



REVISED REPORT

Heritage Impact Assessment

11185 Airport Road, City of Brampton, Regional Municipality of Peel, part of Lot 16, Concession 7 Northeastern Division, former Township of Toronto Gore, County of Peel, Ontario

Submitted to:

Bramcon Engineering Limited

2 Automatic Road
Brampton, ON
L6S 6K8

Submitted by:

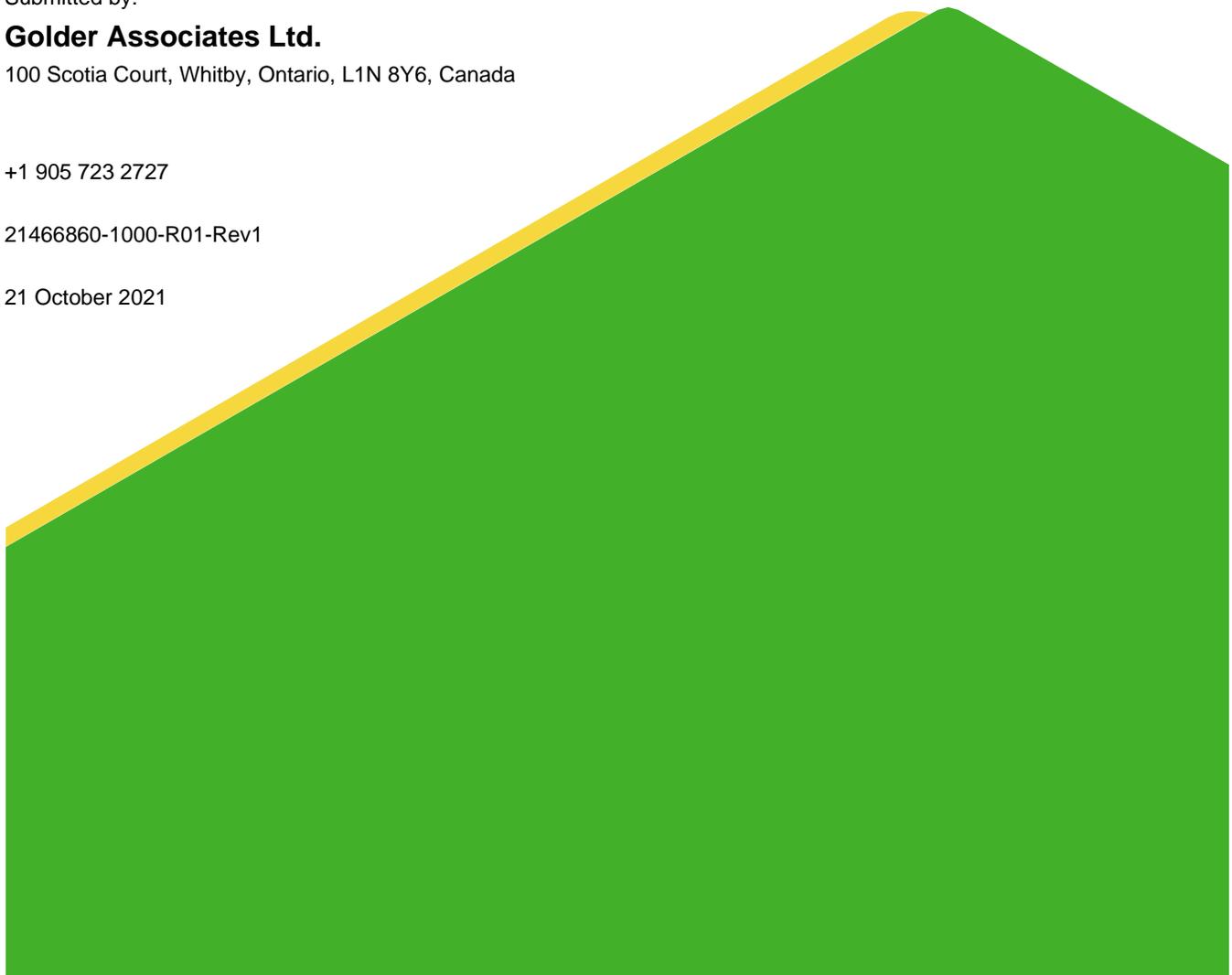
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Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

In May 2021, Bramcon Engineering Limited (Bramcon) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 11185 Airport Road (the property) in the City of Brampton, Regional Municipality of Peel, Ontario. Covering 1.09-hectares, the property is listed (not designated) on the City of Brampton *Municipal Register of Cultural Heritage Resources*. The property includes a late 19th century storey-and-a-half dichromatic brick farmhouse with fieldstone foundation and rear wing, known locally as “Sargent Farmhouse”. The property also includes a wooden driveshed and a metal grain bin.

Bramcon intends to develop the property for a residential subdivision and to enable this design is proposing to demolish the wooden driveshed and outbuilding and move the Sargent Farmhouse to Lot 8 of the draft plan, adjacent to Airport Road, and rehabilitate it as a residence. Since the property is listed under Section 27 of the *Ontario Heritage Act*, the City of Brampton (the City) requires an HIA as a condition of site plan approval.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI), the City *Official Plan* and *Heritage Impact Assessment Terms of Reference* (2019), as well as the Canada’s *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, describes the property’s geographic and historical context, inventories the property’s built and landscape features, and evaluates the property using the criteria prescribed in *Ontario Regulation 9/06*. Based on this understanding of the property, it assesses the potential impacts of the proposed development and recommends future action.

From the results of historical research, field investigations, comparative and architectural analysis, Golder concluded that:

- the Sargent Farmhouse was built between 1861 and 1877 in a Neoclassical style; the rear wing was added in the late 19th century
- the barn was built in timber-frame with salvaged members on a concrete and fieldstone foundation, probably in the first to second decade of the 20th century
- the driveshed built in timber-frame was likely brought to the property by the Carberry family from their 50-acre property at the southeastern quarter of Lot 16 and reconstructed between 1904 and 1919
- the grain bin was built in the late 20th century (1972)

From these results and detailed evaluation, Golder determined that the property:

- **Meets four of nine criteria of *Ontario Regulation 9/06* and therefore has cultural heritage value or interest (CHVI)**

Impact assessment then determined that *without mitigation* the proposed development will result in:

- potential major negative impact to the Sargent Farmhouse from incompatible alteration and land disturbances
- potential moderate negative impact to the Sargent Farmhouse through dismantling the rear wing.

Based on this assessment, Golder conducted a rigorous options analysis and recommends that Bramcon consider the following option and mitigation measures, which will serve to substantially reduce or remove the identified adverse impacts:

Option 3: Relocate and rehabilitate the Sargent Farmhouse as a residence on a new lot in the subdivision.

To achieve this option will require the following short-term, medium-term, and long-term actions:

Short-term Conservation Actions (Planning & Pre-construction Phase)

- compile a Heritage Building Protection Plan (HBBP) to stabilize and conserve the Sargent Farmhouse in its current location until the proposed development is initiated
- continue use of the Sargent Farmhouse as a rental unit until the proposed development is initiated; if this is not feasible, include measures in the HBBP to mothball the structure until the relocation effort can begin
- Establish a regular inspection and monitoring protocol until the proposed development is initiated
- Prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the Sargent Farmhouse prior to, during, and after the relocation effort

Medium-term Conservation Actions (Construction Phase)

- Implement site control and communication
 - Clearly mark on project mapping the location of the Sargent Farmhouse and communicate this to project personnel prior to mobilization.
 - Where possible prevent heavy equipment traffic from being routed in the vicinity of the Sargent Farmhouse to minimize potential effects from vibration.
- Create physical buffers
 - Erect temporary fencing or physical barriers around the Sargent Farmhouse to prevent accidental collision with the structure
- Manage fugitive dust emissions
 - Draft a fugitive dust emissions plan following practices outlined in the *Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017)*.
- Monitor construction within a 10-m zone around the Sargent Farmhouse for vibration exceedance. This monitoring zone should be communicated to all site personnel.
 - Continuous ground vibration monitoring should be carried out near the foundation of the Sargent Farmhouse prior to relocation using a digital seismograph. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (i.e., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

Long-term Conservation Actions

- Designate the Sargent Farmhouse and its new curtilage under Part IV of the *Ontario Heritage Act*,
- Officially name the building “The Sargent Farmhouse” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the building

If Bramcon commits to implement these mitigation strategies, Golder recommends that the City:

- ***approve the development as currently proposed***

Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and the City of Brampton, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments, and purpose described to Golder by Bramcon Engineering Ltd. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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Preliminary Design Concept Site Plan & Elevations for Sargent House.

1.0 INTRODUCTION

In May 2021, Bramcon Engineering Limited (Bramcon) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 11185 Airport Road (the property) in the City of Brampton, Regional Municipality of Peel, Ontario (Figure 1). Covering 1.09-hectares, the property is listed (not designated) on the City of Brampton *Municipal Register of Cultural Heritage Resources*. The property includes a late 19th century storey-and-a-half dichromatic brick farmhouse with fieldstone foundation and rear wing, known locally as “Sargent Farmhouse”. The property also includes a wooden driveshed and a metal grain bin.

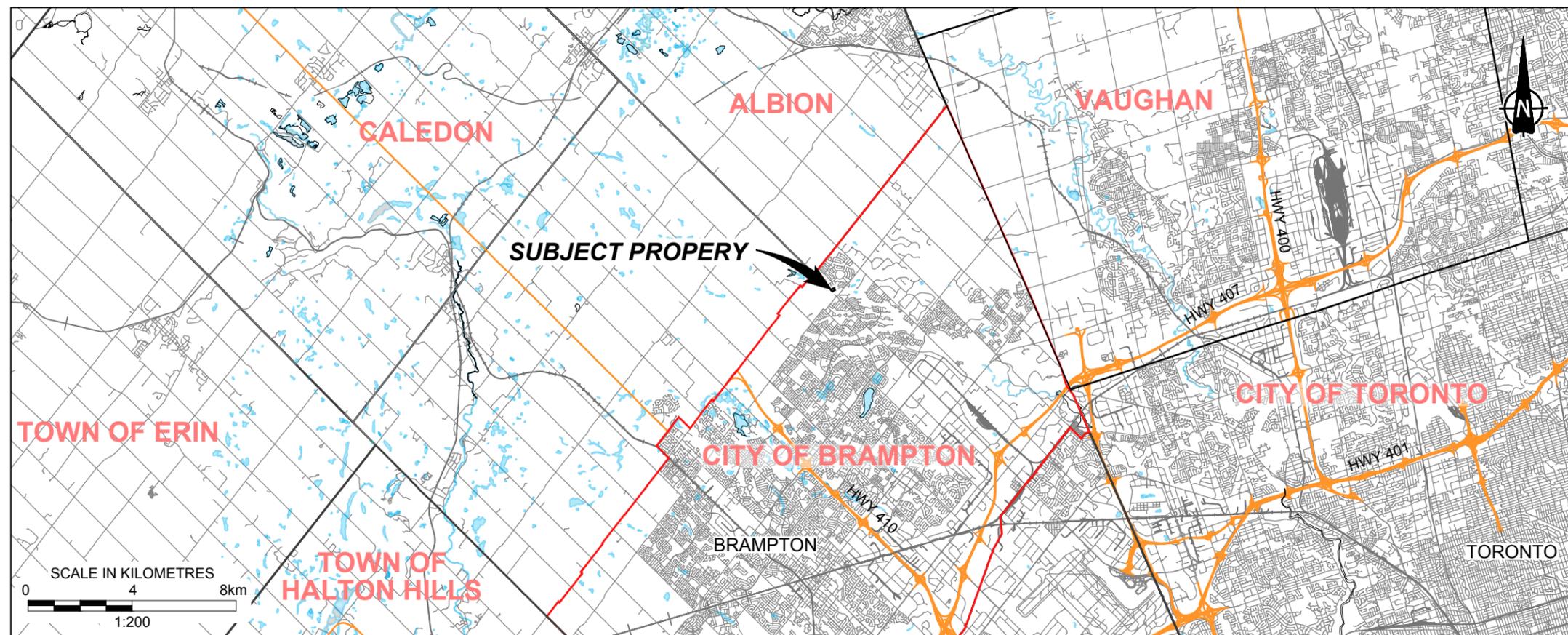
Bramcon intends to develop the property for a residential subdivision and to enable this design is proposing to demolish the wooden driveshed and outbuilding and move the Sargent Farmhouse to Lot 8 of the draft plan, adjacent to Airport Road, and rehabilitate it as a residence. Since the property is listed under Section 27 of the *Ontario Heritage Act*, the City of Brampton (the City) requires an HIA as a condition of site plan approval.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI), the City *Official Plan* and *Heritage Impact Assessment Terms of Reference* (2019), as well as the Canada’s Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA:

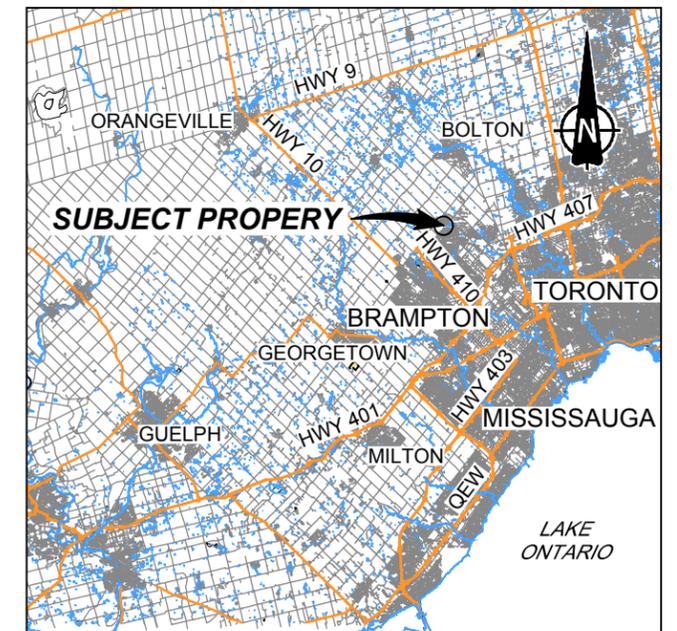
- outlines the study’s objectives and scope, and the methods used to investigate and evaluate cultural heritage resources on the property
- summarizes the international, federal, provincial, and municipal heritage policies relevant to integrating new development with built heritage resources and cultural heritage landscapes
- describes the property’s geographic and historical context
- inventories the built elements and setting of the property, and discusses the structural history, architectural influences, integrity, and the physical conditions
- evaluates the property using the criteria for cultural heritage value or interest prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*
- describes the proposed works and assesses potential negative direct and indirect impacts, and
- recommends future action.



AERIAL IMAGERY and OBM MAPPING



REGIONAL MAP



KEY PLAN

LEGEND

- APPROXIMATE SUBJECT PROPERTY
- CITY OF BRAMPTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- BRAMPTON** TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2021, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2021;

AERIAL IMAGERY PROVIDED BY THE CITY OF BRAMPTON, "MYBRAMPTON" INTERACTIVE WEB SITE; AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT 11185 AIRPORT ROAD, CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL	
TITLE		LOCATION PLAN	
	PROJECT No.	21466860	FILE No. 21466860-1000-R01001
	CADD	DCH	July 28/21
	CHECK		
		SCALE	NTS REV. 0
		FIGURE 1	

2.0 OBJECTIVES, SCOPE, AND METHOD

The objectives of this HIA were to:

- understand the property's land use history, construction and architectural types, and degree of change through time
- determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in *O. Reg. 9/06*
- determine if the proposed development will negatively impact the property's CHVI and heritage attributes, if identified
- consider alternatives to avoid or reduce the identified impacts
- recommend mitigation or conservation measures, if required

To meet these objectives, Golder followed the typical process to investigate a property, evaluate its significance, assess impacts to the properties' CHVI and heritage attributes, and mitigate any adverse effects (Figure 2). This included the tasks to:

- consult municipal heritage staff (Section 2.1)
- review applicable international, provincial and municipal heritage policies and guidance (Section 3.0)
- trace the property's history through documentary records and mapping (Section 4.2.3)
- conduct field investigations to document existing conditions on the property (Section 5.0)
- analyse the structural history, integrity, and described the overall physical condition of the property's built elements (Sections 5.3, 0, and 5.5)
- evaluate the property using the criteria prescribed in *O. Reg. 9/06* in combination with provincial and municipal guidance (Section 6.0).
 - This included review of an HIA completed for the property by Dilse *et al.* in 2008. This report determined the property to have CHVI for its "representative farmhouse", its "association with farming in the pioneer period" and its "prominence at the crest of a hill" (Dilse *et al.* 2008:6). The report recommended the "demolition of the outbuildings", "designation under Part IV of the Ontario Heritage Act", and commemoration (Dilse *et al.* 2008:8).
- assess the impacts from the proposed development using international, provincial, and municipal guidance (Section 7.0)
- develop recommendations for future action based on provincial guidance (Section 7.4).

Due to access restrictions resulting from the COVID-19 pandemic, all information was compiled from online sources, Golder's reference library and previous reports, and reports and other data provided by the City of Brampton. This included primary and secondary sources such as historical county and topographical maps, aerial imagery, Abstract Index Books, Census records, historical directories, and data uploaded to Ancestry.ca (APPENDIX A).

Cultural Heritage Specialist Ragavan Nithiyantham conducted field investigations of the property on 18 May 2021, which included accessing the interior of the farmhouse and taking digital photographs using a Samsung Galaxy Note20 5G digital camera. The property was also documented using the *Canadian Inventory of Historic Buildings* (Parks Canada 1980) recording form.

Several widely recognized manuals related to determining impacts and conservation approaches to built heritage resources and cultural heritage landscapes were also consulted, including:

- *Ontario Heritage Tool Kit* (5 volumes) and *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Heritage Identification & Evaluation Process* (MHSTCI 2006; 2014)
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Process* (Kalman 1979; Kalman & Létourneau 2020)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

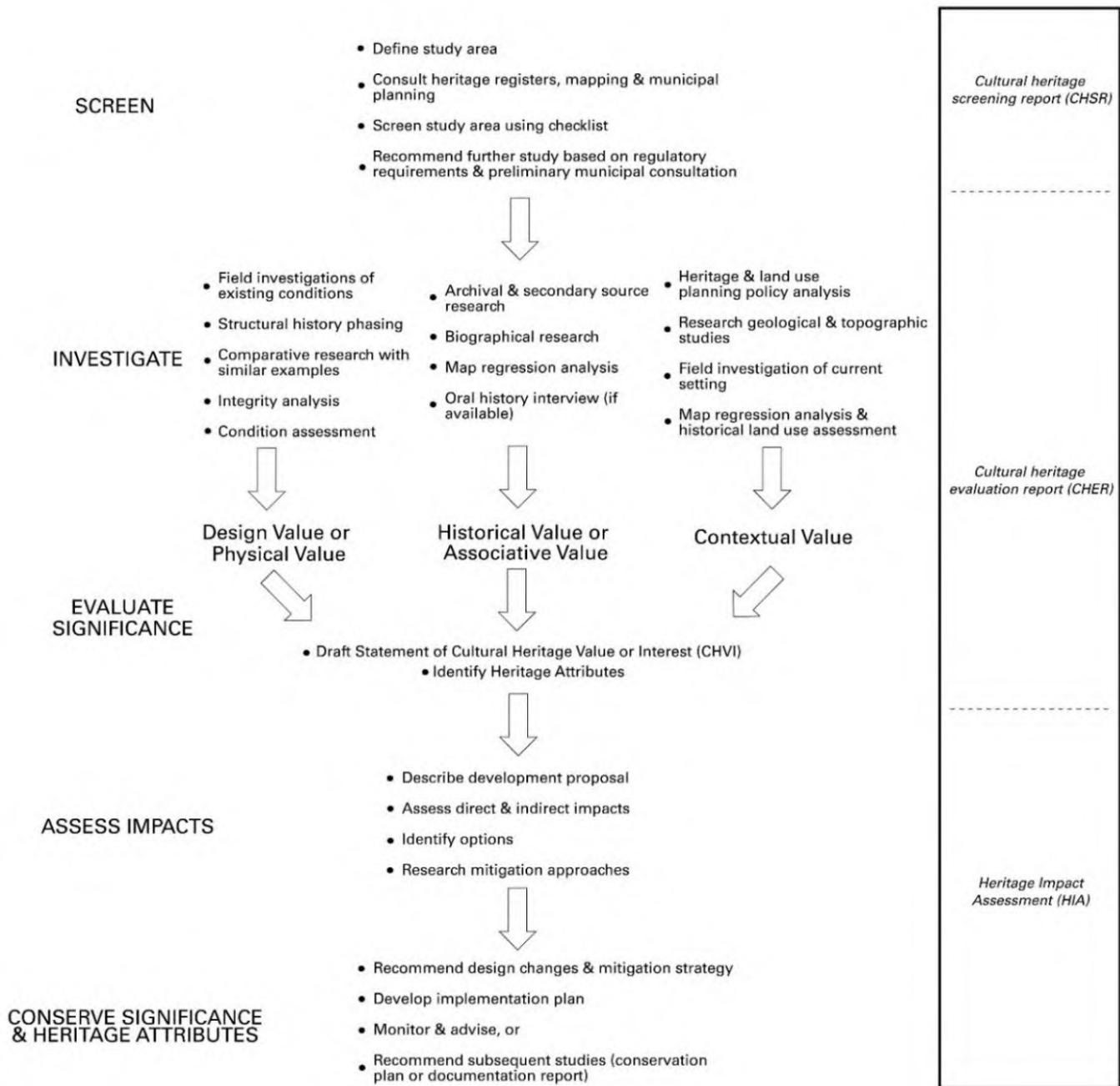


Figure 2: Typical process to investigate a property, evaluate its significance, assess impacts to its CHVI and heritage attributes, and mitigate any adverse effects.

