

FINAL REPORT:

Heritage Impact Assessment

18 River Road, Brampton, Ontario



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30 October 2023

Project # LHC0385

LHC

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RIGHT OF USE

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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 and to assess potential impacts related to the proposed severance. 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* and to assess potential impacts related to the proposed severance. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

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 was retained on 12 June 2023 by Renji Abraham and Sudha Renji Abraham to undertake a Heritage Impact Assessment for the Property located at 18 River Road in the City of Brampton, Ontario.

This HIA is being prepared as part of the Consent to Sever application for 18 River Road. The owners are proposing to sever a portion of the Property using one of two options. It has been prepared to evaluate the cultural heritage value or interest of the Property, to advise on severance options, and to assess potential adverse impacts on the cultural heritage value and heritage attributes of the Property. This HIA was undertaken in accordance with the recommended methodology outlines within the *Ontario Heritage Toolkit*.

The Property is listed under Section 27 Part IV of the *Ontario Heritage Act*. It is adjacent to the River Road Cultural Heritage Landscape (listed under Section 27 Part IV of the *OHA*) and 2100 Embleton Road (designated under Section 29 Part IV of the *OHA*).

In LHC's professional opinion, the Property meets criteria 1 and 4 of *O. Reg. 9/06*. Heritage attributes of the Property are associated with house. LHC finds that the proposed severance will not have an adverse impact on the cultural heritage value or interest of the Property or the adjacent heritage property. Alternatives and mitigation measures to lessen or avoid these potential adverse impacts were not explored.

LHC recommends the selection of option 1 for the proposed severance to maintain the Property's relationship with the creek.

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1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 12 June 2023 by Renji Abraham and Sudha Renji Abraham (**the “Owners”**) to undertake a Heritage Impact Assessment (**HIA**) for the Property located at 18 River Road (**the “Property”**) in the City of Brampton (**the “City”**), Ontario.

This HIA is being prepared as part of the Consent to Sever application for 18 River Road. The owners are proposing to sever a portion of the Property using one of two options (detailed in Section 7). This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the City of Brampton’s *Heritage Impact Assessment Terms of Reference*.

1.1 Property Owner

The Property is owned by Renji Abraham and Sudha Renji Abraham of 18 River Road, Brampton, Ontario.

1.2 Property Location

The Property is located on the south side of River Road between the intersection with Mississauga Road and River Road’s curve south to follow the river in the City of Brampton, Ontario (Figure 1).

1.3 Property Description

The Property is situated on an irregularly shaped lot with an area of approximately 0.66-hectares (ha). It comprises several buildings including a one-and-a-half storey residential building; three, detached one-storey cottages; a one-storey bunk house; a one-storey car port; and a detached one-storey shed. The house and accessory buildings are municipally known as 18 River Road. Each of the cottages has their own associated addresses of 24, 26, and 28 River Road. A driveway extends from the south side of River Road along the east side of the house. A second driveway extends from the north side - creek facing section - of River Road along the south side of two of the cottages then into the centre of the three cottages (Figure 2).

1.4 Property Heritage Status

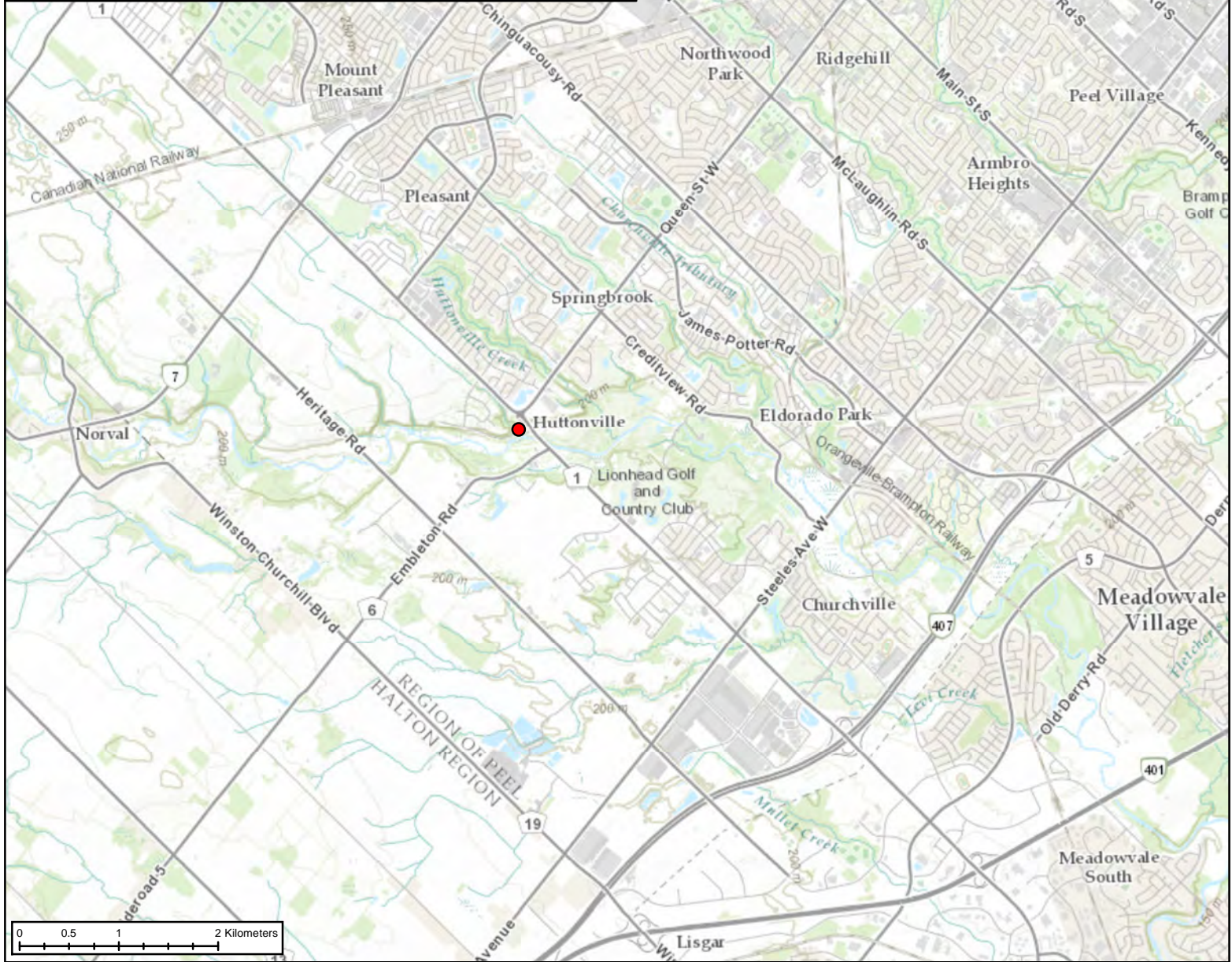
The Property is listed under *Section 29 Part IV* of the *Ontario Heritage Act (OHA)*. It is not designated under Part IV or Part V of the *OHA*.

1.5 Adjacent Properties

The *Provincial Policy Statement (PPS)* defines adjacency for cultural heritage resources as “those lands contiguous to a protected heritage property or as otherwise defined in the

municipal official plan.”¹ The City of Brampton *Official Plan* does not define adjacent. The Property is adjacent to 2100 Embleton Road, which is designated under Section 29 Part IV of the *OHA*. The Property is also adjacent to the River Road Cultural Heritage Landscape, which is listed under *Section 27 Part IV* of the *OHA*.

¹ Province of Ontario, “Provincial Policy Statement, 2020: Under the Planning Act,” last modified 1 May 2020, accessed 25 September 2023, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 39.

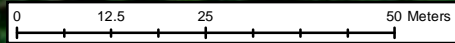


Legend

- Property

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
 1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE Location of the Property	
CLIENT Renji Abraham and Sudha Renji Abraham	
PROJECT	PROJECT NO. LHC0385
Heritage Impact Assessment, 18 River Road, Brampton, Ontario	
CONSULTANT	YYYY-MM-DD 2023-09-06
	PREPARED LHC
	DESIGNED JG
	FIGURE # 1




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	
CLIENT Renji Abraham and Sudha Renji Abraham	
PROJECT	PROJECT NO. LHC0385
Heritage Impact Assessment, 18 River Road, Brampton, Ontario	
CONSULTANT	YYYY-MM-DD 2023-09-06
	PREPARED LHC
	DESIGNED JG
	FIGURE # 2



Legend

- Property
- 2100 Embleton Rd,
Designated under the *Ontario Heritage Act*
- River Road Cultural Heritage Landscape

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
Cultural Heritage Resources Map

CLIENT
 Renji Abraham and Sudha Renji Abraham

PROJECT PROJECT NO. LHC0385
 Heritage Impact Assessment, 18 River Road, Brampton, Ontario

CONSULTANT
 YYY-MM-DD 2023-09-28



PREPARED LHC
 DESIGNED JG
 FIGURE # **3**

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 Canada's Historic Places' *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Ontario Heritage Tool Kit*.² 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.

The impact assessment 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*. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.

2.1 City of Brampton Heritage Impact Assessment Terms of Reference

The City has developed guidelines for HIAs produced for properties within the City. The HIA Guidelines require an HIA for a development or redevelopment of a property proposed:

- 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; or
- 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*.³

The Property meets this criterion as part of the Property is listed (not designated) under Section 27 Part IV of the *OHA*.

² Parks Canada, "Standards and Guidelines for the Conservation of Historic Places in Canada," *Canada's Historic Places*, last modified 2010, accessed 6 February 2023, <https://www.historicplaces.ca/media/18072/81468-parks-s-g-eng-web2.pdf>, 3.; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," in the *Ontario Heritage Toolkit* (Toronto: Queen's Printer for Ontario, 2006), 18.

³ City of Brampton, "Heritage Impact Assessment Terms of Reference," 2.

The requirements outlined in the City of Brampton's Heritage Impact Assessment Terms of Reference include:

Table 1: City of Brampton's Heritage Impact Assessment Requirements

Requirement	Location
<p>Background</p> <p>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.</p>	Section 1
<p>Background</p> <p>Briefly outline the methodology used to prepare the assessment.</p>	Section 2
<p>Introduction to the Subject Property</p> <p>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.</p>	Figure 1 and Figure 2
<p>Introduction to the Subject Property</p> <p>Briefly document and describe the subject property, identifying all significant features, buildings, landscape, and vistas.</p>	Section 1 and Section 5
<p>Introduction to the Subject Property</p> <p>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).</p>	Section 1
<p>Introduction to the Subject Property</p> <p>Document and describe the context including adjacent properties, land uses, etc.</p>	Sections 1 and 5
<p>Introduction to the Subject Property</p> <p>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.</p>	Section 5

Requirement	Location
<p>Introduction to the Subject Property</p> <p>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.</p>	<p>N/A</p>
<p>Evaluation of Cultural Heritage Value or Interest</p> <p>Thoroughly document and describe all heritage resources within the subject property, including cultural heritage landscapes, structures, buildings, building elements, building materials, architectural features, interior finishes, natural elements, vistas, landscaping and potential archaeological resources</p>	<p>Section 5</p>
<p>Evaluation of Cultural Heritage Value or Interest</p> <p>Provide a chronological history of the site and all structure(s), including additions, deletions, conversions, etc.</p>	<p>Section 4</p>
<p>Evaluation of Cultural Heritage Value or Interest</p> <p>Provide a list of owners from the Land Registry office and other resources, as well as a history of the site use(s) to identify, describe, and evaluate the significance of any persons, groups, trends, themes, and/or events that are historically or culturally associated with the subject property.</p>	<p>Appendix D</p>
<p>Evaluation of Cultural Heritage Value or Interest</p> <p>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 is available and relevant.</p>	<p>Section 5</p>

Requirement	Location
<p>Evaluation of Cultural Heritage Value or Interest</p> <p>Using Regulation 9/06 of the <i>Ontario Heritage Act</i> (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.</p>	Section 6
<p>Evaluation of Cultural Heritage Value or Interest</p> <p>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.</p>	Section 6
<p>Description and Examination of Proposed Development / Site Alterations</p> <p>Provide a description of the proposed development or site alteration in relation to the heritage resource.</p>	Section 7
<p>Description of Examination of Proposed Development / Site Alterations</p> <p>Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties. These may include:</p> <ul style="list-style-type: none"> • Destruction of any, or part of any, significant heritage attributes or features; • Alteration to the historic fabric and appearance; • Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden; • Isolation of a heritage attribute from its surrounding environment, context or a significant relationship; • Impact on significant views or vistas within, from, or of built and natural features; • A change in land use where the change in use may impact the property's cultural heritage value or interest; • Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource. 	Section 8

Requirement	Location
<p>Description and Examination of Proposed Development / Site Alterations</p> <p>Submit a drawing indicating the subject property streetscape and properties to either side of the subject lands, if applicable. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and how it integrates with the adjacent properties from a streetscape perspective. Thus, the drawing must show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees and/or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.</p>	<p>Figure 7 and Figure 8</p>
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>Provide mitigation measures, conservation methods, and / or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource</p>	<p>N/A</p>
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>Provide mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource.</p>	<p>N/A</p>

Requirement	Location
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>Evaluate the advantages and disadvantages (pros and cons) of each proposed mitigation measure / option. The mitigation options may include, but are not limited to:</p> <ul style="list-style-type: none"> • Alternative development approaches; • Appropriate setbacks between the proposed development and the heritage resources; • Design guidelines that harmonize mass, setback, setting, and materials; • Limiting height and density; • Compatible infill and additions; • Refer to Appendix 2 for additional mitigation strategies. 	<p>N/A</p>
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>Identify any site planning and landscaping measures that may ensure significant heritage resources are protected and / or enhanced by the development or redevelopment.</p>	
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>If relocation, removal, demolition or other significant alteration to a heritage resource is proposed by the landowner and is supported by the heritage consultant, provide clear rationale and justification for such recommendations.</p>	<p>N/A</p>
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>If relocation is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures.</p>	<p>N/A</p>

Requirement	Location
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>Provide recommendations for follow-up site-specific heritage strategies or plans such as a Conservation Plan, Adaptive Reuse Plan, and/or Structural/Engineering Assessment.</p>	<p>N/A</p>
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>If a heritage property of cultural heritage value or interests cannot be retained in its original location, consider providing a recommendation for relocation by the owner to a suitable location in reasonable proximity to its original siting.</p>	<p>N/A</p>
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>If no mitigation option allows for the retention of the building in its original location or in a suitable location within reasonable proximity to its original siting, consider providing a recommendation for relocation to a more distant location.</p>	<p>N/A</p>
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>Provide recommendations for advertising the sale of the heritage resource. For example, this could include listing the property on the Architectural Conservancy of Ontario (AOO) website in order to allow interested parties to propose the relocation of the heritage resource. Acceptable timelines and any other requirements will be determined in consultation with City staff.</p>	<p>N/A</p>

Requirement	Location
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>If a property cannot be retained or relocated, alternatives will be considered for salvage and mitigation. Only when other options can be demonstrated not to be viable will options such as ruinification or symbolic conservations be considered. Detailed documentation and commemoration (e.g., a heritage interpretive plaque) may also be required. Salvage of material must also occur, and a heritage consultant may need to provide a list of features of value to be salvaged. Materials may be required to be offered to heritage-related projects prior to exploring other salvage options.</p> <p>Ruinification allows for only the exterior of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.</p>	<p>N/A</p>
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>If the subject property abuts to one or more listed or designated heritage properties, identify development impacts and provide recommended mitigation strategies to ensure the heritage resources on the adjacent properties are not negatively impacted. Mitigation strategies include, but are not limited to:</p> <ul style="list-style-type: none"> • Vegetation screening; • Fencing; • Buffers; • Site lines; • An architectural design concept for the massing and façade treatment of proposed buildings to ensure compatibility with the adjoining property and the like. 	<p>Section 8</p>

Requirement	Location
<p>Mitigation Options, Conservation Methods, and Proposed Alternatives</p> <p>An implementation schedule and reporting / monitoring system for implementation of the recommended conservation or mitigation strategies may be required.</p>	N/A
<p>Recommendations</p> <p>Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it.</p>	Section 9
<p>Recommendations</p> <p>Clearly state whether the subject property is worthy of heritage designation under the <i>Ontario Heritage Act</i>.</p>	Section 9
<p>Recommendations</p> <p>The following questions must be answered in the final recommendation of the report:</p> <ul style="list-style-type: none"> • Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, <i>Ontario Heritage Act</i>? • Why or why not does the subject property meet the criteria for heritage designation? • Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasible integrated into the alteration / development? 	Section 9
<p>Recommendations</p> <p>Failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.</p>	Section 9
<p>Executive Summary</p> <p>Provide an executive summary of the assessment findings at the beginning of the report</p>	Page v

Requirement	Location
<p>Executive Summary</p> <p>Outline and summarize all recommendations including mitigation strategies, need for the preparation of follow-up plans such as conservation and adaptive reuse plans and other requirements as warranted. Please rank mitigation options from most preferred to least.</p>	Page v
<p>Other Requirements</p> <p>Provide a bibliography listing all sources used in preparing the HIA.</p>	Section 10
<p>Other Requirements</p> <p>Provide proper referencing within the HIA, including images, maps, etc.</p>	Throughout

The HIA must be prepared by qualified heritage professionals (qualifications provided in Appendix A).

