



**Report**  
**Staff Report**  
**The Corporation of the City of Brampton**  
**10/15/2024**

**Date:** 2024-10-15

**Subject:** **Designation Update Report – 3448 Castlemore Road- Thomas Burrell Grist Mill, Ward 10**

**Contact:** Otmar Melhado, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2024-748

**RECOMMENDATIONS:**

1. That the report from Otmar Melhado, Heritage Planner, to the Brampton Heritage Board Meeting of October 15, 2024, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 3448 Castlemore Road - Ward 10**, be received;
2. That staff be authorized to publish and serve the Notice of Intention to Designate the property at 3448 Castlemore Road in accordance with the requirements of the Ontario Heritage Act;
3. That, if no objections are received for the Notice of Intention to Designate, a by-law be passed to Designate the subject property;
4. That, if any objections to the designation are received that cannot be resolved, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and
5. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

**OVERVIEW:**

- **3448 Castlemore Road was included as a Listed property on Brampton's Municipal Register of Cultural Heritage Resources on October 15, 2015.**
- **A motion to Designate the property under Part IV of the Heritage Act was passed by the Brampton Heritage Board at the meeting of October 20, 2015 (HB075-2015).**
- **A motion to receive the minutes of the Heritage Board Meeting were approved by council at the Brampton City Council Meeting on November 10, 2015 (C352-2015).**
- **Despite the motions from Council and the Board, a Notice of Intention to Designate (NOID) was not posted at the time. Given the lapse in time, Staff are now seeking direction to proceed and to issue the Notice and complete the Designation process.**

**BACKGROUND:**

Under Bill 23, *The More Homes Built Faster Act*, Municipalities are required to determine whether properties included in their Heritage Register as Listed properties will proceed to Designation. Bill 23, as well as Bill 200, *the Homeowner Protection Act*, require that this review be completed before January 1, 2027. If the municipality does not issue a Notice of Intention to Designate by that date, the property will automatically be removed from the Heritage Register and will be ineligible for re-listing for a period of five years.

Heritage Staff have been completing a detailed review of the Heritage Register and have identified the former Thomas Burrell Grist Mill at 3448 Castlemore Road as an appropriate candidate for Designation. The property consists of valley-lands and flood plain that are ineligible for development and Designation will help ensure the long-term conservation of the Grist Mill's remains. Further, the property at 3448 Castlemore Road was recommended for Designation in 2015. However, the formal Notice of Intention to Designate was not issued and the Designation by-law has not been passed.

**Property Description**

The City-owned property at 3448 Castlemore Road is approximately 39 acres located within valley land situated at the north-west corner of Goreway Drive and Castlemore Road. A tributary of the West Humber River meanders in a south-easterly direction through the subject lands, from Airport Road and the former hamlet of Stanley's Mills. The mill site was located above the tributary on the west side. The land is undeveloped open space, conveyed as floodplain to the City of Brampton.

A motion to Designate the property under Part IV of the Heritage Act was passed by both the Brampton Heritage Board and City Council in 2015. The motion directed staff to proceed with designation of the property. However, a public Notice of Intention to Designate has not yet been issued and the property remains on the Brampton Municipal Register of Cultural Heritage Resources as a Listed property.

The Ontario Heritage Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation under Part IV of the Act is a way of publicly acknowledging a property's value to a community and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act. In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06, "Criteria for Determining Cultural Heritage Value or Interest", prescribed under section 29(1)(a) of the Act. A property may be designated if it meets two or more of the following criteria:

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

## **CURRENT SITUATION:**

### **Reasons for Designation**

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

The cultural heritage value of 3448 Castlemore Road is related to its design/physical value as a representative example of a 19<sup>th</sup> century grist mill site in Brampton. The site contains the ruins of the circa 1842 Thomas Burrell Grist Mill. The mill foundations and sluice trenches are still present, visible and understandable as remnants of a mill

complex. The sluice trenches were used to divert water from the mill pond and mill race into the mill to drive the equipment. The site is also distinguished by open meadows and groves of trees.

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

The property also has cultural heritage value for its association with at least three generations of the Burrell family, and as an early business serving the Township of Toronto-Gore area, and the changing landscape of the former Township of Toronto-Gore from the early settlements of Euro-Canadian settlers, to the rise of small villages and industries that in turn evolved into open farmland and the horse industry in Peel.

Thomas Burrell purchased Lot 11 in Concession 7 of Toronto Gore down on Concession 7, Lot 11 in Toronto Gore in 1838 and settled there with his wife. He became a very successful local businessman. He constructed a tannery and then the mill that was opened in 1842. The mill was situated in the middle of the valley, above the river. It was accessible from today's Airport Road by a long lane, as well as from Goreway Drive.

Prior to Thomas's death, he sold the Mill to his son Christopher. Christopher then sold it to another local businessman, Gordon Tucker, but bought it back from him a few years later after a stint as the local postmaster. Christopher operated the mill with his sons and the Burrell Family retained ownership until 1892.

The land and mill continued to operate as a farm although the mill fell into disuse at the end of the 19<sup>th</sup> Century. The property was purchased for a residential development prior to 2004, and the lands that currently comprise 3448 Castlemore Road were conveyed to the City of Brampton in October 2004 in part because of the significant cultural heritage.

### ***Contextual Value:***

The property also holds contextual value as it is important in defining a significant cultural heritage landscape with its scenic open space, meandering stream, vegetation and intact vistas.

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

The heritage attributes/character defining elements include, but are not limited to:

- remnants of the mill (e.g. foundation walls);
- trenches for sluices that directed water to the mill;
- meandering tributary of the West Humber River; and
- scenic open space.

### **CORPORATE IMPLICATIONS:**

**Financial Implications:**

There are no financial implications for the City.

**STRATEGIC FOCUS AREA:**

**Culture and Diversity:** Through a celebration of the City's past, heritage conservation helps to create a sense of connectivity and continuity across the community and helps nurture a shared identity and feeling of belonging for individuals.

**CONCLUSION:**

It is recommended that staff be directed to complete the process for Designation of the property under Section 29, Part IV of Heritage Act and proceed with issuance of the Notice of Intention to Designate the property.

Authored by:

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**Attachments:**

- Attachment 1 – Designation Report for 3448 Castlemore Road, Thomas Burrell Grist Mill