2.1 Record of Engagement

Table 1 summarizes the results of engagement undertaken for this HIA.

Table 1: Results of engagement

Contact	Date & Type of Communication	Response
Pascal Doucet, MCIP, RPP, Heritage Planner, City Planning & Design Planning, Building and Economic Development	Email request 23 April 2021 seeking a copy of a previous 2008 HIA for the property.	Email reply 23 April 2021 providing a copy of the 2008 HIA for the property.
	Email request 25 June 2021 seeking an inventory of architecturally comparable building in the City.	Email reply 25 June 2021 providing a list of comparable buildings.
Shelby Swinfield, Development Planner	Email 23 July 2021 seeking input on any information the City may have on file for the property, and a copy of the Cultural Heritage Study for the Secondary Plan Area 49 (Vales of Castlemore North)	Email reply on 3 August 2021 providing: <ul style="list-style-type: none"> ■ No additional information available to share about the property ■ No identified specific concern ■ Contact for Records and Information Clerk to request Cultural Heritage Study
Andrea Barreira, Information Management Clerk	Email 3 August 2021 requesting a copy of the Cultural Heritage Study for the Secondary Plan Area 49 (Vales of Castlemore North)	No response at time of submission.

3.0 POLICY FRAMEWORK

Management of cultural heritage is guided by provincial and municipal legislation and planning policy regimes, as well as advice developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

3.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; CHP *Standards and Guidelines*). This document was drafted in response to international and national agreements such as which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)*, 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia ICOMOS *Charter for Places of Cultural Significance (Burra Charter, updated 2013)*. The latter is important for pioneering "values based" evaluation and management, an approach central to Canadian federal, and provincial and territorial legislation and policies for identifying and conserving cultural heritage. The CHP *Standards and Guidelines* define three conservation treatments — preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide “best practice” approaches for all historic assets (ICOMOS 2011).

3.2 Provincial Heritage Policies

3.2.1 *Planning Act and Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of “features of significant architectural, cultural, historical, archaeological or scientific interest” are a “matter of provincial interest” and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources “provide important environmental, economic, and social benefits”, and that “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*” supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved.
- Section 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.

Each of the italicised terms is defined in Section 6.0 of PPS 2020, and those relevant to this report are provided below:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.
- **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.
- **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.

- **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 in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- **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.
- **Heritage attributes:** 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).
- **Protected heritage property:** 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.
- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that “criteria for determining significance...are established by the Province”, and that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section.

3.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables council to “designate” individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of “cultural heritage value or interest” (CHVI). Evaluation for CHVI under the *OHA* (or *significance* under PPS 2020) is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. *O. Reg. 9/06* has three categories of absolute or non-ranked criteria, each with three sub-criteria:

- 1) The property has **design value or physical value** because it:
 - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii) Displays a high degree of craftsmanship or artistic merit; or
 - iii) Demonstrates a high degree of technical or scientific achievement.

- 2) The property has **historic value or associative value** because it:
- i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
- i) Is important in defining, maintaining or supporting the character of an area;
 - ii) Is physically, functionally, visually or historically linked to its surroundings; or
 - iii) Is a landmark.

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property¹; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

Once a municipal council decides to designate a property, it is recognized through by-law and added to a "Register" maintained by the municipal clerk (*OHA*, Section 27[1]). Under Section 27 (1.2) of the *OHA*, a municipality may also "list" a property on the Register if "the municipality believes [it] to be of cultural heritage value or interest". Once listed, a property owner "shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice" (*OHA*, Section 27[3]).

The Town has listed the subject property under Section 27(1.2).

3.2.3 Provincial Heritage Guidance

For provincial properties, heritage planning must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI *Standards and Guidelines*). Though not applicable to private or municipal projects, the MHSTCI *Standards and Guidelines* provides "best practice" approaches for evaluating cultural heritage resources and assessing impacts not under provincial jurisdiction. For heritage impact assessments, *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MHSTCI *Info Bulletin 3*, 2017) of the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* advises on the contents and possible strategies.

¹ The *OHA* definition "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."

To advise municipalities, organizations, and individuals on heritage protection and conservation, the Province, through the MHSTCI, has developed a series of guidance products. One used primarily for EAs is the MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016). This checklist provides a screening tool for a study area to identify all the known or recognized cultural heritage resources, commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with structures 40 or more years old, or potential cultural heritage landscapes. If known or potential cultural heritage resources are identified, the MHSTCI *Checklist* then advises whether further investigation as part of a Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is necessary.

Further guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) provides an outline for the contents of an HIA, which it defines as:

is a study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment) ...are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.

Heritage Resources in the Land Use Planning Process also provides advice on how to organize the sections of an HIA, although municipalities may draft their own terms of reference.

The City of Brampton prepared the *Heritage Impact Assessment: Terms of Reference* (n.d.), (see Section 3.3.2.3).

Determining the optimal conservation strategy where an impact is identified is further guided by the MHSTCI *Eight Guiding Principles in the Conservation of Historic Properties* (2007):

- 1) **Documentary evidence** – restoration should not be based on conjecture
- 2) **Original location** – do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably
- 3) **Historic material** – follow “minimal intervention” and repair or conserve building materials rather than replace them
- 4) **Original fabric** – repair with like materials
- 5) **Building history** – do not destroy later additions to reproduce a single period
- 6) **Reversibility** – any alterations should be reversible
- 7) **Legibility** – new work should be distinguishable from old
- 8) **Maintenance** – historic places should be continually maintained

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MHSTCI advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7).

3.3 Municipal Heritage Policies

3.3.1 Region of Peel

Consolidated in 2018, the Region of Peel *Regional Official Plan* (ROP) was developed with the objective to provide the Regional Council with “a long-term policy framework for decision making” that “sets the Regional context for more detailed planning by protecting the environment, managing resources and directing growth”. It was drafted in response to the high level of population and employment growth in the Region, which is putting pressure on the ability to provide Regional services, the natural landscape and cultural heritage. Its goals include “to create healthy and sustainable regional communities for those living and working in *Peel* which is characterized by...a recognition and preservation of the *region’s* natural and cultural heritage” (1.3.6.1) and “to support growth and *development* which takes place in a sustainable manner and which integrates the environmental, social, economic and cultural responsibilities of the *Region* and the Province” (1.3.6.4).

In the ROP’s “Chapter 2: The Natural Environment” both natural and cultural heritage are considered, recognizing “there is an important interrelationship between these resources illustrating the historic link between the area municipal *community* and its surrounding environment” (2.1.1). Reference to cultural heritage resources is made throughout this chapter then more specifically addressed in Section 3.6 of “Chapter 3: Resources”. Here the Region “*supports* identification, preservation and interpretation of cultural heritage features, structures, archaeological resources, and *cultural heritage landscapes* in *Peel*...according to the criteria and guidelines established by the Province”. The objectives for cultural heritage are listed as subsections of Section 3.6.1:

- 3.6.1.1 - To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage* of the *region*, for present and future generations.
- 3.6.1.2 - To promote awareness and appreciation, and encourage public and private stewardship of *Peel’s* heritage.
- 3.6.1.3 - To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.
- 3.6.1.4 - To *support* the heritage policies and programs of the area municipalities.

These objectives are then to be realized through eight policies that direct municipalities to include policies addressing cultural heritage in their respective official plans (see next section).

3.3.2 City of Brampton

3.3.2.1 Official Plan

The City’s *Official Plan*, last consolidated in 2015, informs decisions on issues such as future land use, transportation, infrastructure and community improvement within the City’s limits. Section 4.10 of the *Official Plan* outlines the goal and policies for cultural heritage resources, with the latter defined as:

Structures, sites, environments, artefacts and traditions which are of historical, architectural, archaeological, cultural and contextual values, significance or interest. These include, but are not necessarily restricted to, structures such as buildings, groups of buildings, monuments, bridges, fences and gates; sites associated with a historic event; natural heritage features such as landscapes, woodlots, and valleys, streetscapes, flora and fauna within a defined area, parks, scenic roadways and historic corridors; artefacts and assemblages from an archaeological site or a museum; and traditions reflecting the social, cultural or ethnic heritage of the community.

The City's three objectives for cultural heritage policies include:

- conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.

For built heritage (Section 4.10.1), the *Official Plan* states that “retention, integration and adaptive reuse...are the overriding objectives in heritage planning” and, importantly, that the “immediate environs including roads, vegetation, and landscape that are an integral part of the main constituent building or of significant contextual value or interest should be provided with the same attention or protection”. To conserve built heritage the City references the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) as well as the *Appleton Charter* (Section 4.10.1.8). Additionally, “Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects” and “alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided” (Section 4.10.1.9). Sections 4.10.1.15 through 4.10.1.18 address maintenance and minimum standards for heritage properties.

3.3.2.2 Secondary Plan Area 49 (Vales of Castlemore North)

The Secondary Plan Area 49 (Vales of Vales of Castlemore North) was developed in 2019 to provide policy guidelines for the development of approximately 189 ha in North East Brampton and is generally bound by Mayfield Road (the Brampton/Caledon municipal boundary) to the north, Countryside Drive to the south, the Salt Creek Valley to the east, and a valley west of Airport Road. The Vales of Castlemore North Secondary Plan proposes residential land uses throughout most of the Secondary Plan Area, with an emphasis on upscale executive housing in the eastern and southeastern areas closest to Countryside Drive and Goreway Drive (City of Brampton 2019). The lands located at the intersection of Airport Road and Mayfield Road and extending south along the Airport Road Corridor are proposed to be developed for an appropriate mix of commercial, employment, limited residential and institutional uses to serve the area residents and businesses in addition to serving passing vehicular traffic (City of Brampton 2019).

Development guidelines are provided in Section 6.1 in relation to cultural heritage, and are summarized here:

- Section 6.1.1, Heritage resource management activities within the Vales of Castlemore North Secondary Plan Area shall be undertaken in accordance with the relevant policies of the *Official Plan*. For the purposes of this Plan, heritage resources shall include structures, sites, environments and artifacts which are of historical, architectural or archaeological value, significance or interest.
- Section 6.1.2, Proponents of development are encouraged to retain and conserve buildings of architectural or historical merit on their original site, where possible, and to promote the integration of these resources into any plans which may be prepared for such development.
- Section 6.1.3, Appendix C to this Plan identifies those heritage resources identified as “Recommended for Designation under the Ontario Heritage Act” by the Cultural Heritage Analysis Study completed by Archaeological Services Inc. for the Secondary Plan. These structures are considered to be of architectural and historic merit and recommended to be retained and conserved on their original sites.

- Section 6.1.4, Where a development proposal will impact a heritage resource identified on Appendix C, the City shall require the preparation of a Heritage Resource Impact Assessment prior to development approval, to the satisfaction of the City, for the purpose of providing information and presenting recommendations about how to mitigate the development impacts on the identified heritage resources, including alternative development in order to retain the structure on site.

3.3.2.3 *Heritage Impact Assessment: Terms of Reference*

The City of Brampton developed the *Heritage Impact Assessment: Terms of Reference* (n.d.) to identify when a HIA is required and the format. A HIA is required for the following:

- any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications
- any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition
- any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act* (City of Brampton n.d.: 2)

A HIA may also be required for any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the *Ontario Heritage Act*.

HIAs must include: executive summary; background; introduction to the subject property; evaluation of cultural heritage value or interest; description and examination of proposed development/ site alterations; mitigation options, conservation methods, and proposed alternatives; and recommendations. This HIA was organized to comply with the requirements of the *Heritage Impact Assessment: Terms of Reference*.

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The property is situated within the Peel Plain physiographic region near its western boundary with the South Slope physiographic region. Chapman and Putnam (1984:174) describe the Peel Plain as:

... a level-to-undulating tract of clay soils covering 300 square miles across the central portions of the Regional Municipalities of York, Peel, and Halton. The general elevation is from 500 to 750 feet a.s.l. and there is a gradual and fairly uniform slope toward Lake Ontario. Across this plain the Credit, Humber, Don, and Rouge Rivers have cut deep valleys, as have other streams such as the Bronte, Oakville, and Etobicoke Creeks

Encompassing over 775 square kilometres of York, Peel and Halton regions, the Peel Plain is mainly flat except for some rolling hills and a steady slope towards Lake Ontario. Originally the Peel Plain had extensive hardwood forest of sugar maple, beech, white oak, hickory, basswood and white pine (Chapman and Putnam 1984).

Soils of the Peel Plain are categorized as Class 1 and considered some of the best in the province for agriculture though the lack of aquifers in the area and rapid evaporation of the clay have often been problematic for farmers managing their water supplies (Town of Caledon 2003). On the property the soil is primarily Chinguacousy clay loam, which originated from till containing large amounts of shale and limestone and often modified by clay lenses.

The west branch of the West Humber River runs approximately 110 m southeast of the property and 115 m southwest of the property. The West Humber River itself is located approximately 6 km southeast of the property. Other water features in the area include a storm water management pond north of the property that was constructed c. 2001 when the surrounding subdivision was developed.

In reference to political boundaries, the property is in Ward 10 in the north-west portion of the City of Brampton, approximately 940 m south of the community of Tullamore, and 4.1 km northwest of the community of Castlemore. It is in the south-west portion of a former rural block bounded on the north by Mayfield Road, on the south by Countryside Drive, on the east by Goreway Drive, and on the west by Airport Road. The property is located along Airport Road approximately 315 m north of Countryside Road and 950 m south of Mayfield Road.

4.2 Historical Context

4.2.1 Indigenous Regional History

The earliest evidence of human activity in the Great Lakes area can be traced back approximately 11,000 years. These first arrivals, known as Paleo People, moved into Ontario as the last of the glaciers retreated northward (10,950 to 9,950 B.P.). The limited available evidence suggests that Paleo People were highly mobile hunters and gatherers relying on migratory caribou, small game, fish and wild plants found in the sub-arctic environment. Their sites have been located along the former shores of glacial lakes such as Lake Algonquin and along the north shore of present-day Lake Ontario. The end of the Paleo Period was heralded by numerous technological and cultural innovations that appeared throughout the subsequent Archaic Period. These innovations may be best explained in relation to the dynamic nature of the post-glacial environment and region-wide population increases.

During the succeeding Archaic Period (9,950 to 2,900 B.P.), the environment of southern Ontario became more temperate, yielding larger areas suitable for human inhabitation. Archaic groups were also hunter-gatherers, yet their tool kit was more varied, reflecting a greater reliance on local food resources instead of high mobility. In the Middle to Late Archaic Periods, extensive trade networks developed and included copper from the north shore of Lake Superior among other exotic items.

The appearance of cemeteries during the Late Archaic Period has been interpreted as a response to increased population densities and competition between local groups for access to resources. These cemeteries are often located on heights of well-drained sandy/gravel soils adjacent to major watercourses.

The Woodland Period (2,900 to 350 B.P.) is distinguished by the introduction of ceramics into southern Ontario. Extensive trade networks continued through the early part of this period and Early Woodland populations in Ontario appear to have been heavily influenced by groups to the south, particularly the Adena people of the Ohio Valley. The Late Woodland Period is widely accepted as the beginning of agricultural life ways in south-central Ontario. Researchers have suggested that a warming trend during this time may have encouraged the spread of maize into southern Ontario, providing a greater number of frost-free days (Stothers and Yarnell 1977). The first agricultural villages in southern Ontario date to the 10th century C.E. and, unlike the riverine base camps of previous periods, were located upland on well-drained sandy soils.

The property is located within part of the Mississauga Tract which was ceded to the British by the Mississaugas on the 28th of October 1818, under Treaty 19, for £522 and 10 shillings annually. Treaty 19 was the “Second Purchase” involving the Tract of which the “First Purchase” or “Mississauga Purchase” of 1805 allowed the British Crown to acquire over 74,000 acres of land in southern Peel County. Treaty 19 transferred an additional 648,000 acres of the Tract to the British who in 1819 surveyed the area and divided it into the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore (PAMA 2014).

4.2.2 Toronto Gore Township

The property is within the former Toronto Gore Township of Peel County, originally between the Townships of Chinguacousy, Toronto, Vaughan and Etobicoke. Active settlement of the area by emigrants commenced prior to the Crown Survey of Toronto Gore Township in 1819 (Tavender 1984:8). One of the earliest settler families to the township were the McVeans, Scottish immigrants who arrived in New York in 1817 and proceeded to Glengarry in Upper Canada a year later. In 1819, Alexander McVean, his wife, four sons and daughter arrived in York County with a grant for six hundred acres in the northern portion of Toronto Gore Township. Following the township's separation from Chinguacousy Township in 1831, McVean erected a grist mill on Lot 5, Concession 8, using trees sawn at his son John's sawmill (Tavender 1984:11). The following year, Simon Grant and his family settled on Lot 15, Concession 9 and established an inn. Other pioneer families began to settle in the area including the Grahams, Bells, Lawrences, Bowmans and Dobsons (Walker and Miles 1877:63).

By 1840, most of the lots in the township had been sold and the population continued to rise; the 1841 census enumerated 1145 settlers, and the 1851 census recorded 1820 inhabitants (Tavender 1984:8; Smith *et al.* 1977:28). In 1835, a trimmed log structure served as the first Protestant school in Toronto Gore Township (Tavender 1984:8) but by 1849, the number of pupils had outgrown the original schoolhouse and they moved into new frame building. This was replaced by a brick schoolhouse in 1890 (Tavender 1984:15).

Wheat farming brought enough prosperity in the mid-1800s for many Peel County farmers to build larger farmhouses. These were often made of red brick with buff brick detailing and became an architectural characteristic of the area (Town of Caledon 2003). After the Reciprocity Treaty with the United States between 1854 and 1865 and arrival of the Grand Trunk Railway (1858) and later Credit Valley Railway (Pope 1877), farmers diversified their crops beyond wheat and increase their livestock herds (Town of Caledon 2003).

