

APPLICATION # B-2022-0014
Ward # 3

DEFERRED NOTICE OF AN APPLICATION FOR CONSENT

An **amended** application for consent has been made by **MEHNA AUTO SALES INC.**

Purpose and Effect

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.063 hectares (1.55 acres). The proposed severed lot has a frontage of approximately 7.93 metres (26 feet), a depth of approximately 37.27 metres (122.28 feet) and an area of approximately 0.029 hectares (0.073 acres). The effect of the application is to create two individual lots from the existing lot for future residential development of a new semi-detached dwelling on each proposed lot.

Location of Land:

Municipal Address: 93 John Street

Former Township: Town of Brampton

Legal Description: Part of Lot 43, Plan BR-2, Part 4, Plan 43R-13441

Meeting

The Committee of Adjustment has appointed **TUESDAY, March 28, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant, the Minister, a specified person or a public body.**

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: MARCH 23, 2023

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2022-0320 and A-2022-0321

Decision and Appeal

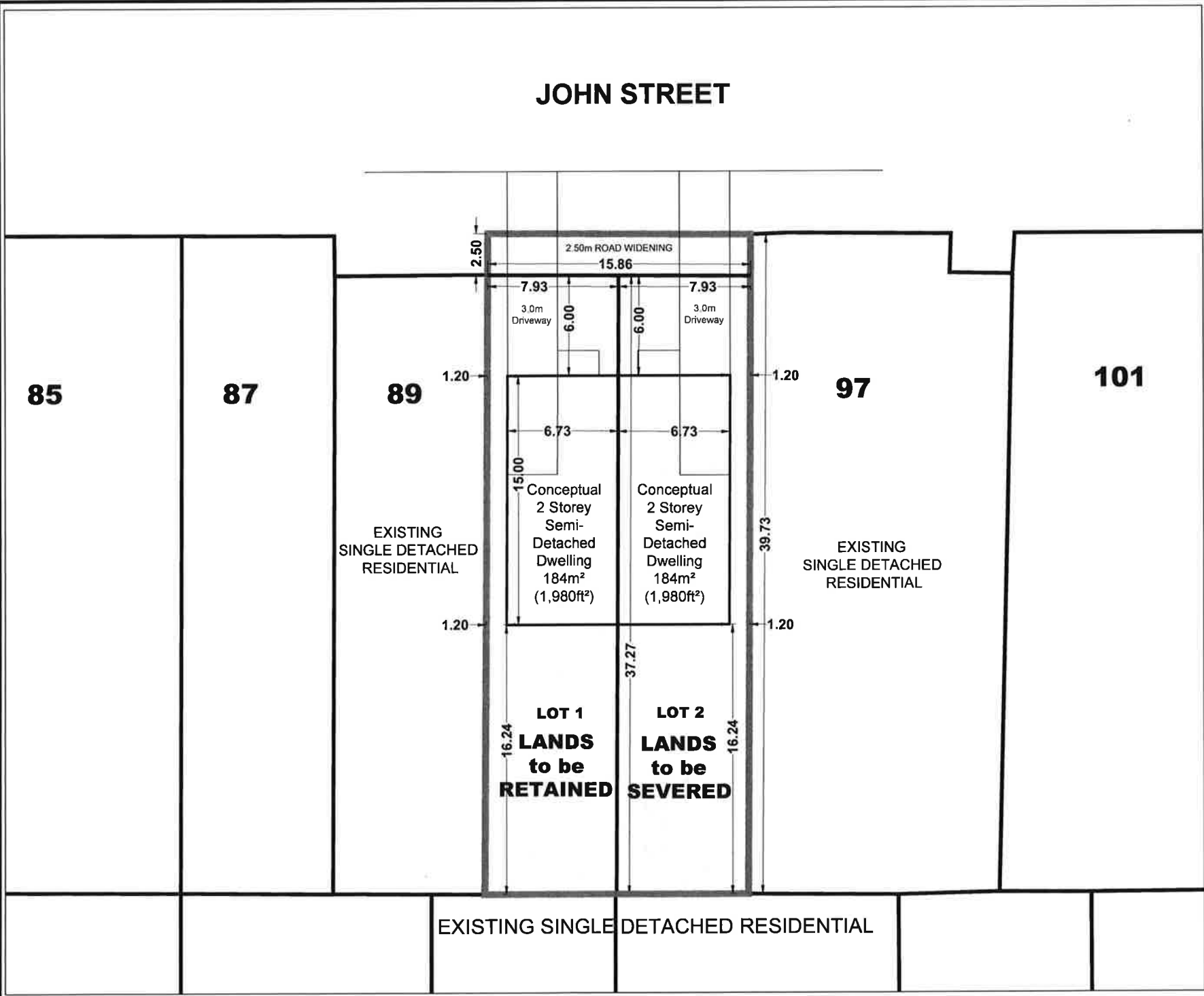
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Environment and Land Tribunals Ontario website at <https://olt.gov.on.ca/appeals-process/forms/>

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 9th Day of March, 2023.

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
Jeanie.myers@brampton.ca



ZONING BY-LAW MATRIX - RESIDENTIAL SINGLE DETACHED B - (R1B)			
TOTAL SITE AREA: 0.063ha (0.155ac)			
2.50m ROAD WIDENING: 0.004ha (0.010ac)			
TOTAL NET SITE AREA: 0.059ha (0.146ac)			
Description	Required	Retained Lands	Severed Lands
Minimum Interior Lot Area	0.04 ha (0.11ac) 450m ²	0.029 ha (0.073ac) 295m ²	0.029 ha (0.073ac) 295m ²
Minimum Interior Lot Width	15m	7.93m	7.93m
Minimum Front Yard Depth	6.0m	6.0m	6.0m
Minimum Interior Side Yard Width	1.2m for 1st Storey or part thereof plus 0.6m for each additional storey or part thereof	1.20m (west) 1.20m (east)	1.20m (west) 1.20m (east)
Minimum Rear Yard Depth	7.5m	16.24m	16.24m
Maximum Building Height	8.5m	TBD	TBD
Building Gross Floor Area (excluding 18m ² of garage area per dwelling)	n/a	184m ² (1,980ft ²)	184m ² (1,980ft ²)
Minimum Landscaped Open Space	60% of the minimum front yard of an interior lot	62%	62%

STATISTICS OVERVIEW	
TOTAL LOT AREA:	0.063 ha (0.155 ac)
2.50m ROAD WIDENING:	0.004 ha (0.010 ac)
LANDS to be RETAINED:	0.029 ha (0.073 ac)
LANDS to be SEVERED:	0.029 ha (0.073 ac)

LEGEND	
	PROPERTY BOUNDARY
	LANDS to be RETAINED
	LANDS to be SEVERED

CONCEPTUAL SEVERANCE PLAN PROPOSED SEMI-DETACHED LOTS 93 JOHN STREET CITY of BRAMPTON	
P.N.: 22.2994.00	Date: January 4, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2994 Concept Plan

Under the authority of the Emergency *Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **March 28, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 23, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 23, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 23, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, March 23, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

FINAL REPORT:

Heritage Impact Assessment – Cultural Heritage Evaluation Report

93 John Street, Brampton, Ontario



LHC Heritage Planning & Archaeology Inc.

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2 February 2023

Project # LHC0352

LHC

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Report prepared for: Mehna Auto Sales Inc.
c/o Gagandeep Singh Gill
21 Possession Crescent
Brampton, ON
L6P 0V2

Report prepared by: Colin Yu, MA, CAHP

Graphics prepared by: Jordan Greene, B.A. (Hons)

Reviewed by: Christienne Uchiyama, MA, CAHP
Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP

RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of the 'Client'. Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Client and approved users (including municipal review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client and approved users.

REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the property for cultural heritage value or interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* as amended by *Ontario Regulation 569/22*. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

Historical documentation related to the location and movement of Indigenous peoples in Ontario's history is largely based on the documentary record of the experiences and biases of early European explorers, traders and settlers. This record provides only a brief account of the long, varied, and continuing occupation of the area.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this HIA. A separate archaeological assessment may be required as part of a complete application.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in November 2022 by Mehna Auto Sales Inc. in care of Gagandeep Singh Gill (the Client) to prepare a Scoped Heritage Impact Assessment (HIA) on the Property at 93 John Street, Brampton, ON (the Property). The Property is located in the City of Brampton (the City), in the Region of Peel (the Region).

The Client is planning to sever the Property, demolish the existing house and construct a new two-storey semi detached residence. It is understood the Client has submitted a Committee of Adjustment – Consent to Sever and Minor Variance Application (City File: B-2022-0014, A-2022-0320, and A2022-0321).

The City has requested a Scoped HIA to be submitted as part of a complete Consent to Sever and Minor Variance Applications to facilitate demolition and future use of the Property under the Planning Act. This HIA is scoped to evaluate the cultural heritage value or interest of the Property and to outline heritage planning constraints affected by the proposal. This HIA reviewed the proposal to demolish the existing structures and sever the Property. Design of a future residence on the future severed lots has not commenced and therefore has not been assessed in this HIA.

This HIA was undertaken in accordance with the recommended methodology outlined within the Ministry of Citizenship and Multiculturalism’s (MCM) Ontario Heritage Tool Kit and the City of Brampton’s Heritage Impact Assessment Terms of Reference (HIA TOR). The City’s heritage planner, Harsh Padhya, has provided the Client and LHC with the requirements for this Scoped HIA.

In LHC’s professional opinion, the Property does not meet any criteria of Ontario Regulation 9/06 (O. Reg. 9/06) as amended through Ontario Regulation 569/22 (O. Reg. 569/22) and does not meet the threshold for designation under Part IV Section 29 of the OHA.

The proposed demolition to facilitate severance and future construction of a two-storey semi-detached residence was reviewed for potential direct or indirect impacts to the Property. As the Property does not exhibit CHVI, the proposed development will not directly or indirectly impact the CHVI of the Property. Additionally, the adjacent properties were evaluated for potential direct and indirect impacts with respect to the demolition and severance of 93 John Street and no direct or indirect impacts were identified.

Although new dwellings are not required to comply with a specific Heritage Plan or Guidelines, the new structure(s) are subject to Section 4.10.4 of the OP and may be subject to SPA7, the Secondary Plan Area 7: Downtown Brampton Secondary Plan (2019).

It is recommended that once a design for the new structure(s) has been developed, an updated HIA or Addendum may be required by the City to assess potential impacts of the proposed design on adjacent properties.

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1 INTRODUCTION TO THE PROPERTY

LHC Heritage Planning & Archaeology Inc. (LHC) was retained by Mehna Auto Sales Inc. (the “Client”) to undertake a Scoped Heritage Impact Assessment (HIA) for the Property located at 93 John Street (the “Property”) in the City of Brampton, Ontario (the “City”).

The Client is seeking to sever the Property, demolish the existing house and construct a new two-storey semi detached residence. It is understood the Client has submitted a Committee of Adjustment – Consent to Sever and Minor Variance Applications (City File: B-2022-0014, A-2022-0320, and A2022-0321) to facilitate the redevelopment.

The City has requested a Scoped HIA to be completed as part of a complete Consent to Sever and Minor Variance Applications to facilitate demolition and future use of the Property under the *Planning Act*. This HIA was undertaken in accordance with the recommended methodology outlined within the Ministry of Citizenship and Multiculturalism’s (MCM) *Ontario Heritage Toolkit* and the City of Brampton’s Heritage Impact Assessment Terms of Reference (HIA TOR). The City’s heritage planner, Harsh Padhya, has provided the Client and LHC with the requirements for this Scoped HIA.

1.1 Property Location

Due to the nature of the layout of Peel Region, Queen and John Streets are described in this HIA as traveling east-west and Main and Mary Streets are said to travel north-south.

The Property is located at 93 John Street in the City of Brampton, Ontario. The Property is located on the south side of John Street, east of Mary Street. An active rail corridor is approximately 50m to the north of the Property (Figure 1 and Figure 2).

1.2 Property Description

The Property measures approximately 631m² and is in the Downtown Brampton neighbourhood. The Property is located southeast of the major intersection of Main Street and Queen Street. There are two structures located on the Property: a two-storey vinyl clad house; and a one-storey outbuilding/shed.

1.3 Property Heritage Status

The Property is not listed on the City of Brampton’s Municipal Heritage Register under Section 27 Part IV of the *Ontario Heritage Act*. The Property is not designated under Section 29 Part IV or Section 41 Part V of the *Ontario Heritage Act*.

1.4 Property Context

The surrounding area is primarily residential with a mixture of commercial and institutional buildings nearby. Commercial buildings tend to be located at the intersection of Main Street and Queen Street, while institutional buildings such as Government, Community, and Educational structures are interspersed between residential and commercial sections of the City. Etobicoke Creek, which the City has recognized as an important part of the Greenbelt’s Natural System, is

approximately 170m to the east of the Property and flows through park lands with walking trails.



1.5 Adjacent Heritage Properties

The City of Brampton *Official Plan* does not define adjacency with respect to built cultural heritage. The *PPS* defines adjacency as:

“those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.”

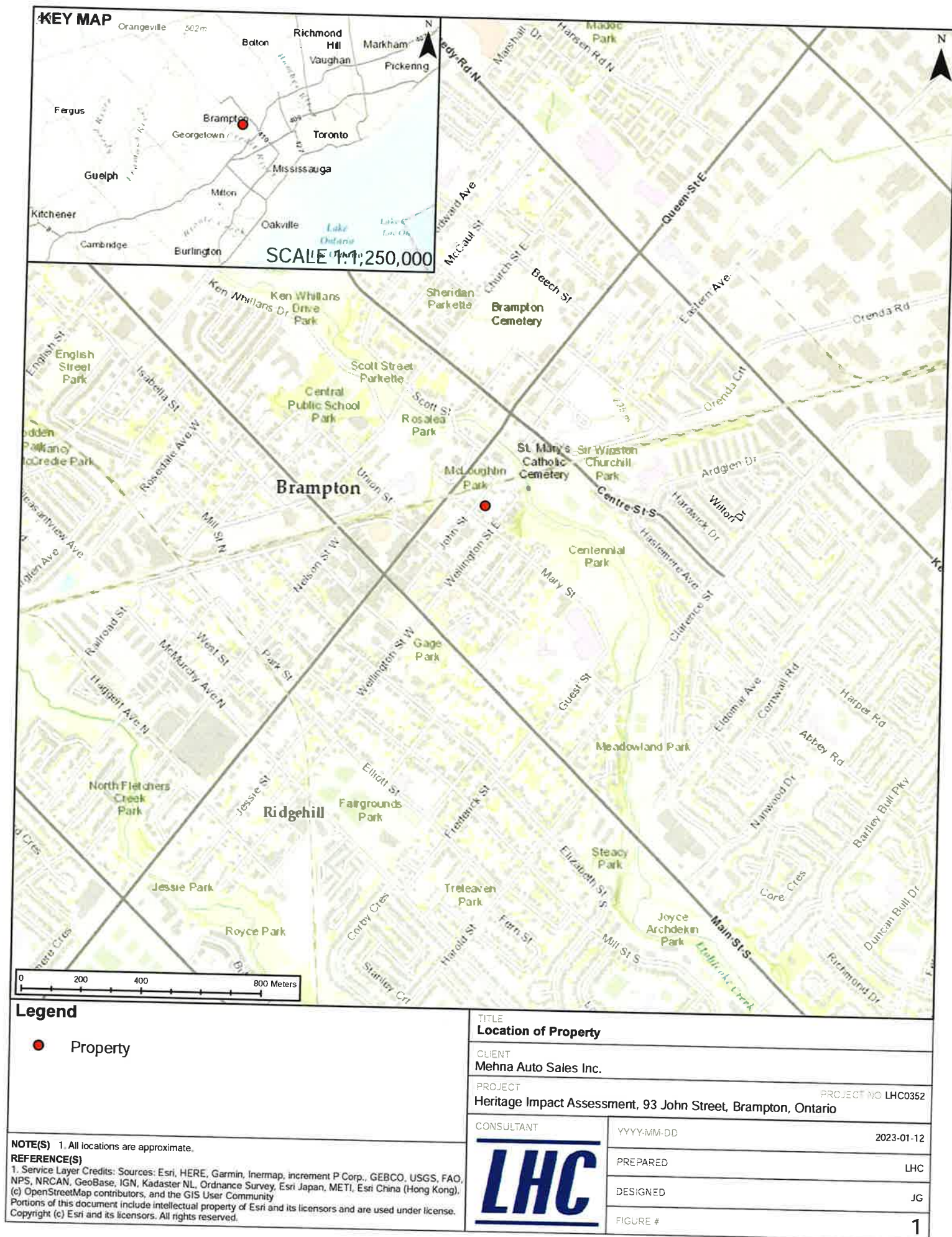
Using the definition provided by the *PPS*, the Property is adjacent to two properties Listed on the Municipal Heritage Register under Part IV Section 27 of the OHA.

Table 1: Adjacent heritage properties

Address	Heritage Recognition	Notes	Image
89 John Street	Section 27 Part IV Listed	One-storey vinyl clad strucutre	
74 Wellington Street East	Section 27 Part IV Listed	Two-storey brick clad structure	 (Google Earth 2023)

1.6 Physical Condition, Security, Physical Maintenance Concerns, and Integrity

Based on visual identifiers from LHC’s site visit, there are no concerns related to the residence’s physical condition, security, physical maintenance, or integrity.






Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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TITLE Current Conditions of Property		
CLIENT Mehna Auto Sales Inc.		
PROJECT Heritage Impact Assessment, 93 John Street, Brampton, Ontario		PROJECT NO LHC0352
CONSULTANT	YYYY-MM-DD	2023-01-12
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	2

2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and MCM's *Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary.
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This report is guided by the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Information Sheet #5, Heritage Impact Assessments and Conservation Plans* and the City of Brampton's Heritage Impact Assessment Terms of Reference (HIA TOR), as scoped for this project.

2.1 Legislative/Policy Review

The HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property.

2.2 Historic Research

Historical research was undertaken to outline the history and development of the Property and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- Ontario Council of University Libraries;
- Library and Archives Canada;
- Ancestry; and,
- OnLand.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

¹ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 3; MCM, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 18.

2.3 Site Visit

A site visit was conducted by Cultural Heritage Specialist Colin Yu on 8 December 2022. The primary objective of the site visit was to document and gain an understanding of the Property and its surrounding context. The site visit included documentation of the interior and exterior of the house on the Property, the surrounding area and exterior views of nearby structures.

2.4 Impact Assessment

2.5 City of Brampton Heritage Impact Assessment Terms of Reference

Section 4.9.1.10 of the City's *OP* indicates that:

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.

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.

Section 2.1 of the City's HIA Terms of Reference provides additional information surrounding when a HIA is required, and presents the following scenarios:

- 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.

The City of Brampton's heritage planner, Harsh Padhya, was contacted on 16 November 2022 and LHC received confirmation a Scoped HIA for the Property was provided on 17 November 2022. The City required this scoped HIA to address Section 3.1, 3.2, and 3.3 of the HIA TOR as part of this report.

Table 2: City of Brampton HIA Terms of Reference

Requirement	Location
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.	Found in Section 1 of this HIA
3.1.2 Briefly outline the methodology used to prepare the assessment.	Found in Section 2 of this HIA
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.	Found in Section 1.1 of this HIA; Figure 1 and Figure 2
3.2.2 Briefly document and describe the subject property, identifying all significant features, buildings, landscapes, and vistas.	Found in Section 1.2 of this HIA
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)	Found in Section 1.3 of this HIA
3.2.4 Document and describe the context including adjacent properties, land uses, etc.	Found in Section 1.4 and 1.5 of this HIA
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.	Found in Section 1.6 of this HIA
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.	n/a
3.3.1 Thoroughly document and describe all heritage resources within the subject property,	Found in Section 5 of this HIA

Requirement	Location
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.	Found in Section 4.8 of this HIA
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 properly.	Found in Section 4.8 of this HIA
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.	Found in Section 5 of this HIA
3.3.5 Using Regulation 9/06 [569/22] 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.	Found in Section 6 of this HIA
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.	Found in Section 6.1 of this HIA

3 POLICY AND LEGISLATIVE CONTEXT

3.1 Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *PPS* and the *OHA*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of built heritage resources and cultural heritage landscapes and the assessment of impacts on their cultural heritage value or interest and heritage attributes.

3.1.1 *Planning Act*, R.S.O. 1990

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 January 2023. This *Act* sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.²

Part 1, Section 3 (1) of *The Planning Act* states:

The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.³

Under Part 1, Section 3 (5) of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

² Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," last modified December 2, 2021, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

³ Province of Ontario, "Planning Act," Part 1 S.3 (1).

- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.⁴

Section 3 (1) refers to the *PPS*. Decisions of Council must be consistent with the *PPS* and relevant provincial plans. Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development in the province.

3.1.2 Provincial Policy Statement (2020)

The *Provincial Policy Statement (PPS)* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except 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.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

⁴ Province of Ontario, "Planning Act," Part I S. 3 (5).

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁵

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.⁶ The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

An HIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

3.1.3 Ontario Heritage Act, R.S.O. c.O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *Act* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing the *Ontario Heritage Act* is administered by the Minister—Ministry of Citizenship and Multiculturalism (MCM).⁷

The *OHA* (consolidated on 1 January 2023) and associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41

⁵ Province of Ontario, "Provincial Policy Statement," last modified May 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 29.

⁶ Province of Ontario, "Provincial Policy Statement," 51.

⁷ Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

of the *OHA*. Generally, an *OHA* designation applies to real property rather than individual structures.⁸

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.⁹ Regulations under the *OHA* set minimum standards for the evaluation of heritage resources in the province.

A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if it meets one of the nine criteria from *O. Reg. 9/06*. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

O. Reg. 9/06 as amended by *O. Reg. 569/22* –in force and effect 1 January 2023—identifies the criteria for determining cultural heritage value or interest under Part IV, Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest. *O. Reg 569/22* revokes Section 1 and 2 of *O. Reg. 9/06*, substituting the following nine criteria, of which two must be met to designate a property under Section 29 of the *OHA*:

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

⁸ Province of Ontario, "Ontario Heritage Act R.S.O. 1990, c. O. 18," last modified July 1, 2021, <https://www.ontario.ca/laws/statute/90o18>

⁹ Province of Ontario, "Ontario Heritage Act."

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.¹⁰

If a property has been determined to meet two or more of the above criteria, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur.

3.1.4 Places to Grow Act, 2005 S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.¹¹

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹²

¹⁰ Province of Ontario, "O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18," as amended by Ontario Regulation 569/22, 2022.

¹¹ Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," last modified June 1, 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

¹² Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified August 28, 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.¹³

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁴

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

- i. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- ii. Municipalities will 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,
- iii. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁵

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with the PPS 2020.

3.1.6 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require an HIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

3.2 Local Planning Context

3.2.1 Region of Peel Official Plan (2022)

The *Region of Peel Official Plan (ROP)* was adopted by Regional Council on 28 April 2022 through By-law 20-2022 and was approved with modifications by the Ministry of Municipal

¹³ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹⁴ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹⁵ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 47.

Affairs and Housing on 4 November 2022. However, Under the *More Homes Built Faster Act, 2022* Peel Region has been classified as an upper tier municipality without planning responsibilities. Planning responsibilities from the Region will shift to lower tier municipalities. The effective date for this change has not come into force and effect at the time of writing. When this change comes into force and effect the upper tier Official Plan will become an Official Plan for the lower tier municipality until the lower tier municipality revokes or amends it. In the event of a conflict between the upper tier and lower tier Official Plan the upper tier plan will prevail.¹⁶

The *ROP*'s purpose is to guide land use planning policies and "provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives."¹⁷ The *ROP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities.

Section 3.6 of the *ROP* outlines cultural heritage policies and states that:

The Region encourages and supports conservation of the cultural heritage resources of all peoples whose stories inform the history of Peel. The Region recognizes the significant role of heritage in establishing a shared sense of place, contributing to environmental sustainability and developing the overall quality of life for residents and visitors to Peel. The Region supports the identification, conservation and interpretation of cultural heritage resources, including but not limited to the built heritage resources, structures, archaeological resources, and cultural heritage landscapes (including properties owned by the Region or properties identified in Regional infrastructure projects), according to the criteria and guidelines established by the Province.

The objectives of the Region's cultural heritage policies are as follows:

3.6.1 To identify, conserve and promote Peel's non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.

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.

3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

3.6.4 To support the heritage policies and programs of the local municipalities.

¹⁶ Province of Ontario. *Planning Act* Part VII, Section 70.13.

¹⁷ Region of Peel, "*Region of Peel Official Plan*," 2022.

The policies established to attain these goals, and those that pertain to the Property are as follows:

3.6.5 Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3.6.7 In cooperation with the local municipalities, ensure the adequate assessment, preservation or mitigation, where necessary or appropriate, of archaeological resources, as prescribed by the Ministry of Heritage, Sport, Tourism and Culture Industries' archaeological assessment standards and guidelines.

3.6.8 Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.

3.6.10 Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.2.2 City of Brampton Official Plan (2006, consolidated 2020)

The *City of Brampton Official Plan (OP)* was adopted on 11 October 2006, partially approved by the Region of Peel on 24 January 2008 and partially approved by the Ontario Municipal Board on 7 October 2008. The City has been developing a new *OP* since 2019 which will plan for 2040. The most recent consolidation dates to September 2020.

The *OP's* purpose is to guide land use planning decisions until 2031 with clear guidelines for how land use should be directed, and which ensures that "cultural heritage will be preserved and forms part of the functional components of the daily life".¹⁸ Regarding cultural heritage the *OP* notes that:

Brampton's rich cultural heritage also provides a foundation for planning the future of the City as our heritage resources and assets contribute to the identity, character, vitality, economic prosperity, quality of life and sustainability of the community as a whole. Cultural heritage is more than just buildings and monuments, and includes a diversity of tangible and intangible resources, including structures, sites, natural environments, artifacts and traditions that have historical, architectural, archaeological, cultural and contextual values, significance or interest.¹⁹

¹⁸ City of Brampton Official Plan, prepared by the City of Brampton, (Brampton, ON, 2006, office consolidation September 2020), https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf, 1.

¹⁹ City of Brampton, *Official Plan*, 2-4.

In Section 4.10 (Cultural Heritage) of the *OP* identifies the conservation of heritage resources as providing a “vital link with the past and a foundation for planning the future...” and highlights the importance of cultural heritage landscapes, intangible heritage, and maintaining of context.²⁰

Section 4.10 states the objectives of its cultural heritage policies are to:

- 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 have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including significant public views; and,
- c) To promote greater awareness of Brampton’s heritage resources and involve the public in heritage resource decisions affecting the municipality.

Cultural heritage policies relevant to the Property include the following:

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.

4.10.1.12 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.

²⁰ City of Brampton, Official Plan, 4.9 -1.

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.

4.10.1.17 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.

The *OP* includes cultural heritage policies related to the preparation of an HIA. These include the following:

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.

4.10.4 Areas of Cultural Heritage Character, including Downtown Brampton neighbourhood. Although Downtown Brampton is not designated under Section 41 Part V of the *Ontario Heritage Act* as a Heritage Conservation District, the City has identified the neighbourhood as an Area of Cultural Heritage Character. Under Section 4.10.4 the neighbourhood is subject to

4.10.4.1 Areas with Cultural Heritage Character shall be established through secondary plan, block plan or zoning by-law.

4.10.4.2 Land use and development design guidelines shall be prepared for each zoned area to ensure that the heritage conservation objectives are met.

4.10.4.3 Cultural Heritage Character Area Impact Assessment shall be required for any development, redevelopment and alteration works proposed within the area.

3.2.3 Local Planning Context Summary

The Region and the City consider cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *OP* policies, the Region and the City have committed to identifying and conserving cultural heritage resources.

4 INDIGENOUS PRE-CONTACT HISTORY

Human occupation of present-day Ontario began during the retreat of the Wisconsin glaciation and the final retreat of the Laurentide Ice Sheet, which had covered much of the Great Lakes area until 12,000 BCE. This led to the formation of the Champlain Sea – an extension of the Atlantic Ocean, between 11,800 and 10,000 BCE. The Champlain Sea covered the most of Southern Ontario and its surroundings until about 10,000 years ago when the area's first inhabitants were able to move into the region.²¹

4.1 Paleo Period (9500-8000 BCE)

The earliest human occupation of Southern Ontario dates to around 11,000 BCE. These early populations consisted of small groups of hunter gatherers who ranged long distances, relying on caribou and other resources available in forests dominated by Spruce trees. Archaeologists identify this as the Paleo period and the stone tools are characterized by lanceolate (a narrow oval pointed at the ends like the head of a lance) shaped points with a channel or flute extending from the base. There is substantial evidence of early Paleo Period occupation in Southwestern Ontario, however evidence in Eastern Ontario is largely limited to reported finds from the Rideau Lakes²² and along the north shore of Lake Ontario.²³

Archaeological evidence suggests that people in the later half of the Paleo Period still covered large areas but were more restricted in their movements. This suggests that food resources were more readily available. People in the Late Paleo Period made smaller non-fluted points produced from a broader range of lithic materials. A number of Late Paleo sites have been identified along the north shore of Lake Ontario.²⁴

4.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.²⁵

²¹ Lyman John Chapman and Donald F. Putnam, *The Physiography of Southern Ontario*, Toronto: University of Toronto Press, 1984, 38-40.

²² Gordon Watson, "Prehistoric Peoples of the Rideau Waterway" (Ontario Archaeology 1982), 5-26, accessed January 18, 2021, <https://ontarioarchaeology.org/Resources/Publications/oa50-1-watson.pdf>

²³ Arthur Roberts, "Paleo-Indian on the North Shore of Lake Ontario" (Archaeology of Eastern North America No. 8 1984), 28-45.

²⁴ Arthur Roberts, Paleo-Indian, "Preceramic Occupations Along the North Shore of Lake Ontario" (National Museum of Man, Archaeological Survey of Canada, Mercury Series, Paper 132, 1985).

²⁵ EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

4.3 Woodland Period (1000 BCE – 1650 CE)

The Woodland period in southern Ontario (1000 BCE – 1650 CE) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).²⁶ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.²⁷ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).²⁸ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).²⁹

4.4 Seventeenth- and Eighteenth-Century Historic Context (1600s and 1700s)

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century. Early European contact with Indigenous peoples in the area coincided with ongoing movement of various peoples, and other social and political changes amongst various peoples who lived in the area such as the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655. The Haudenosaunee Confederacy waged war on the Huron, Petun, and Attawandaron, pushing them out of their villages and the general area.³⁰ European contact also introduced disease to which the Indigenous peoples had no immunity, which contributed to the collapse of the three southern Ontario Iroquoian confederacies.

²⁶ EMCWFT, “Chapter 3: The First Nations,” (Toronto: TRCA, 2002).

²⁷ EMCWFT, “Chapter 3: The First Nations,” (Toronto: TRCA, 2002).

²⁸ EMCWFT, “Chapter 3: The First Nations,” (Toronto: TRCA, 2002).

²⁹ Six Nations Elected Council, “About,” *Six Nations of the Grand River*, accessed 12 January 2023, <https://www.sixnations.ca/about>; University of Waterloo, “Land acknowledgment,” *Faculty Association*, accessed 12 January 2023, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, “History,” accessed March 5, 2022, <https://www.sixnationstourism.ca/history/>.

³⁰ Mississaugas of the Credit First Nation, “The History of the Mississaugas of the New Credit First Nation,” Mississaugas of the New Credit First Nation, 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Potawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.³¹ Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.³² A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit.³³

4.5 Survey and Early Euro-Canadian Settlement

The Treaty of Paris concluding the Seven Years War (1756-1763) transferred control of New France to Great Britain. The *British Royal Proclamation* (1763) defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.³⁴ In 1774, British Parliament passed the *Quebec Act* extending the boundaries into what is now Ontario south of the Arctic watershed and including land that would become much of Ontario and several midwestern states in the United States.³⁵ Loyalists to the British who left the United States following the American Revolution (1775-1783) put pressure on the British administration in the remaining British North American colonies to open land for more settlement. The Crown rushed to purchase land and signed Treaties with local Indigenous groups.

In 1788, the area formed a part of the Nassau District, which then was renamed to the Home District.³⁶ In 1798, the Government of Upper Canada constructed a post-house or inn at the east bank of the Credit River, near Lakeshore Road, becoming the first structure built between Burlington Beach and the Etobicoke Creek.³⁷

³¹ Mississaugas of the Credit First Nation, "History", 3-4.

³² Mississaugas of the Credit First Nation, "History", 3-4.

³³ Mississaugas of the Credit First Nation, "History", 3-4.

³⁴ Randall White, 1985, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited, 51.

³⁵ Randall White, 1985, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited, 51; Archives of Ontario, 2015a, The Changing Shape of Ontario, "The Evolution of Ontario's Boundaries 1774-1912", <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>

³⁶ J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto: Walker & Miles, 1877, 84.

³⁷ Regional Municipality of Peel, *A Settlement History of Peel*, Brampton, ON: Regional Municipality of Peel, 1977, 17, <https://archive.org/details/ASettlementHistoryOfPeelOcr/page/n11/mode/2up>.

4.5.1 Ajetance Treaty (Treaty 19)

The Property is located in the Lands and Territory of the Mississaugas of the Credit First Nation and the Ajetance Treaty No. 19 (1818) which expanded on the Head of the Lake, Treaty No. 14 (1806) along Lake Ontario (Figure 3).³⁸

As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty, and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.³⁹

³⁸ Donna Duric, "Ajetance Treaty, No. 19 (1818)," Mississaugas of the Credit First Nations Treaty Lands & Territory, 2017, <http://mncfn.ca/treaty19/>; Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

³⁹ Donna Duric, "Ajetance Treaty, No. 19 (1818)"

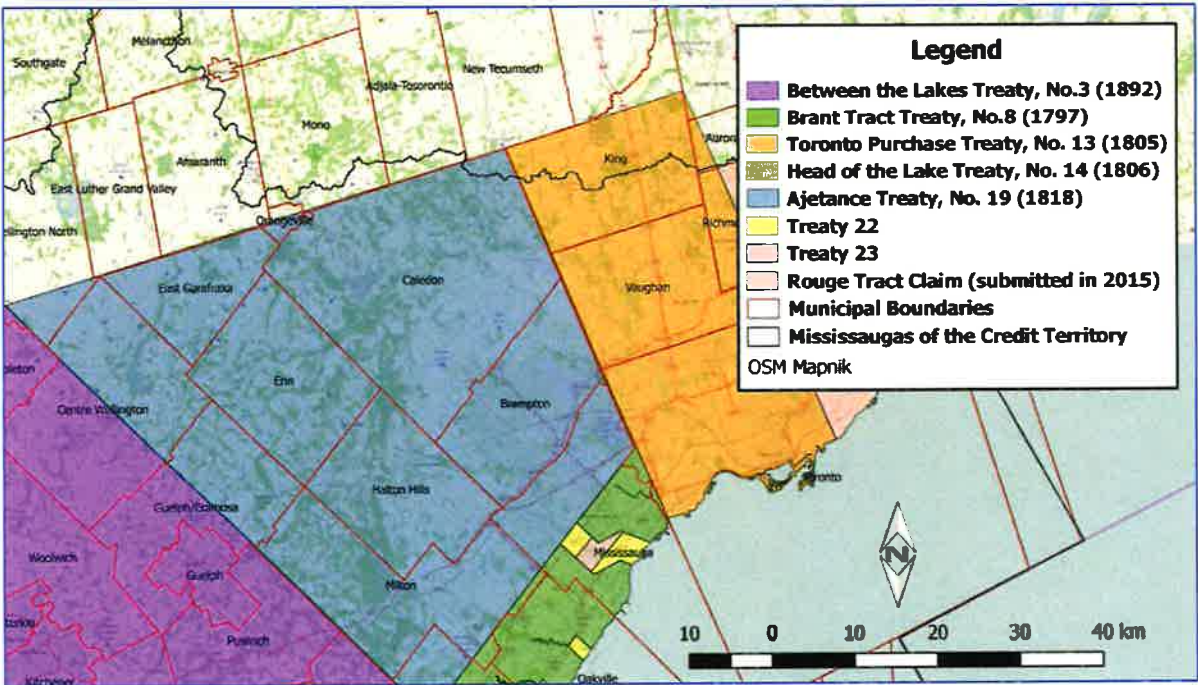


Figure 3: Ajetance Treaty, No. 19 Map (Mississaugas of the Credit First Nations, 2017)

4.6 Chinguacousy Township and Peel County

In 1788, the Province of Quebec’s government created districts and counties to serve as administrative bodies from the local level.⁴⁰ The first Districts were Hesse, Nassau, Mecklenburg, and Lunenburg. These four Districts would be renamed Western, Home, Midland, and Eastern, respectively, in 1792.⁴¹

In 1819, the Townships of Albion, Caledon, and Chinguacousy were surveyed by Richard Bristol and Timothy Street on the newly acquired Ajetance Treaty lands.⁴² They described the land as “low, swampy and covered with dense hardwood”.⁴³ Chinguacousy Township was named by Lieutenant Governor Sir Peregrine Maitland for the Mississauga designation for the Credit River which means “young pine”. The name also resembles the name of Ottawa chief Shingacouse, but this is believed to be a coincidence.⁴⁴

A “New Survey” method was used in the creation of smaller Townships within the County of Peel. Traditionally, 200 acre lots were the preferred method of surveying a town. However, these townships granted 100-acre square lots in order to provide everyone with access to a

⁴⁰ Ontario.ca, “The Changing Shape of Ontario: Early Districts and Counties 1788-1899,” accessed <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>
⁴¹ Ontario.ca, “The Changing Shape of Ontario”
⁴² Town of Caledon, “Local History”, 2019.
⁴³ City of Brampton, “Brampton History,” Tourism Brampton, 2021, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>
⁴⁴ Alan Rayburn, *Place Names of Ontario*, Toronto, ON: University of Toronto Press, 1997, 68, <https://archive.org/details/placenamesofonta0000rayb>.

transportation route and ease of farming.⁴⁵ They also used the 'double-front' system and established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today Hurontario Street/Main Street). Lot numbers were assigned running south to north. The first township in Peel was Toronto Township.⁴⁶ The name Peel was given in honour of Sir Robert Peel, who held many senior British government posts.⁴⁷

Many early settlers to Chinguacousy Township came from New Brunswick, parts of Upper Canada including the Niagara region, and the United States, as descendants of United Empire Loyalists.⁴⁸ Chinguacousy and Toronto Gore Township operated together until the latter separated in 1831.⁴⁹ The Townships were initially run by the elected Home District Council for York County which was dissolved in 1850 in favour of smaller counties.⁵⁰

All the townships within Peel were initially administered by the Home District Court and authority of self-governance was minor.⁵¹ Chinguacousy Township would reach a population peak of 7,469 inhabitants, a figure that was not reached by other townships until the 1870s.⁵²

The County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion Townships.⁵³ In 1854, Ontario County separated from the United Counties and in 1866, Peel became an independent county, with the village of Brampton chosen as the County seat in 1867.⁵⁴ Peel quickly grew and by the late 19th century a shift from small self-sustaining family farms to larger business/export-oriented farms contributed to its growth. By 1873, the construction of the Toronto Grey & Bruce, Hamilton & Northwestern, and Credit Valley rails throughout Peel County allowed the county to prosper and local products were shipped to other parts of Ontario.⁵⁵

Growth following World War II led to the creation of the Regional Municipality of Peel in 1974.⁵⁶ Caledon, Brampton, and Mississauga became the three lower tier municipalities and Peel Region became the Upper Tier. Responsibility of the Upper Tier was for many over arching

⁴⁵ Peel Art Gallery, Museum, and Archives, "The Creation of the County of Peel", 1851-1867, 2017.

⁴⁶ Peel Art Gallery, Museum, and Archives, "The Creation of the County of Peel", 1851-1867, 2017.

⁴⁷ Alan Rayburn, *Place Names of Ontario*, Toronto, ON: University of Toronto Press, 1997, 266, <https://archive.org/details/placenamesofonta0000rayb>.

⁴⁸ J.H. Pope, *Illustrated Historical Atlas of the County of Peel*, Toronto, ON: Walker and Miles, 1877, 64.

⁴⁹ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967.

⁵⁰ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁵¹ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁵² Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967, 249.

⁵³ Peel Art Gallery, Museum, and Archives. 2017. The Creation of the County of Peel, 1851-1867.

⁵⁴ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 29, accessed 3 November 2022, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁵⁵ Town of Caledon, 2019, Local History.

