessment of a City-led project



must be held in trust by the consultant archaeologist. The City is exploring arrangements with Sustainable Archaeology for long-term storage of artifact collections.

Access must be granted to representatives of FNICs to view and visit their cultural materials upon request. No research is permitted using the cultural materials without the explicit written consent of the FNICs. No transfer of the collection – in whole or in part – is permitted without the explicit written consent of the FNICs.

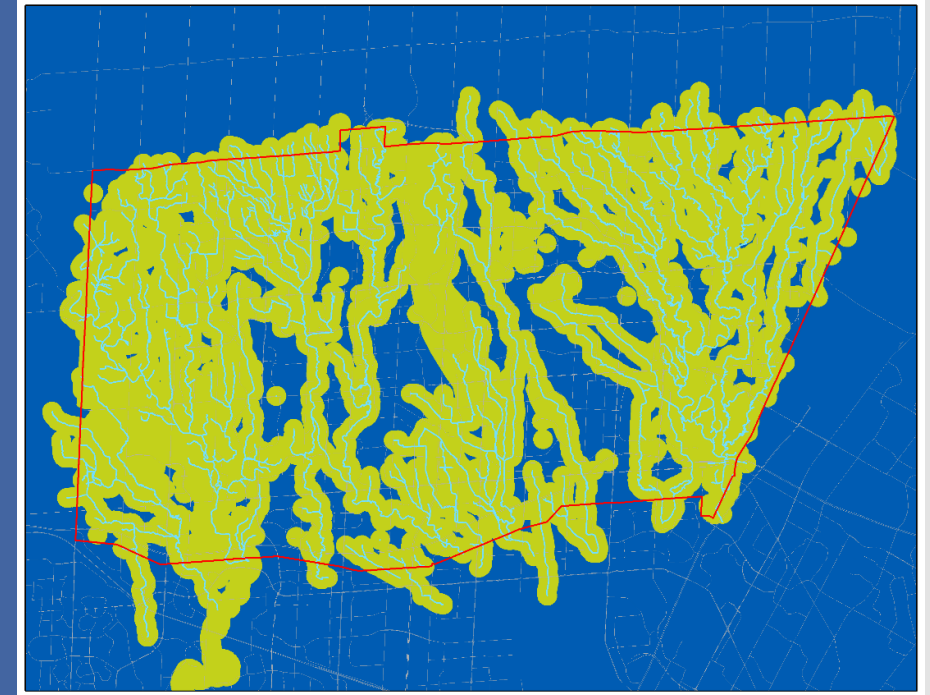
### 1.7.3 Commemoration

When an Indigenous archaeological site is to be preserved – in whole or in part – *in situ*, the City and its designated consultant archaeologist will consult with the engaged FNICs regarding potential interpretative and commemorative options for the site.

When Indigenous cultural materials cannot be preserved *in situ*, the City and its designated consultant archaeologist will consult with the engaged FNICs regarding the potential interpretative and commemorative options for the site.

# BRAMPTON

2025 | ARCHAEOLOGICAL  
MANAGEMENT PLAN



# Why an Archaeological Management Plan?

- **Brampton is archaeologically rich, with over 10,000 years of human presence**
  - These fragile resources need to be managed and protected for the benefit of all
- **Archaeological Resource Management is largely a municipal responsibility**
  - The Province encourages municipalities to have archaeological management plans
- **Brampton is committed to Truth and Reconciliation with First Nations**
  - The vast majority of archaeological resources are Indigenous
- **Transparency and Clarity**
  - Developers, Staff and Citizens all benefit from clear and defined processes and frameworks

## The Broad Components of the BRAMP...

1. Brampton's Indigenous, Archaeological and Post-Contact History
2. The Potential Model
3. Policies, Procedures and Implementation
4. Indigenous Consultation and Engagement Protocol



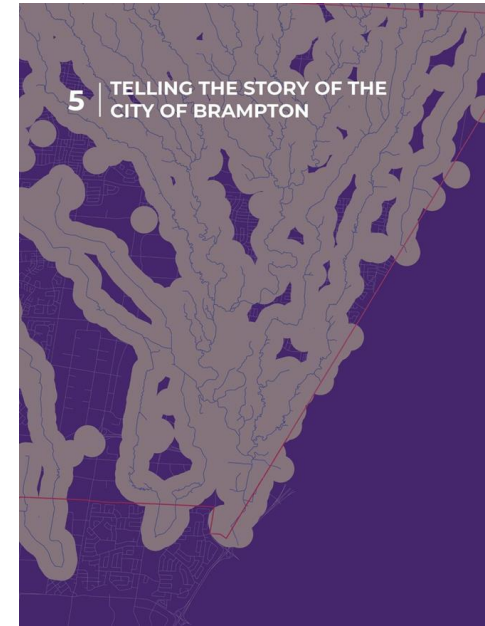


# Brampton's Indigenous, Archaeological, and Post-Contact History

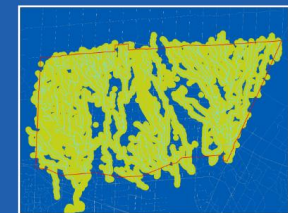
Multiple perspectives

Written for a wide audience

Supported by an additional appendix  
with a longer and more detailed  
archaeological discussion