4.2.3 Property History

The property was originally within Lot 16, Concession 7 Northeastern Division of Toronto Gore Township. The 1837 *The City of Toronto and the Home District Commercial Directory and Register* by George Walton indicates that the property was initially occupied by both Michael Dixon and Nathaniel Reed (the exact portions/ halves of the lot are not specified). Just under a decade later, the 1846 *Toronto City and the Home District Directory* by George Brown lists Patrick Brophy, Samuel Hamilton, Benjamin Sergent and once again Nathaniel Reid [sic] as the occupants of the lot. In 1849 that Benjamin Sargeant [sic] received a Crown patent for all 100 acres of the west half (Dilse *et al.* 2008) and by the time of the 1850 *City of Toronto and County of York Directory* by Henry Roswell, only Nathaniel Reid and William Serjeant [sic], presumed son of Benjamin Sergent, are included as residents of Lot 16 (west or east halves).

William Serjeant's occupation of the property is corroborated by the 1859 *Tremaine's Map of the County of Peel* by George R. Tremaine, which labels William Sargent [sic] as the owner of the west half of Lot 16, Concession 7 Northeastern Division (Figure 3). This map also depicts a tributary of the West Humber River as traversing through the southwest corner of Lot 16, similar to its present-day alignment. To the north, the village of Tullamore is shown at the present-day crossroads of Airport Road and Mayfield Road. No structures are illustrated within the subject property on the 1859 map, although only the buildings of subscribers to Tremaine's maps were usually included.

The 1851 Census of Canada West lists William Sargent as a 41-year-old Irish farmer and member of the Church of England residing in Toronto Gore Township with his 26-year-old wife Fanny Ray, three children ages 1 to 4, and his 68-year-old father Benjamin Sargent. By the time of the 1861 Census, William's family grew by four more children (ages 2 to 7), and he was recorded as residing in a one-storey log house; the same year the census recorded the death of his father at age 75 due to "decay of nature" (natural causes). The Agricultural Census for 1861 stated that William Sargeant [sic] cultivated 70 acres, of which 50 acres were cropland, 19 acres were pasture, one acre was orchard and 39 (error, previously written as 29) acres were wooded. The cash value of the farm in 1861 was recorded at \$6,400.00 while the farm machinery was valued at \$120.00. The census stated that the yield for the Sargent farm included 100 bushels of fall wheat, 200 bushels of spring wheat, 200 bushels of peas, 150 bushels of oats, 150 bushels of potatoes, five bushels of carrots and 12 bundles of hay.

In the 1866 *General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel* by Mitchell & Co., William Sargent is listing as freeholder (rather than householder or tenant) of the property. By 1870, the Abstract Index Books for Peel County (LRO 43) lists William Cawthra releasing a one-acre part to William Sargent. Also in 1870, Sargent and his wife transferred, via Bargain and Sale, the one-acre part to the "School Trustees" for a \$160.00 consideration. As the subject property is located within the west half of Lot 16, only the Sargent family's portion of the lot was examined in the subsequent historical records for the late 19th and early 20th centuries.

The 1874 *Directory of the County of Peel* by John Lynch did not include a listing for the property but the earlier 1871 Census suggested that William and Fanny Sargent were still residing in the Township and had nine children, ages 7 to 22. Four of the Sargent children would leave the household as they were not included in the 1881 Census. Sargent served as warden for Tullamore's St. Mary's Church (Dilse *et al.* 2008) which is no longer extant.

Sargent's occupation of the subject property is confirmed by the 1877 *Illustrated Historical Atlas of the County of Peel* by J.H. Pope which labels William Sargent as the owner for the west half of Lot 16 as well as a southwest portion of the adjacent Lot 17 (Figure 3). The 1877 map also illustrates a structure on the south bank of the tributary of the West Humber River and this may be related to the one-acre part sold to the School Trustees by Sargent. On the north side of the tributary, a structure and small orchard are depicted in approximately the same location as the house that stands on the property today.

William's grave marker at the nearby St. Mary's Anglican Cemetery (Lot 17, Concession 6 East of Centre Road, Chinguacousy Township) indicates that he died in 1886. The Abstract indicates that William transferred all 100 acres of the west half of Lot 16 to "Frances Sargent et al." (his wife and presumably his children). The 1891 Census did not include any information on the Sargent family in Peel County, however, the 1901 Census did include Frances Sargent as a 73-year-old widow and "Sewing[...]"] residing in the Town of Brampton. "Frances Wray" died in 1904 and is buried with her husband William at St. Mary's Anglican. In 1908, four years after Frances' passing, her executors sold the west half of Lot 16, Concession 7 to Edward Carberry for \$4,300.00 (amount may contain additional chattel included in estate). The Carberrys were another early pioneering family to the township and were neighbours of the Sargents since the late 19th century as indicated by their residence in the southeastern quarter of Lot 16 in the 1877 map. The 1911 Census provides information for a number of individuals with the surname Carberry residing in Brampton, however, Edward Carberry is not listed.

The 1914 and 1919 versions of the *Topographic Map Ontario – Bolton Sheet* by the former Department of Militia of Defence indicate that the structure on Edward Carberry's property, which is situated in the approximate location of the present-day residence, had been built in masonry (Figure 4). The maps further denote the structure south of the tributary on the lot as a brick schoolhouse. The 1926 to 1940 versions of the *Bolton Sheet* (now published by the Department of National Defence) also show the Carberry structure but its building material is no longer specified. A 1954 aerial photograph shows the house and outbuildings on the property in the same layout as today (Figure 5).

The Carberry family appears to have maintained ownership of the subject property throughout the remainder of the 20th century and into the 21st century, parceling out parts of Lot 16 as the surrounding residential and urban development encroached and replaced the former rural agricultural landscape. Notable transactions in the Abstract Index Books include Edward Carberry's 1935 annuity deed to his son Edward S. Carberry for all 100 acres as well as the County of Peel's 1960 expropriation of 0.95 acres of Edward S. Carberry's property.

In 2001, subdivisions were constructed to the north and east of the subject property. In 2007 the barn on the property was dismantled (Dilse *et al.* 2008), and the Carberry family owned the property until 2019 when it was transferred to Massi Homes Inc.

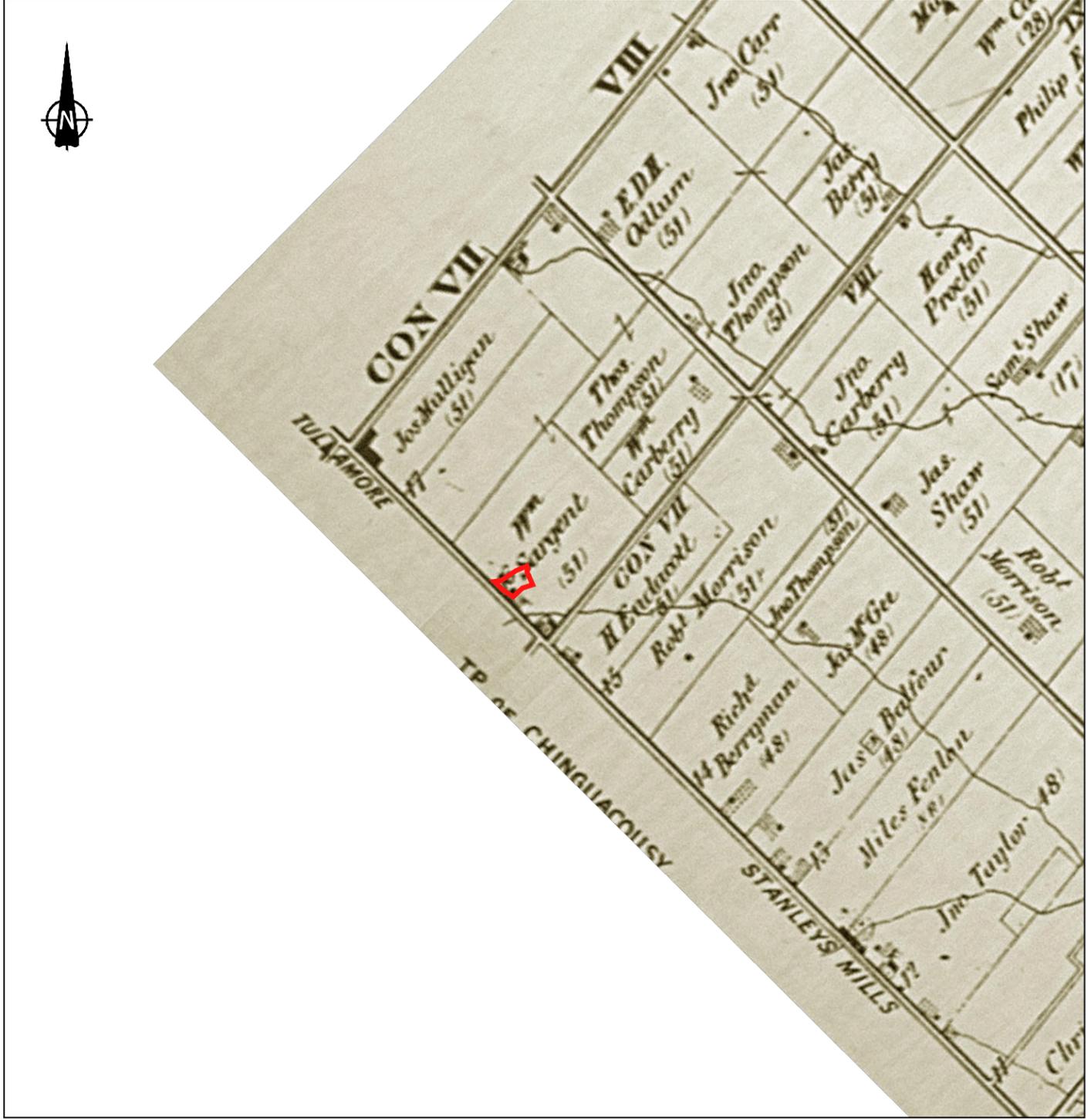
4.2.4 Summary of Key Findings

- The Sargent family occupied the property from c. 1846 to 1904
 - The 1861 Census indicates that William Sargent and family were residing in a one-storey log house in Toronto Gore Township
 - The 1877 map portrayed a farmstead and possible orchard on William Sargent's property of which the farmhouse is situated in the approximate location of the present-day residence
- The Carberry family occupied the property 1908 to 2019
 - Edward Carberry purchased the property in 1908 for \$4,300
 - The 1914 to 1919 topographic map suggests a brick structure in the approximate location of the present-day residence
 - The 1926 to 1940 topographical map suggests a structure in the approximate location of the present-day residence
 - 1954 aerial photograph depicts the farmhouse and outbuildings
 - The barn on the property was dismantled in 2007, and reconstructed in Wellington County

1859



1877



LEGEND

▬ APPROXIMATE SUBJECT PROPERTY

REFERENCE

DRAWING BASED ON
 1858 TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST, COMPILED & DRAWING BY GEO. R. TREMAINE, PUBLISHED BY G.R. & G.M. TREMAINE, TORONTO;
 1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONTARIO, COMPILED AND DRAWN BY J.H. POPE, ESQ., PUBLISHED BY WALKER & MILES, TORONTO.

NOTES

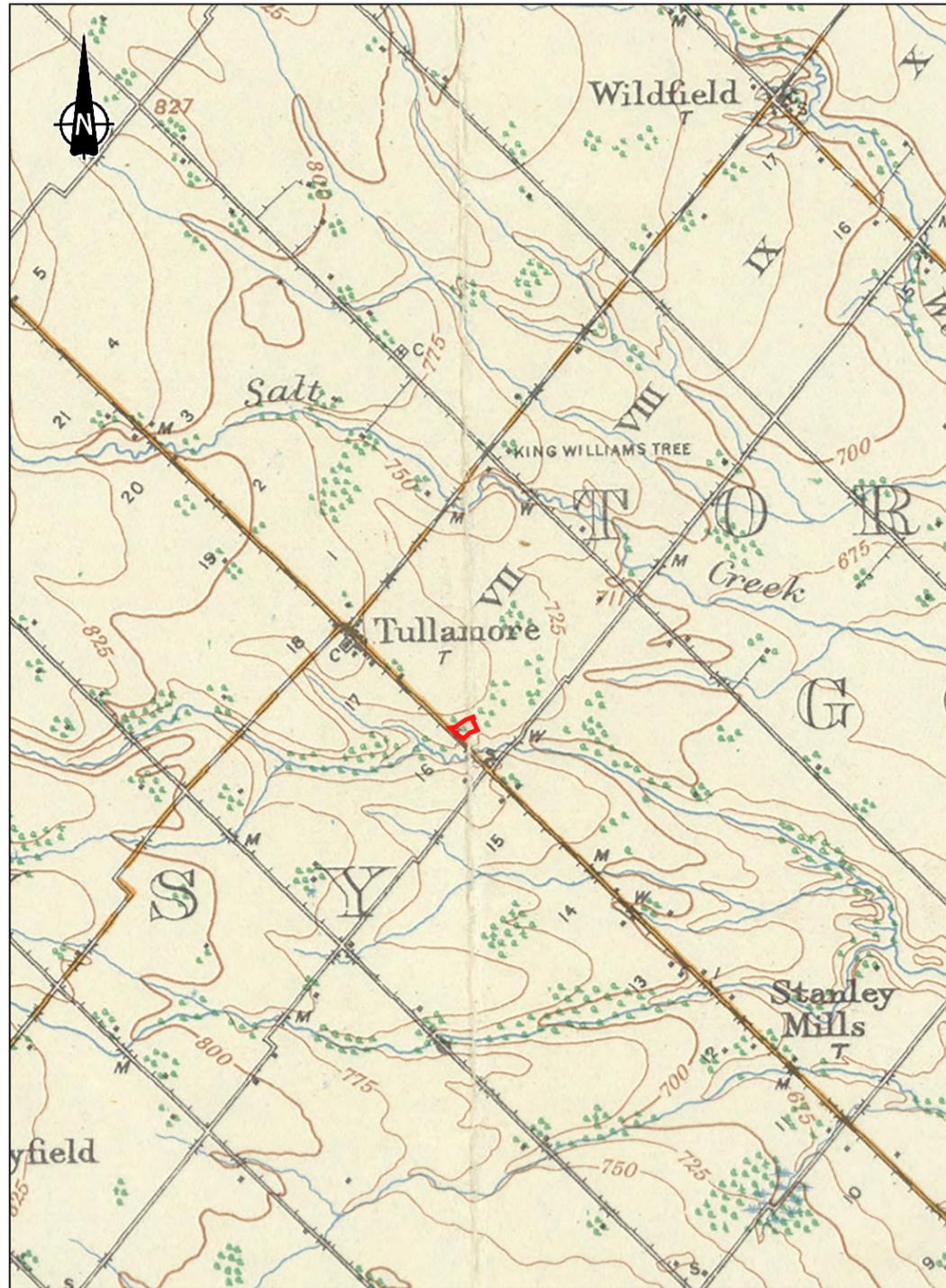
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT			
HERITAGE IMPACT ASSESSMENT 11185 AIRPORT ROAD, CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL			
TITLE			
SUBJECT PROPERTY OVERLAID ON 19th CENTURY HISTORICAL MAPS			
	PROJECT No. 21466860		FILE No. 21466860-1000-R01003
	CADD	DCH	July 29/21
	CHECK		
SCALE		NTS REV. 0	
FIGURE 3			

1914



1940



LEGEND

— APPROXIMATE SUBJECT PROPERTY

REFERENCE

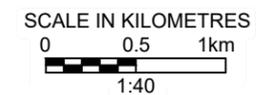
DRAWING BASED ON
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SURVEY DIVISION, DEPARTMENT OF MILITIA AND
DEFENCE;

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[ED. 7], GEOGRAPHICAL SECTION, GENERAL STAFF,
DEPARTMENT OF NATIONAL DEFENCE;

NOTES

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PROJECT		HERITAGE IMPACT ASSESSMENT 11185 AIRPORT ROAD, CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL	
TITLE		SUBJECT PROPERTY OVERLAID ON 20th CENTURY TOPOGRAPHIC MAPS	
	PROJECT No.	21466860	FILE No. 21466860-1000-R01004
	CADD	DCH	July 29/21
	CHECK		
		SCALE	NTS REV. 0
		FIGURE 4	



LEGEND

— APPROXIMATE SUBJECT PROPERTY

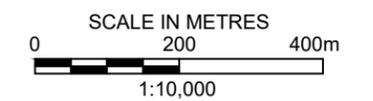
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PROJECT		HERITAGE IMPACT ASSESSMENT 11185 AIRPORT ROAD, CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL	
TITLE		SUBJECT PROPERTY OVERLAID ON 20th CENTURY AERIALS	
	PROJECT No.	21466860	FILE No. 21466860-1000-R01004
	CADD	DCH	July 28/21
	CHECK		
		SCALE	NTS REV. 0
		FIGURE 5	

5.0 EXISTING CONDITIONS

5.1 Setting

The general character of the property's surroundings is varied. To north, east, and south, it is urban with low to medium density residential and commercial, while to the west is rural agricultural (Figure 6 to Figure 12). To the immediate north, there is a stormwater management pond tied to the residential development to the north and east. There is also a riverine environment associated with the west branch of the West Humber River to the south of the property.

Overall, the topography is generally flat at approximately 226 m above-sea-level and rises gradually to the northwest, while within the property the ground slopes toward the valley to the south. Trees on the property are primarily of deciduous but there are no mature plants. Most of the trees are north of the Sargent Farmhouse and driveshed, with a stand to east and south portions of the property. A major water feature adjacent to the property is the river, which passes under Airport Road south of the Sargent Farmhouse via a concrete bridge.

The property fronts Airport Road along of its western boundary and is situated approximately 315 m north of Countryside Road and 950 m south of Mayfield Road. The long axis of Sargent Farmhouse is oriented parallel to Airport Road on the crest of a hill overlooking the valley lands of the West Humber River tributary. It is set back approximately 35 m from Airport Road and 35 m west from the driveshed.

Land use on the property is residential and the Sargent Farmhouse is occupied by a tenant. Airport Road is four lane (two in each direction) with a wide median and boulevards with sidewalks on either side. The road was widened and improved between 2006 and 2007 and continues to follow the alignment of the original survey. Access to the property is via a straight driveway that extends east from Airport Road approximately 95 m. Views into and from the property are clear and open from the south, but hindered by vegetation from the north.



Figure 6: View facing northeast from Airport Road showing the property to the north and residential development to its immediate east



Figure 7: View facing north from Airport Road showing residential development to the north of the property



Figure 8: View facing south from Airport Road showing commercial development to the south of the property



Figure 9: View facing east from Airport Road of the property's driveway, front lawn, and farmhouse



Figure 10: View facing northeast from the southwest portion of the property



Figure 11: View facing west from the centre of the property looking at the driveshed (foreground) and Sargent Farmhouse (background)



Figure 12: View facing southeast from the northwest of the property

5.2 Built Environment

The built environment includes the Sargent Farmhouse, driveshed, and an outbuilding. Each structure on the property is described in the following subsections.

5.2.1 Sargent Farmhouse

The Sargent Farmhouse is a single detached, three-bay and storey-and-a-half farmhouse with T-shaped plan built in load-bearing brick masonry in the Neoclassical style. It is composed a side gable main block and a single-storey rear wing extending from the main block's east wall (Figure 13 to Figure 18). Floor plans for Sargent Farmhouse are provided in Figure 19. The main block and rear wing are described individually in the following subsections.