2.2 Legislation and 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. The impact assessment considers the proposed project against this framework.

2.3 Historical 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:

- The Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- The Canadian County Atlas Digital Project;
- University of Toronto;
- National Air Photo Library; and,
- The Region of Peel Archives.

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.

2.4 Site Visit

A site visit was undertaken by Cultural Heritage Specialist Colin Yu on 6 July 2023. 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 surrounding area, exterior, and interior views of the structure. Access to the interior was granted by the Property owners.

2.5 Impact Assessment

*Information Sheet #5: Heritage Impact Assessments and Conservation Plans*⁴ and the City's HIA guidelines outline seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

- 1) **Destruction** of any part of any significant heritage attribute or features;
- 2) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- 3) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- 4) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- 5) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- 6) **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
- 7) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest. One adjacent heritage property and one adjacent cultural heritage landscape have been identified.

⁴ Ministry of Citizenship and Multiculturalism, "Info Sheet #5: Heritage Impact Assessments and Conservation Plans," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (Toronto: Queen's Printer for Ontario, 2006), 1-4.

3 POLICY AND LEGISLATION CONTEXT

3.1 Provincial Context

In Ontario, cultural heritage is established as a matter of provincial interest directly through the provisions of the *Planning Act*, the Provincial Policy Statement (*PPS*) and the *Ontario Heritage Act (OHA)*. Cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. 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 cultural heritage.

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 8 June 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.⁵

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS*, which is used under the authority of Part 1 (3).

3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements. The *PPS* addresses cultural heritage in Sections 1.7.1d and 2.6. Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by “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 1.7.1d).”

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*.

⁵ Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” last modified 8 June 2023, accessed 25 September 2023, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

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.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁶

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 *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

A 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. A HIA is one tool to conserve or demonstrate conservation of a cultural heritage resource.

3.1.3 Ontario Heritage Act, R.S.O. 1990, c. O. 18

The *OHA* (consolidated 1 July 2023) and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, 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. An *OHA* designation applies to real property rather than individual structures. The Property has not been designated under the *OHA*.

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

The *Places to Grow Act* guides growth in the province and enables the *Growth Plan* (described below). It was consolidated 1 June 2021 and 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;

⁶ Province of Ontario, "Provincial Policy Statement," 29.

- 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. *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.⁷

It describes cultural heritage resources as:

The *Growth Plan* 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.⁸

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.⁹

⁷ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified 28 August 2020, accessed 25 September 2023, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

⁸ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

⁹ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 47.

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

3.1.5 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 a 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. The application of these policies to this specific project are discussed in Section 3 of this report.

3.2 Local Framework

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 Affairs and Housing on 4 November 2022.

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.”¹⁰ The *ROP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities and recognizes its role “in establishing a shared sense of place, contributing to environmental sustainability and developing the overall quality of life for residents and visitors.”¹¹ Region of Peel policies and objectives outline their commitment to the conservation of cultural heritage resources and their encouragement and support of municipal policies to further this goal. The Region requires that municipalities implement policies requiring heritage impact assessments for development proposals that impact cultural heritage resources. A review of relevant *ROP* policies can be found in Appendix C. This HIA meets the requirements set out by the Region for conservation and sufficient documentation.

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.

¹⁰ Region of Peel, “Region of Peel Official Plan,” last modified 4 November 2022, accessed 25 September 2023, https://www.peelregion.ca/officialplan/download/_media/region-of-peel-official-plan-approved-final.pdf.

¹¹ Region of Peel, “Region of Peel Official Plan,” 110.

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."¹² The City recognizes that cultural heritage is comprised of both tangible and intangible resources that have significance or interest to the community and contribute "to the identity, character, vitality, economic prosperity, quality of life and sustainability of the community as a whole."¹³ The *OP* also identifies that 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.¹⁴ A review of relevant *OP* policies can be found in Appendix C.

3.2.3 Local Planning Context Summary

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

¹² City of Brampton, "Official Plan," last modified September 2020, accessed 21 September 2023, https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf, 1.

¹³ City of Brampton, "Official Plan," 2-4.

¹⁴ City of Brampton, "Official Plan," 4.9 -1.

4 RESEARCH AND ANALYSIS

4.1 Early Indigenous History

4.1.1 Paleo Period (9500 – 8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.¹⁵ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was largely spruce and pine forests.¹⁶ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.¹⁷

4.1.2 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.¹⁸

4.1.3 Woodland Period (1000 BCE – CE 1650)

The Woodland archaeological period in southern Ontario (1000 BCE – CE 1650) 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).¹⁹ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.²⁰ 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

¹⁵ Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

¹⁶ Toronto Region Conservation Authority, "Chapter 3: First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001).

¹⁷ Toronto Region Conservation Authority, "Chapter 3: First Nations."

¹⁸ Toronto Region Conservation Authority, "Chapter 3: First Nations."

¹⁹ Toronto Region Conservation Authority, "Chapter 3: First Nations."

²⁰ Toronto Region Conservation Authority, "Chapter 3: First Nations."

three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).²¹ 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. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.²²

4.2 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century bringing with them diseases for which the Indigenous peoples had no immunity and contributing to the collapse of the three southern Ontario Iroquoian confederacies. The movement of the Haudenosaunee Confederacy from south of Lake Ontario also contributed to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron. Between 1649 and 1655, the Haudenosaunee Confederacy waged war on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.²³

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. However, in the early 1690s, the Ojibway, Odawa and Patawatomi - 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.²⁴ Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.²⁵ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695. Their descendants are the Mississaugas of the Credit.²⁶ Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.²⁷

²¹ Toronto Region Conservation Authority, “Chapter 3: First Nations.”

²² Toronto Region Conservation Authority, “Chapter 3: First Nations.”; Haudenosaunee Confederacy, “Who Are We,” accessed 9 February 2023, <https://www.haudenosauneeconfederacy.com/who-we-are/>.

²³ Mississaugas of the Credit First Nation, “Community Profile,” accessed 21 September 2023, <https://mncfn.ca/about-mncfn/community-profile/>.

²⁴ Mississaugas of the Credit First Nation, “Community Profile.”

²⁵ Mississaugas of the Credit First Nation, “Community Profile.”

²⁶ Mississaugas of the Credit First Nation, “Community Profile.”

²⁷ Toronto Region Conservation Authority, “Archaeology Opens a Window on the History of Indigenous Peoples in the GTA,” last modified 21 June 2018, accessed 21 September 2023, <https://trca.ca/news/archaeology-indigenous-peoples-gta/>.

4.3 Survey and Early Euro-Canadian Settlement

The Seven Years War (1756-1763) between Great Britain and France and the American Revolution (1775-1783) lead to a push by the British Crown for greater British settlement in Canada leading to treaties.²⁸ The Property is located within the Treaty 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).²⁹

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.³⁰

The Property is also within the traditional territory of the Haudenosaunee and Huron Wendat.

²⁸ Peel Art Gallery, Museum, and Archives, "About Peel," *Peeling the Past*, accessed 21 September 2023, <https://peelarchivesblog.com/about-peel/>.

²⁹ Donna Duric, "Ajetance Treaty, No. 19 (1818)," *Mississaugas of the Credit First Nations*, last modified 4 November 2020, accessed 21 September 2023, <https://mncfn.ca/ajetance-treaty-no-19-1818/>; Peel Art Gallery, Museum, and Archives, "About Peel."

³⁰ Duric, "Ajetance Treaty, No. 19 (1818)."

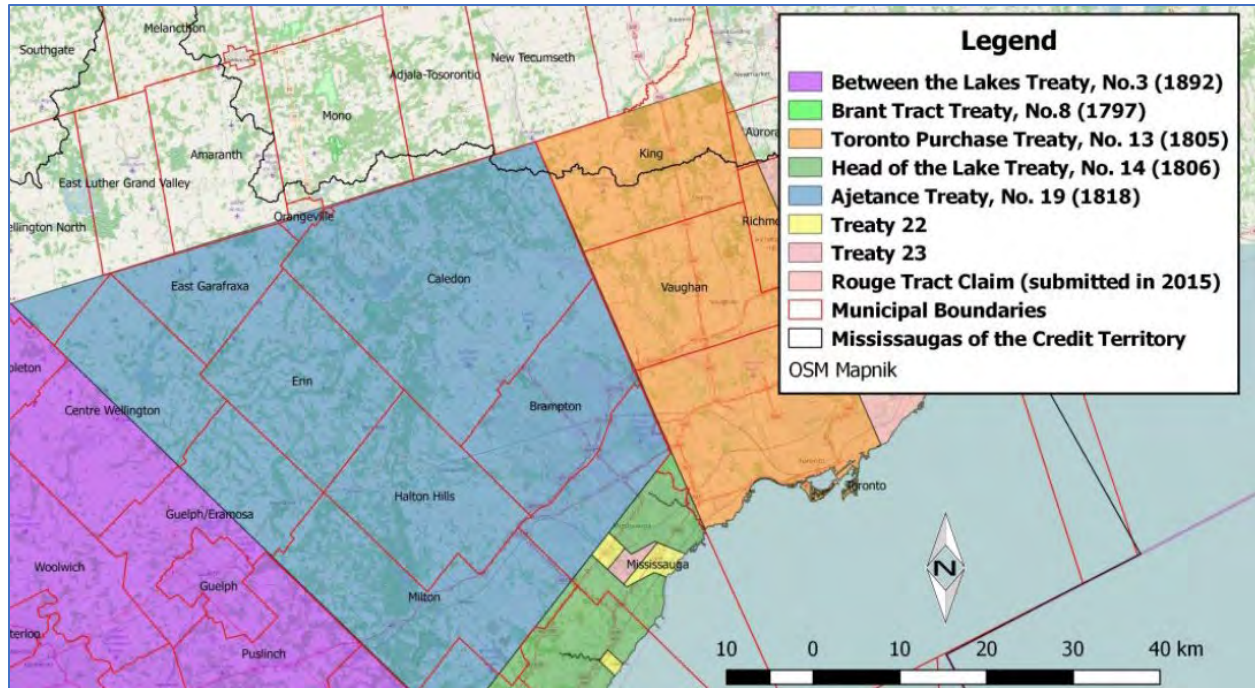


Figure 4: Ajetance Treaty, No. 19 Map³¹

4.4 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.³² The first Districts were Hesse, Nassau, Mecklenburg, and Lunenburg. These four Districts would be renamed Western, Home, Midland, and Eastern, respectively, in 1792.³³ The Property is located in the former Nassau or Home district.

Until the signing of the Ajetance Treaty, the land that would become Chinguacousy Township and Peel County was owned and occupied by Indigenous groups. The Ajetance Treaty was signed in 1818. In 1819, the Townships of Albion, Caledon, and Chinguacousy were surveyed by Richard Bristol and Timothy Street on the newly acquired Ajetance Treaty lands.³⁴ They described the land as "low, swampy and covered with dense hardwood".³⁵ Chinguacousy Township was named by Lieutenant Governor Sir Peregrine Maitland for the Mississauga

³¹ Mississaugas of the Credit First Nation, "Community Profile."

³² Archives of Ontario, "The Changing Shape of Ontario: Early Districts and Counties 1788-1899," *Government of Ontario*, accessed 21 September 2023, <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

³³ Archives of Ontario, "The Changing Shape of Ontario."

³⁴ Town of Caledon, "Arts, Culture, and Heritage," accessed 21 September 2023, <https://www.caledon.ca/en/living-here/arts-culture-and-heritage.aspx#:~:text=Originally%20surveyed%20in%201818%20and,rivers%20and%20at%20various%20crossroad>.

³⁵ Tourism Brampton, "Brampton History," *City of Brampton*, accessed 21 September 2023, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>.

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.³⁶

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 transportation route and ease of farming.³⁷ 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.³⁸ The name Peel was given in honour of Sir Robert Peel, who held many senior British government posts.³⁹

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.⁴⁰ Chinguacousy and Toronto Gore Township operated together until the latter separated in 1831.⁴¹ Chinguacousy Township would reach a population peak of 7,469 inhabitants, a figure that was not reached by other townships until the 1870s.⁴²

The Townships were initially run by the elected Home District Council for York County which was dissolved in 1850 in favour of smaller counties.⁴³ The authority of self-governance before the dissolution of the Home District Council was minor.⁴⁴ 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.⁴⁵ In 1854, Ontario County separated from the United Counties. In 1866, Peel became an independent county, with the village of Brampton chosen as the County seat in 1867.⁴⁶ 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 &

³⁶ Alan Rayburn, *Place Names of Ontario* (Toronto, ON: University of Toronto Press, 1997), <https://archive.org/details/placenamesofonta0000rayb>, 68.

³⁷ Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel, 1851-1867,” last modified 25 April 2017, accessed 21 September 2023, <https://peelarchivesblog.com/2017/04/25/the-creation-of-the-county-of-peel-1851-1867/>.

³⁸ Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel, 1851-1867.”

³⁹ Alan Rayburn, *Place Names of Ontario*, 266.

⁴⁰ J.H. Pope, *Illustrated Historical Atlas of the County of Peel* (Toronto, ON: Walker and Miles, 1877), 64.

⁴¹ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary* (Peel, ON: Charters Publishing Company, 1967).

⁴² Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, 249.

⁴³ Peel Art Gallery, Museum, and Archives, “About Peel.”

⁴⁴ Peel Art Gallery, Museum, and Archives, “About Peel.”

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

⁴⁶ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953* (Toronto, ON: Charters Publishing Company Limited, 1953), <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>, 29.

Northwestern, and Credit Valley rails throughout Peel County allowed the county to prosper and local products were shipped to other parts of Ontario.⁴⁷

Growth following World War II led to the creation of the Regional Municipality of Peel in 1974.⁴⁸ 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 services, such as: public health, utility services, and policing.⁴⁹ 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 334,750⁵⁰ and by 2021, it had a total population of 1,451,022.⁵¹

4.5 City of Brampton

Between 1827 and 1832, the only building in the area was a small tavern and inn at Salisbury, on Concession 1, Lot 8, E.H.S., operated by Martin Salisbury. The 1827 assessment roll indicates Salisbury only had one horse and one cow but assessed him as having £211.⁵² 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.⁵³ 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.⁵⁴ According to the 1837 *Toronto and Home District Directory*, there were 18 inhabitants.⁵⁵

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

⁴⁷ Town of Caledon, "Arts, Culture and Heritage."

⁴⁸ Peel Art Gallery, Museum, and Archives, "About Peel."

⁴⁹ Peel Art Gallery, Museum, and Archives, "About Peel."

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

⁵¹ Statistics Canada, "Census Profile, 2021 Census of Population, Profile Table," accessed 21 September 2023, <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Peel&DGUIDlist=2021A00033521&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0>.

⁵² Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, 13.

⁵³ Brampton Historical Society, "A Tavern in the Town," *Buffy's Corner* 3, No. 1 (2001): 6, accessed 21 September 2023,

<http://nebula.wsimg.com/ab724bf29292825400659426003351b8?AccessKeyId=B6A04BC97236A848A092&disposition=0&alloworigin=1>.

⁵⁴ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, 13.

⁵⁵ 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).