APPENDIX A | THE PRE- AND POST-  
CONTACT ARCHAEOLOGICAL  
HISTORY OF BRAMPTON



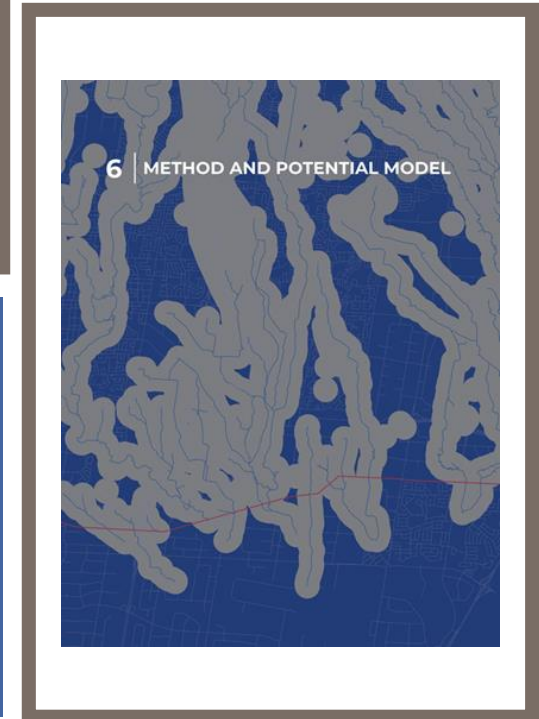
# The Potential Model

Primary tool for planning use

Multiple map layers to combine data sources

Shows areas with high archaeological potential, and those parcels where modern assessment has already occurred

Often enhances Ministry guidelines for a “Made in Brampton” approach



# Policies, Procedures and Implementation

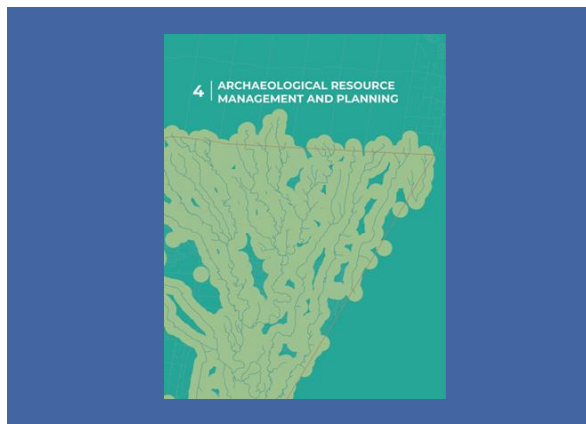
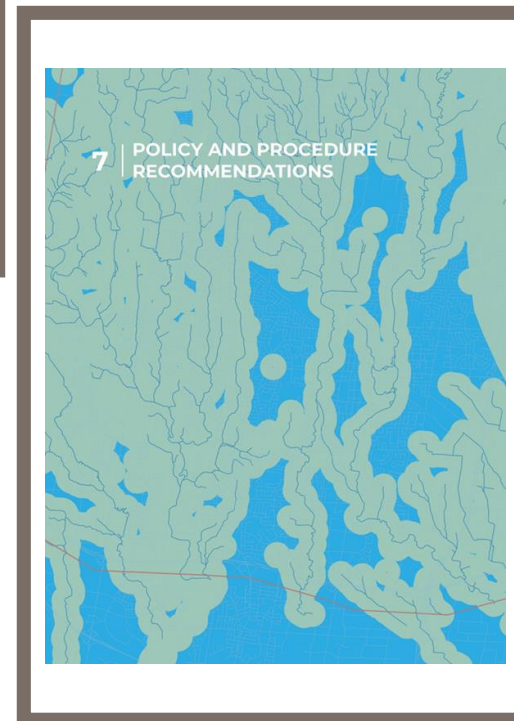
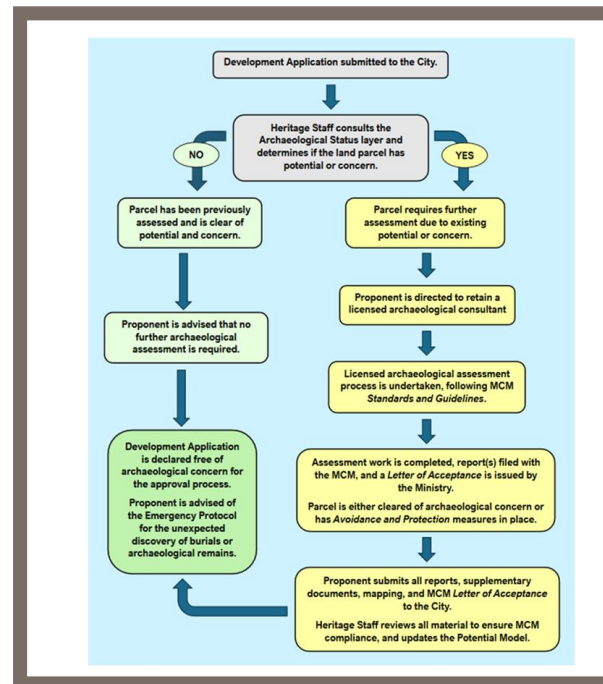
Informed by federal and provincial legislation, and the Peel and Brampton *Official Plans*