Figure 13: Front or west façade of the Sargent Farmhouse



Figure 14: West façade and south end wall of the Sargent Farmhouse



Figure 15: South end wall of the main block and south façade of the rear wing



Figure 16: South façade and east end wall of the rear wing



Figure 17: North façade of the rear wing and east façade and north end wall of the main block



Figure 18: North end wall of the main block



Figure 19: Floor plan (Dilse *et al.* 2008: 25)

5.2.1.1 Main Block

5.2.1.1.1 Exterior

The three-bay and storey-and-a-half main block has a rectangular plan oriented north-south and measures approximately 11.5 m on its long axis, 8.2 m on its east-west axis (Figure 13 to Figure 18). Its foundation is coursed rubble of large split fieldstone (Figure 20), and its load-bearing walls are at least double wythe brick laid in stretcher bond on the west (front) façade, with the other walls in one-in-five American or common bond. It has a full below ground basement under the south half and a crawl space under the north half. Buff brick quoining is at all corners as well as a buff brick decorative band below the eaves of the west façade. On the north and south walls are buff brick decorative diamonds below the gable. Tie-rods secure the walls of the main block (Figure 21).

The medium gable roof is covered in asphalt shingle and the projecting eaves and verges have a moulded soffit, plain fascia, and moulded frieze with prefabricated aluminium gutters and rainwater leaders (Figure 21). On the gable ends are eave or cornice returns. A single-stack brick chimney is set to the side right centre (south end wall) (Figure 22). A second chimney, now removed, was located to the side left centre (north end wall).

Fenestration is asymmetrical on all facades. On the west façade, the main entrance is slightly off-centred to the right with six-over-six, single hung windows on the either side (Figure 13 and Figure 23). The single leaf recessed main entrance is marked by side lights, a flat transom, and moulded trim within the structural opening, while outside of the structural opening, Doric capital pilasters support a two-part (cornice and frieze) entablature. The main entrance contains a five-panel door with a wood screen door and narrow wood strip landing, which is accessed by straight concrete steps. The entrance is painted in traditional colors of dark green and white.

The first level window openings on the west façade are flat with wide voussoirs and quoins formed in buff brick (Figure 24). Each window has a two-over-two storm and a plain lug sill. The basement level windows are flat with red brick voussoirs and dark green painted trim.

On the south wall is a flat arch opening on the first level with one-over-one, single-hung window (an alteration of the original sash) and stone lintel and lug sill (covered in aluminum). The second level has two flat window openings with six-over-six, single hung windows with flat arch headers formed in buff brick and plain wood lug sills. Window openings on the north façade, except for one on the first level, are six-over-six, single-hung. The first level window openings are flat arch with plain trim, wide buff brick voussoirs and stone lug sills, while the second level openings have plain trim, flat arch buff brick headers and plain lug sills. On the east wall, there a window opening with plain trim, flat arch red brick header and plain lug sill that is fitted with a one-by-one horizontal sliding window.

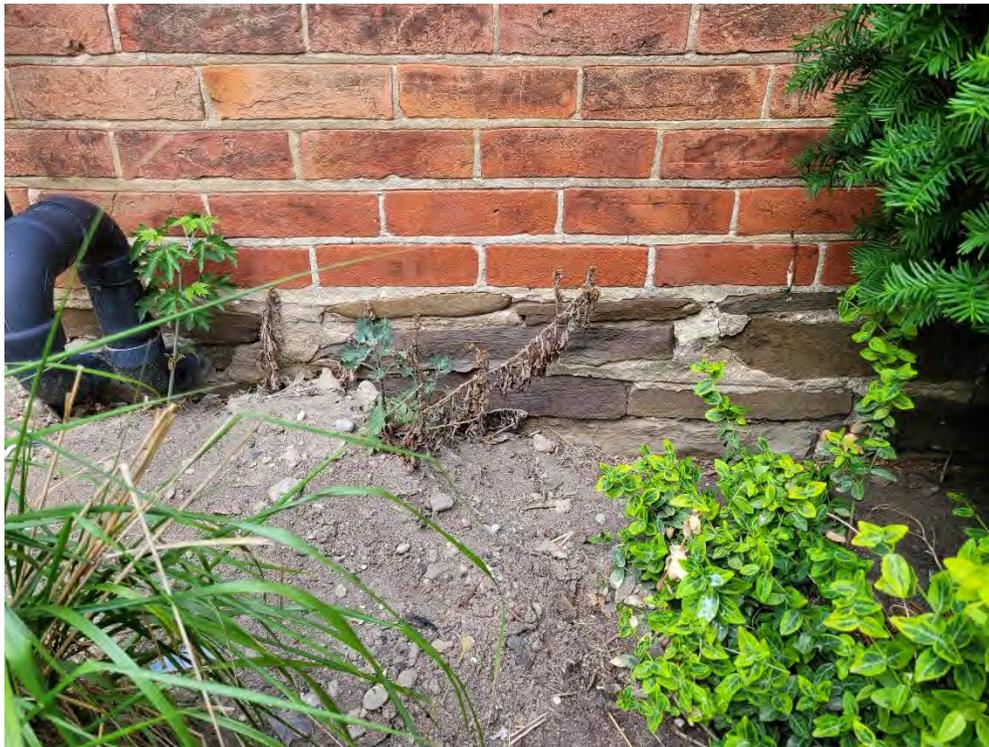


Figure 20: Coursed split fieldstone foundation



Figure 21: Projecting eaves and verges of the main block with cornice return, moulded frieze and soffit, plain fascia, prefabricated rainwater leader, and tie rod



Figure 22: Cornice returns and single-stack brick chimney



Figure 23: Recessed main entrance with transom, sidelights, pilasters, and entablature



Figure 24: Six-over-six window with wood storm, buff gauged or rubbed brick voussoirs and quoins, and a lug sill with aluminum covering

5.2.1.1.2 Interior

Overall, the Sargent Farmhouse is single-pile (one room deep) with a central passage floor plan and has first, second, and basement levels

5.2.1.1.2.1 First Level

The first level is divided into four spaces with a central passage (vestibule): a living room and kitchen to the north and office and dining room to the south. The main entrance opens into wood strip floored vestibule, which provides access to the living room to the north, a small room to the south – now used as office, and the dining room and stairway to the second level to the east (Figure 25 and Figure 26). The walls of the vestibule are wallpapered.

The living room is accessed via a single-leaf four-panel door from the vestibule. The walls of the living room are wallpapered with moulded architraves and high baseboards while the flooring is hardwood strip (Figure 27 to Figure 30). On the north wall is a large brick fireplace with Neoclassical trim and window, as well as a window on the west wall. Trim around the openings is wide and moulded. An opening on the east wall provides access to the kitchen.

The walls of the kitchen are covered in painted plasterboard and have a thin architraves and baseboards, while the flooring is a vinyl (Figure 31 and Figure 32). On the north wall is a small window with plain trim. North of the kitchen is a doorway leading to the dining room as well as a single-leaf doorway to the basement on the west and another on the east that provides access to the wing (Figure 32 and Figure 33).

The dining room is also wallpapered with thin plain architraves and high moulded baseboards (Figure 34 to Figure 36). The room has a drop ceiling and faux-wood laminate. On the west wall is a single-leaf, four-panel door to the office and a five-panel door to the vestibule. A single-leaf four-panel door on the east wall provides access to the rear wing. The south wall features a central window and to the west of the window was a woodstove, now removed.

The office room south of the vestibule and west of the dining room is a small room with wallpapered walls and faux-wood laminate with high baseboards (Figure 37 and Figure 38). Trim around the openings is wide and moulded.



Figure 25: Vestibule with main entrance (centre), living room (right) and office (left), facing east



Figure 26: Vestibule with living room (left), stairs to second level (centre-left), dining room (centre-right), and office (right), facing west



Figure 27: Living room, facing west



Figure 28: Living room with fireplace with Neoclassical features, facing north



Figure 29: Living room with access to kitchen, facing east



Figure 30: High moulded baseboards within living room



Figure 31: Kitchen, facing north



Figure 32: Kitchen, facing south



Figure 33: Kitchen with basement access (left) and rear wing access (right), facing north



Figure 34: Dining room with access to rear wing on east wall, facing east



Figure 35: Dining room, facing south



Figure 36: Dining room with access to office (west wall, centre) and vestibule (west wall, right), facing west



Figure 37: Office room, facing southwest



Figure 38: Office room, facing northeast

5.2.1.1.2.2 **Second Level**

Access to the second level is via a single flight of straight stairs (Figure 39). The stairway from the first level hall opens to landing hall at the second level with two doors on the north and south as well as one on the west (Figure 40 to Figure 41).

On the north wall of the landing is a single-leaf five-panel door that opens to a three-piece bathroom with wallpapered walls, vinyl flooring, built-in cabinets on the east and west walls, and a single-leaf door on the north wall (Figure 42 and Figure 43). The door provides access to a small, carpeted room with white painted plasterboard walls, now used as storage (Figure 44 and Figure 45). The room has a six-over-six single-hung window on its north wall and an opening in the ceiling that provides access to the attic.

Perpendicular to the landing balustrade is a hallway that terminates at a closet at the western end. Single-leaf doorways open to two bedrooms on the south side of the hallway and one bedroom on the north. The southeastern bedroom has wallpaper, tall plain white painted skirting, carpeted floors and a tall window on the south wall (Figure 46 and Figure 47).

Flanking the closet at the western end of the second-floor hall are single-leaf doorways for the southwestern and northwestern bedrooms. Both bedrooms are painted plasterboard and have carpeted floors (Figure 48 to Figure 51). The southwest bedroom has tall plain skirting board while the northwest bedroom has short plain skirting board. On the east wall of the northeastern bedroom is a double-leaf door which opens a narrow closet.



Figure 39: Stairs to second level, facing east



Figure 40: Second level landing hall, facing east



Figure 41: Second level hall, facing west



Figure 42: Bathroom, facing west



Figure 43: Bathroom, facing southeast



Figure 44: Storage room (northeast room), facing north



Figure 45: Storage room (northeast room), facing east



Figure 46: Southeast room, facing south



Figure 47: Southeast room with tie rod along east and south walls, facing east



Figure 48: Southwest room with tie rod along south and west walls, facing south



Figure 49: Southwest room with tie rod along south and west walls, facing northwest



Figure 50: Northwest room, facing north



Figure 51: Northwest room, facing south

5.2.1.1.2.3 **Basement**

Entrance to the basement beneath the south half of the main block is a single-flight of wood straight stairs from a doorway in the kitchen (Figure 52). The basement is unfinished with exposed floor joists and poured concrete floor which is broken in several areas (Figure 52 to Figure 56). Tongue-and-groove floorboards of the main floor are visible from the basement.



Figure 52: Basement with straight wood stairs, facing east



Figure 53: Basement, facing north



Figure 54: Basement, facing south

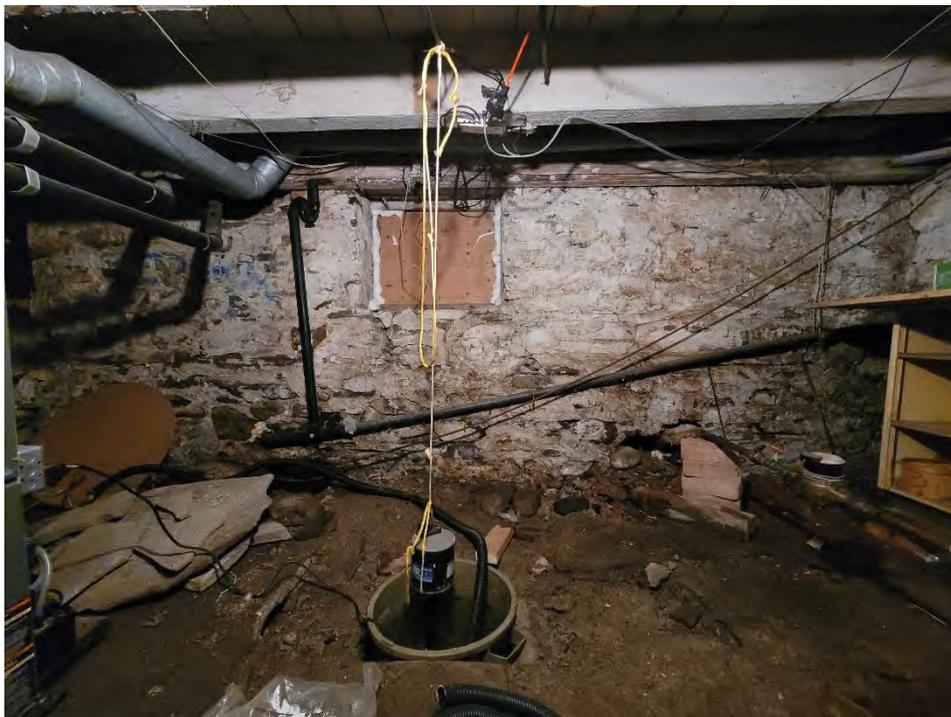


Figure 55: Basement with coursed fieldstone foundation, facing west



Figure 56: Exposed floor joists left in the rough in the south half of the main block

5.2.1.2 Rear Wing

The two-bay one storey rear wing has a rectangular plan oriented east-west and measures approximately 6.5 m on its long axis and 5.9 m on its north-south axis (Figure 15 to Figure 17). It extends from the centre-south of the main block's east facade. While its foundation appears to be rubble fieldstone, it is shallow as there is no interior basement or crawl space. The load bearing walls are double-wythe red brick laid in one-in-five American or common bond on all walls. Buff brick quoining at the northeast corner continues the pattern seen on the east façade of the main block, but at the southwest corner there is a mix of dark red and buff brick quoins. The walls of the wing also abut—but are not keyed into—the main block east façade. This is evident in the difference in coursing levels between the wing and main block, as well as slight difference in brick colour between the two structures.

Over the walls is a medium gable roof with projecting eaves and verge that have a plain soffit, fascia, and frieze with prefabricated aluminium gutters and rainwater leaders. Like the main block, there are eave or cornice returns on the gable end. A low, shed roof verandah spans the length of the wing on the south elevation. Three turned wood posts support the verandah's roof that slopes continuously from the wing's gable roof (Figure 57 to Figure 58). There are two single-leaf entrances, each with a four-panel wood door with metal screen on the south and east elevations (Figure 16 and Figure 58). The south entrance has a wood deck covered by the verandah while the east entrance is at grade with Neoclassical trim.

The interior is divided into two sections. The west half is accessed via the south entrance and contains vinyl flooring, vertical siding walls, a drop ceiling; it provides access into the kitchen and dining room of the main block, as well as the east half of the rear wing (Figure 59 and Figure 60). The east half is accessed via a doorway from the west half as well as via the east entrance and has wood strip flooring and white painted walls (Figure 61 and Figure 62). The rear wing was likely used as a summer kitchen (Figure 63).



Figure 57: South façade of the rear wing with open verandah



Figure 58: Doorway, window and turned wood post supporting verandah's roof, facing north

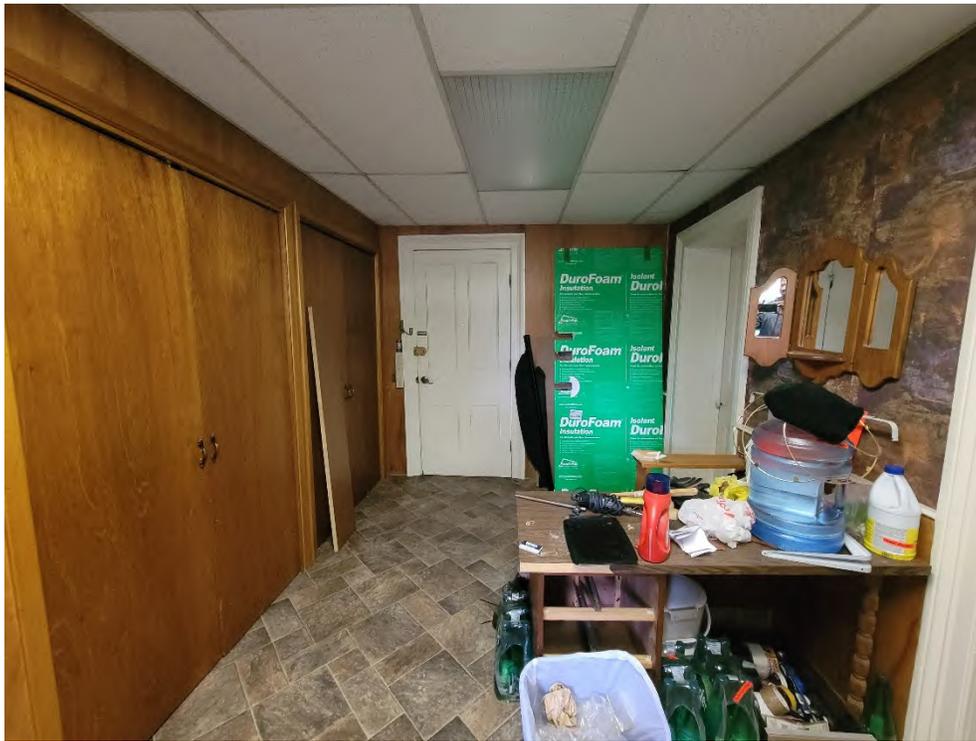


Figure 59: West half of the rear wing, facing south



Figure 60: West half of the rear wing, facing north



Figure 61: East half of the rear wing, facing north



Figure 62: East half of the rear wing, facing south



Figure 63: East end wall of the rear wing showing evidence of soot under the gable

5.2.2 Driveshed

Measuring approximately 10.5 m by 6.7 m, the green-painted single storey two-bay driveshed is currently being used as storage space (Figure 64 and Figure 65). It has board-and-batten walls on timber-frame construction with a metal-clad medium gable roof. On the south façade are two large vertical board sliding doors that provides access to each bay, as well as a smaller double-leaf doorway on the east wall with vertical board doors.

The framing involves squared log posts capped by a top plate with drop tie-beams morticed to the posts and pinned with trenails to form the end wall and bent which, like the plates, are supported by cross-braces (Figure 66 to Figure 67). The posts, end girts, and plates do not show evidence of reuse and redundant mortices. The rafters are constructed with dimensional cut lumber (Figure 68).



Figure 64: South façade of the driveshed with large slight doors, facing north.



Figure 65: North façade and east wall of the driveshed, facing southwest



Figure 66: Interior of driveshed, facing west



Figure 67: Interior of the driveshed with drop tie-beam, hand-hewn posts and plates and east doorway, facing east



Figure 68: Dimensional cut rafters

5.2.3 Grain Bin

The grain bin is a single-storey and circular and metal-clad. It has single-leaf entrance with a metal door (Figure 69 and Figure 70). There are no windows. It measures approximately 5.7 m in diameter.



Figure 69: Exterior of metal grain bin, facing southwest



Figure 70: Interior of metal grain bin, facing southwest

5.3 Structural History & Analysis

Two development phases could be identified from the property's structural evidence. Each phase is described below with an architectural analysis of the fabric representing each phase.

5.3.1 Phase 1: Sargent Family, 1846 to 1904

This phase represents the construction of the Sargent Farmhouse, including the later rear wing.

The Sargent Farmhouse is constructed in the Neoclassical architectural style, dated in Ontario to between 1800 and 1860 (Blumenson 1990). The style is characterized by a more refined and lighter version of Classical architecture. Stylized Classical elements, such as columns, pilasters and moulding are thin in proportion, appearing elongated or attenuated, and the spacing between columns is often not in strict accordance with academic prototypes (Blumenson 1990:13). Facades are highlighted with arcades, monumental pilaster strips, decorative friezes, large windows, fanlights, stringcourses, antique orders, pilaster orders, and wide entrances (Blumenson 1990). These characteristics are seen on the west, front façade of the Sargent Farmhouse, specifically its main entrance doorway which is slightly off-centre and marked by sidelights, a fanlight, pilasters, and an entablature.