⁵⁶ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

services, such as: public health, utility services, and policing.⁵⁷ Lower Tier municipalities were responsible for local matters and included: property assessment, tax collection, public transit, and libraries. In 1974, Peel Region had a total population of 334,750⁵⁸ and by 2021, it had a total population of 1,451,022.⁵⁹

4.7 City of Brampton

Between 1827 and 1832, the only building in the area was a small tavern at Salisbury, on Concession 1, Lot 8, E.H.S. Martin Salisbury operated a tavern and inn which contained most of the business in the area. The 1827 assessment roll indicates Salisbury only had one horse and one cow but assessed him as having £211.⁶⁰ Soon after, William Buffy constructed a tavern at the Four Corners (now the intersection of Main Street and Queen Street). John Scott, a magistrate, built a small store, a potashery, a distillery, and a mill.⁶¹ By 1834, the first lots in the settlement were surveyed out by John Elliott, who also gave the settlement the name of Brampton, in homage to his hometown of Brampton, Cumberland, England. He and another settler named William Lawson were staunch members of the Primitive Methodist movement and they established a strong Methodist presence in the area.⁶² According to the 1837 *Toronto and Home District Directory*, there were 18 inhabitants.⁶³

The village began to grow from the intersection of Hurontario and Queen Streets, on a floodplain of the Etobicoke Creek. By 1846, the village had two stores, a tavern, tannery, cabinetmaker, two blacksmiths and two tailors and the population had reached 150 people. In 1853, Brampton was officially incorporated as a village with a population of over 500 inhabitants. Several churches were built, along with a grammar school, distilleries, several stores and John Haggert's agricultural implements factory. The local economy was growing, and the village supported the surrounding farms and rural hamlets in the township.⁶⁴

⁵⁷ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁵⁸ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁵⁹ Statistics Canada, "2021 Census of Population geographic summary, 2021 Census, accessed from <https://www12.statcan.gc.ca/census-recensement/2021/search-recherche/productresults-resultatsproduits-eng.cfm?LANG=E&GEOCODE=2021A00033521>.

⁶⁰ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 13, accessed 19 August 2022, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁶¹ Brampton Historical Society, *Buffy's Corner*, Vol. 3, No. 1, Brampton, ON: Peel Graphics Inc, March 2001, 6, accessed 18 October 2022, <http://nebula.wsimg.com/ab724bf29292825400659426003351b8?AccessKeyId=B6A04BC97236A848A092&disposition=0&alloworigin=1>

⁶² Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 13, accessed 19 August 2022, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁶³ George Walton, *The City of Toronto and the Home District Commercial Directory and Register with Almanack and Calendar for 1837*, Toronto: T. Dalton & W.J. Coates, 1837.

⁶⁴ City of Brampton, "Brampton History", Tourism Brampton, no date given, accessed 19 August 2022, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

The village of Brampton was chosen as the County seat in 1867 as the government buildings were built at a cost of \$40,000.⁶⁵ In 1873, Brampton was incorporated as a town with John Haggert elected as the first mayor. By 1877, there were 2,551 inhabitants and the town had two bank branches, two telegraph offices, five hotels, a curling and skating rink, several mills, and carriage factories.⁶⁶

A new industry was emerging in Brampton by the mid-Victorian era. In 1863, Edward Dale and his young family arrived in Brampton from England, where Edward had struggled through hard economic times as a market gardener.⁶⁷ Within a few short years, Brampton became known as the "Flowertown of Canada" and soon Dale's Nursery was Brampton's largest employer. By the turn of the century, hundreds of acres of land were filled with greenhouses growing prize orchids, hybrid roses and many other quality flowers. Most of these flowers were grown for export around the world.⁶⁸

The twentieth century brought new industries to the town, mostly along the railway line, including the Williams Shoe factory, the Copeland-Chatterson Loose-Leaf Binder company and the Hewetson Shoe factory. Major banks established branches on the Four Corners.⁶⁹ In 1907, American industrialist Andrew Carnegie's Andrew Carnegie Foundation donated \$12,500 to construct a library in Brampton⁷⁰ and the population reached 4,000 people by 1910.⁷¹ Brampton's citizens endured two world wars and the Great Depression during the first half of the twentieth century. These major world events took their toll on the local economy. Some factories closed and the flower industry began a slow but steady decline.

The City slowly transformed after the Second World War. In the late 1940s and 1950s, the automobile began to change the landscape, as did rapid urban growth in Toronto as new subdivisions began to develop. In 1959, Bramalea was created and touted as "Canada's first satellite city". Bramalea was a planned community built to accommodate 50,000 people by integrating houses, shopping centres, parks, commercial business and industry.⁷²

The Province of Ontario began reviewing various municipalities in the mid-1960s. Peel County was facing increasing growth and urbanization. The abilities of its ten municipal governments varied greatly. By combining them into three municipalities, each could better react to and plan for the complex needs of residents at a regional level. In 1974, the provincial government created Caledon, Mississauga, and Brampton. The City of Brampton was created from the combination of the Town of Brampton, Toronto Gore Township, the southern half of

⁶⁵ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*

⁶⁶ J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto: Walker & Miles, 1877, 87-88.

⁶⁷ Thomas H.B. Symons, "Brampton's Dale Estate", Ontario Heritage Trust, accessed 19 August 2022, <https://www.heritagetrust.on.ca/en/pages/programs/education-and-outreach/presentations/bramptons-dale-estate>

⁶⁸ City of Brampton, "Brampton History"

⁶⁹ City of Brampton, "Brampton History"

⁷⁰ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, 57

⁷¹ City of Brampton, "Brampton History"

⁷² Nick Moreau, "Brampton", *The Canadian Encyclopedia*, 17 October 2012, accessed 19 August 2022, <https://www.thecanadianencyclopedia.ca/en/article/brampton>

Chinguacousy Township, and a portion of the Town of Mississauga.⁷³ Brampton is now Canada's ninth-largest municipality with a population of 656,480 according to the 2021 Census.⁷⁴

4.8 Property History – Lot 5, Concession 1 East of Center Road

The Property is located on part of the west half of Lot 5, Concession 1 East of Center Road in the Township of Chinguacousy, in Peel Region. The 100-acre lot was first granted to Samuel Henry in 1821 by way of Crown Patent.⁷⁵ The Lot was purchased by John Elliott in December 1821 for £62.⁷⁶⁷⁷ It is unknown whether John Elliott resided on Lot 5 as he was likely a land speculator, who subdivided the Lot and sold it to other people until at least 1865.⁷⁸ According to historic atlases, John Elliott retained ownership of Lot 5 in 1859 and was considered the principal owner until 1877 (Figure 4).⁷⁹ Land registry records show that Elliott had already severed the lot and the parcel which contains 93 John Street was vested to P. Menzies on 25 October 1869 via a court order.⁸⁰ Between 1859 and 1875, the Property was owned by Isabelle Martin⁸¹, who sold it to Vipon Sparks on 26 July 1875 for \$390.⁸² Sparks retained the Property for a couple of years before they sold it to E.H. Crandell for \$600.⁸³ Between 1883 and 1896 the Property was sold for successively lesser value, from \$700 in 1883⁸⁴ to \$600 the same year⁸⁵ to \$400 in 1890⁸⁶ and finally settling at \$400 in 1896.⁸⁷ The value of the Property between these years likely suggesting it was used for speculative purposes.

Mary May, who purchased the Property 1896 retained ownership of it until her death c.1900 and willed it to Martha Leotta May, her adopted daughter⁸⁸, that same year.⁸⁹ Around 1900,

⁷³ Nick Moreau, "Brampton"

⁷⁴ Nick Moreau, "Brampton"

⁷⁵ Land Registry Office, Peel County [LRO 43], "Peel County (43), Chinguacousy, Book A, East Hurontario Street; Concession 1 to 6; West Hurontario Street; Concession 1 to 2," accessed <https://www.onland.ca/ui/43/books/501865/viewer/572209282?page=11>, Instrument No. Patent

⁷⁶ LRO 43, Instrument No. 14096

⁷⁷ Before Canadian Confederation, multiple banks issued their own separate bank notes and many people continued to use the pound sterling. The Uniform Currency Act of 1867 established the Canadian dollar, cent, and mill as standard currency.

⁷⁸ Land registry abstract for west half of Lot 5, Concession 1 between 1821 and 1865 shows several smaller parcels, ranging in various acre sizes being sold to other individuals.

⁷⁹ University of McGill, "The Canadian County Atlas Digital Project, Full record for Elliott John," accessed <https://digital.library.mcgill.ca/countyatlas/showrecord.php?PersonID=122216>

⁸⁰ LRO 43, Instrument No. 223

⁸¹ LRO 43, Instrument No. 1763

⁸² LRO 43, Instrument No. 1763

⁸³ LRO 43, Instrument No. 2928

⁸⁴ LRO 43, Instrument No. 3260

⁸⁵ LRO 43, Instrument No. 3289

⁸⁶ LRO 43, Instrument No. 4927

⁸⁷ LRO 43, Instrument No. 5770

⁸⁸ Library and Archives Canada [LAC], Census of Canada 1891, Province of Ontario, District of Peel, Sub-district Chinguacousy, Schedule No. 1 Nominal Return of the Living, page 5, line 23, microfilm T-6361, Reference RG31, Item Number 2381652

⁸⁹ LRO 43, Instrument No. 6190 and 6208

Martha married George R. Wedgewood,⁹⁰ however in 1901 Martha died due to an embolism and was buried at Mount Zion Methodist Church in Brampton.⁹¹ In 1913, George Wedgewood, Martha's widowed husband sold the Property to George H. Pickering for \$1600.⁹² According to a historic fire insurance plan from 1894 revised 1911, a two-storey wooden structure with a one-storey rear tail was located on the Property (Figure 5). Although less accurate, a topographic map from 1909 depicts a wooden structure on the Property (Figure 6). It is unknown who constructed the current structure but historic records and maps suggest it was built between 1900-1911, before Pickering's purchase. In 1916, Elsie R. Savage purchased the Property for \$1850 and in 1917 built an outbuilding at the rear of the Property (Figure 5).⁹³ By 1924, a front porch was added to the two-storey structure which included a shingled or board roof (Figure 5). Topographic maps between 1922 and 1929 depict a wooden structure on the Property; however, post 1929 topographic maps do not provide the built material of the structure and additional information concern the structure is unknown (Figure 6 and Figure 7).

Elsie Savage owned the Property until 1929 when she sold it to John R. Giffen, who took out a \$2200 mortgage for the Property.⁹⁴ In 1942 Harry A. Morrison and Elsie P. Morrison⁹⁵ purchased the Property and in turn sold it a year later to Edith and Stanley Cowton⁹⁶ who granted it to Wilbert Cowton in 1989.⁹⁷ The current owner of the Property is Gagandeep Gill.

⁹⁰ Ancestry.ca, "Martha Leotta Wedgewood," accessed 10 January 2023

https://www.findagrave.com/memorial/134853312/martha-leotta-wedgewood?_gl=1*10g1tmp*_ga*OTI4MDQyNDU4LjE2Njg2OTU1MTc.*_ga_4QT8FMEX30*MTY3MzM2ODg0NS4zLjEuMTY3MzM4MDM5My4xMS4wLjA.

⁹¹ Ancestry.ca, "Leona May Wedgewood," accessed 10 January 2023 <https://www.ancestry.ca/discoveryui-content/view/1647815:8946>

⁹² LRO 43, Instrument No. 11256

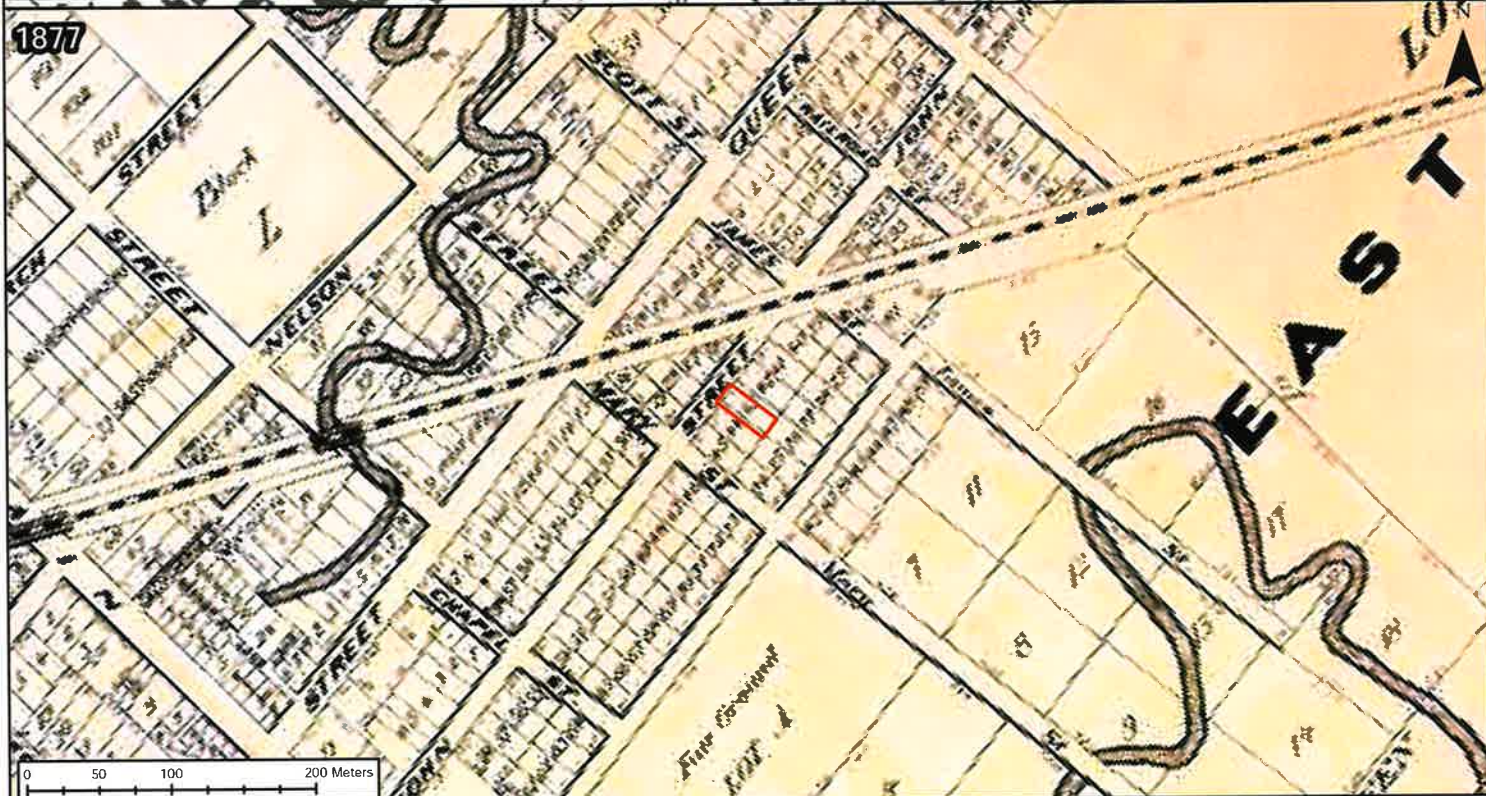
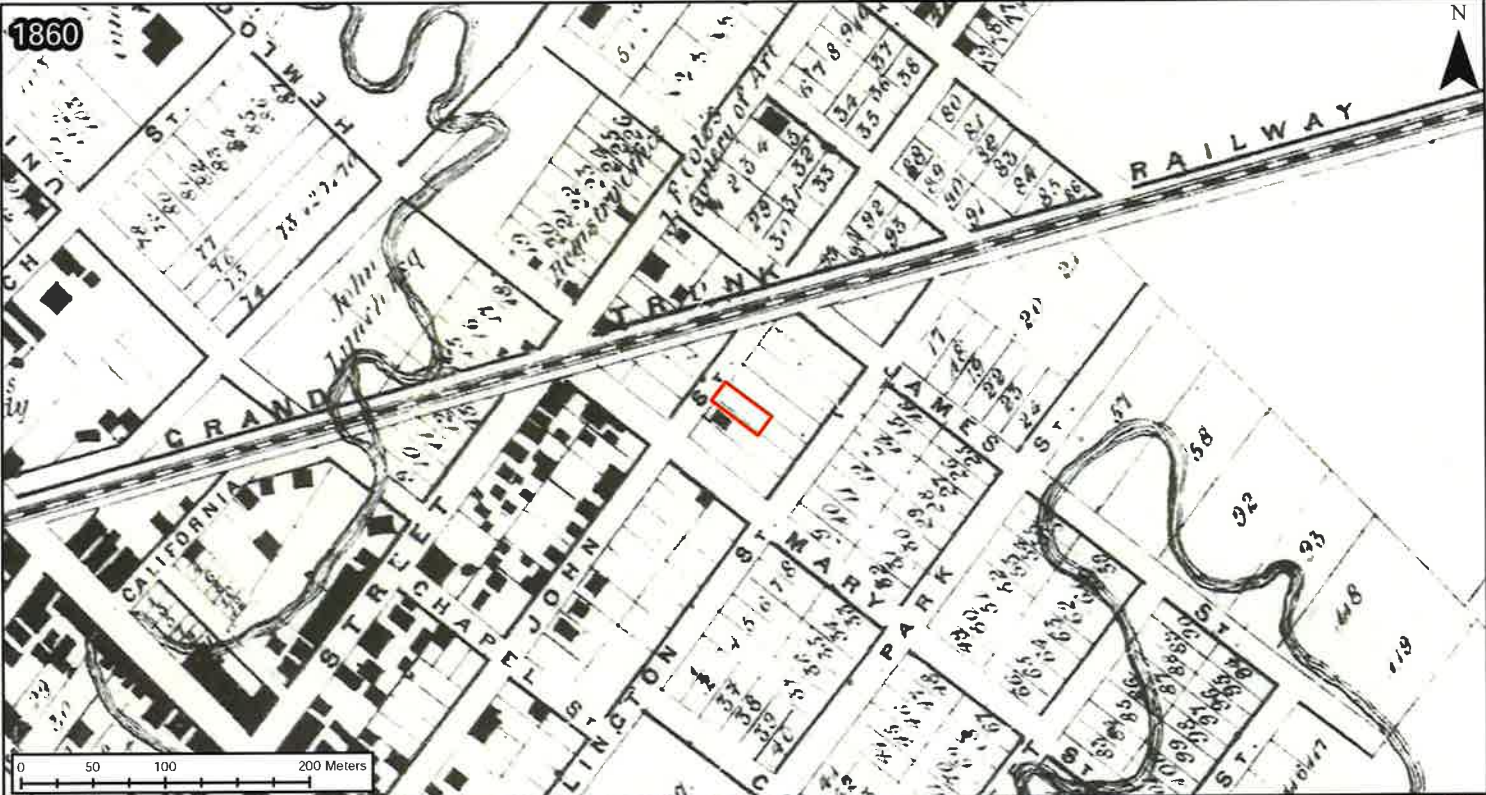
⁹³ LRO 43, Instrument No. 12392

⁹⁴ LRO 43, Instrument No. 16769 and 16768

⁹⁵ LRO 43, Instrument No. 20314

⁹⁶ LRO 43, Instrument No. 20733

⁹⁷ LRO 43, Instrument No. 896975



Legend

 Property


NOTE(S) 1. All locations are approximate.

