

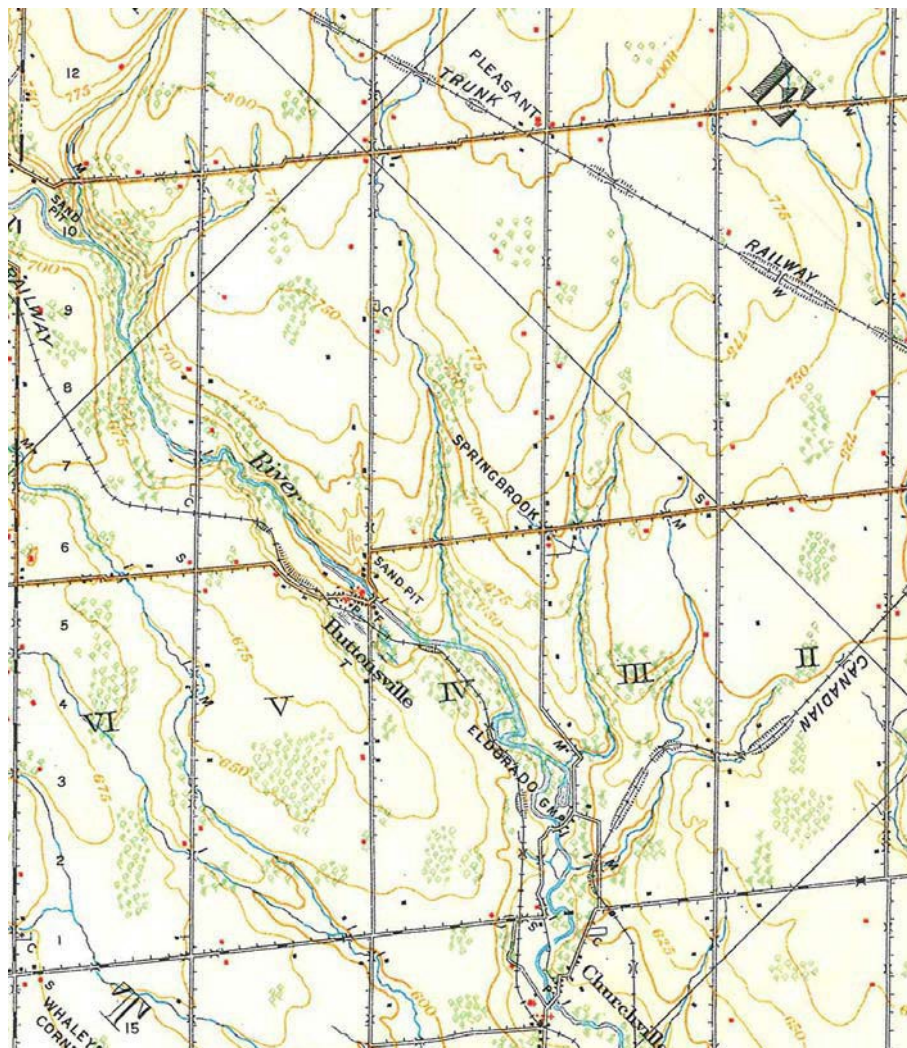
Heritage Impact Assessment for the Proposed Kaneff Subdivision
on Part of the Lionhead Golf Club & Conference Centre Lands
8525 Mississauga Road, Brampton, Ontario

by Paul Dilse, Heritage Planning Consultant

with As-found Photography by Paul Till

for Kaneff Group of Companies

on July 13, 2017; revised July 13, 2020; and further revised on June 28, 2023



Detail from Canada Dept. of Militia and Defence, "Brampton Sheet No. 35 – 30M/12," 1922, Toronto Reference Library. The topographical plan shows the vicinity around Eldorado, the mill site near the present-day Lionhead golf course. The initials, G M, denotes a grist or flour mill; and the initial, M, indicates a masonry bridge.