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.⁵⁶

The village of Brampton was chosen as the County seat in 1867 and government buildings were built at a cost of \$40,000.⁵⁷ 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.⁵⁸

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.⁵⁹ 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.⁶⁰

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.⁶¹ In 1907, American industrialist Andrew Carnegie's Andrew Carnegie Foundation donated \$12,500 to construct a library in Brampton⁶² and the population reached 4,000 people by 1910.⁶³ 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 the Toronto area 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.⁶⁴

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

⁵⁶ Tourism Brampton, "Brampton History."

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

⁵⁸ Pope, *The Illustrated Atlas of the County of Peel, Ont.*, 87-88.

⁵⁹ Thomas H.B. Symons, "Brampton's Dale Estate," *Ontario Heritage Trust*, accessed 21 September 2023, <https://www.heritagetrust.on.ca/en/pages/programs/education-and-outreach/presentations/brampton-dale-estate>.

⁶⁰ Tourism Brampton, "Brampton History."

⁶¹ Tourism Brampton, "Brampton History."

⁶² Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, 57.

⁶³ Tourism Brampton, "Brampton History."

⁶⁴ Nick Moreau, "Brampton," *The Canadian Encyclopedia*, last modified 28 November 2022, accessed 21 September 2023, <https://www.thecanadianencyclopedia.ca/en/article/brampton>.

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 Chinguacousy Township, and a portion of the Town of Mississauga.⁶⁵ Brampton is now Canada's ninth-largest municipality with a population of 656,480 according to the 2021 Census.⁶⁶

4.6 Property History

The Property, municipally known as 18 River Road, is located on Lot 5 Concession 5 West of Centre Road / Hurontario Street (W.H.S.). According to the land registry documents, the patent was granted to Robert Arthurs by the Crown in 1858.⁶⁷ The succession of transactions becomes jumbled after the patent due to a series of quit claims, bonds, and litigation.⁶⁸ Arthurs sold the lot to John Blain only fourteen days following the patent.⁶⁹ Power of Attorney granted the property to Mary Ferrie in 1860.⁷⁰ About a month later, Robert Rolston purchased the lot from Mary Ferrie.⁷¹ Two years later, Rolston granted the lot to James Ritchie.⁷² The transaction record proceeded to restart itself with the grant from the Crown to Robert Arthurs then continued to additional quit claims and releases culminating in the lot's ownership by Maitland Young in the late 1860s.⁷³

In 1869, Maitland Young sold the lot to William Hughes for \$1350.⁷⁴ Nine months later, Hughes – through his assignee John Kerr - sold and mortgaged the lot to Thomas Black for \$1620.⁷⁵ Thomas Black was a schoolteacher and a surveyor who also operated the American Hotel in Brampton for a time.⁷⁶ In 1894, Black sold the lot to Darius McClure for \$7650.⁷⁷ The 1819 and 1851 historic maps for the area do not depict buildings. The 1859 and 1877 historic maps depict some buildings but not within the property boundary (Figure 4). However, the significant increase in value suggests that at least one building was located on the lot. The 1909 topographic map confirms the presence of a building that is in the same location as the existing

⁶⁵ Moreau, "Brampton."

⁶⁶ Moreau, "Brampton."

⁶⁷ Land Registry Ontario, Peel County (43), Chinguacousy, Book A: West Hurontario Street, Concession 3 to 6; Salmonville; Tullamore; Victoria; Chetenham, accessed 21 September 2023, <https://www.onland.ca/ui/43/books/501866/viewer/950141849?page=80>, Patent.

⁶⁸ LRO, Peel County (43), Chinguacousy, Book A, Instrument No. 28134, 36795, 39354, and 4809.

⁶⁹ LRO, Peel County (43), Chinguacousy, Book A, Instrument No. 4810.

⁷⁰ LRO, Peel County (43), Chinguacousy, Book A, Instrument No. 8270.

⁷¹ LRO, Peel County (43), Chinguacousy, Book A, Instrument No. 8271.

⁷² Land Registry Ontario, Peel County (43), Chinguacousy, Book B; West Hurontario Street; Concession 4 to 6, accessed 21 September 2023, <https://www.onland.ca/ui/43/books/501832/viewer/967905674?page=55>, Instrument No. 10166.

⁷³ LRO, Peel County (43), Chinguacousy, Book B, Instrument No. 10340, 15461, 216, 217, and 218.

⁷⁴ LRO, Peel County (43), Chinguacousy, Book B, Instrument No. 391.

⁷⁵ LRO, Peel County (43), Chinguacousy, Book B, Instrument No. 489.

⁷⁶ Peel Art Gallery, Museum, and Archives, "Black Family Fonds #10," *William Perkins Fonds*.

⁷⁷ LRO, Peel County (43), Chinguacousy, Book B, Instrument No. 7351.

house. The cottages to the rear of the house are not depicted. Few buildings are located in the area at the time (Figure 5).

Fred C. Brown purchased the west half of the lot in 1919 for \$22,000.⁷⁸ Four years later, he sold part of the west half to Marguerite Cheeney for \$1.⁷⁹ Only a few days later, John McMurchy purchased the property.⁸⁰ In 1925, John McMurchy granted the property to Huttonville Park Limited, who proceeded to establish a plan of subdivision in 1940 then granted the property to Angus McMurchy in 1942.⁸¹ The 1918 and 1933 topographic maps depict little change in the area and no change on the Property. By 1942, the dam for the McMurchy mill was added to the map and some development had occurred along Mississauga Road and River Road (Figure 5). The 1954 aerial is the first instance in which the cottages to the rear of the house are depicted (Figure 6). The 1964 topographic map indicates a building in the location of the cottages; however, it is unclear if this is intended to represent all three or if only one was present at the time. Additional development has occurred along Mississauga Street and Queen Street West (Figure 5). By 1969, all three cottages are present (Figure 6).

Through the estate of Mary McMurchy, the property was granted to Walter and Alice Watson in 1971.⁸² In 1973, the Watsons granted the property to the Director of the Veterans' Affairs Land Act.⁸³ By 1973, the dam had been removed but the area had otherwise stabilized. An additional cottage had also been added to the topographic map. The 1979 topographic map indicates some additional development along Mississauga Street and immediately southwest of the Property (Figure 5). The Director of the Veterans' Affairs Land Act granted it back to the Watsons in 1990 with the Watsons transferring ownership to Clarence Bootsma in 1993.⁸⁴

By 1994, a small subdivision was added west of the Property and the intersection of Mississauga Street and Queen Street West (Figure 5). All three cottages are present; however, the roof and footprint of the house appears to be different suggesting that the original building may have been replaced or the roofline altered and a rear addition added. Only one accessory building is depicted (Figure 6). In 2011, the house was red brick with a hip roof and dormer, a gravel driveway east of the house leading to the rear shed, a retaining wall along the west side of the driveway, and the Property surrounded by mature trees (Photo 1). By 2014, the house had been reclad in stucco that had been painted yellow. The detached patio, carport, and bunkhouse were added sometime after 2014 (Photo 2). The stone well, bridge, and stone platform are not depicted in any of the maps meaning that their date of construction is unclear.

⁷⁸ Land Registry Ontario, Peel County (43), Chinguacousy, Concession 5; West Hurontario Street, accessed 21 September 2023, <https://www.onland.ca/ui/43/books/42292/viewer/967905704?page=1>, Instrument No. 13467.

⁷⁹ LRO, Peel County (43), Chinguacousy, Concession 5, Instrument No. 14802.

⁸⁰ LRO, Peel County (43), Chinguacousy, Concession 5, Instrument No. 14803.

⁸¹ LRO, Peel County (43), Chinguacousy, Concession 5, Instrument No. 15295 and 311.; Land Registry Ontario, Peel County (43), Plan 311, accessed 21 September 2023, <https://www.onland.ca/ui/43/books/41535/viewer/983630520?page=1>, Instrument No. 18514.

⁸² LRO, Peel County (43), Plan 311, Instrument No. 164126VS.

⁸³ LRO, Peel County (43), Plan 311, Instrument No. 262943VS.

⁸⁴ LRO, Peel County (43), Plan 311, Instrument No. 929223 and R01046449.



Photo 1: View of the house in 2011⁸⁵



Photo 2: View of the house in 2014⁸⁶

⁸⁵ Google Streetview, September 2011.

⁸⁶ Google Streetview, September 2014.



TITLE
1819, 1851, 1859, and 1877 Historic Maps Showing the Property

CLIENT
Renji Abraham and Sudha Renji Abraham

PROJECT PROJECT NO. LHC0385
Heritage Impact Assessment, 18 River Road, Brampton, Ontario

Legend


Property

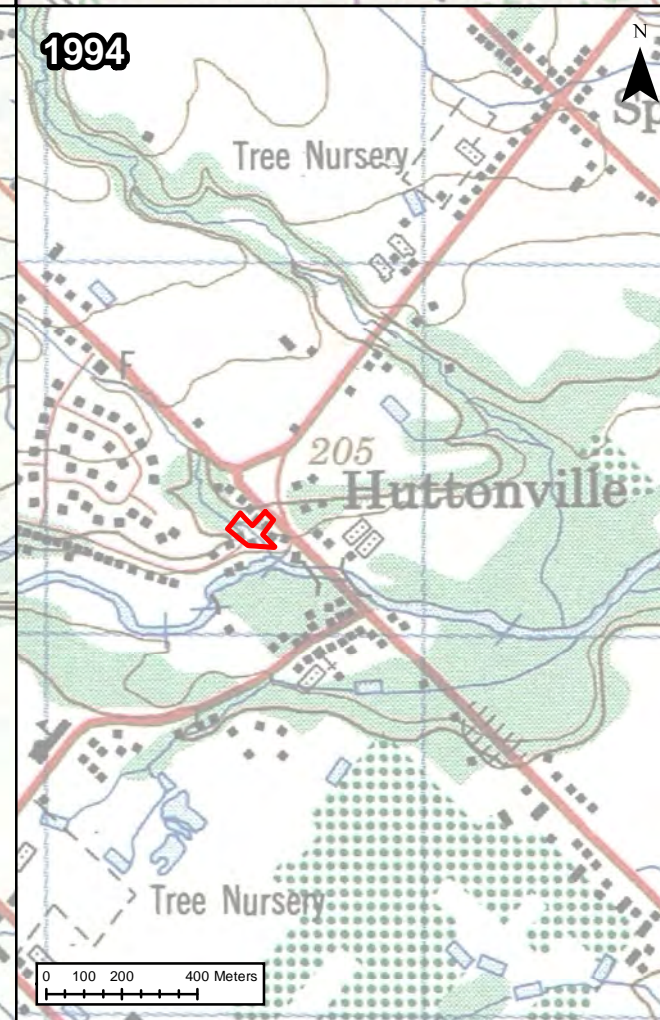
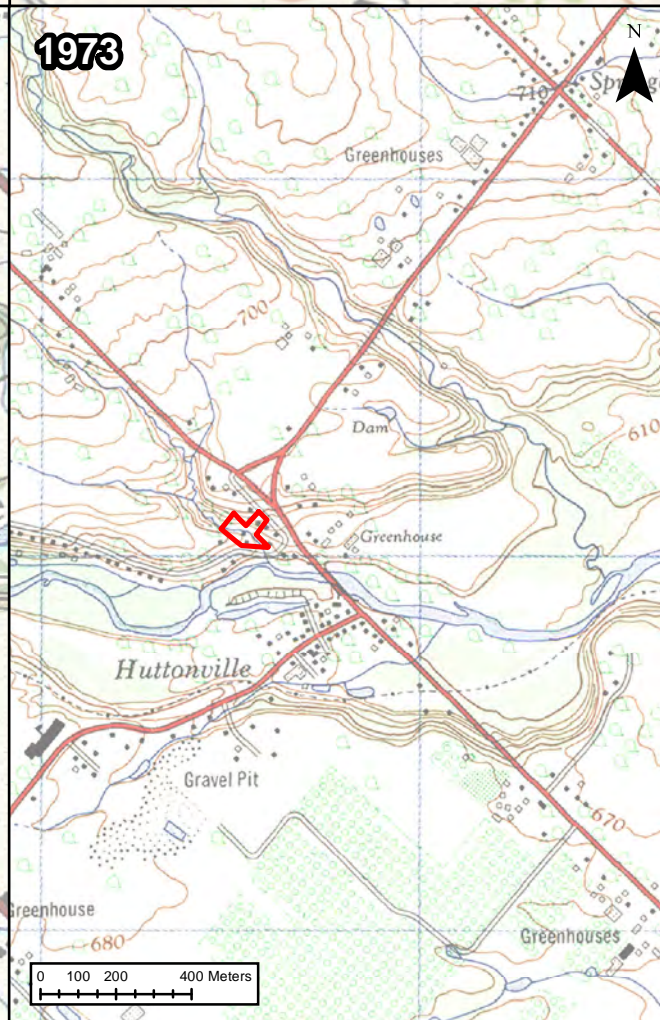
NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Bristol, R., "A.30 Map of the Northern Part of the Township of Toronto", scale unknown, n.p.: The Crown, 1819.
2. Archives of Ontario, "Chinguacousy Township, Map #51", I0044609, 1851.
3. Treemaine, Geo. R., "Tremaine's Map of the County of Peel, Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>; accessed 28 July, 2023), scale 1:3,960, Toronto: G.R. & G.M. Tremaine, 1859.
4. Pope, J.H., "Southern Part of Chinguacousy", In: "Illustrated Historical Atlas of the County Peel Ont", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>; accessed 28 July, 2023), Toronto: Walker & Miles, 1877.

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CONSULTANT	YYYY-MM-DD	2023-09-07
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	5



TITLE
1909, 1918, 1933, 1942, 1964, 1973, 1979, and 1994
Topographic Maps Showing the Property