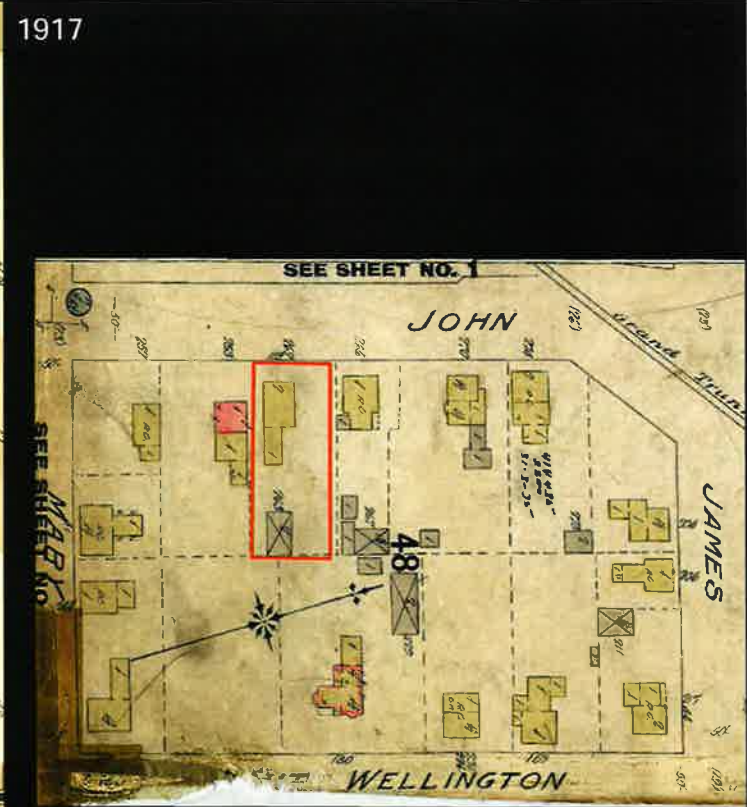
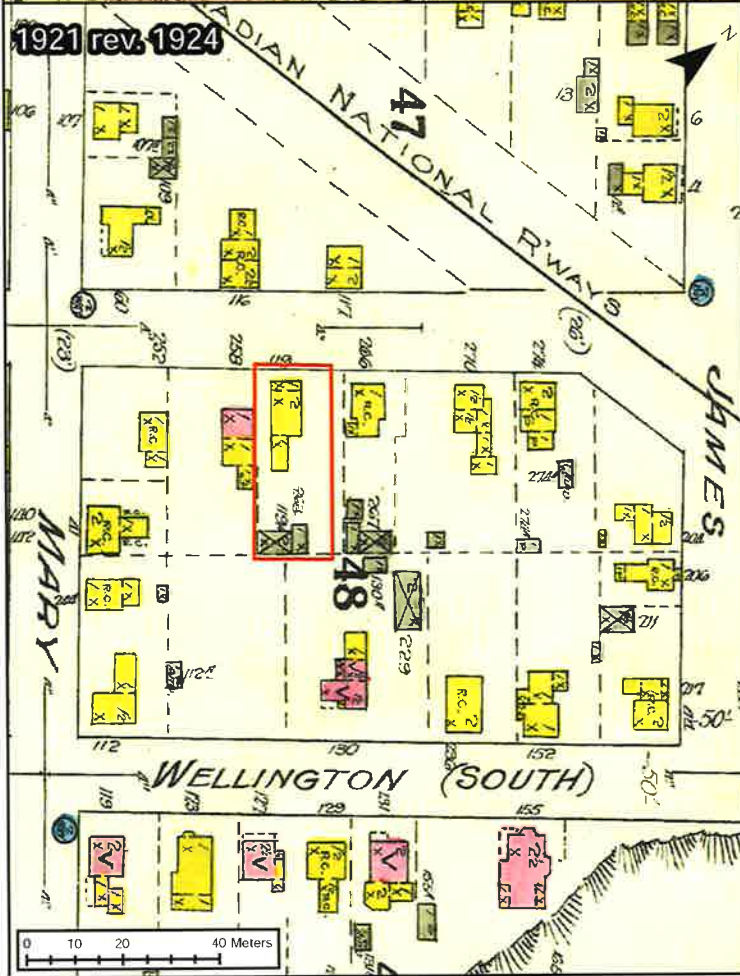
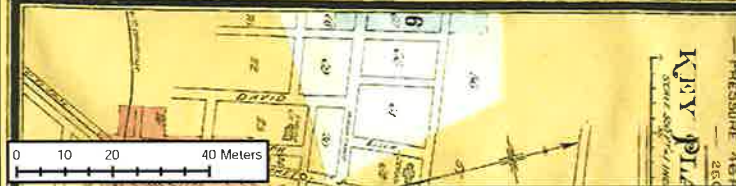
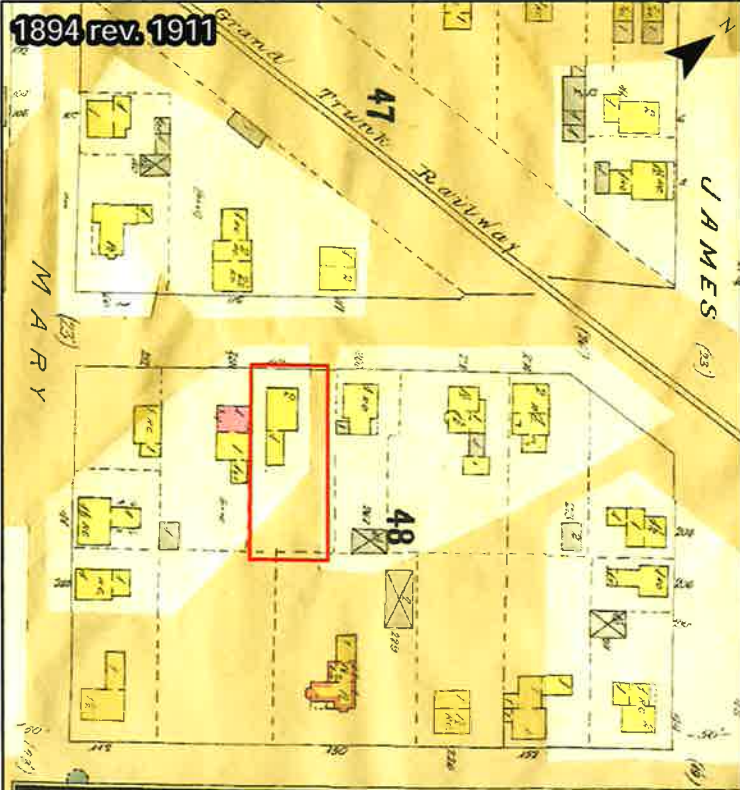
REFERENCE(S)

1. Geo. R. Tremain, "Tremain's Map of the County of Peel, Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>; accessed January 12, 2023), scale 39,600, Toronto: G.R. & G.M. Tremain, 1859.

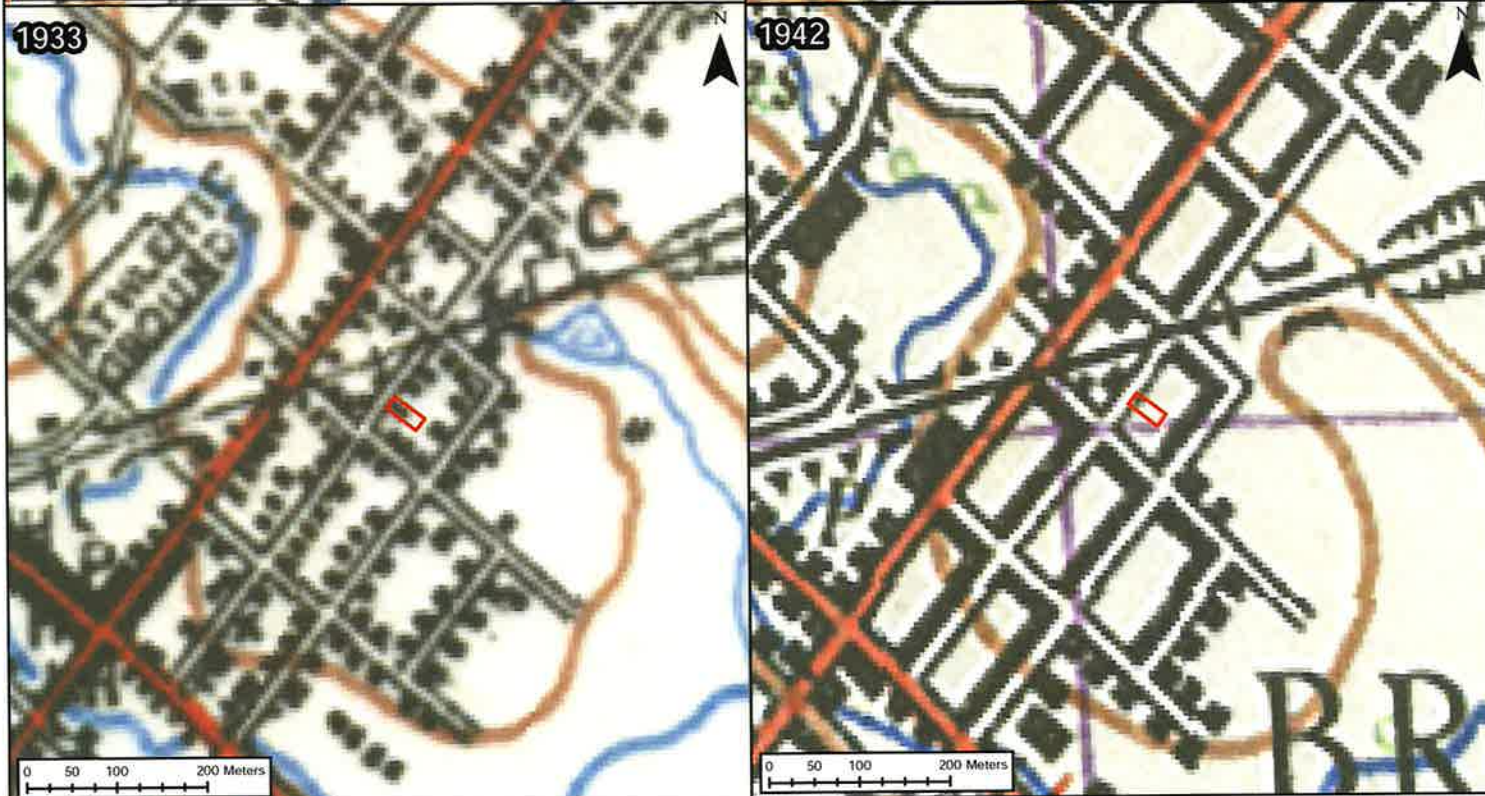
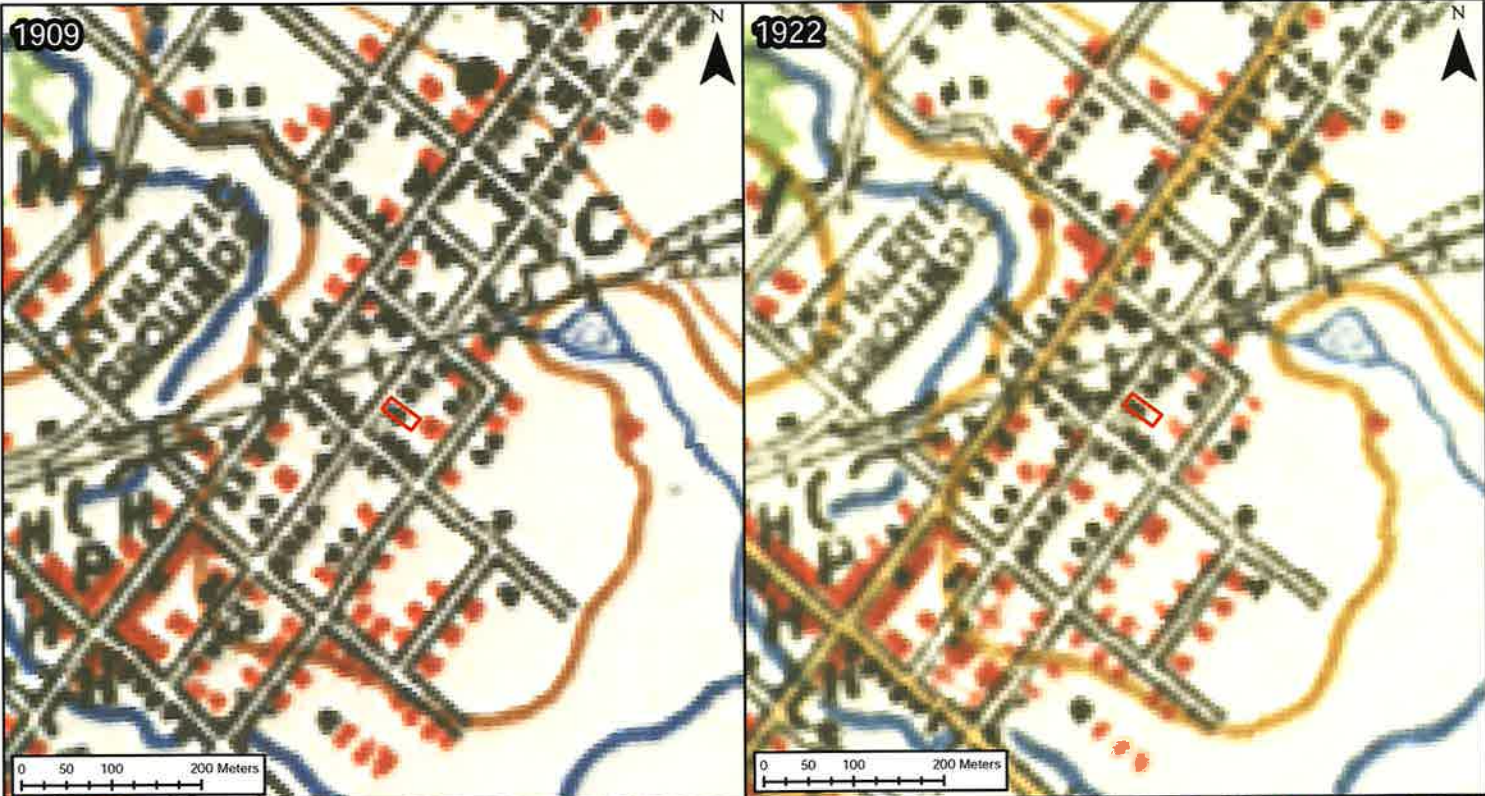
2. J.H. Pope, "Consolidated Plan of Brampton", In: Walker & Miles, "Illustrated Historical Atlas of the County of Peel, Ont.", scale 1:6,336, Toronto: Walker & Miles, 1877.

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TITLE 1860 and 1877 maps showing the Property		
CLIENT Mehna Auto Sales Inc.		
PROJECT Heritage Impact Assessment, 93 John Street, Brampton, Ontario		PROJECT NO LHC0352
CONSULTANT	YYYYMMDD	2023-01-17
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	4



Legend	
<div></div>	Property
TITLE	
1911, 1917 and 1924 Fire Insurance Plans showing the Property	
CLIENT	
Mehna Auto Sales Inc.	
PROJECT	
Heritage Impact Assessment, 93 John Street, Brampton, Ontario	
PROJECT NO LHC0352	
NOTE(S) 1. All locations are approximate.	
REFERENCE(S)	
1. Chas. E. Goad, "Brampton, Ont.", (https://www.archeion.ca/fire-insurance-plans: accessed January 17, 2022), scale 1:600, sheet 1, Toronto, Montreal, Winnipeg, & London: Chas. E. Goad, 1894 rev. 1911.	
2. Chas. E. Goad Co., "Brampton, Ont., Peel County", (https://www.archeion.ca/fire-insurance-plans: accessed January 17, 2022), scale 1:600, sheet 3, Toronto, Montreal, Winnipeg, & London: Chas. E. Goad Co. 1917.	
3. Underwriters Survey Bureau Limited, "Brampton, Ont.", (https://www.archeion.ca/fire-insurance-plans: accessed January 17, 2022), scale 1:1,200, sheet 10, Montreal & Toronto: Underwriters Survey Bureau, 1921 rev. 1924.	
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CONSULTANT	
YYYY-MM-DD	
2023-01-17	
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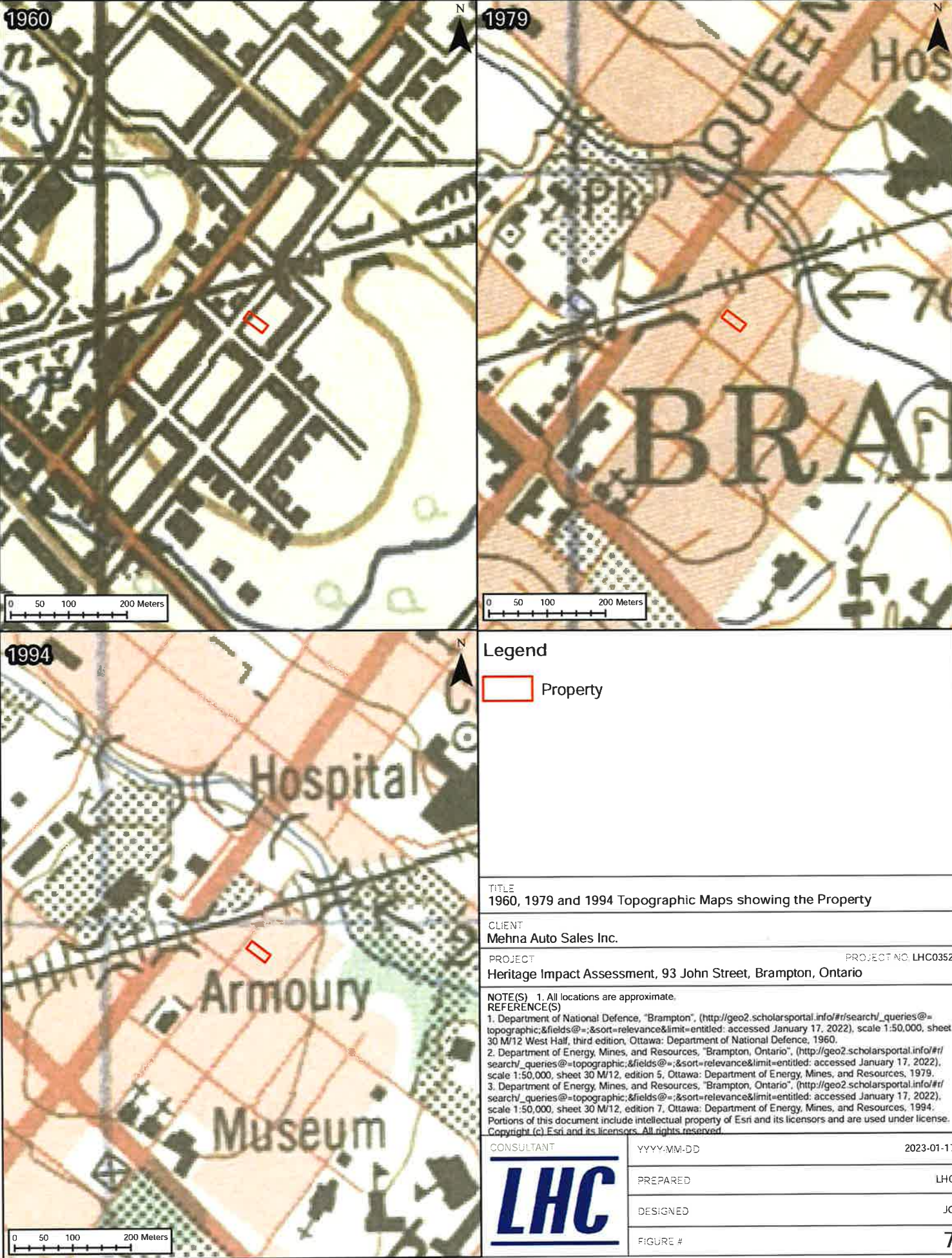
NOTE(S) 1. All locations are approximate.
REFERENCE(S)
1. Department of Militia and Defence, "Topographic Map, Ontario, Brampton Sheet", (http://geo2.scholarsportal.info/#/details/_uri@=564032357&_add:true; accessed January 12, 2023), scale 1:63,360, sheet 30 M/12, Ottawa: Department of Militia and Defence, 1909.
2. Department of Militia and Defence, "Topographic Map, Ontario, Brampton Sheet", (http://geo2.scholarsportal.info/#/details/_uri@=564032357&_add:true; accessed January 12, 2023), scale 1:63,360, sheet 30 M/12, Ottawa: Department of Militia and Defence, 1922.
3. Department of National Defence, "Topographic Map, Ontario, Brampton Sheet", (http://geo2.scholarsportal.info/#/details/_uri@=564032357&_add:true; accessed January 12, 2023), scale 1:63,360, sheet 30 M/12, Ottawa: Department of National Defence, 1933.
4. Department of National Defence, "Brampton, Ontario", (http://geo2.scholarsportal.info/#/details/_uri@=564032357&_add:true; accessed January 12, 2023), scale 1:63,360, sheet 30 M/12, Ottawa: Department of National Defence, 1942.
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TITLE
1909, 1922, 1933, and 1942 Topographic Maps showing the Property

CLIENT
Mehna Auto Sales Inc.

PROJECT
Heritage Impact Assessment, 93 John Street, Brampton, Ontario

CONSULTANT	YYYY-MM-DD	2023-01-17
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6



5 ASSESSMENT OF EXISTING CONDITIONS

5.1 Surrounding Context

The surrounding area is largely urban and is predominantly made up of residential properties. There are some commercial and institutional buildings nearby (Photo 1 though Photo 5).

Residential buildings are generally one-to-two-storeys in height with a fairly equal distribution of brick and vinyl clad structures. Generally, residences within the immediate area around 93 John Street are vinyl clad, symmetrically places fenestrations, and have a rectangular shaped footprint. These residences tend to share a simplistic design and are draw inspiration from the Ontario Gothic Cottage, which includes a three-bay, rectangular shaped footprint, symmetrically placed window openings, and centralized main entrance. Other structures share the Georgian architectural style and include two-storeys in height, symmetrically placed window with a centralized entrance. However, these structures do not share a cohesive character such as those exhibited west of Mary Street.