The rear wing also features Neoclassical elements in its return gable and east entrance trim; however, given the difference in brick and slight misalignment of its coursing from the main block, it is a later construction.

The main block is known to have been constructed after 1861, as the Census for that year states that William Sargent and his family were living not in a brick building like the one that stands today but a one-storey log house. However, the main block can be confirmed to be older than 1877, when the historical atlas illustrates structure in the approximate location of the Sargent Farmhouse. Furthermore, the 1914 topographic map depicts a brick structure in the location of the Sargent Farmhouse.

Dimensional lumber like the material used in the floor joists had been widely available since the late 19th century but was most often left in the rough with clear evidence of the vertical or circular saw marks used in its milling. Planing too had become more widely used in the late 19th century though was primarily used for doors and mouldings, and it was not until the 1920s that lumber sizes were standardized, which required planing to meet these requirements (Gottfried 1995; US Department of Agriculture 1964:6).

Based on this information, the main block of the Sargent Farmhouse was likely constructed between 1861 and 1877 and the rear wing added some time after the main block construction period (c. 1861-1877) and before 1904.

5.3.2 Phase 2: Carberry Family, 1904 to c. 2019

This phase includes construction of the driveshed, metal grain bin, and removal of outbuildings.

Determining the date of construction for the driveshed is difficult. The driveshed features drop tie-beams, which are tie-beams that are mortised into the posts below the plates, and these have been documented in Pennsylvania barns dating to after 1870-80 (Figure 67) (Huber 2017:162). Another post-1880 construction feature are the dimensional cut rafters. The lack of redundant mortices in all visible hand-hewn components indicates the driveshed was likely not composed of salvaged material, such as an earlier 19th century outbuilding. It is probable based on the combination of original hand-hewn components and dimensional cut rafters that the driveshed was originally from the Carberry's 50-acre property in the southeastern quarter of Lot 16 and it was reconstructed with dimensional cut rafters following the 1904 purchase of the property (west half of Lot 16).

The only solid date for the driveshed is that it is pre-1954, when it appears on the aerial imagery from that year; however, it is most likely to have been erected on the property between 1904 and 1919, when the Carberry family sold the 50-acre property. The driveshed is not depicted on the historical atlases or topographic series, although this is not unusual since outbuildings were frequently omitted in these maps.

The metal grain bin was erected on the property in 1972; this date is painted on the interior of the structure. A gable-roofed barn and a shed, assumed to have been constructed during the Carberry occupation, were removed by 2007.

5.4 Physical Condition

The condition assessment presented for the property in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.

Table 2: Physical Condition Assessment

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> ■ All structures in good condition
Roof	<ul style="list-style-type: none"> ■ Roofing is in good condition for all structures
Rainwater disposal	<ul style="list-style-type: none"> ■ Sargent Farmhouse: all gutters and rainwater leaders in good condition ■ Driveshed and grain bin: n/a
Walls, foundations & chimneys, exterior features	<p>Sargent Farmhouse:</p> <ul style="list-style-type: none"> ■ movement, settlement, and cracking of walls (Figure 71 to Figure 73) ■ improper repointing and parging on some walls ■ chimney deteriorating (i.e., bricks flaking/ breaking) ■ shallow foundation of the rear wing <p>Driveshed and grain bin are in good condition</p>
Windows & doors	<ul style="list-style-type: none"> ■ Sargent Farmhouse: windows and doors are in good condition ■ Driveshed and grain bin: doors are in good condition
Internal roof structure/ceilings	<ul style="list-style-type: none"> ■ Internal roof structure/ ceilings of all structures in good condition
Floors	<ul style="list-style-type: none"> ■ Sargent Farmhouse: The floors appear to be in overall good condition ■ Driveshed and grain bin: not applicable
Stairways, galleries, and balconies	<ul style="list-style-type: none"> ■ Sargent Farmhouse: Stairway in good condition. Veranda is in good condition. ■ Driveshed and grain bin: not applicable
Interior decorations/finishes	<ul style="list-style-type: none"> ■ Sargent Farmhouse: Plasterboard, wood trim, wallpaper, paints are in overall good condition ■ Driveshed and grain bin: not applicable
Fixtures & fittings	<ul style="list-style-type: none"> ■ Sargent Farmhouse: Fixtures and fittings appear to be in good working condition ■ Driveshed and grain bin: not applicable
Building Services	<ul style="list-style-type: none"> ■ Sargent Farmhouse and driveshed: Services are active ■ Grain bin: not applicable
Site & environment	<ul style="list-style-type: none"> ■ The property is well maintained and landscaped with no areas of standing water.
General environment	<ul style="list-style-type: none"> ■ Overall good condition



Figure 71: Evidence of cracks radiating from the first level window on the north end wall.



Figure 72: Evidence of cracks on the east facade of the main block.



Figure 73: Settlement and movement of load-bearing brick masonry on south end wall

5.5 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of “wholeness” or “honesty” of a place. The MHSTCI *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is “complete” or changed from its original or “valued subsequent configuration” (English Heritage 2008:45; Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for “Integrity” with sub-elements of “Site”, “Alterations”, and “Condition” to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the property are presented in Table 3, and are considered when determining the CHVI of the property (see Section 6.0).

Table 3: Heritage Integrity Analysis for the Property

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Setting	Rural with two lane (one in each direction) roads and farmhouses, outbuilding complexes, and agricultural lands on larger lots	Urbanization to the immediate north, east and south. Original lot severed for medium density residential and commercial land use.	0	Poor	There has been significant urban development to the north, east and south. Lands to the west remain primarily under agricultural use. Although there are remaining agricultural properties to the immediate west, the property has been subdivided and is now zoned for development.
Site location	Set back and facing the nearest road	Sargent Farmhouse: no alterations	100	Very good	Driveshed reconstructed on property between 1904 and 1919. Gable barn and shed (likely constructed during the Carberry occupation) removed after 2007.
Footprint	Sargent Farmhouse: rectangular Driveshed: rectangular	Sargent Farmhouse: rear (east) wing Driveshed: no change	90	Very good	The wing was likely an early addition based on the similar masonry work.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Wall	Sargent Farmhouse: brick load bearing Driveshed: timber and dimensional frame	Sargent Farmhouse: no change Driveshed: no known alterations	100	Very good	No additional comment
Foundation	Sargent Farmhouse: coursed rubble Driveshed: not applicable	Sargent Farmhouse: no change	100	Very good	Note that this rating refers to heritage integrity, not structural integrity
Exterior doors	Sargent Farmhouse: panelled wood Driveshed: vertical board	Sargent Farmhouse: likely original Driveshed: some boards appear to be replaced	95	Very good	No additional comment
Windows	Sargent Farmhouse: Wood Driveshed: not applicable	Sargent Farmhouse: some windows retain original frames while others have been replaced in synthetic materials	60	Fair	No additional comment
Roof	Sargent Farmhouse: possibly wood shingle Driveshed: possibly wood shingle	Sargent Farmhouse: original replaced in asphalt shingle Driveshed: reclad in metal	0	Poor	No additional comment
Chimneys	Sargent Farmhouse: one inside each end wall Driveshed: n/a	Sargent Farmhouse: north end wall chimney removed	50	Fair	No additional comment

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Water systems	Sargent Farmhouse: unknown, possibly copper Driveshed: none	Sargent Farmhouse: all water systems replaced Driveshed: no changes	20	Poor	No additional comment
Exterior decoration	Sargent Farmhouse: dichromatic brickwork (quoin, band, diamond, window trim; red-brick common bond on all sides Driveshed: board and batten	Sargent Farmhouse: some trim around window head replaced Driveshed: no changes	90	Very good	No additional comment
Exterior additions	Sargent Farmhouse: rear wing Driveshed: no known additions	Sargent Farmhouse: no changes Driveshed: no changes	100	Very good	The rear wing was likely a late 19th century addition
Interior plan	Sargent Farmhouse: single-pile with a central passage floor plan Driveshed: two-bay	Sargent Farmhouse: rear wing Driveshed: no changes	100	Very good	The rear wing was likely an early addition.
Interior walls and floors	Sargent Farmhouse: unknown, probably lathe-and-plaster walls and wood strip flooring Driveshed: n/a	Sargent Farmhouse: no changes Driveshed: n/a	100	Very good	No additional comment

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Interior trim	Sargent Farmhouse: tall baseboard with decorative trim around openings Driveshed: n/a	Sargent Farmhouse: some interior trim replaced Driveshed: n/a	85	Very good	No additional comment
Interior features (e.g., stairs, doors)	Sargent Farmhouse: wood stairs, doors, fireplace on end walls	Sargent Farmhouse: some interior doors have been replaced and fireplace on south end wall removed	70	Good	No additional comments
Landscape features	Domestic yard and farmyard features such as gardens and fencing and surrounding fields	No significant alterations to domestic yard, but farmyard features removed, and all fields have been severed and most developed	10	Poor	The property's landscape features have not been significantly altered through the 21st century
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			68.8	Good	Rating of Good is based on original element survival rate of between 51 to 75%

5.5.1 Results

Overall, the property has a good level of integrity since its structures have experienced minor to moderate change since their original configuration.

6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

In 2008, an HIA was completed for the property by Dilse *et al.* This report determined the property to have CHVI for its representative farmhouse, its “association with farming in the pioneer period” and its “prominence at the crest of a hill” (Dilse *et al.* 2008:6). The report recommended the “demolition of the outbuildings”, “designation under Part IV of the *Ontario Heritage Act*” and commemoration (Dilse *et al.* 2008:8).

The following evaluation provides an independent evaluation using the criteria prescribed in *O. Reg. 9/06* based on the field investigations, research, and analysis conducted as part of this HIA.

6.1 Design Value or Physical Value

Criteria	Meets criterion (Yes/No)
<i>(i) Is a rare, unique, representative, or early example of a style, type, expression, material or construction method.</i>	Yes
<p>Rationale:</p> <p>The Sargent Farmhouse on the property has a high level of heritage integrity that is virtually unchanged from its original construction approximately 150 years ago and making it a representative example of a late 19th century rural residence built in the Neoclassical style. It can also be considered a relatively rare example of the Neoclassical style; although there are several farmhouses in the municipality with similar architectural features and Neoclassical components, there is only one Neoclassical style farmhouse (8028 Creditview Road – Creditdale Farm) designated in the municipality.</p> <p>Due to their 20th century construction, the wood driveshed and grain bin are not rare, unique, representative, or early examples of a style, type, expression, material or construction. As a whole, the property is not a rare or unique example of a farmstead, nor is it a representative one since it lacks several typical features. Using as a model the “Historic Ontario Farmstead Typology” developed by ERA Architects (2020), the property lacks typical features including a complex of outbuildings, an entrance driveway framed by vegetation, and a woodlot.</p>	

Criteria	Meets criterion (Yes/No)
<i>(ii) Displays a high degree of craftsmanship or artistic merit.</i>	Yes
<p>Rationale:</p> <p>In its overall composition, extensive dichromatic masonry decoration, gauged or rubbed brick voussoirs, and recessed Neoclassical main entrance with sidelights, fanlight, Doric pilasters and entablature, the main block displays a high degree of craftsmanship.</p> <p>The driveshed does not display a high degree of craftsmanship or artistic merit. The framing is executed to a competent, but not high degree, of workmanship with no foundation.</p>	

Criteria	Meets criterion (Yes/No)
<i>(iii) Demonstrates a high degree of technical or scientific achievement.</i>	No
<p>Rationale:</p> <p>As late 19th century and 20th century residential and agricultural structures erected on flat, well-drained terrain, none of the property’s buildings demonstrate a high degree of technical or scientific achievement.</p>	

6.2 Historical Value or Associative Value

Criteria	Meets criterion (Yes/No)
<i>(i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	Yes
<p>Rationale:</p> <p>The property and the Sargent Farmhouse, including the rear wing is directly associated with William Sargent (c. 1846-1904), a member of an early pioneering family to the township of Toronto Gore and significant to the Tullamore community in his role as warden for the Tullamore's St. Mary's Church. The craftsmanship of the Sargent Farmhouse in its rural setting is also indicative of William Sargent's success as a farmer, and therefore can be directly associated with the theme of mixed farming that was significant to the community's development during the 19th century. As recorded in the 1861 Agricultural Census, the property yielding high quantities of wheat, oats, peas, carrots, and potatoes as well as pasturage.</p> <p>However, unlike a typical farm complex, which in addition to the principal residence and barn includes fenced yards and a range of outbuildings and lanes, at this property only the farmhouse, which dates to the late decades of the 19th century as well as an assumed reconstructed driveshed remains. For this reason, as well as due to the urbanization of the surrounding lands, the property does not contribute to the theme of "farming in the pioneering period" presented by Dilse <i>et al.</i> (2008: 6).</p>	

Criteria	Meets criterion (Yes/No)
<i>(ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.</i>	No
<p>Rationale</p> <p>As the property's building fabric primarily dates to the late decades of the 19th century, further study of the property is unlikely to yield information that contributes to an understanding of Toronto Gore's pioneer settlement or farming industry.</p>	

Criteria	Meets criterion (Yes/No)
<i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	No
<p>Rationale:</p> <p>While it is unknown who was responsible for drafting and executing the form of the Sargent Farmhouse, it is in a vernacular form that is unlikely to represent the ideas of an architect, artist, builder, designer, or theorist who is significant to the community.</p>	

6.3 Contextual Value

Criteria	Meets criterion (Yes/No)
<i>(i) Is important in defining, maintaining or supporting the character of an area.</i>	No
<p>Rationale: The character of the surrounding area has experienced significant urbanization with low to medium density residential and commercial development to the immediate north, east, and south of the property. Although the rural character is maintained to the west of the property, most of the properties do not retain intact farm complexes and are likely rented out for cultivation. With only its 19th century farmhouse and 20th century driveshed remaining, the property is not <i>important</i> in defining, maintaining or supporting the character of the surrounding area.</p>	

Criteria	Meets criterion (Yes/No)
<i>(ii) Is physically, functionally, visually or historically linked to its surroundings.</i>	No
<p>Rationale: The property is not physically linked to its surroundings in that it does not have a “material connection between the property and its surroundings” (MHSTCI 2014:17), nor are there important visual relationships between the property and any features in the wider context. The Sargent Farmhouse and driveshed no longer has a functional relationship to the property’s use for agriculture.</p>	

Criteria	Meets criterion (Yes/No)
<i>(iii) Is a landmark.</i>	Yes
<p>Rationale: The storey-and-a-half massing with dichromatic brick hues and setting at the crest of the valley land and proximity to Airport Road, all contribute to the visual prominence of the Sargent Farmhouse; it can therefore be considered a local landmark.</p>	

6.4 Evaluation Results

The preceding evaluation has determined that the property:

- **Meets four of nine criteria of O. Reg. 9/06 and therefore has cultural heritage value or interest (CHVI)**

Based on this evaluation, a Statement of CHVI is proposed in the following section.

6.5 Statement of Cultural Heritage Value or Interest

Description of Property – 11185 Airport Road, City of Brampton

The property is located at 11185 Airport Road in the City of Brampton, Peel Region, formerly within the east half of Lot 16, Concession 7 NERV DIV, in the Township of Toronto Gore, County of Peel. The 1.09-hectare property includes the Sargent Farmhouse, a brick farmhouse built between 1861 and 1877, and associated driveshed and grain bin.

Statement of Cultural Heritage Value or Interest

The property has cultural heritage value or interest for its design or physical value, its historical or associative value, and for its contextual value. The property's design or physical value is linked to its storey-and-a-half farmhouse, known locally as the Sargent Farmhouse. Built after 1861 but before 1877, the Sargent Farmhouse was built on a fieldstone foundation in red brick with buff brick detailing and decoration, including quoins, gauged or rubbed brick voussoirs, a frieze of circular forms, and diamond patterns below the gables. It has a T-shaped plan with a rectangular main block and rear wing off the east end wall. The main block has asymmetrical fenestration with a slightly off-centre recessed main entrance with a moulded architrave, sidelights, fanlight, Doric pilasters, and entablature marked by two large six-by-six flat windows on either side. It has a gable roof with return eaves and a single chimney on its south end wall. Its double-wythe masonry on the principal façade is entirely in stretcher bond and the other walls are one-in-five American or common bond. Like the main block, it has asymmetrical fenestration with an open verandah along the length its south façade. The Sargent Farmhouse has a good level of heritage integrity as a representative example of a late 19th century Neoclassical rural farmhouse executed with a high degree of craftsmanship in its detail and overall composition.

The property's historical or associative value lies in its direction association with William Sargent, who was not only successful in the mixed farming that was central to the area's economy during the 19th century, but also played a leading role in the community's social development as the warden for Tullamore's St. Mary's Church. William inherited the farm from his father Benjamin Sargent, an early 19th century settler of Toronto Gore township, and the Sargent family were recognized as a pioneering family of the area.

For its extensive decoration and location at the crest of the valley land and in proximity to Airport Road, the Sargent Farmhouse has contextual value as a local landmark.

Heritage Attributes

The heritage attributes demonstrating the property's cultural heritage value or interest are its:

- Sargent Farmhouse in Neoclassical style with:
 - Load-bearing double wythe brick masonry on a fieldstone foundation built in stretcher course on the principal façade and the other walls are one-in-five American or common bond
 - Side gable main block with asymmetrical fenestration with a recessed main entrance with moulded architrave, sidelights, fanlight, Doric pilasters, and entablature marked by six-over-six windows with buff brick voussoirs and quoins on either side
 - Buff brick architectural detailing, including quoins, gauged or rubbed brick voussoirs, a frieze with circular forms below the eaves, and a diamond pattern below the gables
 - Projecting eaves and verges with plain soffit, fascia, and frieze with return eaves on the gable ends, and a single-stack brick chimney (south end wall)
 - Rear wing extending from the east wall of the main block with asymmetrical fenestration, open verandah along south façade, one-in-five American or common bond masonry on all walls, and gable roof with plain soffit, fascia, and frieze

7.0 IMPACT ASSESSMENT

7.1 Proposed Works

Bramcon is proposing to develop the property for single detached residential homes (APPENDIX B). To enable this design, Bramcon intends to:

- remove the driveshed and grain bin
- dismantle the rear wing and relocate the main block to a residential lot adjacent to Airport Road on Lot 8 of the draft plan and rehabilitate it as a residence with side additions and rear wing (APPENDIX C). Brick from the rear wing will be salvaged to create the breezeway or hyphen connecting the main block to a new rear wing

Work to complete the development will also require:

- clearing, grubbing, levelling, and excavation
- heavy equipment operation
- site servicing

Temporary workspaces and laydown areas may also be required to facilitate the movement and storage of equipment necessary for construction.

7.2 Impact Assessment

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following “negative impacts” be considered:

- *Destruction* of any, or part of any, significant heritage attributes, or features²
- *Alteration* that is not sympathetic, or is incompatible, with the historic fabric and appearance³
- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden⁴
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship⁵
- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features⁶
- *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 spaces⁷
- *Land disturbances* such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource⁸

² This is used as an example of a *direct* impact in the MHSTCI *Info Bulletin 3*.

³ A *direct* impact in the MHSTCI *Info Bulletin 3*.

⁴ An *indirect* impact in the MHSTCI *Info Bulletin 3*.

⁵ An *indirect* impact in the MHSTCI *Info Bulletin 3*.

⁶ An example of a *direct* and *indirect* impact in the MHSTCI *Info Bulletin 3*. It is a *direct* impact when significant views or vistas within, from or of built and natural features are obstructed, and an *indirect* impact when “a significant view of or from the property from a key vantage point is obstructed”.