CLIENT
Renji Abraham and Sudha Renji Abraham

PROJECT
Heritage Impact Assessment, 18 River Road,
Brampton, Ontario

PROJECT NO. LHC0385


Legend
 Property

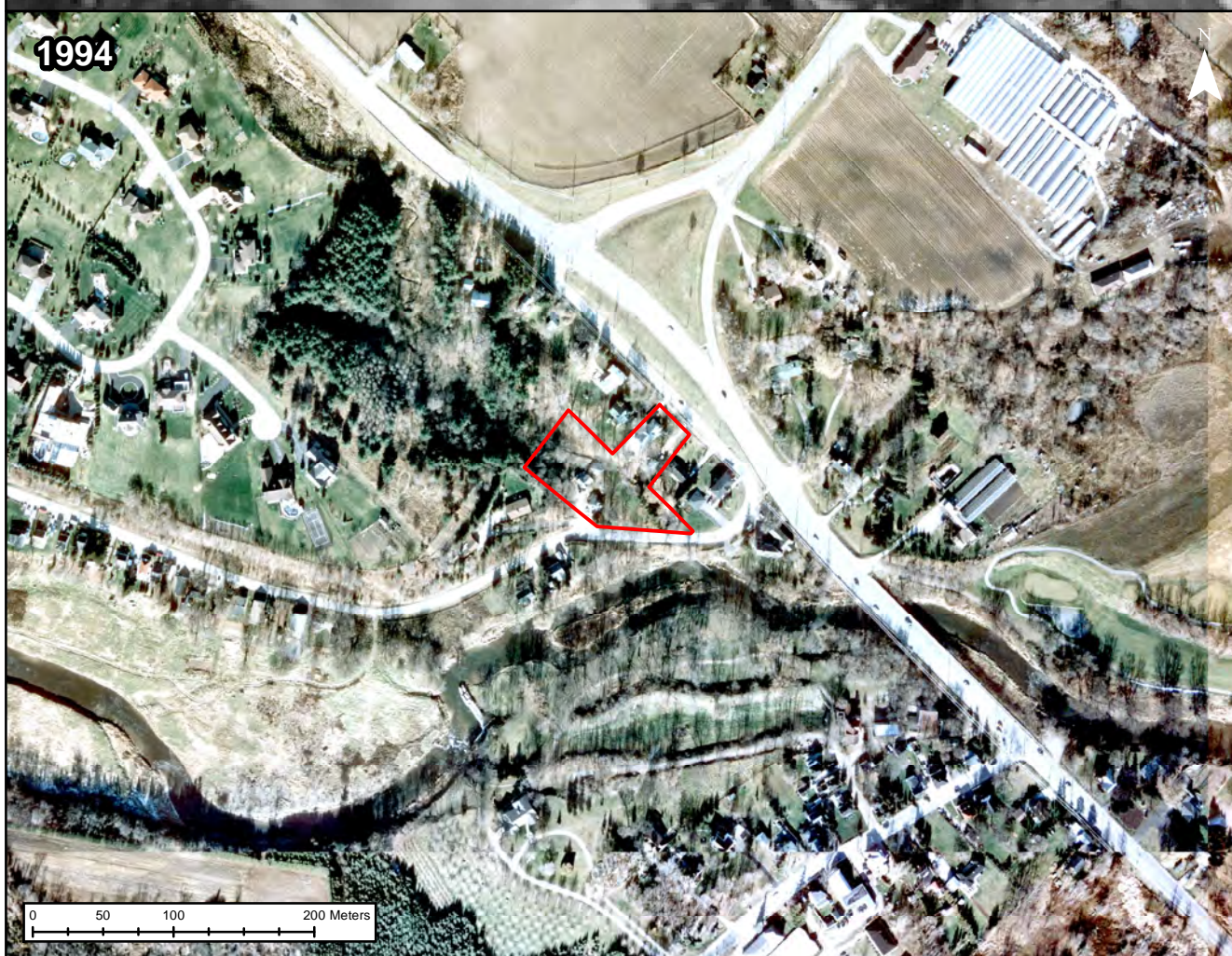
NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Department of Militia and Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo.scholarsportal.info/#/details/_uri=HTDP63360K030M12_1909TIFF&_add:true_nozoom:true; accessed 7 September, 2023), scale 1:63,360, sheet 30 M/12, edition 2, Ottawa: Department of Militia and Defence, 1909.
2. Department of Militia and Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo.scholarsportal.info/#/details/_uri=HTDP63360K030M12_1918TIFF&_add:true_nozoom:true; accessed 7 September, 2023), scale 1:63,360, sheet 30 M/12, edition 3, Ottawa: Department of Militia and Defence, 1918.
3. Department of National Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo.scholarsportal.info/#/details/_uri=HTDP63360K030M12_1933TIFF&_add:true_nozoom:true; accessed 7 September, 2023), scale 1:63,360, sheet 30 M/12, edition 7, Ottawa: Department of National Defence, 1933.
4. Department of National Defence, "Brampton, Ontario", (https://geo.scholarsportal.info/#/details/_uri=HTDP63360K030M12_1942_MBTIFF&_add:true_nozoom:true; accessed 7 September, 2023), scale 1:63,360, sheet 30 M/12, edition 9, Ottawa: Department of National Defence, 1942.
5. Army Survey Establishment, R.C.E., "Brampton, Ontario", (https://geo.scholarsportal.info/#/details/_uri=NTS50K030M12_1964ed4aseWTIFF&_add:true_nozoom:true; accessed 7 September, 2023), scale 1:50,000, sheet 30 M/12, edition 4, Ottawa: Army Survey Establishment, R.C.E., 1964.
6. Department of Energy, Mines, and Resources, "Brampton, Ontario", (https://geo.scholarsportal.info/#/details/_uri=HTDP25K030M12f_1973TIFF&_add:true_nozoom:true; accessed 7 September, 2023), scale 1:25,000, sheet 30 M/12f, edition 2, Ottawa: Department of Energy, Mines, and Resources, 1973.
7. Department of Energy, Mines, and Resources, "Brampton, Ontario", (https://geo.scholarsportal.info/#/details/_uri=NTS50K030M12_1979ed5mceTIFF&_add:true_nozoom:true; accessed 7 September, 2023), scale 1:50,000, sheet 30 M/12, edition 5, Ottawa: Department of Energy, Mines, and Resources, 1979.
8. Department of Energy, Mines, and Resources, "Brampton, Ontario", (https://geo.scholarsportal.info/#/details/_uri=NTS50K030M12_1994ed7TIFF&_add:true_nozoom:true; accessed 7 September, 2023), scale 1:50,000, sheet 30 M/12, edition 7, Ottawa: Department of Energy, Mines, and Resources, 1994.

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CONSULTANT	YYYY-MM-DD	2023-09-07
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6



TITLE
1954, 1969, 1994, and 2000 Aerial Photographs Showing the Property

CLIENT
Renji Abraham and Sudha Renji Abraham


PROJECT PROJECT NO. LHC0385
Heritage Impact Assessment, 18 River Road, Brampton, Ontario

Legend

 Property

NOTE(S) 1. All locations are approximate.

- REFERENCE(S)**
- University of Toronto, "1954 Air Photos of Southern Ontario", (<https://mdl.library.utoronto.ca/collections/airphotos/1954-air-photos-southern-ontario/index>: accessed 31 July, 2023), photo 436.794, 1954.
 - National Air Photo Library, "A19505-080", (<https://madgic.trentu.ca/airphoto/>: accessed 31 July, 2023), scanned and georeferenced by the Maps, Data and Government Information Centre at Trent University, roll A19505 line 23E photo 80, scale 1:30,000, 1969.
 - City of Brampton, "1994 Spring Orthophoto", 1994.
 - City of Brampton, "2000 Spring Orthophoto", 2000.
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CONSULTANT	YYYY-MM-DD	2023-09-07
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	7

4.7 Significant Person History

4.7.1 Darius McClure

Darius McClure was born on 30 May 1863 in Chinguacousy Township to Samuel McClure and Mary Smith. He married Sarah Hassard on 21 February 1889, and they had six children.⁸⁷ Darius was a farmer in Huttonville until his retirement when he moved to Toronto then to Brampton. In 1924, he purchased the Victoria Hotel and became its operator until his death in 1930.⁸⁸ In addition to his role as the proprietor of the Victoria Hotel – formerly the Revere House Hotel, McClure’s other roles included being a member of the ‘Excelsiors’ Lacross team; a member of the Brampton School Board; treasurer of the Peel County Conservative Association; member of the Board of Managers for the Norval Presbyterian Church; President of the Peel County Agricultural Society; a member of the Board of Managers for the Parkdale Presbyterian Church; a member of the Board of Managers for a Presbyterian Church in Brampton; the chairman of the Huttonville Conservatives Association; treasurer of the Peel Liberal-Conservative Association; and a member of the Ionic Lodge.⁸⁹ His funeral was considered “one of the largest funerals ever held in this town” with over 80 cars in the procession.⁹⁰

⁸⁷ J. Brian Gilchrist, Marlene Sharp and Robert A. McClure, *The “Clan” McClure: Historical Highlights* (Halton, ON: McClure Clan Family Executive, 2009), 35-36.

⁸⁸ Find a Grave, “Darius McClure,” accessed 21 September 2023, [https://www.findagrave.com/memorial/159531723/darius-mcclure?_gl=1*1pc6wx5*_gcl_au*NjAxNTc2NzAyLjE2ODk2MDUyODk.*_ga*MTI1NzE0NDQxNy4xNjU3NzUwMzIx*_ga_4QT8FMEX30*NjZjODFkMmQtYjdmZC00MDAyLThmMTMtYzM0M2U0ZmMzNmNhLjlxLjEuMTY5MTU5Njk3OS42MC4wLjA.](https://www.findagrave.com/memorial/159531723/darius-mcclure?_gl=1*1pc6wx5*_gcl_au*NjAxNTc2NzAyLjE2ODk2MDUyODk.*_ga*MTI1NzE0NDQxNy4xNjU3NzUwMzIx*_ga_4QT8FMEX30*NjZjODFkMmQtYjdmZC00MDAyLThmMTMtYzM0M2U0ZmMzNmNhLjlxLjEuMTY5MTU5Njk3OS42MC4wLjA.;); Charters Publishing Company, “Prominent Citizen Passes Suddenly,” in *The Conservator Brampton*, published 12 June 1930, accessed 21 September 2023, <https://archive.org/details/the-conservator-brampton-1930-06/page/n20/mode/1up?q=darius>, 5.

⁸⁹ Gilchrist, Sharp, and McClure, *The “Clan” McClure*, 36.; Charters Publishing Company, “Darius McClure,” in *The Conservator Brampton*, published 19 June 1930, accessed 21 September 2023, <https://archive.org/details/the-conservator-brampton-1930-06/page/n36/mode/1up?q=darius>, 5.

⁹⁰ Charters Publishing Company, “Darius McClure,” 5.; Find a Grave, “Darius McClure.”



Photo 3: Photograph of the Victoria Hotel, c. 1936-1940⁹¹

4.7.2 McMurchy Family

The McMurchy family immigrated from Scotland and established themselves throughout Peel County.⁹² Archibald McMurchy settled in Huttonville in 1886 and operated the Huttonville Woollen Mills. John McMurchy and Angus McMurchy - Archibald's sons – continued operation of the Woollen Mills. John also built upon the family's holdings and reputation within the community through his other endeavours. In 1903, John McMurchy purchased the Huttonville Electric Power Company that was established by J.P. Hutton in 1885. During his ownership, he enlarged the power plant, increased street lighting, supplied power to local businesses, and increased the residential customer base from 43 to 500.⁹³ In 1909, he was described as "a popular citizen of Brampton" with an increase in popularity predicted for his purchase of an electric car from Indianapolis for the city.⁹⁴ In 1910, the city decided to utilize a provincial source of power for their hydro requirements. However, McMurchy's power company continued to supply some industrial customers and his own industries until 1950.⁹⁵ The Huttonville power station was also used during power outages. The Woollen Mill was sold to a Toronto businessman in 1925.⁹⁶

⁹¹ Peel Art Gallery, Museum, and Archives, "Victoria Hotel, Main St North, Brampton," in *Thomas O. Dolson Family Fonds*.

⁹² Golder, "Heritage Impact Assessment: 5916 Trafalgar Road North, Town of Erin, part of Lot 26, Concession 7, former Township of Erin, Wellington County, Ontario," last modified 17 November 2021, accessed 21 September 2023, <https://www.wellington.ca/en/resident-services/resources/Planning/Development-Applications/Active-Applications/23T-21002/13-Heritage-Impact-Assessment-Golder-Nov-2021.pdf>, 16-17.; Peel Art Gallery, Museum, and Archives, "McMurchy Family Fonds," *William Perkins Fonds*.

⁹³ Corporation of the Town of Brampton, *Brampton Centennial Souvenir*, 99.

⁹⁴ Peel Art Gallery, Museum and Archives, "McMurchy Family Fonds," *William Perkins Fonds*.

⁹⁵ Corporation of the Town of Brampton, *Brampton Centennial Souvenir*, 99.; Corporation of the County of Peel, *A History of Peel County*, 203.

⁹⁶ Peel Art Gallery, Museum and Archives, "McMurchy Family Fonds," *William Perkins Fonds*.

5 EXISTING CONDITIONS

5.1 Surrounding Context

The Property is in Southwestern Ontario in the City of Brampton. It is approximately 20.5 kilometres (km) northwest from the northern shore of Lake Ontario and approximately 6.4 km south of downtown Brampton.

The topography of the area is comprised of a slope ascending to the west and descending to the east along River Road, a steep slope ascending north towards Mississauga Road, and a steep slope descending south to Duke's Creek (Photo 4 to Photo 11). The vegetation of the area consists of mature deciduous and coniferous trees and manicured landscaped yards fronting residential properties.

The Property is bounded by River Road to the north with Mississauga Road running parallel further north, residential properties to the east and west, and Duke Creek's to the south. River Road is a municipally maintained local road running northwest to southeast before curving southwest to follow Duke Creek for approximately 200 metres (m) then returning to its northwest to southeast orientation. It starts at Mississauga Road, northwest of the Property, and ends before the subdivision located to the northwest. It is a two-lane road flanked by rolling curbs. Streetlights and sidewalks are not present (Photo 4 to Photo 7). Mississauga Road is a regionally maintained road running northwest to southeast from Highway 11 to Lake Ontario. It is a six-lane road to the northwest and a four-lane road to the southeast flanked by curbs and streetlights. A sidewalk is located along the south side of the street (Photo 8 and Photo 9).

The surrounding area includes residential properties mainly comprised of one to two storeys in height with setbacks ranging from 5 m to 65 m. Building materials primarily consist of a combination of traditional materials like brick and stucco and contemporary materials like vinyl siding.



Photo 4: View northwest along River Road from the Property



Photo 5: View southeast along River Road from the Property



Photo 6: View southwest along River Road from 24 River Road



Photo 7: View northeast along River Road from 24 River Road



Photo 8: View northwest along Mississauga Road from north of the Property



Photo 9: View southeast along Mississauga Road from north of the Property



Photo 10: View west along Duke Creek



Photo 11: View east along Duke Creek

5.2 Adjacent Heritage Properties

The City of Brampton Official Plan does not provide a definition as related to heritage properties. The Region of Peel Official Plan and the *PPS*, however, define adjacent as “those lands contiguous to a protected heritage property.”⁹⁷ Using this definition, there is one adjacent heritage property at 2100 Embleton Road – locally known as the McMurchy Woollen Mill and Pumphouse - which is designated under Section 29 Part IV of the *OHA* and one adjacent cultural heritage landscape along River Road, which is listed under Section 27 Part IV of the *OHA*. The Property is not included in the River Road Cultural Heritage Landscape.



Photo 12: Photograph of the McMurchy Woollen Mill⁹⁸

⁹⁷ Province of Ontario, “Provincial Policy Statement,” 39.; Region of Peel, “Region of Peel Official Plan,” 261.

⁹⁸ Brampton Historical Society, “McMurchy Woollen Mills,” *Facebook*, published 23 January 2015, accessed 21 September 2023, <https://www.facebook.com/234182563312371/photos/a.258573367539957/843635245700430/?type=3>.



Photo 13: Photograph of the McMurchy Powerhouse⁹⁹

5.3 18 River Road

5.3.1 Exterior

The Property is situated on a 0.66-ha irregularly shaped lot. The house is located on the north side of the lot fronting onto River Road with a setback of approximately 15.5 m. The house has a rectangular plan with a hip roof, a hipped roof dormer on the north, east, and west elevations, a gabled dormer on the south elevation, and a stuccoed chimney on the west elevation (Figure 2). It is a one-and-a-half storey building in the Craftsman Bungalow architectural style with stucco panels cladding the north elevation and the majority of the east and west elevations. The south elevation and the south side of the east and west elevations are cut stone. The Property is accessed from a paved driveway on the east side of the house and another paved driveway on the west side of the house (Photo 14 to Photo 17). Since the house is situated on the rise of a slope, the east driveway has a stone block retaining wall on the west side to create a level front yard (Photo 17).

The main entrance of the house is a flat-headed, single door offset to the north side of the east elevation with a shed-roofed covered porch (Photo 14 and Photo 17). The porch is almost enclosed with an arched doorway on the north elevation, and arched openings on the south and east elevations. The house also has a flat-headed single door offset to the south side of the east elevation with a shed roof covered porch supported by wood beams (Photo 17) and a flat-

⁹⁹ Hiking the GTA, "McMurchy Woolen Mills – Huttonville," last modified 18 April 2015, accessed 21 September 2023, <https://hikingthegta.com/tag/mcmurchy-woolen-mills/>.

headed single door offset to the east side of the south elevation on the basement level (Photo 16). Windows are found on all elevations.

The north elevation of the house consists of a three-faced projecting bay with two flat-headed one-over-two windows with a continuous sill on the first storey of the centre facing, a flat-headed one-over-two window with a lug sill on the first storey of each of the side facings, and a flat-headed sliding window on the basement storey of each of the side facings. The northern dormer has a flat-headed sliding window (Photo 14). The west elevation features four flat-headed sliding windows on the basement storey (a cut stone voussoir accompanies the one offset to the south side); four flat-headed one-over-one windows with lug sills offset to the north side of the first storey; a single square window with a cut stone voussoir offset to the south side of the first storey; and paired flat-headed one-over-one windows in the dormer (Photo 15).

The south elevation of the house is comprised of a three-faced projecting bay with a flat-headed sliding window on the basement storey of the west face; a flat-headed one-over-one window with a cut stone lug sill on the first storey of each of the side facings; and a central, flat-headed picture window on the first storey of the centre facing. The dormer has a flat-headed sliding window (Photo 16). The east elevation features a small rectangular picture window with a lug sill offset to the north side of the first storey; two paired flat-headed sliding windows with lug sills on the first storey between the two entrances; and a flat-headed sliding window in the dormer (Photo 17).