Residences along Wellington Street East and Chapel Street south of Wellington Street are larger and are generally brick. These structures tend to draw inspiration from Victorian and Edwardian architectural elements. Victorian architectural elements include a front porch, turrets, two-storeys in height, bay windows, dichromatic quoins, and asymmetrical window placement (Photo 6). Edwardian architectural elements include a simpler façade and may include a front porch, symmetrical window placement, dormers, and square shaped footprint (Photo 7).

Institutional buildings include the Brampton Public Library (Photo 8), the Brampton Armoury (Photo 9), and Bell Canada structure (Photo 10). An active railway traverses east-west and is located approximately 50m north of the Property. The Etobicoke Creek is approximately 170m to the east of the Property and consists of park lands and walking trail.



Photo 1: View west of John Street



Photo 2: View east of Wellington Street East



Photo 3: View west of Wellington Street East



Photo 4: View northeast of Mary Street



Photo 5: View west of John Street



Photo 6: View west of 17 Chapel Street



Photo 7: View south of 33 Wellington Street



Photo 8: View west of Brampton Public Library



Photo 9: View west of Brampton Armoury



Photo 10: View south of Bell Canada structure

5.2 Residence Exterior

The structure located on the Property is a two-storey single detached house with a square shaped floor plan. The vinyl clad residence has a hipped roof with asphalt shingles and a rear facing brick chimney (Photo 11 through Photo 13). Windows are located on the north, east, and west elevation. Exterior windows have been replaced with modern one-over-one sash windows with new glazing and vinyl casings. Windows are symmetrically placed on the north elevation, while the east and west elevation windows are placed asymmetrically. There are two entrances to the residence, the main entrance is located on the north elevation, and one located at the rear. The main entrance is a wooden door with a central fixed pane glass panel in the top half. The door includes a non-functioning doorbell (Photo 14) and ornate doorknob (Photo 15).

A covered porch is located on the north elevation (Photo 11). The entrance into the porch is accessed via four riser wooden stairs with a simple wooden door that is flanked on both sides by three-segmented sidelites with wooden surrounds. The porch is surrounded by windows, which all consist of a six-pane over two-pane encased in wooden surrounds (Photo 16 and Photo 17). It is unknown whether the windows can be opened; however, hinges located on some windows suggest they can swing outward. At the corners of the porch are wooden engaged columns.



Photo 11: View south of north elevation of residence



Photo 12: View southeast of northwest elevation of residence



Photo 13: View north of south elevation of residence



Photo 14: View of doorbell



Photo 15: View of doorknob



Photo 16: View east of interior of covered porch



Photo 17: View west of interior of covered porch

5.3 Residence Interior

Access to the residence is on the north elevation. The building has two floors and a basement. The ground floor is divided into the foyer, kitchen, living room, and bedroom. The foyer consists of the stairwell and connects the front entrance to the kitchen (Photo 18). The main entrance and entry into the kitchen are framed with Victorian style wood casing with rosettes in the top corners (Photo 18 and Photo 19). The staircase consists of two sections with a 10-risers section followed by a left turn and additional three-riser steps. The stair treads are historic with a wood railing and balusters; however, some of these components are missing (Photo 20).

The kitchen is located at the rear of the residence and is a square shaped room with a lowered ceiling and contemporary wooden floorboards. Major appliances located against the southern and western elevation (Photo 21). Wooden cabinets painted blue are located above the appliances. Directly to the east of the kitchen is the living room (Photo 22). The living room has a lowered ceiling with a wooden floorboard, and yellow painted walls with a baseboard. The rear entrance, a double glass sliding door, is located in this room. The final room on the ground floor is connected to the living room and contains the bedroom (Photo 23). The bedroom shares similar architectural elements as most rooms except the floor has a linoleum or vinyl-like applied finish.

The second floor consists of the top of the stairwell and a rectangular shaped hallway that branches out into three bedrooms and a bathroom. The bedrooms are all square shaped and

consist of a contemporary six-panel wooden door with a simple wood trim or Victorian style casing, contemporary wooden floorboards, drywall, and lowered ceilings (Photo 24). Individual differences are the locations of closets and the colour of paint. The windows retain the same configuration as exterior except for the presence of the associated wooden casings (Photo 24 and Photo 25).

The basement is accessed from the kitchen, located behind the main staircase. The basement is divided into two rooms and is unfinished (Photo 26 and Photo 27). Both rooms consist of poured concrete floor and concrete walls. The floor joists for the first floor are milled lumber and the basement includes wooden support pillars. Towards the rear of the residence is the lower half of the chimney, which is painted blue (Photo 28). An iron soot door with the engraving "Pease Fdy. Co. Toronto 6 x 9 Soot Door" is present (Photo 30). Other more contemporary components include modern HVAC systems and an electrical pane.



Photo 18: View south of foyer into the kitchen

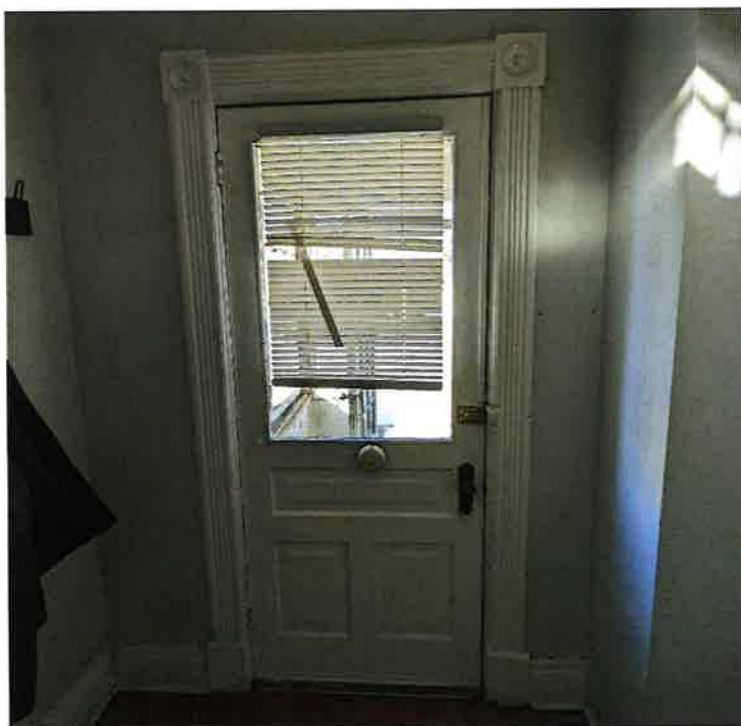


Photo 19: View north of main entrance door and hardware



Photo 20: View of stairwell and associated components



Photo 21: View south of kitchen



Photo 22: View east of the living room



Photo 23: View north of the ground floor bedroom



Photo 24: View of typical bedroom on second floor



Photo 25: View of window located on second floor



Photo 26: View west of basement



Photo 27: View east of basement



Photo 28: View of chimney



Photo 29: View of soot door on chimney

5.4 Outbuilding

A one storey shed is located at the back of the Property (Photo 30). The building’s north and south elevation is clad in vinyl; while the east and west elevations show an exposed wooden fiberboard construction of the shed. The shed has a side gable roof with asphalt shingles and overhang eaves. A contemporary four-panel wooden door and small rectangular window is located on the north elevation.



Photo 30: View south of north elevation of outbuilding/shed

5.5 Analysis

The residence on the Property, built c.1900-1911, is a vernacular structure incorporating Edwardian architectural elements.

The Edwardian style architecture was popular in Ontario at the turn of the century.⁹⁸ This style of house was often seen as “beautifully designed” with modern conveniences.⁹⁹ The popularity of this type of style was derived from its simplicity in construction.¹⁰⁰ Pattern books and house plans were widely available and plans, components – and sometimes entire houses - could be ordered from a catalogue.¹⁰¹ Typically, the Edwardian style is characterized by a two-and-a-half-

⁹⁸ ERA Architects Inc., *Village of Bolton: Heritage Conservation District Plan*, (ERA Architects Inc., 2015), 19

⁹⁹ Ontario Architecture, Edwardian (1890-1916), accessed 16 January 2023

<http://www.ontarioarchitecture.com/Edwardian.htm>

¹⁰⁰ ERA Architects Inc., *Village of Bolton: Heritage Conservation District Plan*, 19

¹⁰¹ ERA Architects Inc., *Village of Bolton: Heritage Conservation District Plan*, 19

storey square house, with a hipped roof, a front porch, smooth brick finish, plenty of windows with stone sills.¹⁰²

The residence has some Edwardian architectural properties, such as the square shaped footprint, hipped roof, and front porch. However, it differs significantly in terms of its lack of brick finish, its lack of numerous windows and the associated window elements as seen from a typical Edwardian residence.

The one-storey outbuilding/shed is a simple vernacular structure and does not share or draw inspiration from any specific architectural style.

¹⁰² Ontario Architecture, Edwardian (1890-1916)

6 EVALUATION

6.1 Ontario Regulation 9/06

The Property at 93 John Street was evaluated against *O. Reg. 9/06* as amended by *O. Reg. 569/22* under the *OHA* using research and analysis presented in Section 4 and 5 of this HIA. The findings are presented in Table 3 below.

Table 3: *Ontario Regulation 09/06* Evaluation for 5556 Countryside Drive

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N	<p>The Property is neither rare, unique, representative, or an early example of the Edwardian architectural style.</p> <p>The residence on the Property, built c.1900-1911, has elements incorporating Edwardian architectural style. Elements such as its square shaped footprint, hipped roof, and front porch are reminiscence of this style; however, it is significantly lacking in other elements such as the brick finish, generous use of window openings and its associated window hardware. Although the residence may appear Edwardian its lack of some features diminishes its physical value as a truly Edwardian structure. Numerous residences located in the surrounding area such as 47, 56, and 74 John Street, and 33, and 41 Wellington Street East are stronger candidates as representative of this style.</p>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	<p>The Property does not display a high degree of craftsmanship or artistic merit. The building’s vernacular nature with Edwardian inspired design is typical of similar residences in the area and is generally standardized among similar properties.</p> <p>Accordingly, the craftsmanship and artistic merit of the Property does not supersede the standard quality or industry standard of the time.</p>

Criteria	Criteria Met	Justification
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N	The Property does not demonstrate a high degree of technical or scientific achievement. No evidence was found suggest that the Property meets this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	<p>The Property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.</p> <p>The Property was owned by Mary May, who purchased the Property in 1896. The extant structure was built between 1900-1911 during the ownership of Martha Leotta May; however, there is no evidence Martha lived on the Property or that she was significant to the community.</p>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	<p>The Property does not yield or have potential to yield information that contributes to an understanding of a community or culture.</p> <p>The vernacular residence built with Edwardian inspired architectural elements does not contribute to the understanding of the development of the community.</p>
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	<p>The Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community.</p> <p>The Property can not be connected to any architect, artist, builder, designer, or theorist who is significant to a community</p> <p>The house appears to be a vernacular building based on popular house styles at the time.</p>
7. The property has contextual value because it is important in	N	The Property is not important in defining, maintaining, or supporting the character of an area.

Criteria	Criteria Met	Justification
defining, maintaining or supporting the character of an area.		<p>As described and illustrated in Section 5.4 the surrounding area generally consists of older building stock, which includes residences that exhibit Victorian, Edwardian, or Ontario Gothic Cottage styles. Many of these nearby buildings are better executed examples of popular late 19th and early 20th century residential buildings. Many residences along John Street, west of Mary Street, and Wellington Street East are more likely to maintain and support the historic character of the area.</p> <p>The area in the immediate vicinity of the Property is a mixture of vernacular structures that do not share a cohesive design and there is no specific character to this area that the Property supports.</p>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	<p>The Property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>The Property must have a relationship to its broader context in order to meet this criterion. While it is an old building in an area with many old buildings and has a comparable size and height as many nearby buildings. this is not a historically significant physical or visual link to the surrounding area.</p> <p>This Property is a typical vernacular residential property in a primarily residential area. No evidence was found that suggest this Property is part of any significant views or has any significant historical links to its surroundings.</p>
9. The property has contextual value because it is a landmark.	N	<p>The property is not a landmark. The MCM defines landmark as:</p> <p>a recognizable natural or human-made feature used for a</p>

Criteria	Criteria Met	Justification
		<p>point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</p> <p>The vernacular nature of the residence is not memorable or easily discernible and is not a well-known marker in the community.</p>

6.1.1 Summary

In LHC’s professional opinion, the Property municipally known as 93 John Street does not meet any criteria under *O. Reg. 9/06*.

Amendments to the *Ontario Heritage Act* were enacted as part of Bill 23, the *More Homes Built Faster Act* which came into force on 1 January 2023. The threshold that a property is required to meet to qualify for designation under the *OHA* was among the changes. For a property to qualify for Part IV Section 29 designation, it must meet two of nine criteria established within *O. Reg. 569/22*. Because the Property does not meet any criteria, it would not be eligible for individual designation. A statement of cultural heritage value or interest was not prepared.

7 IMPACT ASSESSMENT

The MCM’s *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include:

- Destruction** of any part of any significant heritage attribute 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 planting, 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 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; and
- Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The proposed development is to demolish the existing house on the Property to facilitate a severance and future construction of a new two-storey semi-detached residence.

Based upon the analysis and evaluation in Section 6, the Property does not exhibit CHVI and potential heritage attributes were not identified. It is the professional opinion that direct or indirect impacts related to the proposed development are unlikely to affect the CHVI of the Property.

The adjacent properties at 89 John Street and 74 Wellington Street East were evaluated for potential direct and indirect impacts with respect to the demolition and severance of 93 John Street and no direct or indirect impacts were identified.

It is recommended that once a design for the new structure(s) has been developed, an updated HIA or Addendum may be required by the City to assess potential impacts of the proposed design on adjacent properties.

8 CONCLUSIONS AND RECOMMENDATIONS

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in November 2022 by Mehna Auto Sales Inc. care of Gagandeep Singh Gill (the **Client**) to prepare a Scoped Heritage Impact Assessment (HIA) on the Property at 93 John Street, Brampton, ON (the **Property**). The Property is located in the City of Brampton (the **City**), in the Region of Peel (the **Region**).

The Client is planning to sever the Property, demolish the existing house and construct a new two-storey semi detached residence. It is understood the Client has submitted a Committee of Adjustment – Consent to Sever and Minor Variance Application (City File: B-2022-0014, A-2022-0320, and A2022-0321).

The City has requested a Scoped HIA to be submitted as part of a complete Consent to Sever and Minor Variance Applications to facilitate demolition and future use of the Property under the *Planning Act*. This HIA is scoped to evaluate the cultural heritage value or interest of the Property and to outline heritage planning constraints affected by the proposal. This HIA reviewed the proposal to demolish the existing structures and sever the Property. Design of a future residence on the future severed lots has not commenced and therefore has not been assessed in this HIA.

This HIA was undertaken in accordance with the recommended methodology outlined within the Ministry of Citizenship and Multiculturalism's (MCM) *Ontario Heritage Tool Kit* and the City of Brampton's Heritage Impact Assessment Terms of Reference (HIA TOR). The City's heritage planner, Harsh Padhya, has provided the Client and LHC with the requirements for this Scoped HIA.

In LHC's professional opinion, the Property does not meet any criteria of *Ontario Regulation 9/06 (O. Reg. 9/06)* as amended through *Ontario Regulation 569/22 (O. Reg. 569/22)* and **does not** meet the threshold for designation under Part IV Section 29 of the *OHA*.

The proposed demolition to facilitate severance and future construction of a two-storey semi-detached residence was reviewed for potential direct or indirect impacts to the Property. As the Property does not exhibit CHVI, the proposed development will not directly or indirectly impact the CHVI of the Property. Additionally, the adjacent properties were evaluated for potential direct and indirect impacts with respect to the demolition and severance of 93 John Street and no direct or indirect impacts were identified.

Although new dwellings are not required to comply with a specific Heritage Plan or Guidelines, the new structure(s) are subject to Section 4.10.4 of the *OP* and may be subject to SPA7, the Secondary Plan Area 7: Downtown Brampton Secondary Plan (2019).

It is recommended that once a design for the new structure(s) has been developed, an updated HIA or Addendum may be required by the City to assess potential impacts of the proposed design on adjacent properties.

SIGNATURES



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APPENDIX A Qualifications



Christienne Uchiyama, MA CAHP - Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Colin Yu, MA, CAHP Cultural Heritage Specialist and Archaeologist with LHC.

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and member of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Jordan Greene, B.A. (Hons) – Mapping Technician

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University,

Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with extensive collections that include large artifacts including ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

APPENDIX B Glossary



Definitions are based on those provided in the *Provincial Policy Statement (PPS)*, *Ontario Heritage Act (OHA)*, *Environmental Assessment Act (EAA)*, the Ministry of Citizenship and Multiculturalism *Standards & Guidelines for Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process*. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Where relevant terms are not defined in the Provincial documents, definitions from the City of Brampton *Official Plan (OP)* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Federal S&Gs) are provided.

Adjacent lands mean for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS)

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer,” “transformation”). (OHA)

Built heritage means one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, 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. (I&E Process)

Built Heritage Resource 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. *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. (PPS)

Character the combination of physical elements that together provide a place with a distinctive sense of identity. It may include geomorphology, natural features, pattern of roads, open spaces, buildings and structures, but it may also include the activities or beliefs that support the perceptions associated with the character. (I&E Process)

Conservation (*conservation*) All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes. (Federal S&Gs)

Conserved 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 decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS)

Cultural heritage landscape means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as buildings, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples. (PPS; I&E Process)

Cultural landscape (*paysage culturel*) Any geographical area that has been modified, influenced, or given special cultural meaning by people.

- Designed cultural landscapes were intentionally created by human beings;
- Organically evolved cultural landscapes developed in response to social, economic, administrative or religious forces interacting with the natural environment. They fall into two sub-categories:
 - Relict landscapes in which an evolutionary process came to an end. Its significant distinguishing features are, however, still visible in material form. Continuing landscapes in which the evolutionary process is still in progress.
 - They exhibit significant material evidence of their evolution over time.
- Associative cultural landscapes are distinguished by the power of their spiritual, artistic or cultural associations, rather than their surviving material evidence (Federal S&Gs).

Environment means,

- (a) air, land or water,
- (b) plant and animal life, including human life,
- (c) the social, economic and cultural conditions that influence the life of humans or a community,
- (d) any building, structure, machine or other device or thing made by humans,
- (e) any solid, liquid, gas, odour, heat, sound, vibration or radiation resulting directly or indirectly from human activities, or
- (f) any part or combination of the foregoing and the interrelationships between any two or more of them, in or of Ontario; ("*environment*") (EAA).

Fabric means all the physical material of the place including elements, fixtures, contents and objects. (Burra Charter)

Heritage attribute means, 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 ("*attributs patrimoniaux*"). (OHA)

Heritage attributes means 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). (PPS)

Heritage attributes means the physical features or elements that contribute to a property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting. (I&E Process)

Heritage Impact Assessment means an activity-specific or project-level assessment that is focused on identifying the potential effect of a proposed activity or project on the heritage/conservation values of a natural and/or cultural heritage place. In the context of World Heritage properties, a Heritage Impact Assessment should be particularly focused on identifying and assessing negative and positive impacts on the attributes which convey the Outstanding Universal Value of the World Heritage property. (UNESCO G&T)

Heritage value (*valeur patrimoniale*) The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Federal S&Gs)

Historic place (*lieu patrimonial*) A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value. (Federal S&Gs)

Integrity means the degree to which a property retains its ability to represent or support the cultural heritage value or interest of the property. (I&E Process)

Intervention (*intervention*) Any action, other than demolition or destruction, that results in a physical change to an element of a historic place. (Federal S&Gs)

Landmark a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous (I&E Process)

Maintenance (*entretien*) Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. (Federal S&Gs)

Minimal intervention (*intervention minimale*) The approach that allows functional goals to be met with the least physical intervention. (Federal S&Gs)

Patented Land means land originally granted by the Crown from public lands to persons which subsequently can be, or has been, resold (I&E Process)

Preservation (*préservation*) The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. (Federal S&Gs)

Rehabilitation means the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value. (Federal S&Gs)

Restoration (*restauration*) The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (Federal S&Gs)

Qualified person(s) means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources. (I&E Process)

Significant means 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*. (PPS)

Spatial configuration means the arrangement of a property's elements in relation to each other, to the site and to adjacent sites. (I&E Process)

Statement of Cultural Heritage Value means a concise statement explaining why a property is of heritage interest; this statement should reflect one or more of the criteria found in Ontario Heritage Act *O. Regs. 9/06 and 10/06*. (I&E Process)

View means a visual setting experienced from a single vantage point and includes the components of the setting at various points in the depth of field. (I&E Process)



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

January 4, 2023

**Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2**

Attn: Jeanie Myers – Secretary Treasurer, Committee of Adjustment

**Re: Committee of Adjustment
Consent to Sever and Minor Variance Applications
Supplementary Cover Letter
93 John Street, City of Brampton
Part of Lot 44, Plan BR-6, and Part of Lot 43, Plan BR-2
City Files: A-2022-0320 and A-2022-0321
(GWD File: 22.2994.00)**

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) represents Mehna Auto Sales Inc. (Gagandeep Singh Gill), the Registered Owner of 93 John Street in the City of Brampton (hereinafter referred to as the subject site).