Gives the framework for BRAMP integration with City policies and practices

Includes an Emergency Protocol to be followed when unexpected archaeological or human remains are encountered

Clear processes and accountabilities outlining when and how archaeological assessments are required

Specifies timelines for updates and review



# Indigenous Consultation and Engagement Protocol (ICEP)

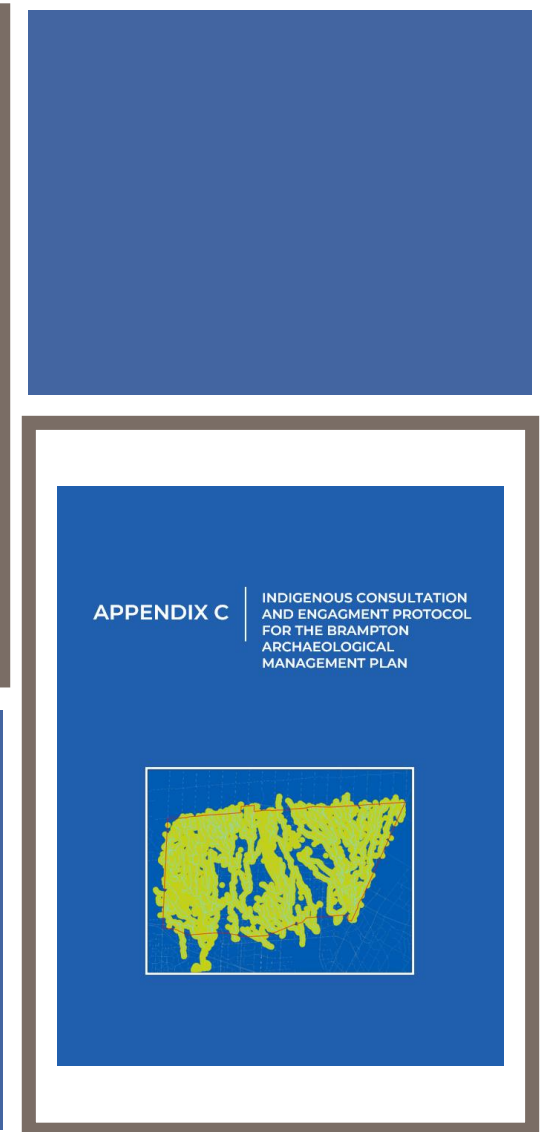
Brampton is committed to meaningfully incorporating UNDRIP and TRCA principles

The vast majority of archaeological resources in this city are Indigenous in origin

Fundamentally, the BRAMP recognizes Indigenous ownership of their own cultural heritage, artifacts and archaeological sites

Commits the City to early and ongoing consultation for archaeological processes and future BRAMP updates and review

Provisions for capacity funding, treatment of artifacts, and review of reports





## Final Thoughts...

Leading-edge tools and practices will ably equip Brampton to manage its archaeological resources

A significant step in meaningfully enacting Brampton's commitment to Indigenous reconciliation

Transparency and Clarity in rules and processes are good for development and good for protecting Brampton's rich archaeological heritage

This is a Made in Brampton approach, and everyone benefits as a result



# BRAMPTON

2025 | ARCHAEOLOGICAL  
MANAGEMENT PLAN



Questions  
and  
Discussion

**Archived:** 2025/03/26 11:37:21 AM

**From:** [Donna Ruttle](#)

**Sent:** Tue, 18 Mar 2025 00:51:49

**To:** [Heritage](#)

**Subject:** [EXTERNAL]Historic Bovaird House Closure

**Importance:** Normal

**Sensitivity:** None

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**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

City of Brampton,

I would like to say how very disappointed I was to hear that the Bovaird House in Brampton has been shut down by the City of Brampton.

My family & I have supported the Historic Home for many, many years and my daughter volunteered and gave tours while she was in high school.

The Friends of Bovaird House are wonderful volunteers that have given so much of their personal time and effort into running the Historic Home and fundraising, so that the City did not have to pay for any staff or regular up keep. The home was donated to the City of Brampton back in 1985 with the understanding that it would be preserved and used as part of Brampton's history.

The volunteers have so many amazing functions, Mothers Day Tea, Pioneer Lamplight Deserts, Loaf & Ladle, Victorian Christmas & many more. Every time we attended, we learned something new and would meet new friends. They have first-class knowledge on the home, the buildings, the antiques, the City of Brampton etc.

I do hope that the City of Brampton & Mayor Patrick Brown can put aside their differences and let the volunteers continue with the great work that they have been doing at the Bovaird House for 30 years and work together to explore new options, to make the Historic Bovaird House available for the public to enjoy for generations to come.

Thankyou

*Donna Ruttle*