Photo 14: View southwest of the north elevation



Photo 15: View northeast of the west elevation



Photo 16: View northeast of the south elevation



Photo 17: View northwest of the east elevation

5.3.2 Interior

5.3.2.1 Basement

The finished basement is accessed through an enclosed staircase located in the centre and offset to the east side of the house. This floor consists of nine rooms. North of the staircase is the sitting room / dining room. The sitting / dining room has a wood floor and plain moulded baseboards (Photo 18 and Photo 19). South of the staircase is a kitchenette. It has wood floors and plain moulded baseboards. A small projecting closet with sliding doors is located in the southeast corner. Another small projecting closet is situated on the south side of the enclosed staircase (Photo 20). South of the kitchen through a small hallway is the mudroom. It has a tile floor and plain moulded baseboards. In the southeast corner is an angled wall with a flat-headed single door that opens to the rear of the house (Photo 21).

The west side of the basement has a hallway running the length of the floor from north to south. It has a wood floor and plain moulded baseboards (Photo 22 and Photo 23). The north end of the hallway has a laundry room. It has a linoleum tile floor and plain moulded baseboards (Photo 22 and Photo 24). The west wall of the hallway has four doors leading to four small rooms (Photo 23). The northern door leads to the utility room, which is an unfinished room with mechanical equipment. The second door leads to the bathroom. It has a linoleum tile floor and plain moulded baseboards (Photo 26). The two remaining doors lead to storage areas.



Photo 18: View north of the sitting / dining room



Photo 19: View south of the dining room and staircase



Photo 20: View north of the kitchenette and staircase

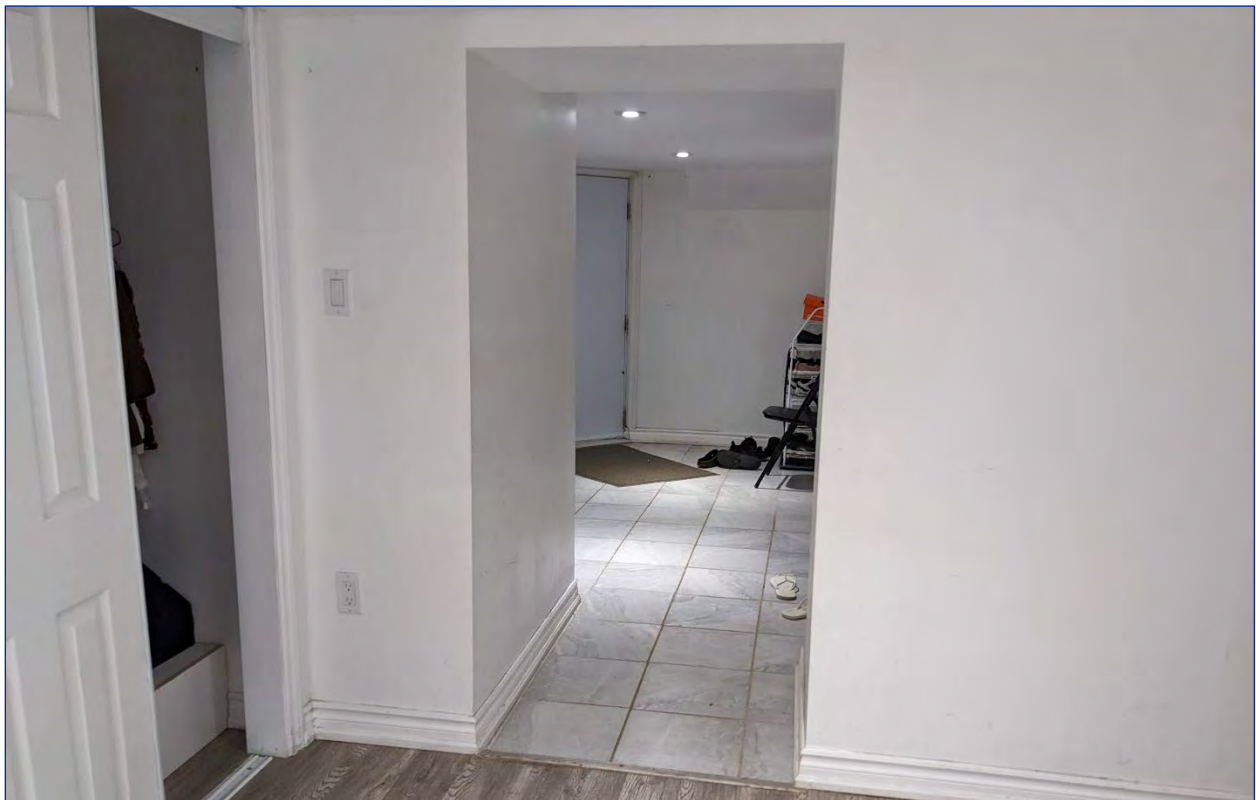


Photo 21: View south of the mudroom

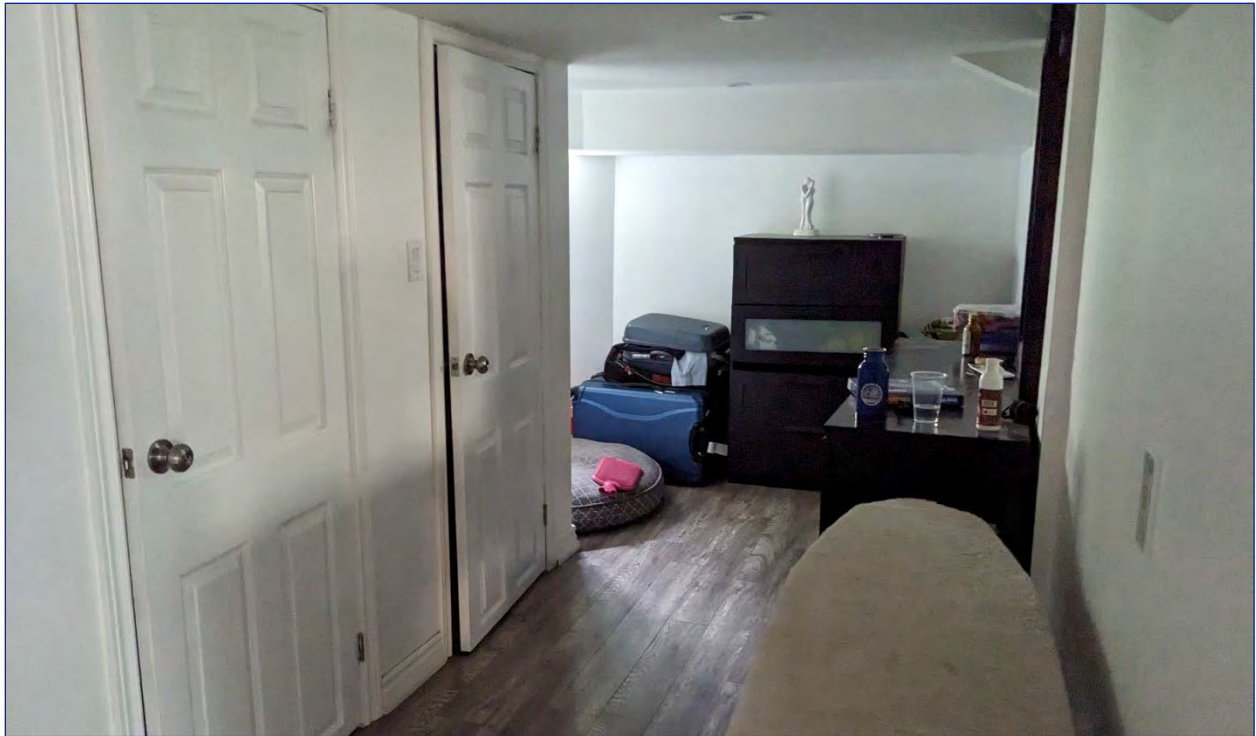


Photo 22: View north of the hallway

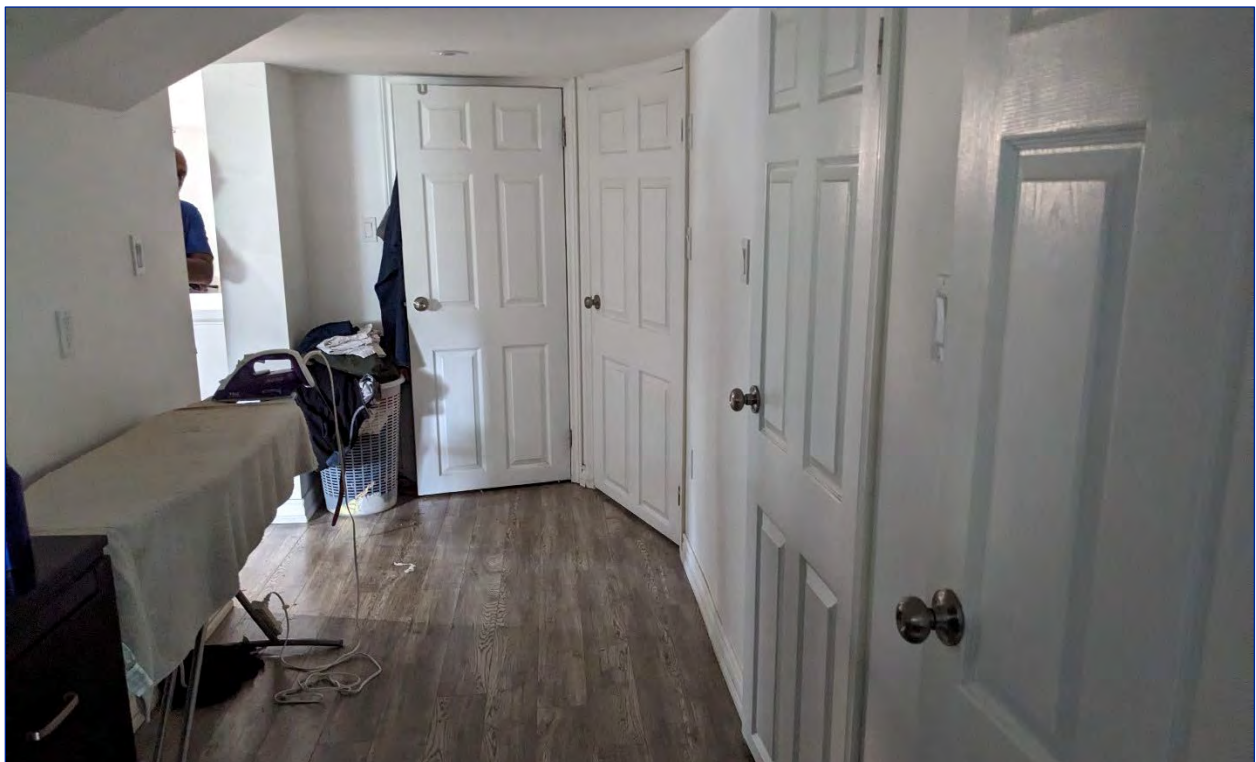


Photo 23: View south of the hallway



Photo 24: View of the laundry room

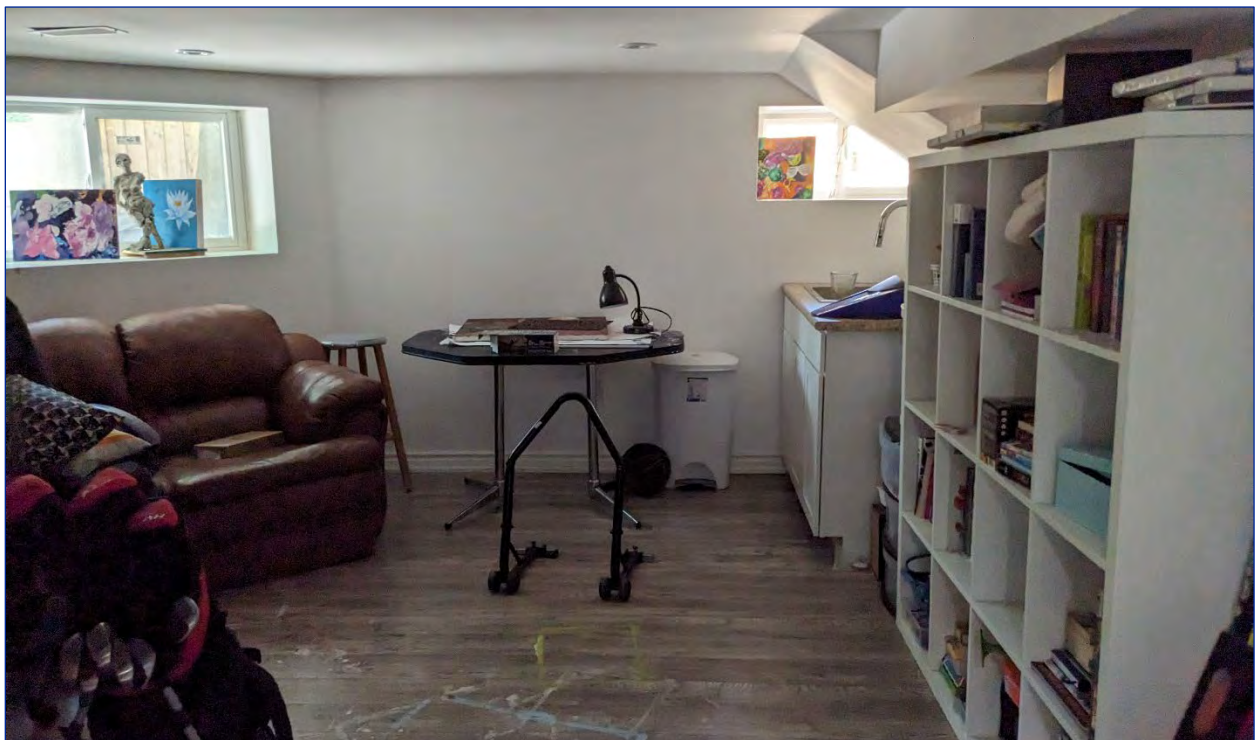


Photo 25: View south of the living room



Photo 26: View west of the bathroom

5.3.2.2 First Storey

The main floor of the house consists of six rooms. Through the main entrance is the entryway / sitting room. Situated in the southeast corner of the sitting room is the staircase to the attic. The stairs are wood and mostly enclosed with an opening along the north wall above the railing that looks into the sitting room. The entryway / sitting room has a wood floor and tall, plain, moulded baseboards. The main entrance is located in the northeast corner of the room with a flat-headed window with decorative interior shutters located between the entrance and the staircase on the east wall (Photo 27 and Photo 28).

A bedroom is located north of the entryway / sitting room. It has a wood floor, plain moulded window surrounds, and tall, plain, moulded baseboards (Photo 29). Similarly, the northwest bedroom has a wood floor, plain moulded window surrounds, and tall, plain, moulded, baseboards (Photo 30). South of the northwest bedroom is the bathroom. The walls and floor of the bathroom are clad in white ceramic tiles with a marble pattern. The shower area is clad in black ceramic tiles with a marble pattern (Photo 31).

South of the entryway / sitting room is the combined kitchen and dining room. It is a single room that has been visually but not physically divided into two uses. The east side of the room is the kitchen. It has a wood floor and tall, plain, moulded baseboards. Cabinets line the bottom half of the east wall with a slight extension followed by an oven and range hood on the south

wall. Hanging cabinets are found in the corner of the east and south walls. Acrylic tiles line the area behind the oven and between the two sets of cabinets in the southeast corner (Photo 32). The west side of the room is the dining area. It has a wood floor, a chandelier above the dining table, and tall, plain, moulded baseboards. The south wall of the kitchen / dining room has two central door openings separated by a plain square column (Photo 33).

South of the kitchen / dining room is the living room. It has a wood floor and tall, plain, moulded baseboards. A large flat-headed picture window with a plain moulded surround and decorative interior shutters is situated in the centre of the south wall. Flanking the picture window are two flat-headed, one-over-one windows with plain moulded surrounds and decorative interior shutters. In the centre of the ceiling is a circular ceiling moulding with a chandelier hanging from the centre (Photo 34).