Concurrent with the Consent to Sever Application for the subject site, two (2) associated Committee of Adjustment Minor Variance Applications were submitted to the City of Brampton on September 27, 2022, seeking relief from the Zoning By-law in order to permit the development of two (2) new single detached residential dwellings on both the Retained and Severed lands.

On October 25, 2022, in consultation with City of Brampton Planning Staff, Committee of Adjustment Applications B-2022-0014, A-2022-0320, and A-2022-0321 were deferred by the Committee of Adjustment to no later than the last Committee of Adjustment Hearing of January 2023. In working with City Staff, the minor modifications made to the proposal necessitated the reissuance of the Public Notice. The deferral allowed for sufficient time for this to occur.

Further discussion was had with City of Brampton Planning and Heritage Staff on November 7, 2022 regarding the above-mentioned Committee of Adjustment Applications. The Consent to Sever and Minor Variance Plans have been updated to reflect the following:

GAGNON WALKER DOMES LTD.

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www.gwdplanners.com • Toll Free: 1-855-771-7266

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1. A 2.50m Road Widening;
2. A 2-storey Semi-Detached Dwelling is now proposed which is to occupy both the Severed and Retained Lands with a G.F.A of approximately 184m² (1,980 ft²) and an approximate height of 8.5m;
3. The proposed Semi-Detached Dwelling has been shifted slightly southward on the subject site;
4. An Interior Lot Area of 0.029 ha (0.073 ac); and
5. A Minimum Rear Yard Depth of 16.24 m (53.28 ft).

The requested variances for both Minor Variance Applications have been amended as follows:

1. To permit a semi-detached dwelling unit whereas the Zoning By-law does not permit a semi-detached dwelling unit within an R1B zone;
2. To permit a minimum lot area of 290m² whereas the Zoning By-law requires a minimum lot area of 450m²; and
3. To permit a minimum lot width of 7.90m for an interior lot whereas the Zoning By-law requires a minimum of 15.0m for an interior lot.

As discussed with City of Brampton Planning and Heritage Staff on November 7, 2022, a Scoped Heritage Impact Assessment is well underway and will be submitted in support of Committee of Adjustment Applications B-2022-0014, A-2022-0320, and A-2022-0321 under separate cover.

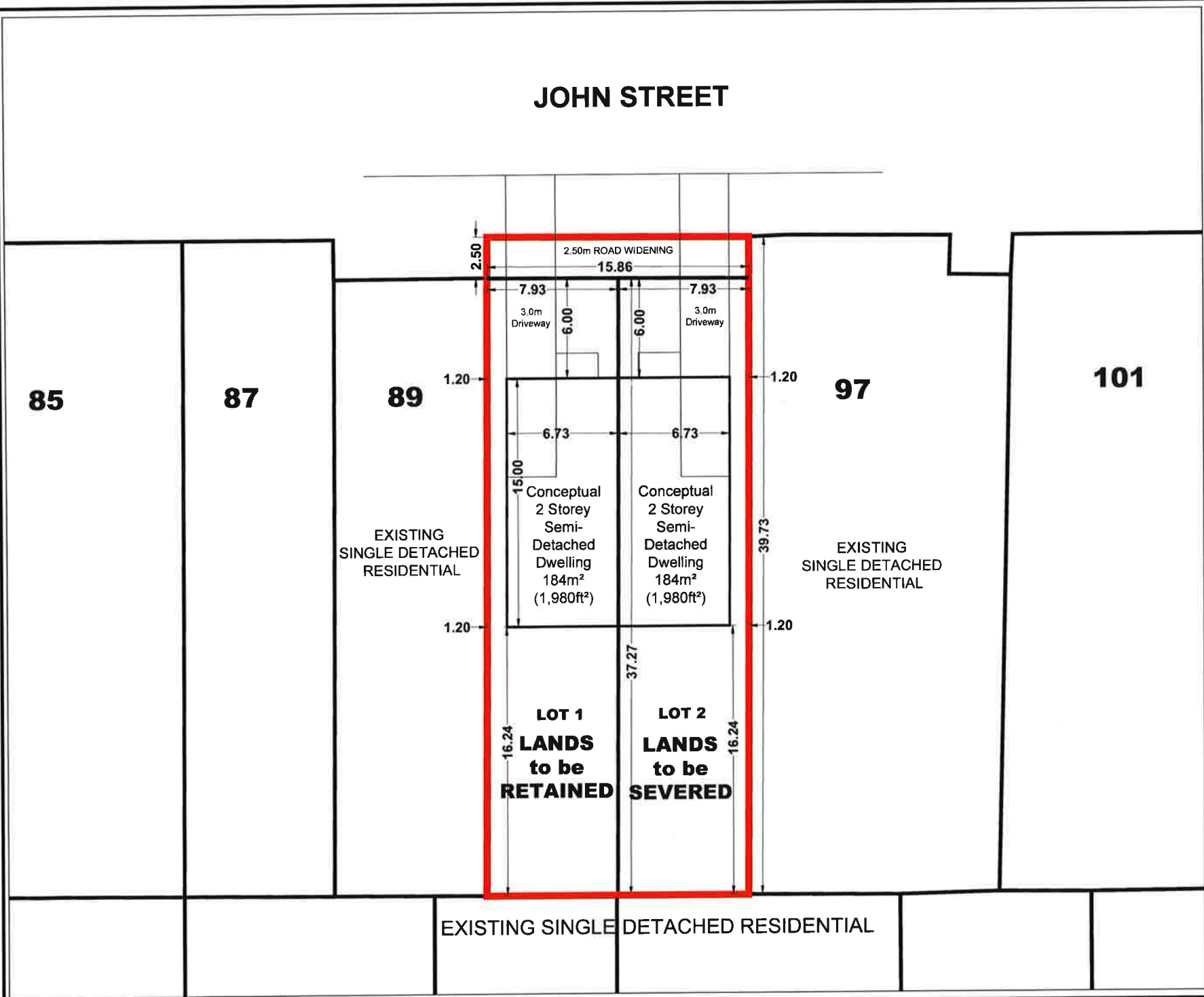
Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'Anthony Sirianni', written over a horizontal line.

Anthony Sirianni, B.A.,
Associate Planner

c.c.: **Gagandeep Singh Gill, Client**
Andrew Walker, Gagnon Walker Domes Ltd.
Michael Gagnon, Gagnon Walker Domes Ltd.



ZONING BY-LAW MATRIX - RESIDENTIAL SINGLE DETACHED B - (R1B)			
TOTAL SITE AREA: 0.063ha (0.155ac)			
2.50m ROAD WIDENING: 0.004ha (0.010ac)			
TOTAL NET SITE AREA: 0.059ha (0.146ac)			
Description	Required	Retained Lands	Severed Lands
Minimum Interior Lot Area	0.04 ha (0.11ac) 450m ²	0.029 ha (0.073ac) 295m ²	0.029 ha (0.073ac) 295m ²
Minimum Interior Lot Width	15m	7.93m	7.93m
Minimum Front Yard Depth	6.0m	6.0m	6.0m
Minimum Interior Side Yard Width	1.2m for 1st Storey or part thereof plus 0.6m for each additional storey or part thereof	1.20m (west) 1.20m (east)	1.20m (west) 1.20m (east)
Minimum Rear Yard Depth	7.5m	16.24m	16.24m
Maximum Building Height	8.5m	TBD	TBD
Building Gross Floor Area (excluding 18m ² of garage area per dwelling)	n/a	184m ² (1,980ft ²)	184m ² (1,980ft ²)
Minimum Landscaped Open Space	60% of the minimum front yard of an interior lot	62%	62%

STATISTICS OVERVIEW	
TOTAL LOT AREA:	0.063 ha (0.155 ac)
2.50m ROAD WIDENING:	0.004 ha (0.010 ac)
LANDS to be RETAINED:	0.029 ha (0.073 ac)
LANDS to be SEVERED:	0.029 ha (0.073 ac)

LEGEND	
	PROPERTY BOUNDARY
	LANDS to be RETAINED
	LANDS to be SEVERED

CONCEPTUAL SEVERANCE PLAN PROPOSED SEMI-DETACHED LOTS 93 JOHN STREET CITY of BRAMPTON	
P.N.: 22.2994.00	Date: January 4, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2994 Concept Plan



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

October 7, 2022

Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attn: Jeanie Myers – Secretary Treasurer, Committee of Adjustment

**Re: Committee of Adjustment
Consent to Sever and Minor Variance Applications
Supplementary Cover Letter
93 John Street, City of Brampton
Part of Lot 44, Plan BR-6, and Part of Lot 43, Plan BR-2
City Files: A-2022-0320 and A-2022-0321
(GWD File: 22.2994.00)**

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) represents Mehna Auto Sales Inc. (Gagandeep Singh Gill), the Registered Owner of 93 John Street in the City of Brampton (hereinafter referred to as the subject site).

Concurrent with the Consent to Sever Application for the subject site, two (2) associated Committee of Adjustment Minor Variance Applications are also being submitted to the City of Brampton, seeking relief from the Zoning By-law in order to permit the development of two (2) new single detached residential dwellings on both the Retained and Severed lands.

Further to the Consent to Sever and Minor Variance Applications submitted on September 27, 2022, and as discussed with City of Brampton Staff, the requested variances for both Minor Variance Applications have been amended as follows:

1. To permit a minimum lot area of 310m² whereas the Zoning By-law requires a minimum lot area of 450m².
2. To permit a minimum lot width of 7.90m for an interior lot whereas the Zoning By-law requires a minimum of 15.0 m for an interior lot.
3. To permit an interior side yard setback of 1.2m to the second storey whereas the Zoning By-law requires a minimum of 1.8m to the second storey.

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4. To permit an interior side yard setback of 1.2m to the third storey whereas the Zoning By-law requires a minimum of 2.4m to the third storey.
5. To permit a maximum building height of 10.6m whereas the Zoning By-law permits a maximum building height of 8.5m.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'Anthony Sirianni', written over a horizontal line.

Anthony Sirianni, B.A.,
Associate Planner

c.c.: **Gagandeep Singh Gill, Client**
Andrew Walker, Gagnon Walker Domes Ltd.
Michael Gagnon, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

September 23, 2022

B-2022-0014; A-2022-0320; A-2022-0321

Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attn: Jeanie Myers – Secretary Treasurer, Committee of Adjustment

**Re: Committee of Adjustment
Consent to Sever and Minor Variance Applications
93 John Street, City of Brampton
Part of Lot 44, Plan BR-6, and Part of Lot 43, Plan BR-2
(GWD File: 22.2994.00)**

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) represents Mehna Auto Sales Inc. (Gagandeep Singh Gill), the Registered Owner of 93 John Street in the City of Brampton (hereinafter referred to as the subject site).

In support of the Committee of Adjustment – Consent to Sever and Minor Variance Applications, GWD is pleased to submit the following:

- One (1) completed application form (Committee of Adjustment – Consent);
- Two (2) completed application forms (Committee of Adjustment – Minor Variance);
- One (1) Cover Letter, prepared by GWD dated September 23, 2022;
- One (1) cheque in the amount of \$1,312.00 made payable to the “Treasurer, City of Brampton” (Minor Variance Application);
- One (1) cheque in the amount of \$4,119.00 made payable to the “Treasurer, City of Brampton” (Consent Application);
- One (1) copy of the Conceptual Severance Plan, prepared by GWD dated August 30, 2022; and
- One (1) copy of the two (2) Minor Variance Plans, prepared by GWD dated August 30, 2022.

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1.0 Existing Land Use

Subject Property & Surrounding Area

The subject site is rectangular in shape, measures approximately 0.063 ha (0.155 ac) in size and is located southeast of the intersection of John Street and Mary Street. The subject site has a lot depth of approximately 39.73 m (130.35ft), a street frontage of 15.85 m (52.02 ft) along John Street and is occupied by a single detached residential dwelling. Driveway access is provided from John Street.

Surrounding land uses generally include Residential and the Canadian National Railway.

TAB 1 includes Air Photos from Google Earth of the subject site and area context

2.0 Consent to Sever Application

It is proposed that the subject site be severed into two (2) Lots; Lot 1 – Retained Lands and Lot 2 – Severed Lands, for the development of a 3-storey single detached residential dwelling on each lot measuring approximately 228 m² (2,454 ft²). Access to both lots shall continue to be provided from John Street via separate individual driveways.

TAB 2 includes the proposed Conceptual Severance Plan prepared by Gagnon Walker Domes Ltd. dated August 30, 2022.

The following is a brief summary of the proposed Conceptual Severance Plan:

- Total Site Area: 0.063 hectares (0.155 acres)

Lot 1 – Retained Lands

- Area: 0.031 hectares (0.077 acres)
- Width: 7.93 metres (26.01 feet)
- Depth: 39.73 metres (130.34 feet)

Lot 2 – Severed Lands

- Area: 0.031 hectares (0.077 acres)
- Width: 7.93 metres (26.01 feet)
- Depth: 39.73 metres (130.34 feet)

3.0 Planning Analysis

The proposed Consent to Sever Application has been analyzed in the context of governing planning documents. The following represents a summary of the highlights of the Planning Analysis.



Planning Act

With regard to the Consent to Sever Application, our office has taken into consideration the provisions prescribed within Section 51(24) of the Planning Act (as summarized in the Chart below), and we are of the opinion that the proposed Consent to Sever Application represents good planning and should be supported from a land use perspective.

Criteria To Be Considered	Analysis
The effect of development of the proposed subdivision on matters of provincial interest;	The proposed severance has no significant effect on matters of provincial interest.
Whether the proposal is premature or in the public interest;	The proposed severance is neither premature nor contrary to any matters of public interest.
Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed severance conforms to the Official Plan, which designates the site for residential purposes. The Official Plan designates the site Medium Density and the Secondary Plan permits typical residential typologies, but does not exclude single or semi-detached dwellings. The proposal will facilitate a single-detached residential use on the entirety of the subject site (being the severed and retained lands), and it is noted that the City's policies encourage any infill development that proposes an increase in density.
The suitability of the land for the purposes for which it is to be subdivided;	The subject site is suitable for the purposes of the severance. The use of the subject site for single-detached residential is in keeping with the character of the surrounding area, which consists of similar dwelling unit typologies (single and semi-detached) and lot configurations
The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of	The proposed severance does not present any concern with regard to the adequacy of the roadway network. The adjacent road network is suitable for residential purposes, and the proposal serves to add one (1) additional residential dwelling unit



them;	beyond the current use of the site.
The dimensions and shapes of the proposed lots;	The proposed lots to be created are appropriate in size and shape for the 'single detached residential use and are in keeping with the existing neighbouring lot fabric. Associated Minor Variance Applications have been filed to address some performance related standards, which are minor in nature.
The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;	There are no known restrictions or proposed restrictions on the lands to be subdivided.
The conservation of natural resources and flood control;	The proposed severance presents no concerns with regard to flood control and the conservation of natural resources.
The adequacy of utilities and municipal services;	There are no concerns with regard to the adequacy of utilities and municipal services.
The adequacy of school sites;	The proposed severance presents no concerns with regard to the adequacy of school sites. The effect of the Severance is to add one (1) additional residential dwelling unit.
The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	There are no concerns related to conveyances for public as part of the Consent Application.
The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;	The proposed severance has no impact on matters of energy conservation.
The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.	This shall be dealt with at the appropriate time during the Site Plan Approval process in connection with the development of the two (2) single detached residential dwellings, as appropriate and as necessary.



4.0 Minor Variance Application

Concurrent with the Consent to Sever Application for the subject site, two (2) associated Committee of Adjustment Minor Variance Applications are also being submitted to the City of Brampton, seeking relief from the Zoning By-law in order to permit the development of two (2) new single detached residential dwellings on both the Retained and Severed lands.

The requested relief from the Zoning By-law, for both applications, is as follows:

1. To permit a minimum lot area of 310m² whereas the Zoning By-law requires a minimum lot area of 450m².
2. To permit a minimum lot width of 7.90m for an interior lot whereas the Zoning By-law requires a minimum of 15.0 m for an interior lot.
3. To permit a minimum interior side yard width of 1.20m above the first storey whereas the Zoning By-law requires 1.20m for the first storey or part thereof plus 0.6m for each additional storey or part thereof.
4. To permit a maximum building height of 10.6m whereas the Zoning By-law permits a maximum building height of 8.5m.

The proposed Committee of Adjustment Minor Variance Applications have been analyzed in the context of the governing planning documents. The following represents a summary of the highlights of the Planning Analysis.

TAB 3 includes the proposed Minor Variance Plans prepared by Gagnon Walker Domes Ltd. dated August 30, 2022.

City of Brampton Official Plan (September 2020)

The City of Brampton Official Plan (BOP) provides policy direction to guide future development, protect the health and quality of life of its residents, protect the natural environment as well as preserve, protect and enhance the character and economy of the City.

Central Area

According to the BOP, the subject site is designated '*Central Area*'. The *Central Area*, including the Urban Growth Centre, serves as the major location for free-standing or mixed-use development including:

- i. A full range of office, retail and service activities;
- ii. A variety of residential uses;
- iii. Entertainment and cultural uses such as movie theatres, museums;



- iv. Art galleries, live theatre and tourism, yet recognizing commercial trends for such uses in other parts of the City;
- v. Governmental, institutional and community facilities and uses including Places of Worship subject to Policy 4.9.8 of the BOP;
- vi. A high density employment centre that will attract provincially, nationally or internationally significant employment uses; and,
- vii. Major transit infrastructure (Policy 4.1.2).

The requested variances will facilitate the advancement of a proposal which promotes a residential redevelopment in an area where appropriate levels of infrastructure and public service facilities exist or are planned. The development of the two (2) new single detached dwellings units will support local transit service use and connections, as well as support active transportation by locating development that is in close proximity to existing and/or planned community facilities, retail services and open space features.

The requested variances will facilitate the advancement of a residential development proposal which is located within a Mobility Hub – Anchor, consists of housing in a compact urban form that is representative of an infill development that results in an increased density in the Urban Growth Centre, and will assist in maintaining the supply of residential units needed to meet demand and accommodate growth at a density that will optimize available services and infrastructure in accordance with Policies 3.1 and 3.2.1.1.

The following objectives of Brampton’s residential policy are supported by the proposed variances and residential development:

- v) Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;
- (vi) Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors (Policy 4.2 v) vi)).

The subject site is subject to the Old Housing Mix and Density Categories:

DENSITY CATEGORY	DENSITY RANGE	TYPICAL (BUT NOT RESTRICTIVE) HOUSING TYPES
<ul style="list-style-type: none">Single Detached Density orSingle Family Density	<ul style="list-style-type: none">0-25 units/ net hectare0-10 units/ net acre	<ul style="list-style-type: none">Single detached homes
<ul style="list-style-type: none">Semi-Detached Density	<ul style="list-style-type: none">26-35 units/ net hectare11-14 units/ net acre	<ul style="list-style-type: none">Semi-detached homesLink townhousesSmall-lot single detached homes



The variances will facilitate the advancement of a proposal which has been planned at a density that will encourage use of existing and planned local and regional transit that exists in the immediate vicinity. The density proposed will ensure greater efficiency and viability of existing and planned transit service.

The BOP states that the policies shall not be construed as limiting the City's housing mix and density flexibility, or its ability to narrow or expand such categories or the associated densities, or to use them in various combinations within a particular Secondary Plan. The City's Secondary Plans specify the overall residential density and housing mix targets for each planning area and specify, as per Policy 4.2.1.4 that minor variation to the housing density and mix targets in the applicable Secondary Plan, which do not alter the intent of the Plan, shall be considered without an Official Plan Amendment.

Communities

As it pertains to Communities, it is the objective of the BOP to:

- Promote the development of attractive, well-functioning and accessible Communities through design guidelines including the City of Brampton Accessibility Technical Standards and to recognize the importance of accessible, pedestrian-friendly and transit oriented development (Policy 2.4.3 b)).
- Plan for healthy, sustainable complete Communities that are compact, transit-oriented and pedestrian-friendly with a mix of uses and a variety of housing choices, employment, and supporting services and facilities (Section 3.1).
- Plan for and promote high physical design standards to create distinctive and attractive Communities with a strong sense of place (Section 3.1).