⁷ A *direct* impact in the MHSTCI *Info Bulletin 3*.

⁸ In the MHSTCI *Heritage Resources in the Land Use Planning Process* this refers only to archaeological resources but in the MHSTCI *Info Bulletin 3* this is an example of a *direct* impact to “provincial heritage property, including archaeological resources”.

Other potential impacts may also be considered such as encroachment or construction vibration (Figure 74). Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery, subsidence from utility line failures, or excessive dust (Randl 2001:3-6).

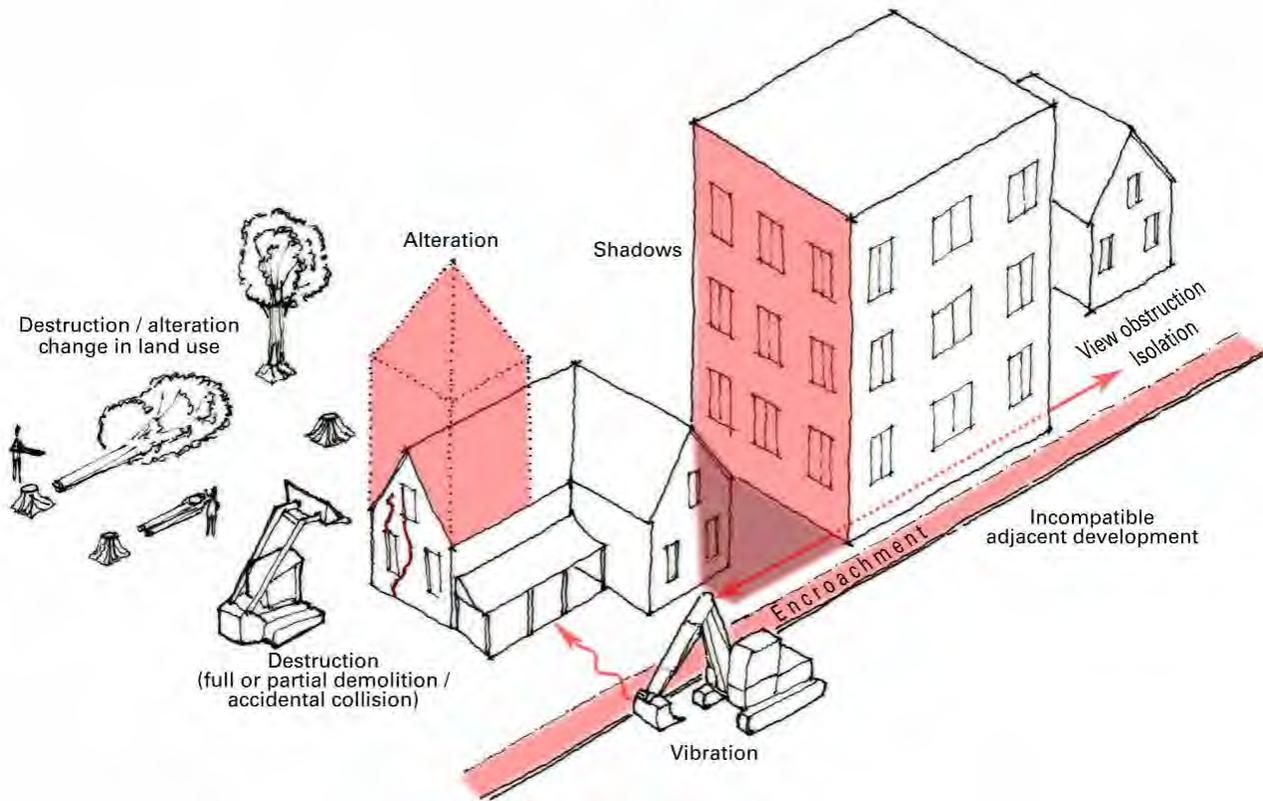


Figure 74: Examples of negative impacts.

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- **Magnitude** - amount of physical alteration or destruction that can be expected
- **Severity** - the irreversibility or reversibility of an impact
- **Duration** - the length of time an adverse impact persists
- **Frequency** - the number of times an impact can be expected
- **Range** - the spatial distribution, widespread or site specific, of an adverse impact
- **Diversity** - the number of different kinds of activities to affect a heritage resource

Since advice to describe magnitude is not included in the MHSTCI *Guideline* or any other Canadian guidance, the ranking provided in the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011: Appendix 3B) is adapted here. While developed specifically for World Heritage Sites, it is based on a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts developed for the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) (Bond & Worthing 2016:166-167) and aligns with approaches developed by other national agencies such as the Irish Environmental Protection Agency (reproduced in Kalman & Létourneau 2020:390) and New Zealand Transport Agency (2015).

The ICOMOS impact assessment ranking is:

- Major
 - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
 - Change to many key historic building elements, such that the resource is significantly modified.
 - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
 - Change to key historic building elements, such that the asset is slightly different.
 - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
 - Slight changes to historic building elements or setting that hardly affect it.
- No impact
 - No change to fabric or setting.

An assessment of potential impacts resulting from the proposed development on the property's CHVI and heritage attributes is presented in Table 4.

Table 4: Impact assessment of the proposed development of the property

Potential negative impact	Analysis of potential impact	Summary of potential impact without mitigation	Summary of impact with mitigation
<i>Destruction of any, or part of any, significant heritage attributes, or features</i>	<p>As currently proposed, the development includes dismantling the rear wing, which is identified as a heritage attribute. Without mitigation, this will result in destruction of a significant heritage attribute, a direct and moderate impact that is irreversible, site-specific, and will occur once over a short period of time. With mitigation, the impact on the CHVI and heritage attributes of the Sargent Farmhouse to enable adaptive reuse will be reduced to a minor impact that is irreversible, site-specific, and will occur once over a short period of time.</p> <p>The proposed development will also include demolition or dismantling and removal of the driveshed and grain bin. Destruction of these buildings will have no impact on the property's CHVI as they are not considered heritage attributes.</p>	<p>Moderate impact from dismantling the rear wing that is irreversible, site-specific, and will occur once over a short period of time</p> <p>No impact from demolition or dismantling and removal of the driveshed and grain bin.</p>	<p>By implementing the mitigation measures recommended in Section 7.4, the potential direct impact from destruction of the rear wing will be reduced to a minor, irreversible, and site-specific impact that will occur once over a short period of time.</p>
<i>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</i>	<p>Without mitigation, relocating the Sargent Farmhouse and adding a new rear wing and additions will potentially result in alteration that is not sympathetic, or is incompatible, with historic fabric or appearance of the building. This could range in magnitude from negligible to major impact, from reversible to irreversible, and site-specific to widespread change that will occur once over a short period of time. However, with mitigation, the impact on the CHVI and heritage attributes of the Sargent Farmhouse to enable adaptive reuse will be reduced to negligible and reversible changes to the building.</p>	<p>At worst case the development will result in major impact to the Sargent Farmhouse from incompatible alteration that is irreversible and widespread and will occur once over a short period of time.</p>	<p>By implementing the mitigation measures recommended in Section 7.4, the potential direct impact from alteration to the Sargent Farmhouse will be reduced to negligible, reversible, and site-specific change over a short period of time.</p>
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i>	<p>As currently proposed, the Sargent Farmhouse will be relocated to Lot 8 of the draft plan with Airport Road to its west, a stormwater management pond (Proudfoot Pond) to its north, a single detached low-rise residential lot to its east, and Lauderhill Road to its south. Therefore, the proposed development will not create any shadows that will alter the appearance of the Sargent Farmhouse.</p> <p>No natural features or planting were identified as heritage attributes of the property.</p>	<p>No impact</p>	<p>No mitigation required</p>

Potential negative impact	Analysis of potential impact	Summary of potential impact <i>without</i> mitigation	Summary of impact <i>with</i> mitigation
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	As described above in Section 0, there is no recognized connection between the Sargent Farmhouse and surrounding properties or environment beyond its proximity to the Tullamore community. As proposed the Sargent Farmhouse will remain within the lot boundaries of the former Sargent property. For these reasons, the proposed development will not isolate the heritage attributes of the Sargent Farmhouse from its surrounding environment, context or a significant relationship.	No Impact	No mitigation required
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The proposed relocation of the Sargent Farmhouse closer to Airport Road will enhance the views of the building from Airport Road.	No impact	No mitigation required
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	The proposed development will result in a change in land use, but this has been approved as part of the Secondary Plan Area 49. As proposed, the development will adaptively reuse the Sargent Farmhouse as a residence, which is in accordance with the designated land use of the property.	No impact	No mitigation required
Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	Without mitigation, the proposed development to relocate the Sargent Farmhouse will potentially result in land disturbances such as excessive vibration or dust that may negatively affect the building. This could range in magnitude from negligible to major impact, from reversible to irreversible, and site-specific to widespread change that will occur continually over a short period of time. However, with mitigation, the impact on the CHVI and heritage attributes of the Sargent Farmhouse from land disturbances will be avoided, resulting in no impact.	At worst case the development will result in major impact to the Sargent Farmhouse from land disturbances that is irreversible and widespread and will occur continually over a short period of time.	By implementing the mitigation measures recommended in Section 7.4, the potential indirect impact to the Sargent Farmhouse from land disturbances will be avoided.

7.2.1 Results of Impact Assessment

The preceding assessment concludes that *without mitigation* the proposed development of the property will result in:

- potential major negative impact to the Sargent Farmhouse from incompatible alteration and land disturbances.
- potential moderate negative impact to the Sargent Farmhouse through dismantling the rear wing

7.3 Consideration of Alternatives and Mitigation and Conservation Recommendations

Since the property was evaluated to have CHVI and will be impacted by the proposed development, Golder has identified four possible options to reduce or avoid the negative effects. These are informed by the objectives included in Section 4.10 of the City's *Official Plan* and Section 6.1 of the Secondary Plan Area 49 (Vales of Castlemore North) and are:

- 1) "Do Nothing": preserve and retain the property in its current form and continue the current and historic land use
- 2) Rehabilitate the Sargent Farmhouse for a new residential use on a reduced lot within the new development.
- 3) Relocate the Sargent Farmhouse to new residential lot and rehabilitate for a new residential use

The advantages and disadvantages of each option are presented in the following subsections, then analysed for feasibility. It is only after an option is determined to be not feasible that the next preferred approach is considered.

7.3.1 Options Analysis

7.3.1.1 Option 1: "Do Nothing" - Preserve and retain the property in its current form and continue the current and historic land use

Under this option, the Sargent Farmhouse, driveshed and grain bin would be preserved and retained unaltered in their original location within the current parcel and continue their current and historic use.

Advantages: This is generally the most preferred of conservation options since —through the principle of minimal intervention— it has the highest potential for retaining all the structure's heritage attributes and retains evidence from all phases in the history of the property. This option also involves the least amount of planning investment, while at the same time preserving the property's high level of heritage integrity.

Disadvantages: Preservation is not a "do nothing" approach: to ensure the buildings do not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for all exteriors and interiors. As identified in the MTCS *Eight Guiding Principles* (2007), maintenance is required to avoid costly conservation projects in the future. Development surrounding the property would be significantly constrained and it would be difficult to attract a future buyer for the property. The property is also not considered a cultural heritage landscape and has been zoned for development.

Feasibility: This option is not feasible because:

- High expense to stabilize, preserve and maintain the Sargent Farmhouse, driveshed and grain bin
- Challenges to long-term sustainability since potential buyers would have to invest extensive funds to preserve and maintain all buildings on the property
- The property has been approved for new development

7.3.1.2 **Option 2: Rehabilitate the Sargent Farmhouse for adaptive re-use on a reduced lot within the new development**

Under this option, the driveshed and grain bin would be demolished, and the Sargent Farmhouse would be retained in its current form (i.e., main block and rear wing) and rehabilitated on a reduced lot surrounded by the new development.

Advantages: This option would conserve all the property’s identified heritage attributes in their original location, while rehabilitation would enable adaptive re-use of the Sargent Farmhouse. As outlined in the Canada’s Historic Places *Standards and Guidelines*, rehabilitation and re-use can “revitalize” a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected, and heritage attributes understood, recognized and celebrated. Rehabilitation projects are generally more cost-effective, socially beneficial and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake.

Disadvantages: Reducing the lot size would constrain the surrounding development, requiring substantial change to the proposed plan. Retaining the Sargent Farmhouse on a reduced lot within the new development could potentially impact its visibility from Airport Road and its contextual value as a local landmark should changes to the proposed plan include construction between the Sargent Farmhouse and Airport Road. This would not be in keeping with the objectives of the City’s *Official Plan*, which encourages the public awareness of Brampton’s heritage and conservation of cultural heritage resources for the enjoyment of existing and future generations.

Feasibility: This option is not feasible because:

- Substantial change to the proposed plan
- Potential impacts to visibility of Sargent Farmhouse from Airport Road and its contextual value as a local landmark
- Reduced area that can be developed

7.3.1.3 **Option 3: Relocate the Sargent Farmhouse to new residential lot and rehabilitate for a new residential use**

Under this option, the driveshed and grain bin would be demolished, the rear wing dismantled to salvage its brick, and the main block of the Sargent Farmhouse moved to a lot at the northwest corner of the proposed subdivision (Lot 8 on the draft plan) and rehabilitated for residential use with a new wing and side additions (APPENDIX B and APPENDIX C).

Advantages: While its legibility as a farmhouse would be reduced, a rehabilitated Sargent Farmhouse relocated to a new lot within the development would have a “progressive authenticity” (Jerome 2008:4) where its key heritage attributes (i.e., main block) are conserved, it retains a physical connection with its original parcel, and it is

visible to the public and provides an opportunity to increase understanding and appreciation of the Town's architectural heritage. It would also enable the property to be fully developed as a new community, sustainably integrating the Sargent Farmhouse through retention of its "embodied energy". While it would involve loss of the rear wing, this feature would be partially reconstituted as a breezeway or hyphen with salvaged brick. Additionally, though a heritage attribute, the construction of the rear wing is not reflective of the craftsmanship of the main block, and stands on a minimal foundation.

Disadvantages: Relocating the Sargent Farmhouse would involve dismantling and only partially reconstituting a heritage attribute (the rear wing), and places the main block at risk of accidental damage during the relocation operation, or total loss due to accident or unforeseen structural issues discovered during the relocation process. It is also in direct opposition to the MHSTCI *Guiding Principle* for "original location" which states that buildings should not be moved "unless there is no other means to save them since any change in site diminishes heritage value considerably".

Feasibility: This option is feasible because:

- It sustainably conserves the CHVI and key heritage attributes of the Sargent Farmhouse (the main block), while also enabling full development of the property
- It retains most of the building's embodied energy and encourage public understanding and appreciation of the Sargent Farmhouse within a contemporary setting
- Despite the MHSTCI *Guiding Principle* for "original location", significant structures across North America have been frequently relocated, both historically and in the contemporary period, and under the US National Register for Historic Places this is acceptable when "a building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event" (Sprinkle 2014:174). As outlined in the SCHVI above, this applies to the Sargent House.

7.4 Results of Options Analysis & Recommendations

The option that best balances the economic viability of the property and heritage conservation, as well as the long-term sustainability of the Sargent Farmhouse as a valued historic structure with intact heritage attributes is:

Option 3: Relocate and rehabilitate the Sargent Farmhouse as a residence on a new lot in the subdivision.

To achieve this option will require the following short-term, medium-term, and long-term actions:

Short-term Conservation Actions (Planning & Pre-construction Phase)

- compile a Heritage Building Protection Plan (HBBP) to stabilize and conserve the Sargent Farmhouse in its current location until the proposed development is initiated
- continue use of the Sargent Farmhouse as a rental unit until the proposed development is initiated; if this is not feasible, include measures in the HBBP to mothball the structure until the relocation effort can begin
- Establish a regular inspection and monitoring protocol until the proposed development is initiated
- Prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the Sargent Farmhouse prior to, during, and after the relocation effort

Medium-term Conservation Actions (Construction Phase)

- Implement site control and communication
 - Clearly mark on project mapping the location of the Sargent Farmhouse and communicate this to project personnel prior to mobilization.
 - Where possible prevent heavy equipment traffic from being routed in the vicinity of the Sargent Farmhouse to minimize potential effects from vibration.
- Create physical buffers
 - Erect temporary fencing or physical barriers around the Sargent Farmhouse to prevent accidental collision with the structure
- Manage fugitive dust emissions
 - Draft a fugitive dust emissions plan following practices outlined in the *Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources* (2017).
- Monitor construction within a 10-m zone around the Sargent Farmhouse for vibration exceedance. This monitoring zone should be communicated to all site personnel.
 - Continuous ground vibration monitoring should be carried out near the foundation of the Sargent Farmhouse prior to relocation using a digital seismograph. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (i.e., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

Long-term Conservation Actions

- Designate the Sargent Farmhouse and its new curtilage under Part IV of the *Ontario Heritage Act*;
- Officially name the building “The Sargent Farmhouse” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the building

8.0 SUMMARY STATEMENT

Following applicable federal, provincial, and municipal guidance combined with analysis of research sources and field investigations, this HIA has assessed the potential impacts of the proposed development on the property. It has determined that without mitigation the proposed development will potentially result in a variety of adverse impacts ranging in magnitude from negligible to major, which are summarized in Section 7.2.1. To avoid or reduce these adverse effects, Golder has recommended that Bramcon implement the conservation or mitigation strategies, outlined in Section 7.4.

If Bramcon commits to implement these mitigation strategies, Golder recommends that the City:

- ***approve the development as currently proposed.***

9.0 REFERENCES

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We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

Golder Associates Ltd.