Photo 27: View of the north side of the entryway / sitting room



Photo 28: View of the south side of the entryway / sitting area



Photo 29: View of the northeast bedroom



Photo 30: View of the northwest bedroom

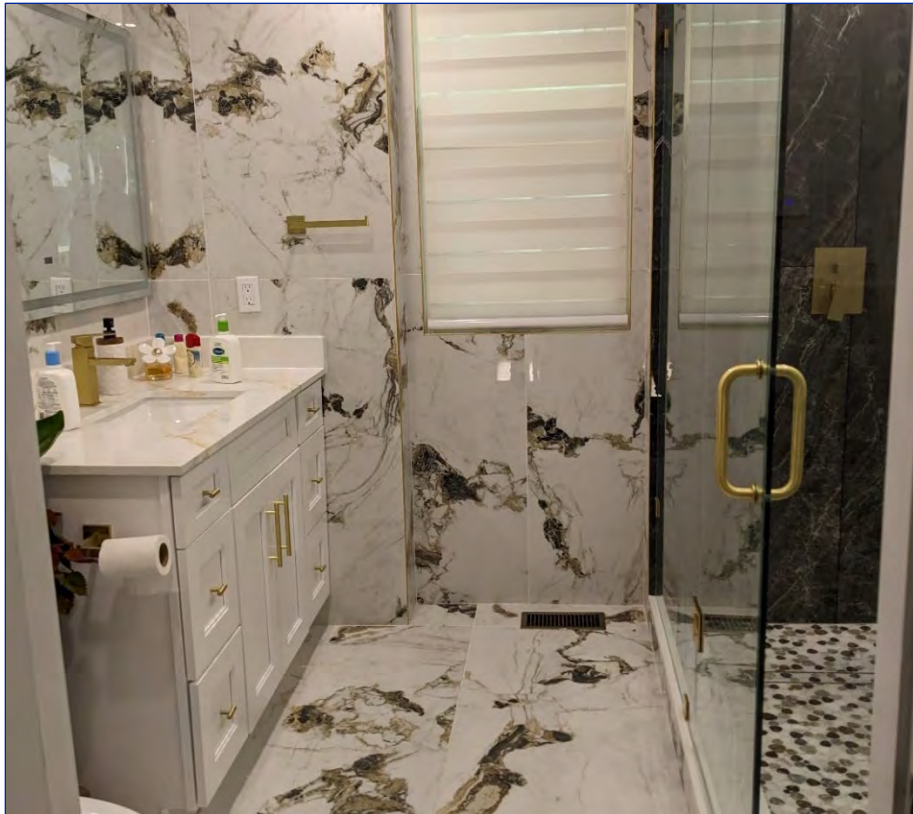


Photo 31: View of the bathroom



Photo 32: View of the kitchen

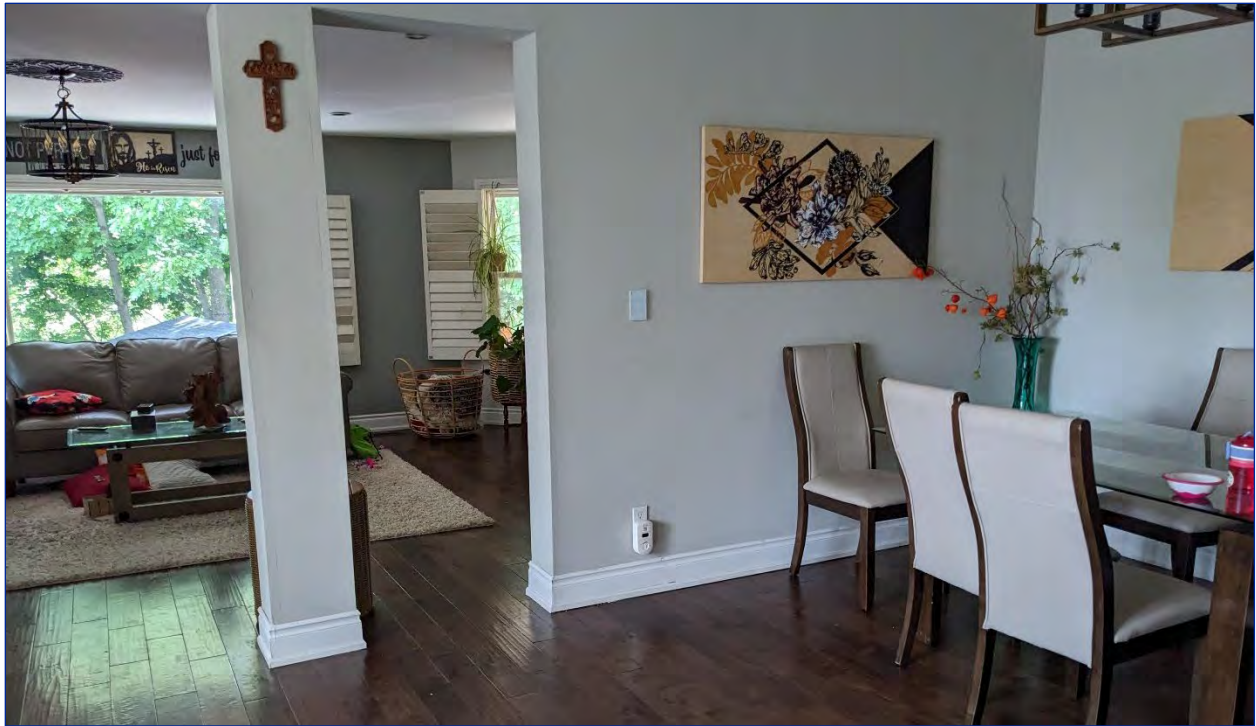


Photo 33: View of the dining area



Photo 34: View of the living room

5.3.2.3 Attic

The attic floor of the house consists of two rooms. The staircase down to the first floor is situated in the centre of the attic and enters into a large room that spans the length of the house. The sloped ceilings meet at a central flat ceiling that runs the length of the attic. The whole room has a wood floor and plain moulded baseboards (Photo 35 and Photo 36). The bathroom is located in the east dormer. It has a green tile floor with black and grey mosaic tiles cladding the bottom three-quarters of all walls (Photo 37).



Photo 35: View of the south side



Photo 36: View of the north side

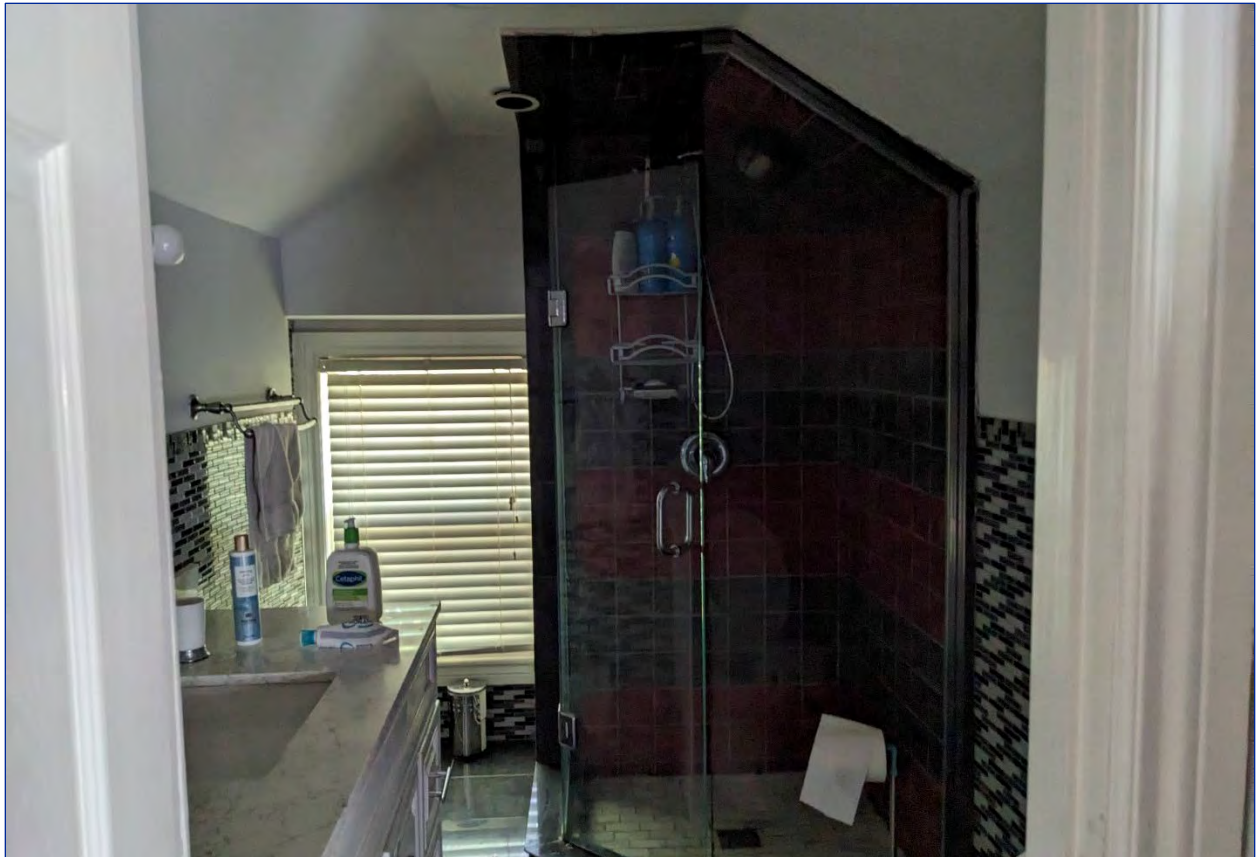


Photo 37: View of the bathroom

5.3.3 Accessory Buildings

The area surrounding the house consists of several accessory buildings and amenity areas. Southwest of the house is a wood carport clad with horizontal board and open on the south side. East of the car port is a patio with a stone block west wall, stone block posts flanking the opening, metal frame with glass panel walls on the north, south, and east walls, and a wood floor (Photo 38). Southeast of the house is a one-storey shed with a front gable roof and a double sliding garage door offset to the west side of the north elevation. East of the house is a one-storey bunk house with a front gable roof, a full-length porch on the west elevation, and a flat-headed sliding window on the north elevation (Photo 39).

South of the patio and shed is a steep slope descending down to Duke's Creek. A path leads from the southwest corner of the shed to the southwest then curves southeast to the creek where there is a small bridge and a path leading to the cottages to the southwest (Photo 40). Alongside the north bank of the creek west of the bridge is a wood plank topped rubble stone platform with a stone fireplace. The bridge has a metal frame with a poured concrete top and metal tube railings (Photo 40 and Photo 41). West of the bridge and in the centre of the creek is a rubble stone well with a sign on the south elevation that reads "Duke's Creek" (Photo 42).



Photo 38: View northeast of an exterior amenity area and garage



Photo 39: View southwest of additional accessory buildings



Photo 40: View north across the creek to the shed



Photo 41: View east of the bridge over Duke Creek from the main house to the cottages



Photo 42: View of the Duke's Creek sign and bridge

5.4 24 River Road

The cottages are situated around a central driveway – separate from the house’s driveway - located at the rear of the parcel. This cottage is situated on the north side of the rear driveway before the driveway’s north curve. The cottage has a square plan with a small addition to the north side of the west elevation. It is a one-storey vinyl siding clad building with a hip roof, a concrete foundation, hipped dormers on the north and south elevations, and a red brick chimney on the east elevation (Photo 43 to Photo 46). The front entrance is a flat-headed single door with a porch roof offset to the south side of the east elevation (Photo 44). The cottage also has a flat-headed single door offset to the west side of the north elevation, and a flat-headed single door offset to the east side of the north elevation that fronts onto the deck (Photo 45). Windows are found on all elevations.

The south elevation of the cottage has a picture window in the dormer, a tall flat-headed one-over-one sash window offset to the west side, a short flat-headed one-over-one sash window offset to the east side, and a small sliding window in the centre (Photo 43). The east elevation has two flat-headed one-over-one sash windows: one tall and one short (Photo 44). The north elevation has a flat-headed one-over-one sash window between the two entrances (Photo 45). The west elevation features a short flat-headed one-over-one sash window offset to the north side (Photo 46).



Photo 43: View of the south elevation



Photo 44: View of the east elevation



Photo 45: View of the north elevation



Photo 46: View of the west elevation

5.5 26 River Road

This cottage is situated west of 24 River Road across the driveway and just north of the curve. The cottage has an irregular plan and a cross gable roof. It is a one-storey vinyl siding clad building and a concrete foundation (Photo 47 to Photo 50). The cottage is accessed from a gravel parking area immediately south of the cottage. The front entrance is a flat-headed single door with a small wood porch and a small awning offset to the east side of the south elevation (Photo 47). The cottage also has a flat-headed single door near the centre of the west elevation (Photo 50). Windows are found on all elevations.

The south elevation of the cottage has a flat-headed fixed window offset to the west side (Photo 47). The east elevation has a flat-headed double casement window and a flat-headed sliding window beneath the side gable offset to the south side and a flat-headed fixed window offset to the north end (Photo 47 and Photo 48). The north elevation has one flat-headed fixed window offset to the east end and one flat-headed fixed window offset to the west side (Photo 49). The west elevation has a flat-headed fixed window north of the side entrance (Photo 50).



Photo 47: View of the south and east elevations



Photo 48: View of the east elevation



Photo 49: View of the east and north elevations



Photo 50: View of the west elevation

5.6 28 River Road

The cottage is situated north of 26 River Road and west of the driveway. It is a one-storey vinyl siding clad building with a square plan, hip roof, a concrete foundation, and a red brick chimney on the west elevation (Photo 51 and Photo 52). The cottage is accessed from a short walkway to the driveway on the east elevation. A small wood platform topped with mechanical equipment is located on the west elevation offset to the north side. The front entrance is a flat-headed single door with a small concrete porch and awning offset to the south side (Photo 51). Windows are found on all elevations.

The east elevation of the cottage has a flat-headed fixed window with a plain surround offset to the north side and a flat-headed fixed window flanked by two casement windows with a plain surround in the centre (Photo 51). The north elevation has two flat-headed windows with plain surrounds (Photo 52). The west elevation has a flat-headed double casement window with a plain surround offset to the to the south side (Photo 52).



Photo 51: View of the east elevation



Photo 52: View of the north and west elevations

5.7 Craftsman Bungalow Style

The word Bungalow means “any one-storey dwelling built for seasonal or temporary use.”¹⁰⁰ However, the Bungalow style refers to “a permanent home maintaining in many instances the appearance of a one-storey house.”¹⁰¹ The style originated in the United States as an

¹⁰⁰ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present* (Toronto: Fitzhenry & Whiteside, 1990), 176.

¹⁰¹ Blumenson, *Ontario Architecture*, 176.

adaptation of the banglas (Bengali) style that was brought to the United Kingdom by the British to imitate the low one-storey houses surrounded by a verandah that were used as inns in India.¹⁰² It was popularized in the early 20th century and brought to Canada in the 1910s. Craftsman Magazine promoted the style in the United States resulting in its alternate name of Craftsman Bungalow.

Key characteristics of the Bungalow style include a one to one-and-a-half storey height; broad, low-pitched roofs with a 'blanket-like' appearance; large porches or verandahs; overhanging eaves; ample exterior space; residential; no ornamentation; exposed structural framing; at least one chimney in stone or brick that is usually large; windows often grouped in twos or threes that can be either single or multipaned; and rustic materials such as stone and brick.¹⁰³ Other common features include prominent gabled or shed roof dormers and large bay or picture windows.¹⁰⁴ The house exhibits the one-and-a-half storey height; broad, low pitched roof with a 'blanket-like' appearance; overhanging eaves; ample exterior space; residential use; lack of ornamentation; a chimney; dormers; large bay or picture windows; covered porch; and rustic materials.

¹⁰² Shannon Kyles, "Bungalow (1900-1945)," accessed 22 September 2023, <http://www.ontarioarchitecture.com/bungalow.html>; Blumenson, *Ontario Architecture*, 176.

¹⁰³ Shannon Kyles, "Bungalow (1900-1945)."; Blumenson, *Ontario Architecture*, 176-177.