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Executive Summary

The heritage impact assessment serves three purposes:

- 1) to consider how the heritage attributes of Camp Naivelt, which is designated under the *Ontario Heritage Act*, will be conserved in the context of the residential subdivision the Kaneff Group of Companies proposes to build on part of the Lionhead golf course;
- 2) to discuss measures for improving firefighting capacity at the camp, which has experienced a dramatic increase in off-season vandalism; and,
- 3) to explore opportunities for historical interpretation of the Credit River Valley at this point in its course – in the vicinity of the historical mill site of Eldorado. Eldorado Park – a municipal park with functional and historical links to the camp – is listed in the Municipal Register of Cultural Heritage Resources. The remains of the Eldorado dam and sluice way located south of the park are also listed.

First, the report describes the as-found appearance of 1) Camp Naivelt, 2) Eldorado Park and 3) the Lionhead golf course. Second, the report provides a narrative cultural history of the Credit River at Eldorado. Third, an assessment is made of impacts on Camp Naivelt from the 2015 draft plan of subdivision and from the succeeding plans issued in 2017, 2020 and 2023. Last, the report makes recommendations – 1) for mitigating impacts from iterations of the plan of subdivision, 2) for improving firefighting capacity at the camp, and 3) for interpreting the history of the Credit River at Eldorado.

Recommendations updated to apply to the 2023 draft plan of subdivision include:

1. Measures including natural or human-made deterrents to movement of people from the proposed park in Block 72 across the buffer and up the hill into the camp should be explored. A planting of native thorny shrub roses along the southern edge of the buffer would impede movement. An eight-foot high chain link fence on which vines native to Ontario are grown may be advisable where the turning circle and eventual alignment of Street A come close to the camp's southwest corner. A landscape architect should choose the shrub roses best suited for the conditions and for the purpose of deterring trespassers into the camp, and a landscape architect should also choose the vines. Under the

direction of a landscape architect, the buffer itself should be planted with species native to the southerly latitudes of the province. The planting should develop into a screen of vegetation as dense as the forest behind.

2. For apartment buildings rising above the highest point of land in Camp Naivelt, measures should be explored to soften the impression of their height on the skyline. A cluster of point towers like that envisaged in the Bramwest Secondary Plan Sub Area 40-1 Block Concept would have a lesser effect on the skyline than slab towers with their larger floor plates. Floors above the camp's highest elevation could be clad in bird-friendly materials that resemble in colour the pale blue or light gray shades of the typical Southern Ontario sky. Nighttime illumination of mechanical penthouses should be minimized. If slab towers are preferred, green roofs, terraced elevations and curvilinear profiles are ways to reduce their presence on the skyline.

Recommendations concerning improvement of the camp's firefighting capacity during the camp's off-season include providing 1) year-round municipal water service to the camp, and 2) a watermain connection accessible to the camp's westernmost cottages. Kaneff should extend servicing on its lands to a point accessible to the camp. A civil engineer engaged by the camp should evaluate two options for a watermain connection: 1) at the current draft plan's turning circle or, 2) on the golf course's tableland west of the camp whenever the tableland is proposed for development at a future time.

The report ends with three recommendations for historical interpretation to be considered for implementation at the appropriate time. The first recommendation pertains to archaeological assessment on the west half of Lot 2 in Concession 3, W.H.S. where the Eldorado Mills complex was located. The second recommendation concerns mounting a site interpretation map of Eldorado Park and vicinity. The third recommendation discusses creating a web page and an app on the cultural history of the Credit River Valley at Eldorado.

Background

The Kaneff Group of Companies proposes to build a residential subdivision on part of the Lionhead golf course, which is owned and operated by Kaneff. The golf course abuts Camp Naivelt. Camp Naivelt is adjacent to Eldorado Park, a municipal park with functional and historical links to Camp Naivelt. The relationships among the three properties are discussed in the heritage impact assessment. Figure 1 in Appendix A shows the location of the Lionhead golf course, Camp Naivelt and Eldorado Park.