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APPENDIX A

Archival Records

PLANS	INSTRUMENT	DATE OF INSTRUMENT	DATE OF ASSIGNMENT	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
2455	WATER	17 May 1866	18 May 1866	William Sargent, et ux	William Carberry		1,750.00	Wg Part <i>Made</i>
58	Release	22 Feb. 1870	26 Feb. 1870	William Carberry	William Sargent	1Ac		Part
89	G.R.S.	21 Feb. 1870	26 Feb. 1870	William Sargent, et ux	School Trustees	2Ac	160.00	Part
118	Will	20 Mar. 1871	10 May 1871	Thomas Thompson	Frances Thompson, et al			Part of O.L.
328	G.M.	15 Feb. 1875	13 Mar. 1875	William Sargent	William Carberry			Discharge No. 9121 1/2/78
328	G.M.	26 May 1875	7 June 1875	William Carberry	William Sargent			Discharge No. 1152 <i>Woods</i>
393	Will	28 June 1886	25 Sep. 1886	William Sargent	Frances Sargent, et al.	100Ac		Wg of O.L.
1180	Release	15 Apr. 1897	15 Apr. 1897	Edney N. Thompson	Thomas Thompson		1,000.00	Wg of Wg & O.L.
1336	WATER	13 Apr. 1897	9 May 1897	Thomas Thompson, et ux	George Corbett	50	600.00	Wg of Wg & O.L.
1678	Pro. Will	20 Sep. 1899	31 Oct. 1899	Thomas Thompson	Margaret J. Thompson, for Life Thru to be sold.			
1704	WATER	24 Mar. 1900	24 Mar. 1900	George Forbath	William Wilson, et al Exors. of Thomas Thompson Est.	50Ac	500.00	Discharge No. 1184
1857	G.S.	16 Nov. 1903	27 Nov. 1903	William Carberry, et ux	Edward G. Carberry	50	1.00	Wg of Wg
2047	WATER	16 Apr. 1908	16 Apr. 1908	Edward Carberry, et ux	Helena Carberry	50	1,500.00	Wg June 10, 1929
2049	WATER	16 Apr. 1908	16 Apr. 1908	Edward Carberry, et ux	Agnes M. McLaughlin	100	2,000.00	Wg June 10, 1929
2070	G.S.	17 Mar. 1908	18 Apr. 1908	Ans J. Gray, et al Exors. of Frances Sargent Est.	Edward Carberry	100	4,300.00	Wg
2082	G.M.	6 Apr. 1910	6 Apr. 1910	Agnes M. McLaughlin	Edward Carberry			Discharge No. 1368 June 10, 1929
2077	G.M.	25 Apr. 1910	25 Apr. 1910	Helena Carberry	Edward Carberry			Discharge No. 1369 June 10, 1929
2096	WATER	1 Apr. 1919	1 Apr. 1919	William G. Sanderson, et ux	John Lambell		2,000.00	Wg of Wg Sep. 6, 1934
2097	WATER	1 Apr. 1919	1 Apr. 1919	William G. Sanderson, et ux	John Robson		800.00	Wg of Wg Apr. 24, 1935
2536	G.S.	1 Apr. 1919	1 Apr. 1919	Edward G. Carberry, et ux	William G. Sanderson		3,800.00	Wg of Wg
2797	G.M.	2 Apr. 1925	2 Apr. 1925	John Lambell	William G. Sanderson			Discharge No. 1934 Sep. 6, 1934
2798	G.M.	2 Apr. 1925	6 Apr. 1925	John Robson	William G. Sanderson			Discharge No. 1935 Apr. 24, 1935
3154	Annuity Deed	9 Apr. 1925	10 Apr. 1925	Edward Carberry	Edward S. Carberry	100Ac	1,000.00	Wg \$250 yrlly annuity to Grantor
3248	WATER	25 Nov. 1927	9 Dec. 1927	Elsie I. Boyd & James Boyd	Elizabeth Willis & Ella M. McClure	50Ac	1,500.00	Wg of Wg 1/2/78
3253	Grant	25 Nov. 1927	3 Feb. 1928	William G. Sanderson, et ux	Elsie I. Boyd & James Boyd, as Joint Tenants	50Ac	1,000.00	Wg of Wg
3255	WATER	25 Nov. 1927	26 Feb. 1928	Elsie I. Boyd, et ux	John S. McLaughlin	50Ac	100.00	Wg of Wg 1/2/78
3258	WATER	13 Feb. 1928	4 Mar. 1928	James Boyd, et ux	Samuel McLaughlin	30Ac	711.00	Wg of Wg 1/2/78
3261	WATER	1 Apr. 1929	15 Apr. 1929	Mary E. McFarren, et al	Elsie I. Boyd, et ux	50Ac	300.00	Wg of Wg 1/2/78
3292	Grant	1 Apr. 1929	15 Apr. 1929	Elsie I. Boyd, et ux	Mary E. McFarren & John McFarren, as Joint Tenants	50Ac	6,000.00	Wg of Wg
3293	G.M.	29 Mar. 1930	15 Apr. 1929	Samuel McLaughlin	James Boyd & Elsie I. Boyd			Discharge No. 1950 1/2/63
3294	G.M.	15 Mar. 1929	25 Apr. 1929	John S. McLaughlin	Elsie I. Boyd & James Boyd			Discharge No. 1952 1/2/63

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONVEYANCE	REMARKS
4346	D.M.	20 May 1940	Oct. 1940	Elide L. Boyd, James Boyd	Mary E. McFerron, John McFerron			diagram's No. 2291 <i>4/10</i>
3367	Grant	6 June 1941	11 June 1941	John McFerron	Leo Shortall	50ac	1.00	sq. of 24
3388	Grant	21 July 1941	5 Sept. 1941	Leo Shortall, et al	John McFerron	50ac	1.00	sq. of 24
362	By-Law (P.L. 1941)	15 Nov. 1940	18 Dec. 1940	Township of Toronto Gore re: Urban Development area under Planning Act 1940		all & 0.1.		
4033		12 May 1950	9 June 1950	Edward S. Carberry, et al	Sarah J. Lyons et al 1949, et al	100ac	7,000.00	W & E. <i>4/10</i>
4305	NOTICE OF MORTGAGE	1 May 1952	29 May 1952	Mary E. Arnott Est. of Elizabeth M. Hunter Est.	Mary E. Arnott		1.00	ac. Assigning All Interest of Elizabeth M. Hunter in No. 2248, Consents (O.G.) Attached.
4308	MORTGAGE	12 June 1952	18 June 1952	Edward S. Carberry	Sarah J. Lyons & William J. Lyons Personally & Heirs of James Lyons Est.	100ac	13,000.00	W & E. <i>10/14</i>
4310	D.M.	17 June 1952	18 June 1952	Sarah J. Lyons, et al	Edward S. Carberry			diagram's No. 1033 <i>4/10</i>
4326	Grant	14 May 1955	4 July 1955	John V. McFerron	John A. Ball & Leslie J. Ball, as Joint Tenants		1,000.00	Part 24, Cons at S angle of E of E of Thence N24° 25' 30" x 242' x 100' to 2500' 2500' - 2500' to 2670'
4728	D.M.	20 Nov. 1952	7 June 1957	Elide V. McFerron & Mary E. Arnott	John McFerron			diagram's No. 2248 <i>10/17/9</i>
4729	MORTGAGE	1 June 1957	7 June 1957	John McFerron	William McDonnell		1,000.00	sq. of 24 except No. 4506 <i>11/12/9</i>
104750.1	Cert.	18 June 1957	20 June 1957	Treasurer's Consent	Mary McFerron Est.			sq. of 24 except Part EXCHANGED BY 121795
4731	MORTGAGE	4 June 1957	20 June 1957	John A. Ball & Leslie J. Ball	George S. Hutchinson		2,000.00	sq. of 24 except No. 4506 <i>11/12/9</i>
5176	MORTGAGE	10/21/57	25/10/57	John A. Ball & Leslie J. Ball	George S. Hutchinson		1,900.00	sq. of 24 except No. 4506 <i>11/12/9</i>
5177	Notice of Appropriation	9 March 1958		Trustees of Public School No. 23	Edward S. Carberry		0.03	ac. <i>10/14/9</i>
5178	Grant	22 Nov 1962	14 Dec 1962	The Public School Board of the Township of Toronto Gore	William W. Bellard & Violet M. Bellard as joint tenants			diagram's No. 4308 <i>10/14/9</i>
5368	Grant	22 Nov 1962	14 Dec 1962	The Public School Board of the Township of Toronto Gore	William W. Bellard & Violet M. Bellard as joint tenants			diagram's No. 4308 <i>10/14/9</i>
5369	Grant	22 Nov 1962	14 Dec 1962	The Public School Board of the Township of Toronto Gore	William W. Bellard & Violet M. Bellard as joint tenants			diagram's No. 4308 <i>10/14/9</i>
5370	Grant	22 Nov 1962	14 Dec 1962	The Public School Board of the Township of Toronto Gore	William W. Bellard & Violet M. Bellard as joint tenants			diagram's No. 4308 <i>10/14/9</i>

NUMBER	INTEREST	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
14629815	Grant	21 Apr 1940	28 July 1940	John H. Thomas	John H. Thomas & June J. Thomas as joint tenants	0.152	200	Part of L.O. No. 5248
15184105	MORTGAGE	24 July 1940	30 Dec 1940	John J. Bell & Thero O. Bell	The Bank of Montreal	2.100	100	Part of L.O. No. 5248 DISCHARGED BY No. 15241005
15202100	Grant Interest in part	5 Oct 1940	7 Oct 1940	Anders Hilberg	Canadian Expt	(2.000)	200	Part of L.O. No. 5248 Part of L.O. No. 5248
15210015	Grant	11 Sep 1940	16 Oct 1940	Charles F. V. Thomas	John H. Thomas & June J. Thomas			Part of L.O. No. 5248
17416105	Grant	5 June 1941	4 June 1941	Robert McFarlane	Peter Guarnodolati Hilda Guarnodolati Frances Guarnodolati			discharge No. 15210015 header
43R-1604	(Refugee Plan)			Part 1, (55.00 ac)	6678			
43R-1603	(Refugee Plan)			Part 1, (0.3 ac)	Part 2, (20.00 ac)			
24096100	MORTGAGE	20 Jan 1935	21 Jan 1935	John H. Thomas & June J. Thomas	Shoppers Holdings Trusts Limited	2.000	200	Part of L.O. No. 5248 DISCHARGED BY No. 24096100 header
24096105	MORTGAGE	20 Jan 1935	21 Jan 1935	Shoppers Holdings Trusts Limited	Victoria and Grey Trust Company	2.000	200	Discharging 24096105 header
24441002	Grant	5 Nov 1936	30 Jan 1936	The Bank of Nova Scotia	Leslie J. Bell Maurice Bell			Discharging No. 24441002 header
423789	Grant	16 Feb 1937	17 Feb 1937	Victoria and Grey Trust Company, Quebec	John H. Thomas & June J. Thomas			Discharging No. 3449072 header
425676	Grant	25 Mar 1937	4 April 1937	Canada Tax Act	Ronald C. W. Donald & Ronald C. W. Donald			Re No 5757
462007	MORTGAGE	30 Dec 1937	24 Jan 1938	John H. Thomas and June J. Thomas	The Royal Bank of Canada	2.100	210	Part of L.O. No. 5248 except of L.O. No. 5248 to L.O. No. 5248
532492	MORTGAGE	4 Dec 1937	27 Dec 1937	John H. Thomas and June J. Thomas	The Royal Bank of Canada	2.000	200	Part of L.O. No. 5248 except of L.O. No. 5248 to L.O. No. 5248

Doronto One

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION \$/c	LAND AND REMARKS
587616	Grant		21 08 81	THOMAS John W. THOMAS Mrs J	THE Royal Bank of Canada		Part 1/2 (0.9562) comm 11/2/81 except p/p. in Comm 10.00' W of sly 1/4 ph 1/2. comm.
	Discharged by #250046	ASL Dep. Land Reg. MS					
60524	Grant		05 82	CARBERRY Edward CARBERRY Hattie J 2nd part	CARBERRY Edward S. CARBERRY Hattie J IT	2.00/c	ph 1/2. comm. 10.57.00 W/E of sly 1/4 Thru W/E 300' N/W 181.50' N.E.W. 300' N/E 12150' 16 p/c. skabds attached.
401988	Grant		19 10 82	CARBERRY Jane E. CARBERRY Margaret E E J 2nd part	MARTIN Jack K.	2.00/c	Pt designated as ph 2 on 4321623. Tog with Ref. W own ph 1, c/p A enclosed
621989	Grant		19 10 82	MARTIN Jack K	CARBERRY Margaret E.E.J	2.00/c	part 2 Tog with Ref W as in 621988
623387	Grant		02 11 82	THOMAS, John W. THOMAS, Mrs J	WATLEY, Albert E.	2.00/c	Part 1/2 comm 146288. Except p/p. in Comm sly 1/4 Thence NE 10.00' to p/c (0.9562)
				Discharged by #149543... Dep. Land Reg. CR			
697513	Bylaw #130-89		31 10 84	REGIONAL Municipality of Peel			To accept, assume and dedicate lands for public highway purposes. Pt. + 0.2. as described in no. 5017 + 0.2.
709195	Grant		26 03 85	CARBERRY, Jane E	SANDERSON, J. Ralph		Part 1/2 designated as Part 1 on 131-1634. C/p enclosed
711426	Grant		13 04 95	CARBERRY, Margaret E. J.	ANDERSON, Stephen & ANDERSON, Neil J.T.		Part 1/2 re. 134006 VS (1.00 acre ±)

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
744125	Grant		25 02 86	THOMAS, John H. THOMAS, Lina S.	THE Royal Bank of Canada	29000.00	Pt. W 1/2 as in no. 144288 vs. (0.956 ac.)
80776	Grant		26 11 87	THOMAS, John H.	THE Royal Bank of Canada	29000.00	Discharged by # 13997 Asst. Dep. Land Reg. 01/12/88.
833456	Grant		27 01 88	THOMAS, John Harold THOMAS, Irene Theodore	MANIAS, Fiorella MANIAS, Modesta S.T.		Pt. as in no. 744125 Pt. comm. S. L. Thence N E 10.06' X NW 165' X NE 154.94' X NE 245.56' X SW 352.94' To pofo.
833457	Grant		27 01 88	MANIAS, Fiorella MANIAS, Modesta	THOMAS, John Harold THOMAS, Irene Theodore <i>in full and with right of succession</i>	29,000.00	Pt. as in 744125 833456 192286 Asst. Dep. Land Reg. no. 144288
856175	Deposit		28 07 88				Re: 3154
856176	Grant		28 07 88	SANDERSON, J. Ralph	VILLANI, Pat VILLANI, Clara as to 20% int. as JT VILLANI, Frank VILLANI, Rosilda as to 20% int. as JT SAVERINO, Steve SAVERINO, Anna Maria as to 20% int. as JT DE SANTIS, Lino DE SANTIS, Lucida as to 20% int. as JT ARDUINI, Americo ARDUINI, Assunta as to 20% int. as JT	Part designated as pt 1 on 438-1624	

ABSTRACT INDEX

PAGE NO.

LOT ²⁸ 16

CONCESSION

7 R.D.

BY OFFICE
7/31/78

856178

INSTRUMENT NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
86493	Grant	28 07 88	WILLIAMS, Del WILLIAMS, Elora as to 200 Int. WILLIAMS, Frank WILLIAMS, Romilda as to 200 Int. SAVERINO, Elvira SAVERINO, Anna Maria as to 200 Int. DE SANTIS, Lina DE SANTIS, Leticia as to 200 Int. ARQUINI, Antonio ARQUINI, Rosalia as to 200 Int.	CACERAN, Stone Edward	295,000.00	Part designated as at 1 on 43R-1624 Discharged by # 968679 Asst. Dep. Land Rep. 12/18/90
869469	Grant	28 10 88	ANDERSON, Stephen ANDERSON, Gail	WELLWOOD, Gary Earl CAMPBELL, Diane Lorraine as JT.		Part W & as in 134005ys
869478	Grant	28 10 88	WELLWOOD, Gary Earl CAMPBELL, Diane Lorraine	Conrad Toyman Mortgages Company	620,000.00	Part W & as in 134005ys Discharged by # 969664 Asst. Dep. Land Rep. 12/18/90
876779	Grant	21 12 88	BELL, Leslie James BELL, Helen Dorothy	CLARKWAY Construction Company Limited		Part E3 as in 4526
882674	Grant	21 12 88	WELLWOOD, Gary Earl CAMPBELL, Diane Lorraine	THE BANK OF NOVA SCOTIA	625,000.00	Part as in 134005ys 134006ys Discharged by # 977397 Asst. Dep. Land Rep. 12/18/90
944392	Grant	20 07 17	ANDERSON, Stephen ANDERSON, Gail	WELLWOOD, GARY EARL CAMPBELL, DIANE LORRAINE as JT.	NIL	Part of W & as in 134005ys



REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
979172	Grant	91 08 02	WELLWOOD Gary Earl CAMPBELL Donna Lorraine	GRIMWOOD Donald William GRIMWOOD Jo-Ellen Margaret As "JOINT TENANTS"	353,000.00	Pt Wj as in NO. 134006VS
979173	Mort	91 08 02	GRIMWOOD Donald William GRIMWOOD Jo-Ellen Margaret	The Mutual Trust Co.	189,000.00	Pt Wj as in No. 134006VS
RD 1009871	Grant	92 06 26	SHAW, John Matthew	SHAW, John Matthew SHAW, Anne Catherine AS JT	NIL	2ndly: N1/4 of E1/4 notes and bounds attached D.W.
RD 1017006	Mort	92 09 09	CLARKWAY Construction Co. Ltd.	CANADIAN Imperial Bank of Commerce	\$130,000.00	Part E1 as in 876779
43R-21273	R-Plan	95 10 17		NOTICE The land in this plan is registered as of MAY 07 1996 Under the provisions of the L.R.S.S., 1990 (S. 1) as amended therein, the registered owner of the land is required to comply with the provisions of the L.R.S.S., 1990 (S. 1) as amended and in particular 141 (2) of the Land Title Act.		Pt 5 ---- 621989 Pts 6-R ---- 6078 Pts 9,10 ----- 833456 S. 1A

PUBLIC ARCHIVES OF CANADA MICROFILMED 1955

AGRICULTURAL CENSUS, Enumeration District No. *One*

of the Township of *Que of Toronto*

County of *Peel*

15

NAME OF OCCUPIER.	Concession or Range.	Lot or part of Lot.	NUMBER OF ACRES OF LAND.					Cash value of Farm, Dollars.	Value of Farm Implements or Machinery, Dollars.	FALL WHEAT.		SPRING WHEAT.		BARNY.		RYE.	PEAS.		OATS.		BUCK WHEAT.		INDIAN CORN.		POTATOES.		TURNIPS.		MANUEL WHEAT.		CARRIAGE, bushels.	HOOPS, bushels.	EGGS, lbs.	Any kind of stock or other property valued at \$1000.	Total value of stock and other property valued at \$1000.		
			Total held by each Person or Family.	Under Cultivation.	Under Crops in 1860.	Under Pasture in 1860.	Under Orchards or Gardens.			Under Wood or Wild.	Acres.	Produce in Bushels.	Acres.	Produce in Bushels.	Acres.		Produce in Bushels.	Acres.						Produce in Bushels.	Acres.												
William Dalton	7	1	107 1/2	60	58	2	47	7000	115	15	225	15	70	15	375		6	110	7	250																	
Thomas Phillips	7	1	93	60	37	23	33	6500	140	20	120		11	350		4	80	2	100																		
Stephen Gant	7	2	100	70	65	25	30	8000	135	22	300		9	210		3	75	10	300						1/2	75	1/2	50									
Samuel Gilbert	7	3	100	66	60	6	34	8000	180	24	110	6	90	20	250		5	75	4	120					1/2	75	1/2	50									
Walter Gardner	7	3	100	75	60	14	25	8000	190	24	230		12	250		4	50	20	700						1	150											
John Rinn	7	4	200	140	111	29	59	16000	112	40	240	11	15	24	900		9	180	25	1000					2	350											
Thomas Ward	7	5	100	75	62	12 1/2	25	8000	260	28	250	4	12	10	400		7	200	7 1/2	250	4	60			1/2	60	1	250	1/2	50	150						
John Woodill	7	6	25	20	9		1	25	2000	119	4	30	2	20			2	65							1	100											
William Pearson	7	6	175	112 1/2	109	18	62 1/2	24000	200	33	200	31	77 1/2	11	330		21	630	9	180					1	200	2 1/2	600									
Robert Ward	7	7	100	85	60	24	15	8000	350	33	450	2	45	6	200		8	280	10	300					1	200	2 1/2	600									
John Dale	7	7	99	74	55 1/2	17 1/2	1	25	7000	130	26	140	4	30	7 1/2	210		10	250	7 1/2	225				1/2	150	1/2	75									
Joseph Figg	7	8	97	79	57	20	18	8000	240	32	250	4	25	9	300		6	160	5	100					1	150	1/2	75									
John Peniston	7	8	103	80	54	25	1	23	8200	250	34	200		6	200		7	200	5	200					1	150											
George Johnson	7	9	285	200	154	44	2	85	23000	590	100	600	5	30	24	700		5	150	15	550				1	200	1	360									
Gordon Tucker	7	11	195	155	152	1	1	40	20000	340	80	600	10	100	25	750		20	400	16	480				1	200	2	300									
John Taylor	7	12	187	97	61	35	1	90	12000	360	37	300		8	250		12	480	2	60					1	250	1	300									
John Dale	7	15	99	69	54 1/2	14	1/2	50	6400	220	32	240	2	30	10	300		4	140	6	180				1/2	80											
James Delfour	7	15	96	72	52	19	1	24	6200	110	33	200	10	120	3	55		3	70	2	60				1	250											
James McEie	7	14	100	85	48	36	1	15	6000	340	37	330	10	200											1	200											
James McEie	7	14	75	60	51	8 1/2	1/2	15	4500	100	19	180		6	240		10	300	15	600					1	200											
Dennis Manning	7	15	66 1/2	46 1/2	37	9 1/2		20	4000	75	12		8	160	8	240		4	60	4	160				1	200											
James Morrison	7	15	66 1/2	56	26	29	1	10 1/2	4000	130	7		4	80				4	60	10	200				1	200											
William Sargent	7	16	100	70	50	19	1	39	6400	120	25	100	10	200				9	200	5	150				1	150											
William Farley	7	17	74	55	54	1	1	19	6200	186	45	400	3	60	5	150																					
Joseph Mulligan	7	17	75	65	28	36	1	10	3000	300	26	450																									
Thomas Thompson	7	17	100	80	63	16	1	20	6500	400	40	500	6	200	3	100		6	100	7	100																
James Morwood	7	16	82	40	39	1	*	42	4600	160	20	80	5	40	2	30		7	210	9	150				2	200											
William Carby	8	15	100	75	50	25		25	4000	126	32	200	5	50	4	100		6	120	2	150				1	60											
John Carby	8	15	100	75	50	25		25	4000	126	32	200	5	50	4	100		6	120	2	150				1	60											
William Potter	8	17	70	70	35	35		4000	170	5	10	100	6	120				10	200	3	100				1/2	500	1/2	150									
Edward Odium	8	17	118 1/2	93	68	24	1	25 1/2	6400	340	35	300	6	150	5 1/2	150		10	200	10	150				1/2	150	1/2	150									
John Thompson	8	16	125	100	68 1/2	35 1/2	1	25	8000	270	30	340	17 1/2	220	7	190		6	150	6	200				1/2	100	4	1500									
William Trumble	7	16	50	40	20	19 1/2	1/2	10	5000	105	11	120	4	80				3	75	2	60				1/2	100											
Robert Morrison	7	15	66 1/2	57 1/2	47	3 1/2	1	15	4000	120	24	150	3	120	3	80		8	300	6	100				1	150	2	150									
James Shaw	8	14	100	91	63	27	1	9	7000	200	42	350	5	100				7	150	6	160				1	130	1	200									
James Morrison	8	13	66 1/2	61 1/2	53	27 1/2	1	5	4000	74	13	100	3	60	2	60		7	160	7	280				1	140											
Ann Couston	8	12	100	75	52	22	1	25	7000	112	29	250		4	120			11	275	9	280				1	200											
Arthur Dorrill	8	11	100	100	48 1/2	51 1/2		6500	70	27	140	7	85	5	150			4	100	5	150				1/2	80											
John Shanahan	8	10	60	40	31 1/2	3 1/2		3000	70	7 1/2	10	8	120	9 1/2	300			2 1/2	50	3	75				1	80											
James Beamish	8	15	100	73	39 1/2	33 1/2		27	6400	147	27	150	4	70	8	160		3	75	11	100				2	350	1/2	100									
Joseph Bailey	8	12	141 1/2	106	84	21	1	33 1/2	6000	110	50	200	15	300				13	260	8	270				1	170											
James Galvin	8	11	50	32	22	10		18	2500	37	10	120	3	4	5	180		3	50						1	110											
Maurice Nash	8	10	40	40	36	3	1	2000	76	6	100	4	65	10	300			4	100	10	100				1/2	100	1/2	60									