¹⁰⁴ Pennsylvania Historical & Museum Commission, "Bungalow / Craftsman Style 1900-1930," accessed 22 September 2023, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/bungalow.html>.; Kristin Hohenadel, "What is a Craftsman House?," *The Spruce*, last modified 1 February 2022, accessed 22 September 2023, <https://www.thespruce.com/craftsman-homes-5070211#toc-key-characteristics-of-craftsman-houses>.

6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 Ontario Regulation 9/06 Evaluation

The Property at 18 River Road was evaluated against *O. Reg. 9/06* as amended by *O. Reg. 569/22*. This evaluation (see Table 2) was informed by the research and analysis presented in Sections 4 and 5 of this HIA. The purpose of this evaluation is to consider the cultural heritage value or interest of the Property and to identify potential heritage attributes.

Table 2: Ontario Regulation 9/06 Evaluation for 18 River Road

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.	Y	<p>The shed and cottages are not rare, unique, representative, or early examples of a style, type, expression, material, or construction method. These are utilitarian and vernacular structures that are common.</p> <p>The house is a representative example of the Craftsman Bungalow style. It is not an early example as the precise date of construction is unknown. As discussed in Section 5.7, the house exhibits the one-and-a-half storey height; broad, low pitched roof with a 'blanket-like' appearance; overhanging eaves; ample exterior space; residential use; lack of ornamentation; a chimney; dormers; large bay or picture windows; and rustic materials.</p>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	<p>There is no evidence to suggest that the house, shed, or cottages were constructed with a high degree of craftsmanship or artistic merit. The house is a vernacular construction and is generally plain and simple. The shed is a utilitarian structure that is generally plain and simple. Therefore, the house and shed do not meet this criterion.</p>

Criteria	Criteria Met	Justification
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>N</p>	<p>The house, shed, and cottages do not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the house or shed were constructed with a higher degree of technical or scientific achievement than a standard house or shed at the time.</p>
<p>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.</p>	<p>Y</p>	<p>The house has direct associations with a prominent local family (McMurchy) and a prominent local individual (Darius McClure). As discussed in Section 4.7.2, the McMurchy family operated the Huttonville Woollen Mill, furthered electric power in Brampton, and introduced the first electric car to the area. Section 4.7.1 discusses Darius McClure, who was a farmer in Huttonville that went on to be the proprietor of the Victoria Hotel in Brampton and was involved in a number of local organizations. His funeral was one of the largest in Brampton indicating his prominence in the community.</p>
<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.</p>	<p>N</p>	<p>The house, shed, and cottages do not yield or have potential to yield information that contributes to an understanding of a community or culture. The history of Brampton, the woollen mill, and the development of the area is well documented and understood.</p>

Criteria	Criteria Met	Justification
<p>6. The property has historical 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.</p>	<p>N</p>	<p>The house, shed, and cottages do not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist. There is no evidence to suggest that the Property reflects the work of an architect, artist, designer, or theorist. The builder is unknown.</p>
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	<p>N</p>	<p>The house, shed, and cottages are not important in defining, maintaining, or supporting the character of the area.</p> <p>As discussed in Section 5.1, the surrounding area is generally residential properties with heights ranging from one to two storeys. There is no evidence to suggest that this area has a significant heritage character.</p> <p>Furthermore, the trees obscure the view of the house, shed, and cottages. The trees are mature; however, they do not support a defined character.</p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p>	<p>N</p>	<p>The house, shed, and cottages are not physically, functionally, visually, or historically linked to its surroundings. There is no evidence to suggest that this Property has any significant links to its surroundings.</p>

Criteria	Criteria Met	Justification
9. The property has contextual value because it is a landmark.	N	The Property is not a landmark, which is “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.” ¹⁰⁵ The deep setback of the shed and cottages on the Property separates them from the roadway. The house is surrounded by trees that obscure the house from view.

6.1.1 Summary of Evaluation

In LHC’s professional opinion, the Property meets criteria 1 and 4 of *O. Reg. 9/06*. As the Property meets two of the criteria of *O. Reg. 9/06*, it is eligible for designation under Section 29 Part IV of the *OHA*.

6.2 Proposed Statement of Cultural Heritage Value or Interest

6.2.1 Description of Property

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

6.2.2 Statement of Cultural Heritage Value or Interest

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

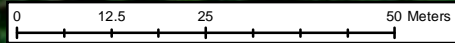
The Property has historical and associative value because it has a direct association with people that are significant to the community. The Property is directly associated with the McMurchy family and Darius McClure, both of which were prominent in the community and made significant contributions to the development of Huttonville and Brampton.

¹⁰⁵ MCM, “Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process.”

6.2.3 List of Heritage Attributes

Key heritage attributes of the Property are centred around the house (Figure 8). They include:

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




Legend

- Property
- Area of Cultural Heritage Value or Interest

NOTE(S) 1. All locations are approximate.

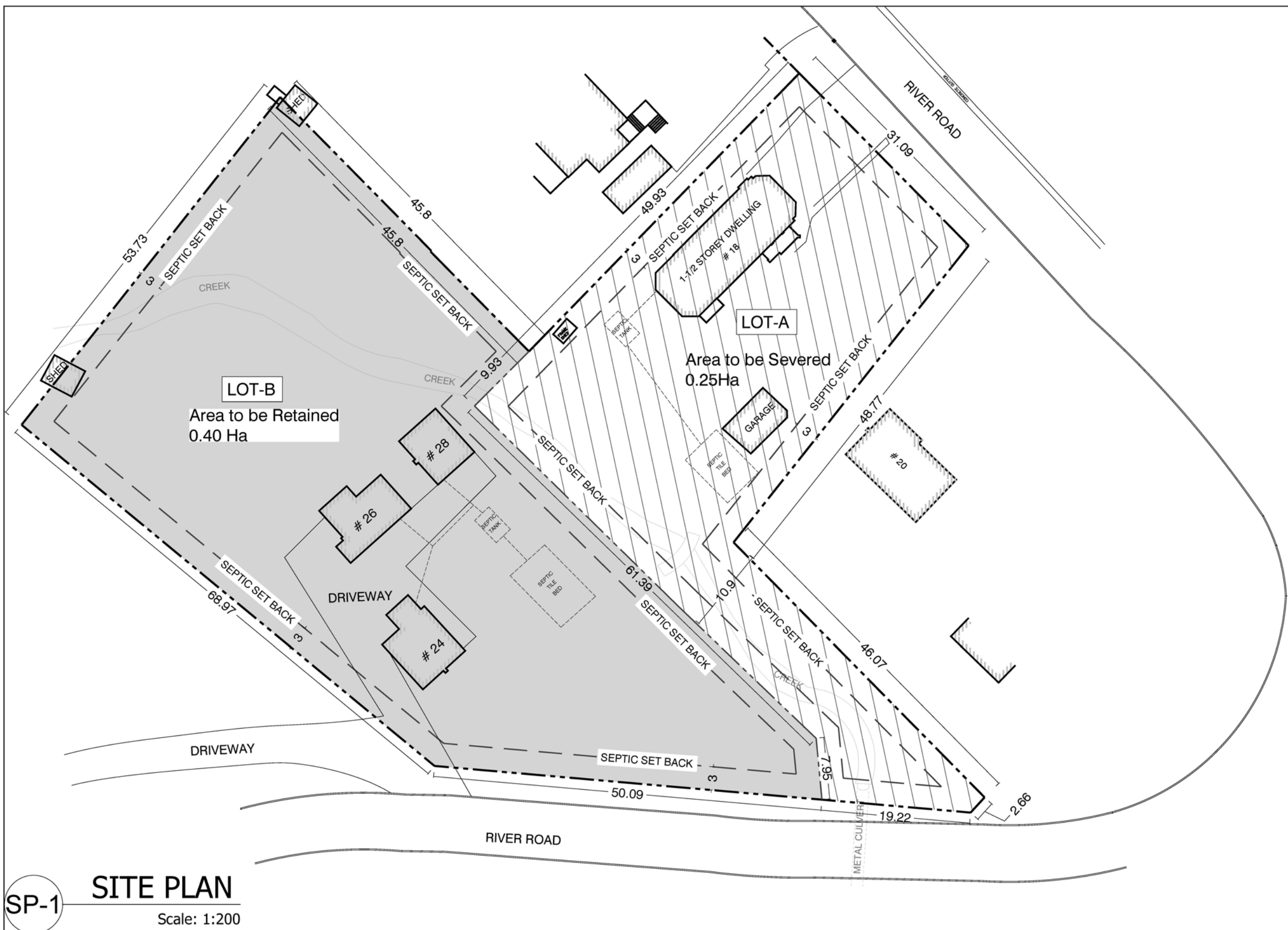
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TITLE Area of Cultural Heritage Value or Interest Site Plan	
CLIENT Renji Abraham and Sudha Renji Abraham	
PROJECT	PROJECT NO. LHC0385
Heritage Impact Assessment, 18 River Road, Brampton, Ontario	
CONSULTANT	YYYY-MM-DD 2023-10-04
	PREPARED LHC
	DESIGNED JG
	FIGURE # 8

7 DESCRIPTION OF PROPOSED ALTERATION

This HIA is being prepared as part of a Consent to Sever application for 18 River Road and to assess options for the severance. Two options are currently being considered. Option 1 is to retain 0.40 hectares (ha) surrounding the three one-storey cottages and sever the 0.25ha surrounding the house, accessory buildings, and the east side of the creek (Figure 9). Option 2 is to retain the 0.49ha surrounding the three one-storey detached cottages and sever the 0.16ha surrounding the house and accessory buildings (Figure 10).

Figure 9



LEGEND

	TO BE RETAINED
	TO BE SEVERED

SITE STATISTICS

LOT-A AREA(SEVERED)	= 2500 M ²
LOT-B COVERAGE	= 200.54 M ² (10.02%)
LOT-B AREA(RETAINED)	= 4081.62 M ²
LOT-B COVERAGE	= 180.71 M ² (4.42%)
TOTAL LOT AREA (A+B)	= 6581.62 M ²
TOTAL LOT COVERAGE	= 391.25 M ² (5.79%)

AREA OF STRUCTURE(S) ON LOT-A

1 ½-STOREY DWELLING	Unknown
GARAGE	35.50 M ²
FRAME SHED	4.71 M ²

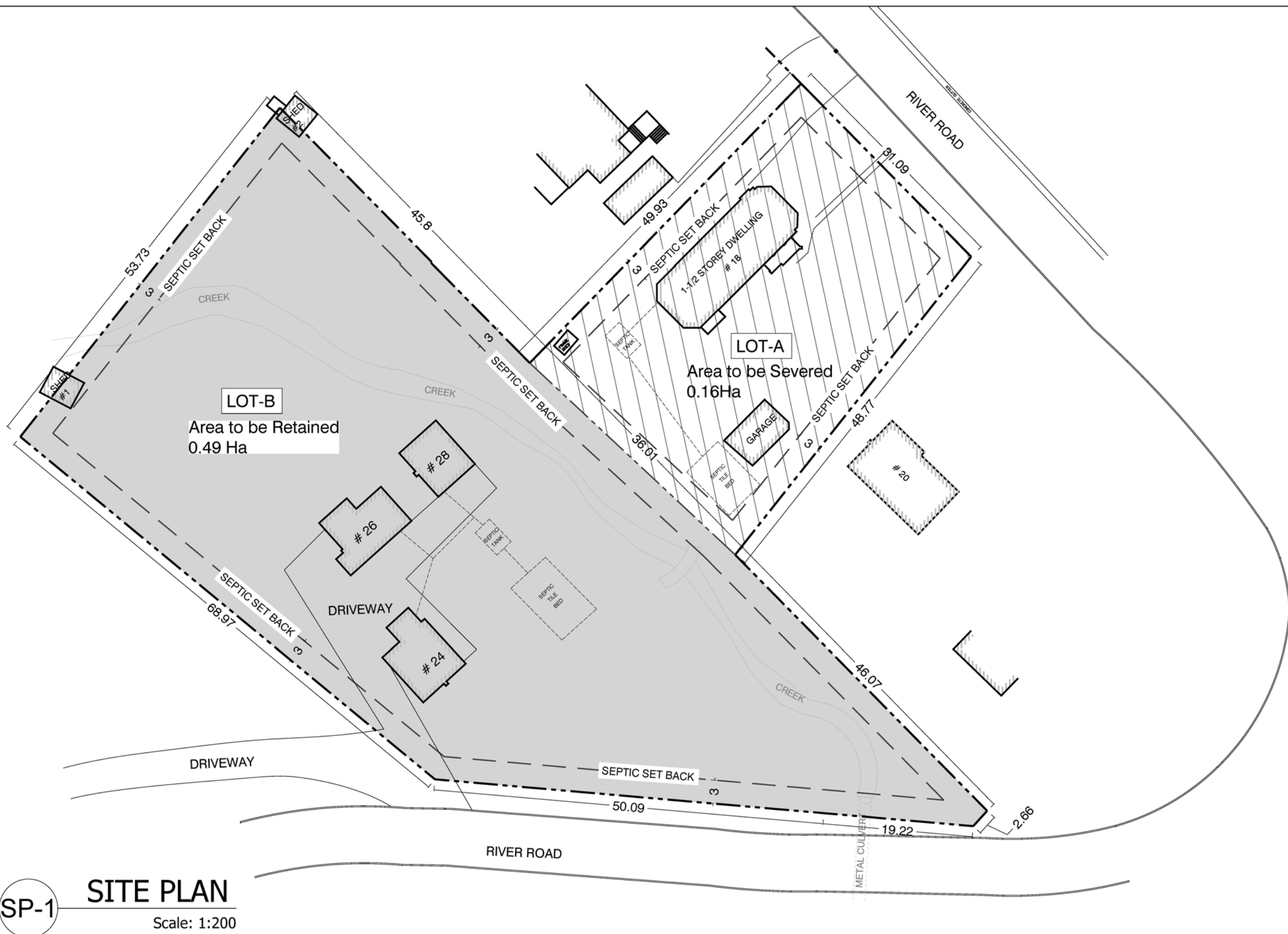
AREA OF STRUCTURE(S) ON LOT-B

BUILDING #24	67.01 M ²
BUILDING #26	65.9 M ²
BUILDING #28	47.71 M ²
SHED #1	Unknown
SHED #2	Unknown

SP-1 SITE PLAN
Scale: 1:200

<h1>Architectural Drawings</h1>	DRAWING TITLE EXIST SITE PLAN			PROJECT STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PERMIT <input type="checkbox"/> TENDER <input type="checkbox"/> CONSTRUCTION		DRAWING NO. SP-1	PROJECT 18 RIVER ROAD, BRAMPTON ON.
	SCALE: 1:200	DRAWN BY: K.M.	DATE: 01/18/2023				

Figure 10



LEGEND	
	TO BE RETAINED
	TO BE SEVERED

SITE STATISTICS	
LOT-A AREA (SEVERED)	= 1651.98 M ²
LOT-B COVERAGE	= 200.54 M ² (12.13%)
LOT-B AREA (RETAINED)	= 4929.88 M ²
LOT-B COVERAGE	= 180.71 M ² (3.66%)
TOTAL LOT AREA (A+B)	= 6581.62 M ²
TOTAL LOT COVERAGE	= 391.25 M ² (5.79%)

AREA OF STRUCTURE(S) ON LOT-A	
1 1/2-STOREY DWELLING	Unknown
GARAGE	35.50 M ²
FRAME SHED	4.71 M ²

AREA OF STRUCTURE(S) ON LOT-B	
BUILDING #24	67.01 M ²
BUILDING #26	65.9 M ²
BUILDING #28	47.71 M ²
SHED #1	Unknown
SHED #2	Unknown

SP-1 **SITE PLAN**
Scale: 1:200

Architectural Drawings

DRAWING TITLE EXIST SITE PLAN		
SCALE: 1:200	DRAWN BY: K.M.	DATE: 01/18/2023

PROJECT STATUS:
<input type="checkbox"/> PRELIMINARY
<input type="checkbox"/> PERMIT
<input type="checkbox"/> TENDER
<input type="checkbox"/> CONSTRUCTION

DRAWING NO. SP-1

PROJECT 18 RIVER ROAD, BRAMPTON ON.