The requested variances will facilitate the advancement of a proposal that is ideally situated and is a form of development that supports the intent and spirit of the BOP as it proposes a pedestrian friendly, compact development that is within walking distance of transit and which can take advantage of existing services. The variances support the development of residential uses in a form and typology that is in keeping with the character of the surrounding lands.

Anchor Mobility Hub

The subject site is located within a "Mobility Hub – Anchor" per the BOP.

The BOP defines a "Mobility Hub" as a Major Transit Station Area which is located at the interchange of two or more current or planned regional rapid transit lines as identified in the Regional Transportation Plan. Mobility Hubs are places of connectivity where different modes of transportation come together and where there is, or is planned to be, an attractive, intensive concentration of employment, living, shopping and recreation. Mobility Hub areas generally are defined as the area within an approximate 800m radius of the interchange.



The BOP also, defines a “Mobility Hub – Anchor” as a Mobility Hub which has strategic importance due to its relationship within the Urban Growth Centre. An Anchor Mobility Hub has the potential to transform the regional urban structure and act as anchors of the regional transportation system.

According to Policy 3.1 of the BOP, at least 26,500 new dwelling units, between 2006 and 2031, to the built up area, with a focus on higher intensity in the Central Area, the Urban Growth Centre, intensification corridors, Mobility Hubs and major transit station areas.

The BOP indicates that development of greatest mass and highest densities must be located within the Urban Growth Centre and Central Area, along intensification corridors and within Mobility Hubs and Major Transit Station Areas (Policy 3.2.1.1)

The requested variances will facilitate the advancement of a proposal which will assist the City of Brampton in achieving objective of Policy 3.2.5.2.1, as it proposes additional residential within the vicinity of the Anchor Mobility Hub in order to accommodate the highest combined people and jobs per hectare within the Urban Growth Centre.

Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height (Policy 3.2.8.3). The variances support a residential development that is in keeping with these parameters.

Consent

The proposed variances are consistent with the Consent policies of the BOP, and are supportive of the associated Consent to Sever Application, as it will facilitate the creation of two (2) residential parcels of land which are:

- Of a size, shape and use of the severed land is compatible with the current neighbouring parcel fabric and residential uses (Policies 5.17.4, 5.17.8).
- Serviced by public water and sanitary sewers (Policy 5.17.5).
- Of a similar lot depth and shape as adjoining lots, where appropriate (Policy 5.17.10).
- Each new lot created fronts onto John Street (Policy 5.17.13).

The variance in connection with the reduction in the frontage of each proposed new parcel (7.93 m/26.01 ft) supports is in keeping with the intent and policies of the Official Plan, as it provides an intensified/infill residential development in an area that is planned for such a use, and the new residential lots are of a size, shape and land use (single detached residential) which is compatible with and respects the current neighbouring residential parcel fabric.



While Sections 5.17.4, 5.17.8 and 5.17.10 of this plan, notes that Consent to Sever applications shall be discouraged within the Central Area Medium Density designation of the Downtown Brampton and Queen Street Corridor Secondary Plans except to facilitate land assembly, it is noteworthy that the policy does not prohibit them. The subject site, and the proposed variances specifically, proposes an infill residential development that serves to increase the density of the subject site and surrounding area thereby supporting Official Plan policies and objectives, in form and typology that is supported and in keeping with the character of the surrounding area.

The submitted Minor Variance and Consent to Sever Applications will facilitate the development of two (2) new residential lots, consisting of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

It is our opinion that the proposed severance, minor variances and use of the subject site for two (2) single detached residential dwellings conforms to the general intent and purpose of the Official Plan.

See **TAB 4** for select BOP schedules.

Downtown Brampton Secondary Plan (Area 7) (February 2019)

The subject site is designated 'Medium Density' on Schedule SP7(A) of the Downtown Brampton Secondary Plan (Area 7).

Medium Density

In areas abutting the Central Area Mixed-Use designation, and those neighbourhoods in a state of transition, Medium Density housing is designated (Section 5.0).

Lands designated Medium Density on Schedule SP7(a) shall be developed to a maximum of 50 units per net residential hectare (15 to 20 units per net residential acre). Typical residential uses associated with the Medium Density designation include block townhouse, street townhouse, quaterplexes and interlot housing types (Policy 5.2.3.1).

It is noteworthy that while not specifically identified in the aforementioned policy, the Secondary Plan does not exclude single detached and semi-detached dwelling uses, and as such, the requested variances to facilitate the development of the subject site for two (2) single detached residential dwellings is appropriate given the current local residential context of the surrounding local community.

The intention of the Medium Density designation shown on Schedule SP7(a) is to encourage infill residential development of a sympathetic scale to existing building stock. The retention and conversion of existing homes is to be encouraged (Policy 5.2.3.2). The proposed development of the subject site through the Consent to Sever and Minor Variance Applications is an example of infill residential development that is supported by this policy.

The submitted Consent to Sever and Minor Variance Applications will facilitate the development of two (2) new residential lots consisting of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

It is our opinion that the proposed Consent to Sever and Minor Variance(s) and use of the subject site for single detached residential dwellings conforms to the general intent and purpose of the Secondary Plan.

See **TAB 5** for select Secondary Plan Schedules.

City of Brampton Zoning By-Law 270-2004

The Subject Site is zoned ‘Residential Single Detached B – R1B Zone ‘.

The Residential Single Detached B – R1B zone permits the following uses:

- A single detached dwelling;
- Supportive Housing Residence Type 1;
- A place of worship; and
- Purposes accessory to the other permitted purposes.

The following table summarizes the ‘Residential Single Detached B – R1B’ Zone provisions:

(a)	Minimum Lot Area	Interior Lot: 450 square metres Corner Lot: 540 square metres
(b)	Minimum Lot Width	Interior Lot: 15 metres Corner Lot: 18 metres
(c)	Minimum Lot Depth	30 metres
(d)	Minimum Front Yard Depth	6 metres
(e)	Minimum Interior Side Yard Width	1.2 metres for the 1 st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot	No requirement



Coverage	
(j) Minimum Landscaped Open Space	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

The subject site is also located within the Mature Neighbourhood Area designation of the Zoning By-Law. The Mature Neighbourhood Area Zoning Provisions are as follows:

- Minimum Rear Yard Depth – equal to 25% of the depth of the lot or the minimum rear yard required by the zone of the lot, whichever is greater.
- Minimum Interior Side Yard Width: 1.2 metres setback for the first storey plus 0.6 metres setback for each additional storey if your lot has a width of 16 metres or less.
- 1.8 metres setback if the lot has a width between 16 metres and 21 metres.
- 2.8 metres setback if the lot has a width between 21 metres and 30 metres.
- 3.0 metres setback for lots having a width of 30 metres or greater.
- Maximum Lot Coverage: 30% of the lot area, excluding permitted accessory structures.
- Maximum Building Height: 8.5 metres.

The requested variances will facilitate the advancement of a proposal which promotes a residential redevelopment in an area where appropriate levels of infrastructure and public service facilities exist or are planned. The development of the two (2) new single detached dwellings units will promote increased efficiencies in local transit service/connections and will support active transportation by locating development that is in close proximity to existing and/or planned community facilities, retail services and open space features.

The proposal is also of a compact urban form which will assist in maintaining and increasing the supply of residential units needed to meet demand and accommodate growth within the City of Brampton.

It is our opinion that the proposed severance, minor variance(s) and use of the subject site for a single detached residential dwelling conform to the Zoning By-law.

See **TAB 6** for an excerpt from the Zoning By-law Schedule.



Desirable and Appropriate Development of the Land

The submitted Minor Variance and Consent Applications will facilitate the development of two (2) new residential lots for the development of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

The subject site is located in an area that is designated for residential purposes and where increased density through infill or intensification proposals are encouraged. In this regard, we are of the opinion that the proposed variances are considered desirable and appropriate for the development of the land.

Minor in Nature

The requested severance and the associated variances will serve to create two (2) residential lots; one (1) dwelling each on both the Severed and Retained Lands which is in keeping with the character of the surrounding community. The lot sizes to be created by the proposed severances are also in keeping with lots located in the immediate area, and the proposed continued use of the subject site for residential purposes in an area designated residential meets the general intent and purpose of both the Official Plan and Zoning By-Law. The proposal makes efficient use of existing, available municipal services and is deemed appropriate and desirable.

In this regard, we are of the opinion that the proposed variances are considered minor in nature and should be supported.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink, reading 'Anthony Sirianni'.

**Anthony Sirianni, B.A.,
Associate Planner**



**c.c.: Gagandeep Singh Gill, Client
Andrew Walker, Gagnon Walker Domes Ltd.
Michael Gagnon, Gagnon Walker Domes Ltd.**

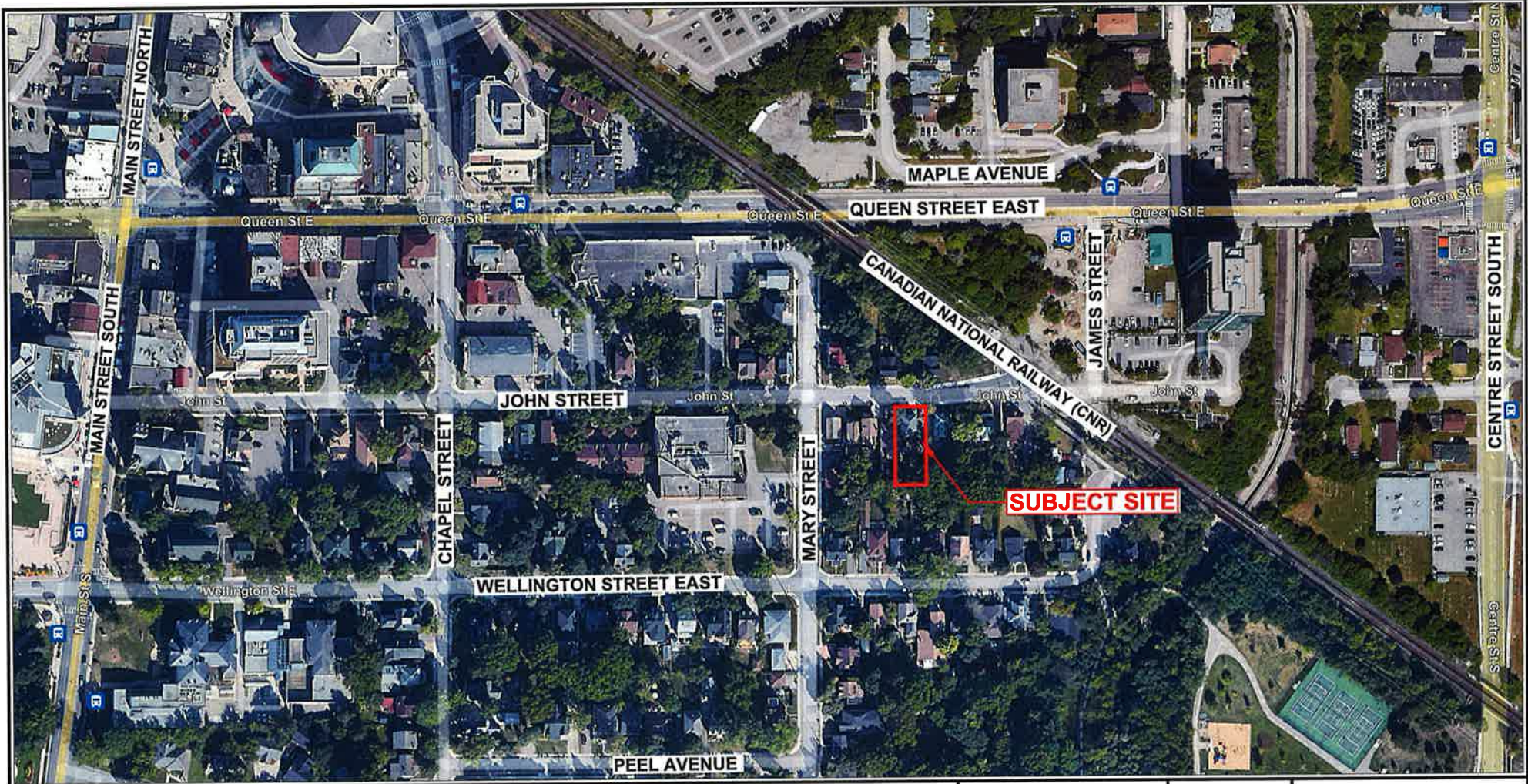
TAB 1



AERIAL IMAGE - SUBJECT SITE
93 JOHN STREET
CITY of BRAMPTON
REGION of PEEL





Image Source: Google Earth

LEGEND		P.N.: 22.2994.00	Date: March 11, 2022
<div></div>	SUBJECT SITE	Scale: N.T.S	Revised:
		Drawn By: D.S.	File No.: PN 2994_ Aerial_Images_MAR_2022
		<div> 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 798 - 6790</div>	<div> 2601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 8558</div>

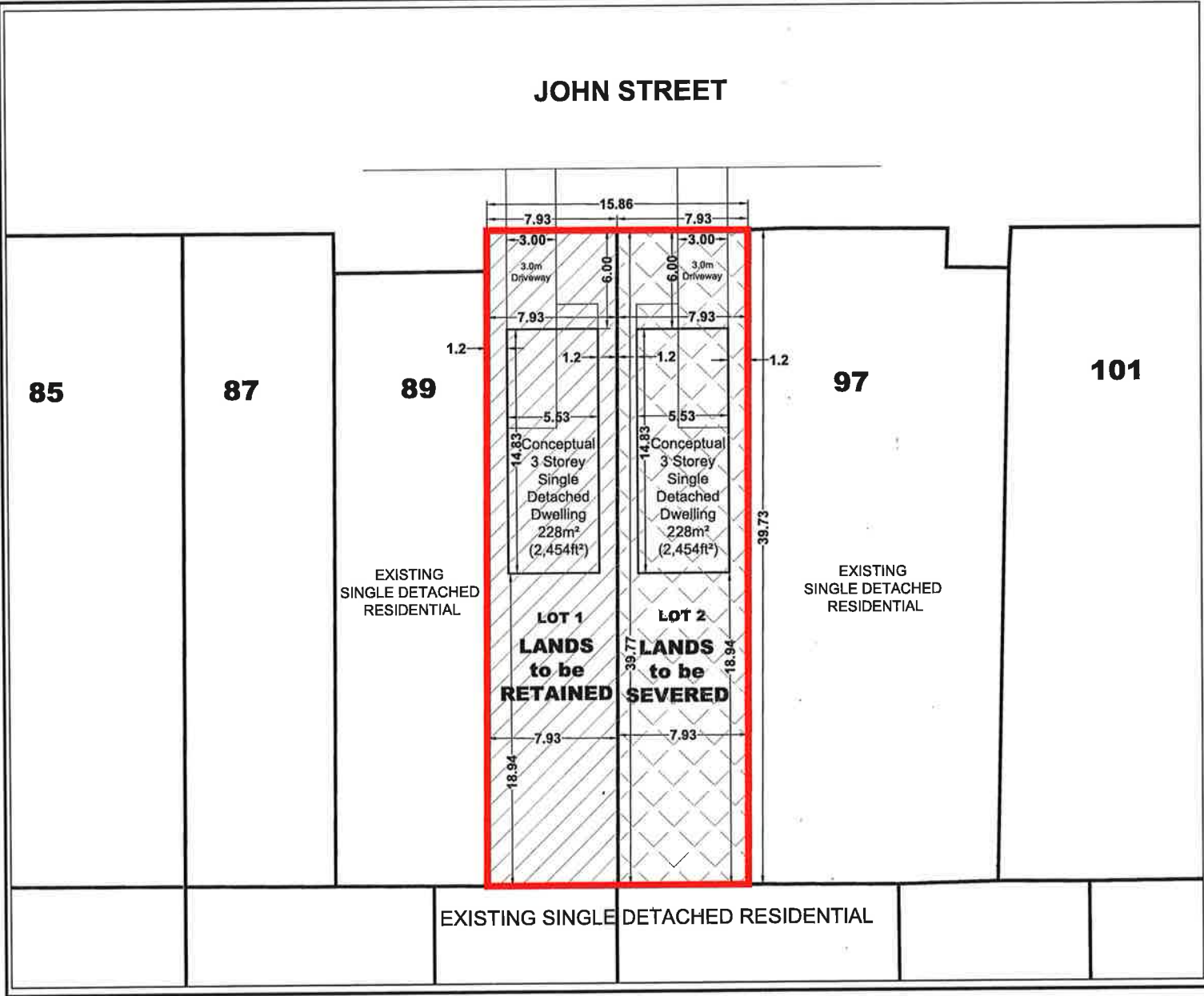


AERIAL IMAGE - CONTEXT PLAN
93 JOHN STREET
CITY of BRAMPTON
REGION of PEEL

Image Source: Google Earth

LEGEND	P.N.: 22.2994.00	Date: March 11, 2022
	Scale: N.T.S	Revised:
	Drawn By: D.S.	File No.: PN 2994_ Aerial_Images_MAR_2022
 SUBJECT SITE		 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 798 - 5790
		 3601 Highway 7 East Suite 310 Markham, ON L3R 9M3 P (905) 477 - 6556

TAB 2



ZONING BY-LAW MATRIX - RESIDENTIAL SINGLE DETACHED B - (R1B) and SUBJECT to OLDER, MATURE NEIGHBOURHOODS
(SITE AREA: 0.063ha (0.155ac))

Description	Required	Retained Lands	Severed Lands
Minimum Interior Lot Area	0.04 ha (0.11ac) 450m²	0.031 ha (0.077ac) 315m²	0.031 ha (0.077ac) 315m²
Minimum Interior Lot Width	15m	7.93m	7.93m
Minimum Front Yard Depth	6.0m	6.0m	6.0m
Minimum Interior Side Yard Width	1.2m for 1st Storey or part thereof plus 0.6m for each additional storey or part thereof	1.20m (west) 1.20m (east)	1.20m (west) 1.20m (east)
Minimum Rear Yard Depth	25% of the lot depth or 7.5m whichever is greater	18.94m	18.94m
Maximum Building Height	8.5m (*10.6m)	TBD	TBD
Maximum Lot Coverage	30%	26%	26%
Building Area	n/a	228m² (2,454ft²)	228m² (2,454ft²)
Minimum Landscaped Open Space	60% of the minimum front yard of an interior lot	62%	62%

*Residential Single Detached B - (R1B) Zoning Requirements

STATISTICS OVERVIEW

TOTAL LOT AREA: 0.063 ha (0.155 ac)

LANDS to be RETAINED: 0.031 ha (0.077 ac)

LANDS to be SEVERED: 0.031 ha (0.077 ac)

LEGEND

- PROPERTY BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED

**CONCEPTUAL SEVERANCE PLAN
PROPOSED SINGLE DETACHED LOTS
93 JOHN STREET
CITY of BRAMPTON**

P.N.: 22.2994.00 Date: August 30, 2022

Scale: N.T.S. Revised:

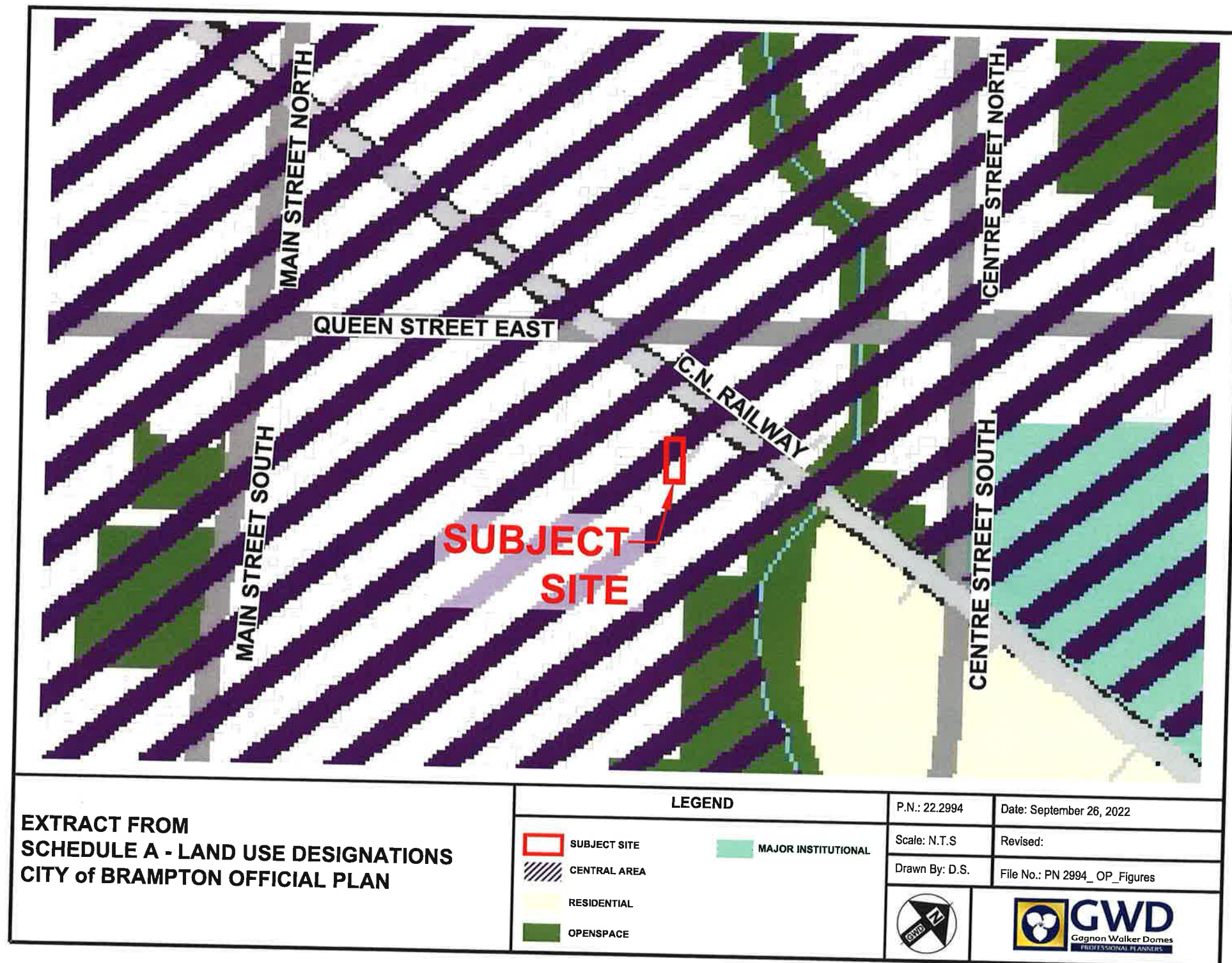
Drawn By: D.S. File No.: PN 2994 Concept Plan

21 Queen Street East
Suite 500
Brampton, ON
L6Y 3P1
P (905) 798 - 5790

3601 Highway 7 East
Suite 310
Markham, ON
L3R 9M3
P (905) 477 - 6558

TAB 3

TAB 4





**EXTRACT FROM
SCHEDULE 1A - URBAN GROWTH CENTRE
CITY of BRAMPTON OFFICIAL PLAN**

LEGEND

- SUBJECT SITE
- URBAN GROWTH CENTRE

P.N.: 22.2994

Date: September 26, 2022

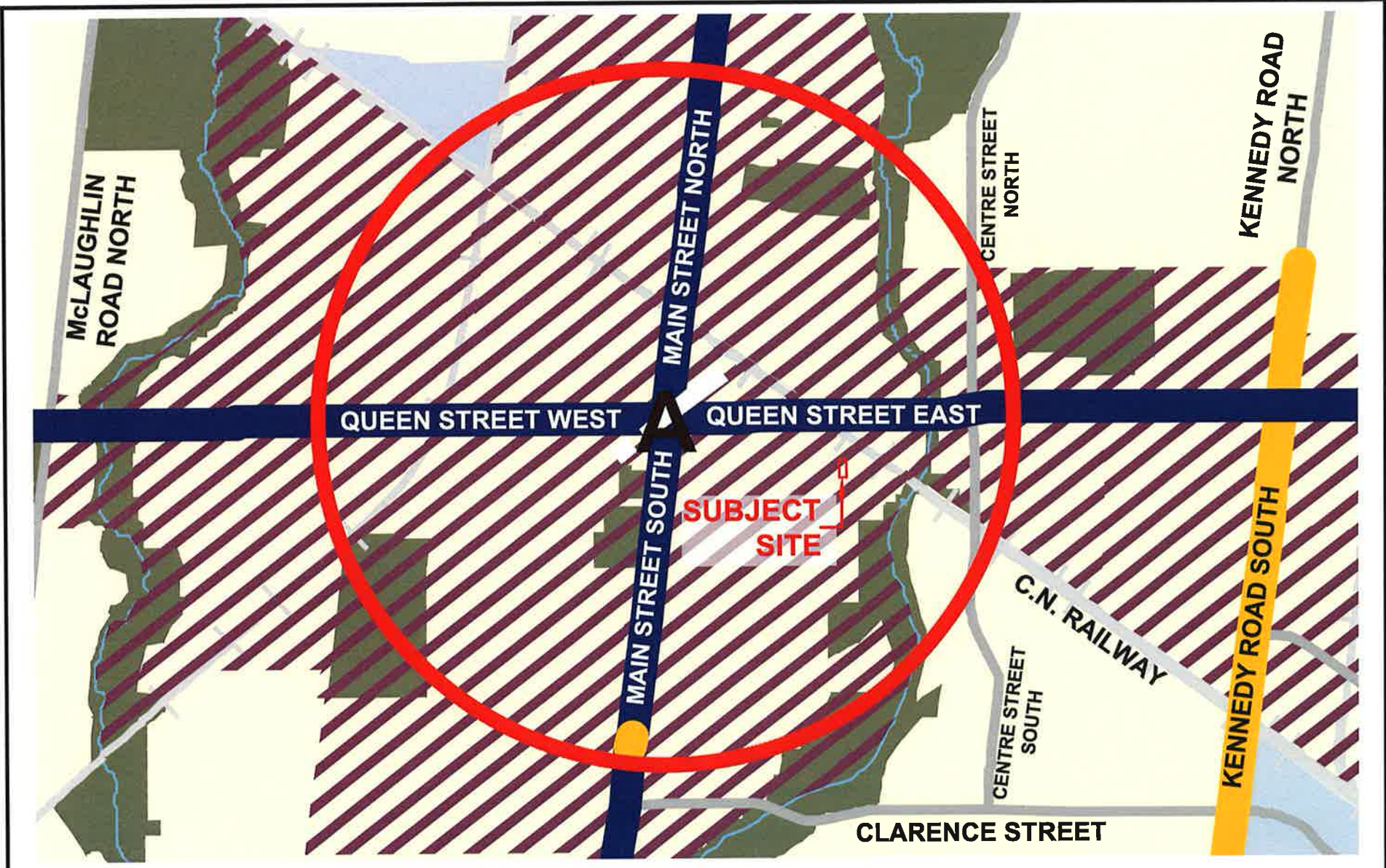
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Revised:

Drawn By: D.S.

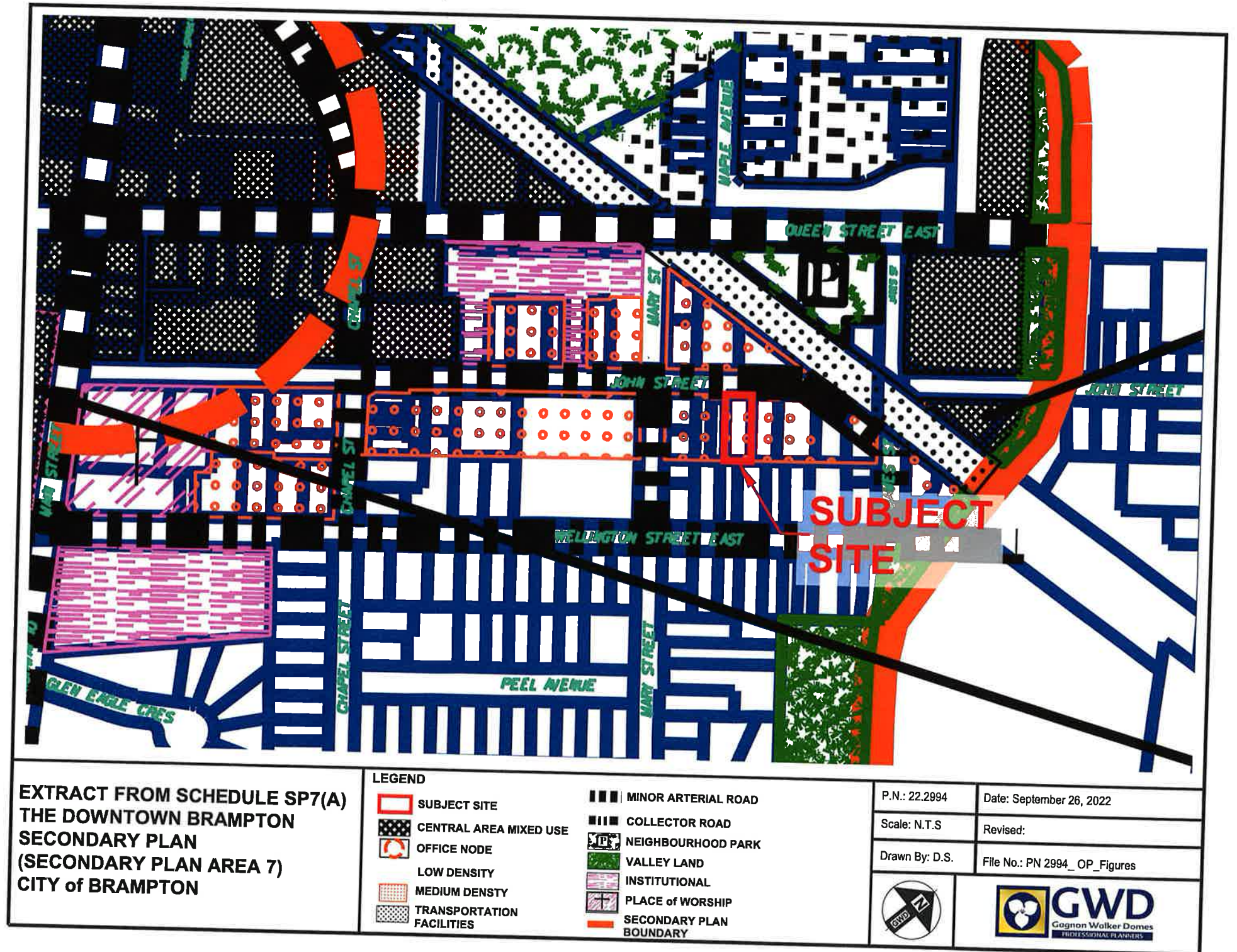
File No.: PN 2994_OP_Figures





EXTRACT FROM SCHEDULE 1 - CITY CONCEPT CITY of BRAMPTON OFFICIAL PLAN	LEGEND		P.N.: 22.2994	Date: September 26, 2022
	SUBJECT SITE	PRIMARY INTENSIFICATION CORRIDOR	Scale: N.T.S	Revised:
	CENTRAL AREA	SECONDARY INTENSIFICATION CORRIDOR	Drawn By: D.S.	File No.: PN 2994_ OP_Figures
	COMMUNITIES	MOBILITY HUB A- ANCHOR		
	EMPLOYMENT	MAJOR TRANSIT STATION AREA		
	OPEN SPACE			

TAB 5



EXTRACT FROM SCHEDULE SP7(A)
THE DOWNTOWN BRAMPTON
SECONDARY PLAN
(SECONDARY PLAN AREA 7)
CITY of BRAMPTON

LEGEND

- SUBJECT SITE
- CENTRAL AREA MIXED USE
- OFFICE NODE
- LOW DENSITY
- MEDIUM DENSITY
- TRANSPORTATION FACILITIES

- MINOR ARTERIAL ROAD
- COLLECTOR ROAD
- NEIGHBOURHOOD PARK
- VALLEY LAND
- INSTITUTIONAL
- PLACE OF WORSHIP
- SECONDARY PLAN BOUNDARY

P.N.: 22.2994

Date: September 26, 2022

Scale: N.T.S

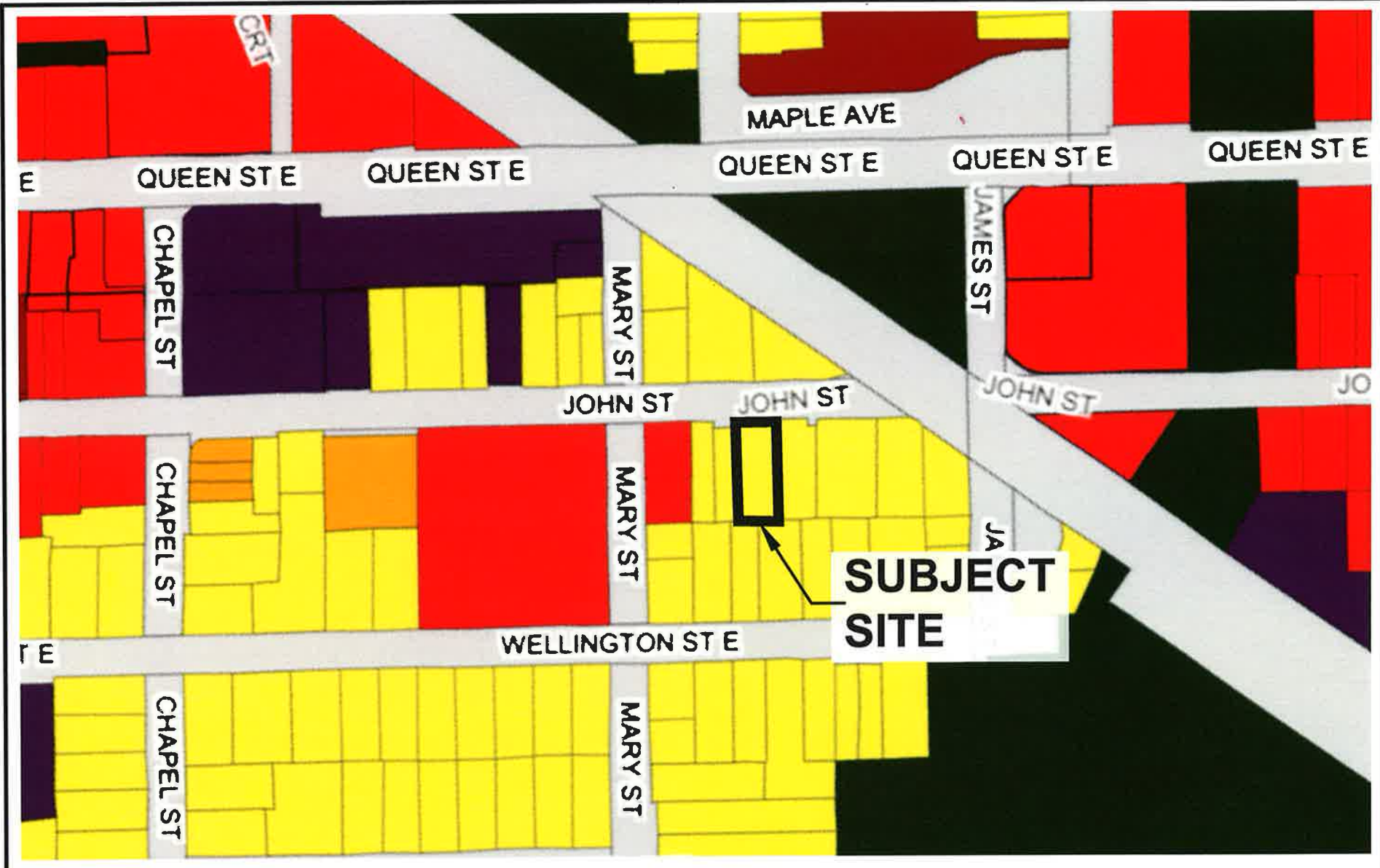
Revised:

Drawn By: D.S.

File No.: PN 2994_OP_Figures



TAB 6



**EXTRACT FROM
CITY of BRAMPTON
ZONING BY-LAW 270-2004**

- | | |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  SUBJECT SITE |  INSTITUTIONAL |
|  COMMERCIAL |  OPEN SPACE |
|  RESIDENTIAL - SINGLES/SEMI | |
|  RESIDENTIAL - MEDIUM DENSITY | |
|  RESIDENTIAL - HIGH DENSITY | |

LEGEND

P.N.: 22.2994	Date: September 26, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2994__OP_Figures



Flower City



brampton.ca

APPLICATION NUMBER:

"B" 2022-0014

The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Consent

(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the PLANNING ACT, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Mehna Autosales Inc.
(print given and family names in full)

Address 21 Possession Crescent
Brampton, Ontario L6P 4K3

Phone # _____ Fax # _____

Email gaganent@outlook.com

(b) Name of Authorized Agent Gagron Walker Domes Ltd.

Address 21 Queen Street East Suite 500
Brampton Ontario L6W 3P2

Phone # (905) 796-5790 Fax # _____

Email asianianni@quadrantplanners.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: creation of a new lot

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

Mehna Autosales Inc. (Gagandeep Singh Gill)

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street John Street Number 93

b) Concession No. _____ Lot(s) _____

c) Registered Plan No. BR-2 Lot(s) PT. Lot 43

d) Reference Plan No. 43R-13441 Lot(s) Part 4

e) Assessment Roll No. 10-02-0-009-11500-0000 Geographic or Former Township _____

5. Are there any easements or restrictive covenants affecting the subject land?

Yes ☐

No ☒

Specify: _____

6. Description of severed land: (in metric units)

a) Frontage 7.93m Depth 39.73m Area 0.031ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing) One (1) single detached Residential dwelling
(proposed) One (1) new single detached Residential dwelling

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric units)

a) Frontage 7.93m Depth 39.73m Area 0.031ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing) One (1) single detached Residential Dwelling
(proposed) One (1) new single detached Residential Dwelling

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☒

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☒

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☒

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	- R1B Zone	R1B Zone
Official Plans	- Central Area	
City of Brampton	- Medium Density	Same
Region of Peel	- Urban Growth Centre	Same

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

File # _____ Status/Decision _____

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer _____ Land Use _____

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance	A-2022-0320 A-2022-0321	CONCURRENT
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐
13. Is the subject land within an area of land designated under any Provincial Plan?
Yes ☒ No ☐
14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☒ No ☐
15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Brampton
this 27 day of September, 2022.

Anthony Sirio
Signature of Applicant or Authorized Agent, see note on next page

Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, Anthony Sirio of the Town of Halton Hills

In the County/District/Regional Municipality of Halton solemnly declare that all the statements contained in the application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the CITY of BRAMPTON
in the REEL of REEL
this 27 day of Sept., 2022

Anthony Sirio
Signature of applicant/solicitor/authorized agent, etc.

Signature of a Commissioner, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

L Barbutto

Zoning Officer

September 27, 2022

Date

DATE RECEIVED

September 27, 2022

JOHN STREET

ZONING BY-LAW MATRIX - RESIDENTIAL SINGLE DETACHED B - (R1B) and SUBJECT to OLDER, MATURE NEIGHBOURHOODS (SITE AREA: 0.063ha (0.155ac))




Description	Required	Retained Lands	Severed Lands
Minimum Interior Lot Area	0.04 ha (0.11ac) 450m²	0.031 ha (0.077ac) 315m²	0.031 ha (0.077ac) 315m²
Minimum Interior Lot Width	15m	7.93m	7.93m
Minimum Front Yard Depth	6.0m	6.0m	6.0m
Minimum Interior Side Yard Width	1.2m for 1st Storey or part thereof plus 0.6m for each additional storey or part thereof	1.20m (west) 1.20m (east)	1.20m (west) 1.20m (east)
Minimum Rear Yard Depth	25% of the lot depth or 7.5m whichever is greater	18.94m	18.94m
Maximum Building Height	8.5m (*10.6m)	TBD	TBD
Maximum Lot Coverage	30%	26%	26%
Building Area	n/a	228m² (2,454ft²)	228m² (2,454ft²)
Minimum Landscaped Open Space	60% of the minimum front yard of an interior lot	62%	62%

*Residential Single Detached B - (R1B) Zoning Requirements

STATISTICS OVERVIEW

TOTAL LOT AREA:	0.063 ha (0.155 ac)
LANDS to be RETAINED:	0.031 ha (0.077 ac)
LANDS to be SEVERED:	0.031 ha (0.077 ac)

LEGEND

-  PROPERTY BOUNDARY
-  LANDS to be RETAINED
-  LANDS to be SEVERED

CONCEPTUAL SEVERANCE PLAN PROPOSED SINGLE DETACHED LOTS 93 JOHN STREET CITY of BRAMPTON

P.N.: 22.2994.00	Date: August 30, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2994 Concept Plan



BRAMPTON
21 Queen Street East
Suite 500
Brampton, ON
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RESIDENTIAL

EXISTING
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RESIDENTIAL

LOT 1
LANDS
to be
RETAINED

LOT 2
LANDS
to be
SEVERED

EXISTING SINGLE DETACHED RESIDENTIAL