NUMBERS IN THE ORDER OF VISITATION						NAMES	SEX	AGE	Days with last illness	Country or Province of Birth	RELIGION	ORIGIN	Profession, Occupation or Trade	Married or Widowed	EDUCATION					Date of Immigration and Residence
Vessels	Shanties	Houses in construction	Houses in habitation	Families	EDUCATION										EDUCATION	EDUCATION	EDUCATION	EDUCATION		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
						McLellan Mary	F	14	0		Presb	Scotch			1					
						" Annie	F	8			"	"			1					
						" Maggie	F	3			"	"								
				32	33	Berryman Richard	M	42		Ireland	Ch of Eng	Irish	Farmer	M						
						" Annie	F	31			"	"		M						
						" Jennie	F	35		Ireland	"	"								
						" Ellie B	F	10			"	"			1					
				33	34	Endacott Henry	M	64		England	Ch of Eng	English	Farmer	M						
						" Dinah	F	60			"	"		M						
						" Jennie	F	23			"	"								
				34	35	Sargent William	M	70		Ireland	Ch of Eng	Irish	Farmer	M						
						" Francis	F	55			"	"		M						
						" Margaret	F	30			"	"								
						" Robert J	M	28			"	"	Farmer							
						" Williams	M	25			"	"								
						" Ann J	F	26			"	"								
						" Maria	F	16			"	"								
				35	36	Mundy Sarah	F	63		Ireland	Ch of Eng	Irish			W					
						" Morrison Sarah	F	35			"	"	Servant							
				36	37	Crofton Martha	F	56		Ireland	Presb	Irish			W					
						" Long William	M	7		England	English	English								
				37	38	Hoop George	M	55		Ireland	Ch of Eng	Irish	Shoemaker	M						
						" Mary	F	49			"	English		M						
						" William	M	27			"	Irish	Shoemaker							
						" Edwin	M	22			"	"	Farmer							

9-16

30

4-4-2

NUMBERS IN THE ORDER OF VISITATION						NAMES	SEX	AGE	Days with last illness	Country or Province of Birth	RELIGION	ORIGIN	Profession, Occupation or Trade	Married or Widowed	EDUCATION					Date of Immigration and Residence
Vessels	Shanties	Houses in construction	Houses in habitation	Families	EDUCATION										EDUCATION	EDUCATION	EDUCATION	EDUCATION		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
						Hoop Alice J	F	9	0		Ch of Eng	Irish			1					
				38	39	Keely James	M	48		Ireland	Ch of Eng	Irish	Farmer	M						
						" Catherine	F	46			"	"		M						
						" William	M	16			"	"	Farmer		1					
						" George	M	20		Ireland	"	"	Farmer						Part of Toronto	
				39	40	Thompson Thomas	M	25			Meth	English	Farmer	M						
						" Margaret J	F	25			"	Irish		M						
						" Alder G	M	0	Mad		"	English								
						" Sidney M	M	21			"	"	Farmer							
						" Robert	M	31			"	"	Merchant	M						
				40	41	McCarthy James	M	38		U.S.	Catholic	Irish	Farmer	M						
						" Sarah	F	37		England	"	English		M						
						Leggett William L	M	18			"	Irish	Farmer							
						Leggett Mary C	F	16			"	"	Dressmaker							
						Watson James W	M	13			"	Scotch			1					
						McCarthy John	M	10			"	Irish			1					
						" Edward P	M	6			"	"			1					
						" Janet J	F	5			"	"								
						" Albert J	M	1			"	"								
				41	42	Odham Edward D	M	58		England	Presb Meth	Irish	Farmer	M						
						" Sarah	F	62			"	English		M						
						" Leonard	M	27			"	Irish	Farmer	M						
						" Lizzie	F	25		Ireland	"	"		M						
						" Edward	M	1/2	May		"	"								
						" Isaac	M	25			"	"	Farmer							

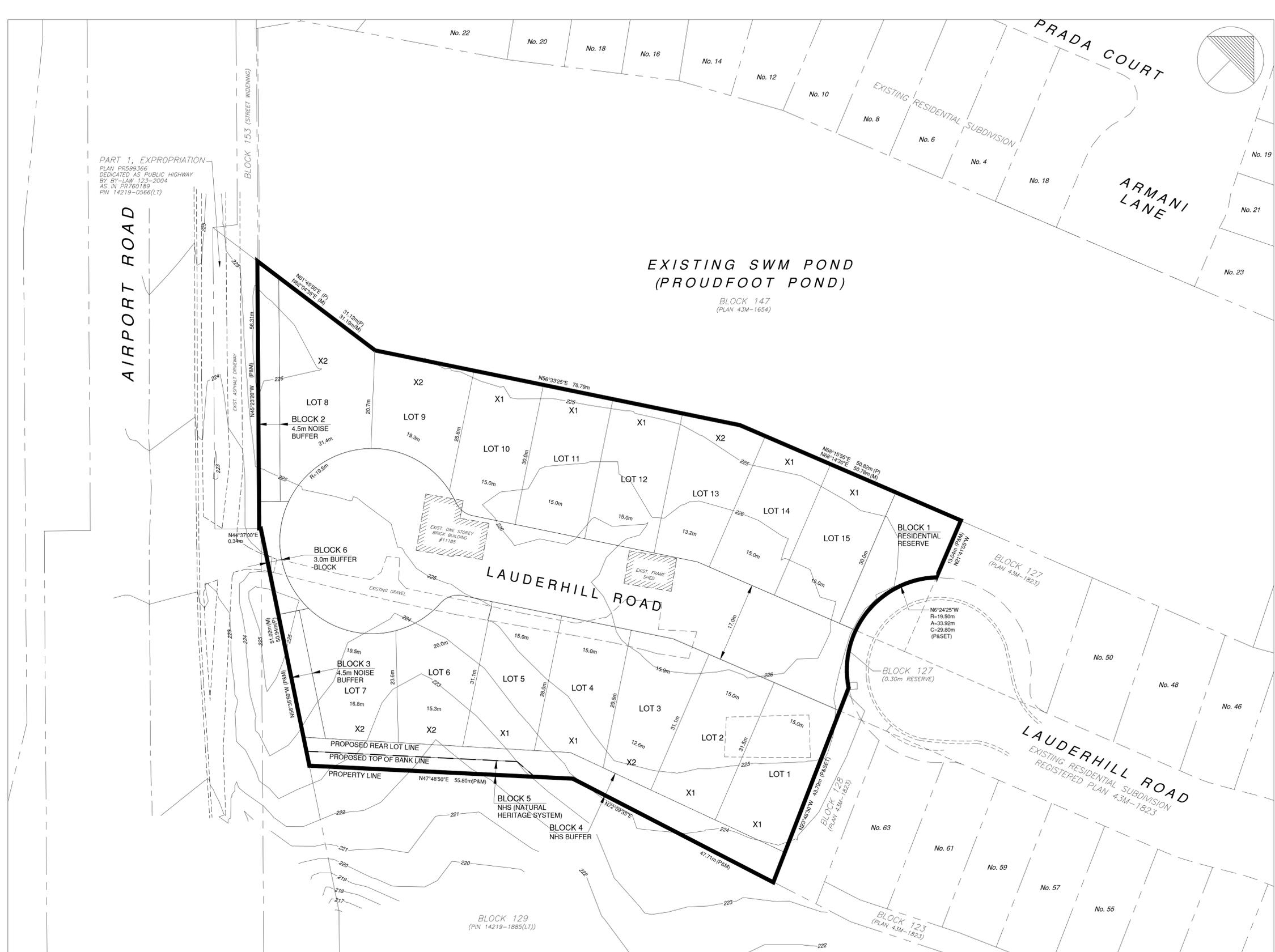
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APPENDIX B

**Draft Plan of Subdivision (Candevcon
Limited, 13 January 2020)**



PART 1, EXPROPRIATION
 PLAN PR599366
 DEDICATED AS PUBLIC HIGHWAY
 BY BY-LAW 123-2004
 AS IN PR760189
 PIN 14219-0566(LT)



NO.	DESCRIPTION	DATE	BY

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990 C.P. 13)

A) AS SHOWN ON DRAFT PLAN.
 B) AS SHOWN ON DRAFT AND KEY PLAN.
 C) AS SHOWN ON KEY PLANS.
 D) AS SHOWN IN LAND USE SCHEDULE.
 E) AS SHOWN ON DRAFT PLAN.
 F) AS SHOWN ON DRAFT PLAN.
 G) AS SHOWN ON DRAFT AND KEY PLANS.
 H) MUNICIPAL SERVICES TO BE PROVIDED.
 I) SOIL IS CLAYEY SILT.
 J) AS SHOWN ON DRAFT PLAN.
 K) MUNICIPAL SERVICES TO BE PROVIDED.
 L) NONE.

OWNER'S AUTHORIZATION:
 THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE _____ BRAMCON ENGINEERING LIMITED (LOU MASSI)

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN

DATE _____ DAVID B.B SEARLES SURVEYING LTD.
 4255 SHERWOODTOWNE BLVD, MISSISSAUGA ONTARIO
 ONTARIO LAND SURVEYORS
 TEL: (905) 273-6840 Email: info@dbsearles.ca

DRAFT PLAN OF SUBDIVISION
 11185 AIRPORT ROAD
 PART 1, PLAN OF PART OF LOT 16
 CONCESSION 7 NORTHERN DIVISION
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 FILE No. 21T-

CANDEVCON LIMITED
 CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 794-0600 FAX (905) 794-0611
 SCALE: 1:400 DWG. No. PL-1
 DATE: JAN., 13th 2020 PROJECT No. W19046

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL (SINGLE DETACHED)	LOTS 1-15	0.69ha. (1.70Ac.)
RESIDENTIAL RESERVE	BLOCK 1	0.03ha. (0.07Ac.)
4.5m NOISE BUFFER	BLOCK 2-3	0.03ha. (0.07Ac.)
NHS BUFFER	BLOCK 4	0.05ha. (0.12Ac.)
NHS (NATURAL HERITAGE SYSTEM)	BLOCK 5	0.01ha. (0.03Ac.)
3.0m ROAD BUFFER	BLOCK 6	0.01ha. (0.03Ac.)
ROADS	LAUDERHILL ROAD	0.27ha. (0.67Ac.)
TOTAL		1.09ha (2.69Ac.)

LOT SCHEDULE					
DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOTS	NUMBER OF UNITS
SINGLE DETACHED	X1	15.0m (49.2')	28.9m (94.8')	9	9
SINGLE DETACHED	X2	13.2m (43.3')	20.7m (67.9')	6	6
TOTAL				15	15

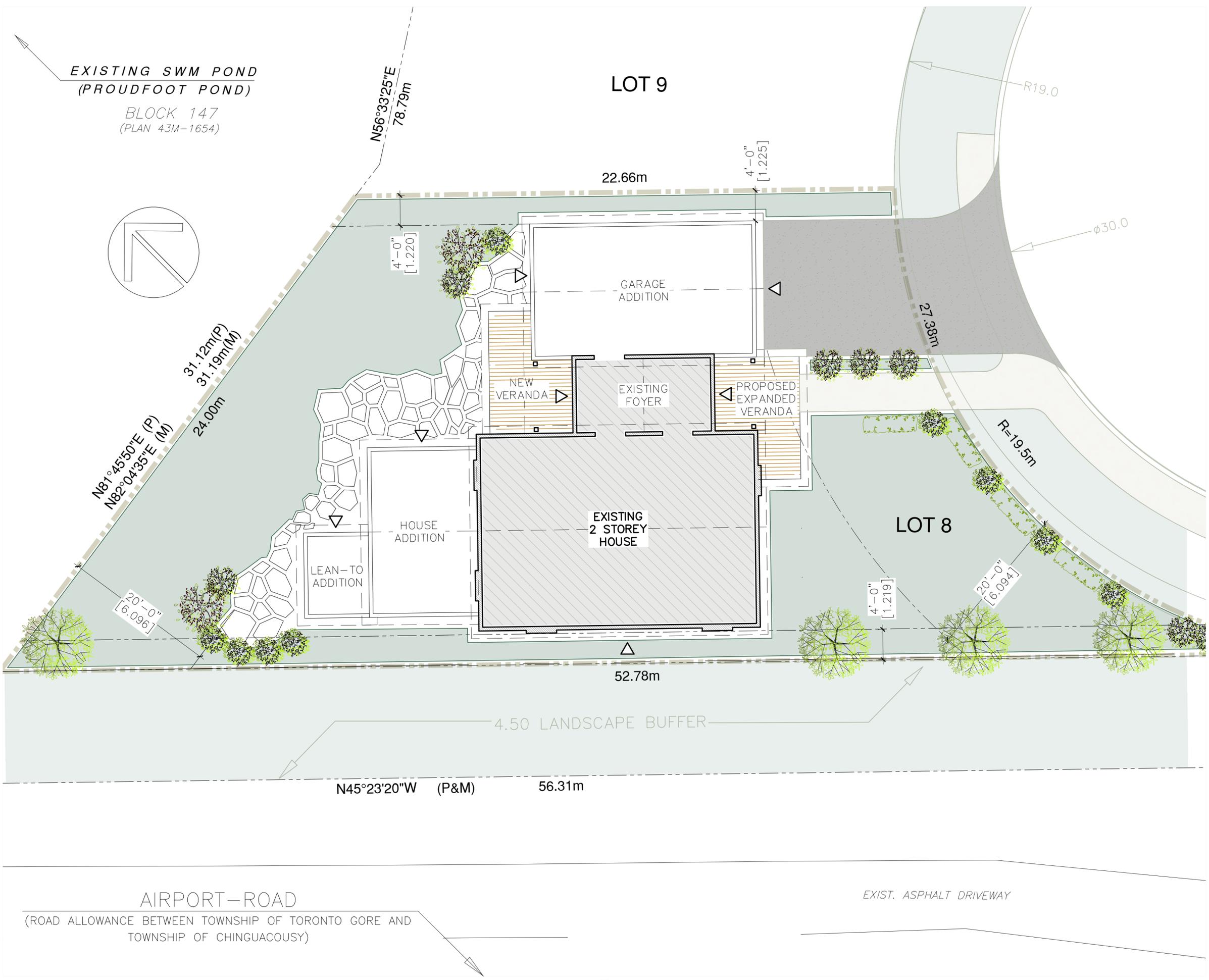
NOTE:

1. R.O.W. RADII AT INTERSECTIONS:
 LOCAL ROAD — R=5.0m
 COLLECTOR ROAD — R=7.5m
 ARTERIAL ROAD — 15.0m (DAYLIGHT TRIANGLE)

2. MINIMUM RADII AT CENTRELINES:
 MINOR LOCAL — R=10.0m
 LOCAL — R=70.0m
 MINOR COLLECTOR — R=190.0m
 MAJOR COLLECTOR — R=225.0m/320m

APPENDIX C

**Preliminary Design Concept Site
Plan & Elevations for Sargent
House.**



NOTE:
 1. THE CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE ENGINEER OF ANY VARIATIONS AND/OR DISCREPANCIES FROM THE DRAWINGS.
 2. THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ARCHITECT, ENGINEER, CITY OF BRAMPTON, AND/OR RELEVANT REGULATING AUTHORITIES, FOR INSPECTION OF ALL WORK AS REQUIRED BY ANY OR ALL OF THE ABOVE PARTIES.
 3. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE APPROVED BUILDING PERMIT DRAWING SET.
 4. CONTRACTORS ARE TO REFER TO LATEST REVISIONS OF ALL DRAWINGS PRIOR TO COMMENCING WORK.



No.	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	02/JUNE/2020	

REVISIONS
 THESE DRAWINGS ARE PROPERTY OF BRAMCON ENGINEERING LIMITED AND SHALL NOT BE COPIED OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF BRAMCON ENGINEERING LIMITED.



BRAMCON ENGINEERING LIMITED
 2 AUTOMATIC ROAD, UNIT 123
 BRAMPTON, ONTARIO L6S 6K8
 PHONE: (905) 794-0896
 FAX: (905) 794-1945
 WWW.BRAMCON.COM

PROJECT:
PROPOSED HERITAGE HOUSE RELOCATION

SHEET TITLE:
SITE PLAN

DRAWN BY: _____ CHECKED BY: _____ DRAWING No: **A1**
 SCALE: AS SHOWN DATE: 02-06-20

1 SITE PLAN
 A1 SCALE 1/8"=1'-0"



golder.com