8 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The Ontario Heritage Toolkit'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:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **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
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The Property, municipally known as 18 River Road, was found to meet *O. Reg. 9/06* and a list of heritage attributes was prepared for this property. Given that the Property has cultural heritage value or interest, the table below considers potential adverse impacts of the proposed severance. Table 3 addresses potential impacts identified by the Toolkit in relation to the identified heritage attributes.

Table 3: Potential Impacts of Severance at 18 River Road

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Orientation of the house fronting onto the road	No	None	The proposed severance does not include changes to the orientation of the building. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Relationship of the house to the Creek	No	None	<p>Option 1 for the proposed severance does not include a change in the house's relationship to the Creek. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.</p> <p>Option 2 would sever the house's connection with the creek.</p>
Scale and massing of the building	No	None	<p>The proposed severance does not include changes to the scale and massing of the building. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.</p>
Symmetrical proportions	No	None	<p>The proposed severance does not include changes to the proportions of the building. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.</p>
Lack of ornamentation	No	None	<p>The proposed severance does not include changes to the ornamentation of the building. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.</p>

Heritage Attributes	Potential Impact	Type of Impact	Discussion
One-and-a-half storey height	No	None	The proposed severance does not include changes to the height of the building. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.
Rectangular plan with a bay window on each of the north and south elevations	No	None	The proposed severance does not include changes to the plan of the building or the bay windows. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.
Broad, low-pitch hip roof with a 'blanket-like' appearance	No	None	The proposed severance does not include changes to the roof of the building. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.
Hip roofed dormers on the north, east, and west elevations	No	None	The proposed severance does not include changes to the dormers. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Overhanging eaves	No	None	The proposed severance does not include changes to the overhanging eaves. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.
Stucco clad chimney with red brick underneath	No	None	The proposed severance does not include changes to the chimney. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.
Stucco clad exterior with red brick underneath	No	None	The proposed severance does not include changes to the cladding of the building. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.
Covered porch at the northwest corner	No	None	The proposed severance does not include changes to the covered porch. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate this heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.

As described in Section 5.2, there is one adjacent property designated under Section 29, Part IV of the *OHA* and one cultural heritage landscape listed under Section 27 Part IV of the *OHA*. Table 4 addresses potential impacts to these adjacent cultural heritage resources.

Table 4: Impact assessment of adjacent properties

Cultural Heritage Resource	Impacts (Yes/No)	Discussion
2100 Embleton Road	No	The proposed severance will be restricted to the subject property. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate a heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.
River Road Cultural Heritage Landscape	No	The proposed severance will be restricted to the subject property. The severance will not create shadows, will not cause direct or indirect obstruction of a significant view or vista, will not isolate a heritage attribute, will not result in a change in land use, and will not result in land disturbance. Therefore, adverse impacts are not anticipated.

8.1 Summary of Potential Impacts

Potential impacts related to severance of the Property was explored in Table 3 and Table 4. No potential adverse impacts were identified.

9 CONCLUSION AND RECOMMENDATIONS

LHC was retained on 12 June 2023 by Renji Abraham and Sudha Renji Abraham to undertake a Heritage Impact Assessment for the Property located at 18 River Road in the City of Brampton, Ontario.

This HIA is being prepared as part of the Consent to Sever application for 18 River Road. The owners are proposing to sever a portion of the Property using one of two options. It has been prepared to evaluate the cultural heritage value or interest of the Property, to advise on severance options, and to assess potential adverse impacts on the cultural heritage value and heritage attributes of the Property. This HIA was undertaken in accordance with the recommended methodology outlines within the *Ontario Heritage Toolkit*.

In LHC's professional opinion, the Property meets criteria 1 and 4 of *O. Reg. 9/06*. Heritage attributes of the Property are associated with house. LHC finds that the proposed severance will not have an adverse impact on the cultural heritage value or interest of the Property or the adjacent heritage property. Alternatives and mitigation measures to lessen or avoid these potential adverse impacts were not explored.

LHC recommends the selection of option 1 for the proposed severance to maintain the Property's relationship with the creek.

SIGNATURES



Christienne Uchiyama, MA, CAHP
Principal, Manager Heritage Consulting
Services



Lisa Coles, MPI, CAHP-Intern
Intermediate Heritage Planner

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APPENDIX A Qualifications

Lisa Coles, MPL, CAHP-Intern – Intermediate Heritage Planner

Lisa Coles is an Intermediate Heritage Planner with LHC. She holds a Master of Arts in Planning from the University of Waterloo, a Graduate Certificate in Museum Management & Curatorship from Fleming College, and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has worked in the heritage industry for over five years. She has gained experience through various positions in museums and public sector heritage planning. Lisa is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member with the Ontario Professional Planning Institute (OPPI).

At LHC, Lisa has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. She has been lead author or co-author of over twenty-five cultural heritage technical reports including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Environmental Assessments, and Interpretation and Commemoration Plans. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications and work with municipal heritage committees. Her work has involved a wide range of cultural heritage resources including institutional, industrial, and residential sites in urban, suburban, and rural settings.

Colin Yu, MA, CAHP – Cultural Heritage Specialist and Archaeologist

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.

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, 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 and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

APPENDIX B Glossary

Definitions are based on those provided in the *Provincial Policy Statement (PPS)*, *Ontario Heritage Act (OHA)*, the *Region of Peel Official Plan (ROP)*, and the *City of Brampton Official Plan (OP)*. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (*PPS*).

Adjacent Lands means lands that are:

- a) contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; and
- b) contiguous to a protected heritage property or as otherwise defined in a local municipal official plan (*ROP*).

Adjacent Lands means lands that are contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature, or area. The extent of the adjacent lands to specific natural heritage features or areas are provided in Ontario Ministry of Natural Resources' Natural Heritage Reference Manual (*OP*).

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

Archaeological Resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act (PPS)*.

Archaeological Resources includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. Archaeological resources may include the remains of a building, structure, activity or cultural feature or object which, because of the passage of time, is on or below the surface of land or water and is of significance to the understanding of the history of a people or place (*ROP*).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (*PPS*).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The

Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (*ROP*).

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*).

Built Heritage Resource means one or more buildings, structures, monuments, installations, or any manufactured or constructed part of 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 a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included in local, provincial, federal and/or international registers (*ROP*).

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 decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

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 decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*ROP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*PPS*).

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest

for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*ROP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- c) activities that create or maintain infrastructure authorized under an environmental assessment process;
- d) works subject to the Drainage Act; or
- e) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (*PPS*).

Development means the creation of a new lot, a change in land use or construction of buildings and structures, requiring approval under the Planning Act but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act (*ROP*).

Development means the subdivision of land, or construction of buildings and structures, requiring approval under the Planning Act but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act (*OP*).

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 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., views or vistas to or from a protected heritage property) (*ROP*).

Property means real property and includes all buildings and structures thereon (*OHA*).

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*PPS*).

Protected Heritage Property means property listed by council resolution on a heritage register or designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*ROP*).

Significant in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (*PPS*).

Significant in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*OP*).

Appendix C Review of Relevant OP Policies

The Region of Peel's policies were adopted by Regional Council on 28 April 2022, approved by the Minister on 4 November 2022.

Policy	Policy Content	Applicability to the Property
Objectives 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.	This policy applies as the proposed severance needs to demonstrate that it conserves cultural heritage resources. This HIA demonstrates that the proposed severance will conserve the cultural heritage value of the Property.
Objectives 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.	This policy applies as the proposed severance needs to demonstrate that it conserves cultural heritage resources. This HIA demonstrates that the proposed severance will conserve the cultural heritage value of the Property.
Objectives 3.6.4	To support the heritage policies and programs of the local municipalities.	This policy applies as the proposed severance needs to demonstrate that it is in compliance with municipal heritage policy. This HIA demonstrates that the proposed severance is in compliance with local policy.
Policies 3.6.6	Direct the local municipalities to include policies in their official plans for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.	This policy applies as the proposed severance needs to demonstrate that it is in compliance with municipal heritage policy. This HIA demonstrates that the proposed severance is in compliance with local policy.

Policy	Policy Content	Applicability to the Property
<p>Policies 3.6.8</p>	<p>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.</p>	<p>This HIA is in compliance with this policy.</p>
<p>Policies 3.6.10</p>	<p>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.</p>	<p>This HIA is in compliance with this policy.</p>
<p>Policies 3.6.11</p>	<p>Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p>	<p>This HIA is in compliance with this policy.</p>

The City of Brampton’s policies were adopted by Council on 11 October 2006, partially approved by the Region of Peel on 24 January 2008, partially approved by the Ontario Municipal Board on 7 October 2008, and consolidated in September 2020.

Policy	Policy Content	Applicability to the Property
<p>Objectives</p>	<p>It is the objective of the cultural heritage resource policies to:</p> <ul style="list-style-type: none"> 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; 	<p>This policy applies as the proposed severance needs to demonstrate that it conserves cultural heritage resources.</p> <p>This HIA demonstrates that the proposed severance will conserve the cultural heritage value of the Property.</p>

Policy	Policy Content	Applicability to the Property
<p>4.10.1.4</p>	<p>Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. Assessment criteria may include one or more of the following core values:</p> <ul style="list-style-type: none"> • Aesthetic, Design or Physical Value; • Historical or Associative Value; and/or, • Contextual Value. 	<p>The criteria for determining cultural heritage value or interest are outlined in <i>Ontario Regulation 9/06</i>. These criteria are used to evaluate the Property in Section 6 of this HIA. Therefore, this HIA is in compliance with this policy.</p>
<p>4.10.1.6</p>	<p>The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.</p>	<p>Section 6 of this HIA demonstrates that the Property has cultural heritage value or interest and is eligible for designation under the <i>Ontario Heritage Act</i>. The City may choose to designate the Property. However, this HIA demonstrates that the Property will not experience adverse impacts from the proposed severance.</p>
<p>4.10.1.10</p>	<p>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</p>	<p>This HIA is in compliance with this policy.</p>

Policy	Policy Content	Applicability to the Property
	<p>to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:</p> <ul style="list-style-type: none"> (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register; (ii) (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. 	
<p>4.10.1.11</p>	<p>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.</p>	<p>This HIA is in compliance with this policy.</p>
<p>4.10.2.1</p>	<p>The City shall identify and maintain an inventory of cultural heritage landscapes as part of the City’s Cultural Heritage</p>	<p>The Property is part of the River Road Cultural Heritage Landscape, which is listed as a non-</p>

Policy	Policy Content	Applicability to the Property
	Register to ensure that they are accorded with the same attention and protection as the other types of cultural heritage resources.	designated property on the City’s Heritage Register. This HIA takes this into consideration.
4.10.2.2	Significant cultural heritage landscapes shall be designated under either Part IV or Part V of the Ontario Heritage Act, or established as Areas of Cultural Heritage Character as appropriate.	The River Road Cultural Heritage Landscape has not been designated under Part IV or Part V of the <i>OHA</i> . The City may choose to do so.

Appendix D Land Registry Records for 18 River Road

Table 5: Land Registry and Title Search Records for 18 River Road¹⁰⁶

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
	Patent	12 Jan 1858		The Crown	Robert Arthurs		100 acres
28134	Q.C.	3 Mar 1846	4 Jan 1847	Robert Arthurs	James Black	£22	All
36795	Bond	4 Mar 1850	11 Apr 1850	Robert Arthurs	John Simpson	£48.10	Pine Timber
39354		9 Jan 1851	5 Feb 1851	John Seflar Sen.	Robert Arthurs	£100	Pt.
4809	Q.C.	2 Feb 1858	11 Feb 1858	James Nixon et al	Robert Arthurs	£42	Pt. W ½
4810	B+S	26 Jan 1858	11 Feb 1858	Robert Arthurs et ux	John Blain	£1400	All
8270	P. of Attorney	11 Apr 1860	22 June 1860	Mary Ferrie	Maitland Young Jun.		
8271	B+S	13 May 1860	22 June 1860	Mary Ferrie et al	Robert Rolston	£3000	All
10166	Grant	11 Feb 1862	4 Apr 1862	Robert Rolston	James Ritchie	£3000	All

¹⁰⁶ Land Registry Ontario, Peel County (43), Chinguacousy, Book A: West Hurontario Street; Concession 3 to 6; Salmonville; Tullamore; Victoria; Chetenham, accessed 2 August 2023, <https://www.onland.ca/ui/43/books/501866/viewer/950141849?page=80.>; Land Registry Ontario, Peel County (43), Chinguacousy, Book B: West Hurontario Street; Concession 4 to 6, accessed 2 August 2023, <https://www.onland.ca/ui/43/books/501832/viewer/981532858?page=56.>; Land Registry Ontario, Peel County (43) Chinguacousy, Concession 5; West Hurontario Street, accessed 2 August 2023, <https://www.onland.ca/ui/43/books/42292/viewer/966795962?page=1.>; Land Registry Ontario, Peel County (43), Plan 311, accessed 2 August 2023, <https://www.onland.ca/ui/43/books/41535/viewer/983630520?page=1.>

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
10340	Ind.	17 June 1862	20 June 1862	Robert Rolston	Maitland Young	£2950	All
15461	Grant	12 Jan 1858	18 Apr 1867	The Crown	Robert Arthurs	\$400	All
216	Q.C.	15 May 1868	28 Dec 1868	Charles Quinlin et al	Maitland Young Jr.	\$1	All 100
217	Release	29 Nov 1867	28 Dec 1868	Thomas Black et ux	Maitland Young Jr.	\$1	Pt. 20 acres
218	Q.C.	25 Nov 1867	28 Dec 1868	John Gartshore	Maitland Young Jr.	\$1	All 100
391	B+S	13 Feb 1869	28 May 1869	Maitland Young et al	William Hughes	\$1350	All 100
489	B+S and M	8 Nov 1869	31 Dec 1869	John Kerr (assignee of William Hughes)	Thomas Black	\$1610	All 100
7351	B+S	1 Feb 1894	5 Feb 1894	Thomas Black et ux	Darius McClure	7650	100 ac Pts;
13467	B+S	1 Apr 1919	2 Apr 1919	Darius McClure et ux	Fred C. Brown	22,000	W ½
14802	B+S	1 Apr 1923	18 Apr 23	Fred C. Brown	Marguerite Cheeney	1.00	Part E ½

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
14803	B+S	3 Apr 1923	18 Apr 1923	Marguerite Cheeney	John McMurchy	1.00	Part E ½
15295	Grant	1 Jan 1925	26 Jan 1925	John McMurchy et ux	Huttonville Park Limited	1.00 & c	13 4/10 acres; Part E ½
311	Plan	10 Dec 1935	14 July 1936	Huttonville Park Limited	A Subdivision of Part		(Part adjoining road allowance between lots 5 & 6)
18514	Grant	10 Jan 1940		Huttonville Park Ltd.	Angus McMurchy	\$1.00 & c	All & O.L.
18874	Grant	24 Jan 1942		Angus McMurchy	Mary E. McMurchy & Angus McMurchy, as joint tenants	\$1.00 & N.L.A.	All & O.L.
7208 GR	Consent	31 May 1949		Consent of Treasurer	Re: Angus McMurchy Estate		All & O.L.
161729VS	Consent	3 Feb 1971		Re: estate tax act	Mary E. McMurchy Estate		Re: No. 18874

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
164124VS	Q.C.	5 Mar 1971		Gordon McMurchy et ux; Joan I. Taylor & Donald G. Taylor	Isabel Burke, Executrix for Mary E. McMurchy, estate	1.00	All & O.L.
GR164125vs	Cert.	5 Mar 1971		Treasurers' Consent	Mary E. McMurchy Estate		Re: No. 18874
164126VS	Grant	5 Mar 1971		Isabel Burke, executrix for Mary E. McMurchy, Estate	Walter R. Watson & Alice J. Watson as joint tenants	1.00	All & O.L. Sketch attached
262943VS	Grant	30 May 1973		Walter R. Watson & Alice J. Watson	The Director, The Veterans' Land Act	2.00 & c	All & O.L. Sketch attached
929223	Grant	26 Feb 1990		The Director, The Veterans' Land Act	Walter Robert Watson	2.00	All & O.L.
R01046449	Transfer	30 Aug 1993		Walter Robert Watson	Clarence Bootsma	\$300,000	All & O.L.

APPENDIX E Designation By-Laws 60-83 and 264-83