In 2009, the City of Brampton approved a conceptual plan for developing the lands in the Bramwest Secondary Plan Sub Area 40-1 (Fig. 2). The portion of the Lionhead golf

course which Kaneff proposes to develop is included in the block concept. It envisaged low-density residential land use primarily for the Kaneff lands under consideration as well as a cluster of high-density residential land use near the lands' northeast corner.

In 2010, the City of Brampton protected Camp Naivelt through designation under Part IV of the *Ontario Heritage Act*. The reasons for designation are given in By-law Number 290-2010, which is presented in Appendix B. The by-law's statement of cultural heritage value or interest suggests that Camp Naivelt may qualify for designation as a national historic site by the Historic Sites and Monuments Board of Canada.

Eldorado Park and the remains of the Eldorado dam and sluice way located south of the park are listed in the Municipal Register of Cultural Heritage Resources.

The *Provincial Policy Statement*, issued under Section 3 of the *Planning Act*, directs that:

“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.”

Accordingly, the heritage impact assessment serves to consider how the heritage attributes of Camp Naivelt will be conserved in the context of the proposed development on the golf course. In addition, the report discusses measures for improving firefighting capacity at the camp. It also aims to explore opportunities for historical interpretation of the Credit River Valley at this point in its course – in the vicinity of the historical mill site of Eldorado.

On June 3, 2016, Paul Dilse, heritage planner and historian, accompanied the photographer Paul Till in documenting Hill 3 in Camp Naivelt, the portion of the Lionhead golf course where development is proposed and Eldorado Park. As-found photographs date from the site visits on June 3.

On July 12, representatives of Camp Naivelt, planner Carl Brawley representing Kaneff, Antonietta Minichillo and Cassandra Jasinski from the City of Brampton heritage unit, and Paul Dilse met at Camp Naivelt to hear the camp's concerns and discuss ways of mitigating impacts from the proposed subdivision.

In May, June and October, Paul Dilse conducted historical research at the Toronto Reference Library, Peel Region Archives, Peel Land Registry Office and on-line. He also contacted Ted Baker, who had designed the Lionhead golf course in 1988. As well, he read Rick Sutton's Stage 1 archaeological assessment of the portion of the Lionhead golf course where the subdivision is proposed.

A first draft of the heritage impact assessment was written, which included recommendations for mitigating impacts from the 2015 draft plan of subdivision. A significantly revised draft plan of subdivision, prepared in 2017, addressed a key recommendation contained in the first draft of the heritage impact assessment. Adjustments were made to the 2017 plan in the draft plan of subdivision from 2020, including removal of cul-de-sacs.

In the July 13, 2020 revision of the heritage impact assessment, the 2015, 2017 and 2020 plans were compared.

On November 24, 2021, the Minister of Municipal Affairs and Housing issued a zoning order for the lands the Kaneff Group of Companies proposes to develop. In the zoning order's urban residential zone, a wide variety of dwellings are permitted – single-detached houses, townhouses, rear-lane townhouses, back-to-back townhouses, stacked townhouses and apartments in buildings as tall as 16 storeys. The draft plan of subdivision proposed in 2023 is a reflection of the zoning order's permitted land uses. Impacts from the new draft plan of subdivision on Camp Naivelt are discussed in the latest version of the heritage impact assessment following the comparison of the 2015, 2017 and 2020 plans.

As-found Appearance of Camp Naivelt, Lionhead Golf Course and Eldorado Park

Camp Naivelt, a summer campground, consists of three clusters of cottages identified as Hill One, Hill Two and Hill Three. Hill One, which is closest to Creditview Road, is reached from Creditview Road. Hills Two and Three are accessed through Eldorado Park. Hill Three lies adjacent to the proposed subdivision.

A locked gate across the lane into Hills Two and Three separates Eldorado Park from Camp Naivelt (Fig. 3). The camp's unpaved lane climbs the steep topography above the Credit River. The lane ends in an open, mowed area of rolling hills. A clubhouse occupies a lower hillside, and a row of cottages is arranged along the summit (Fig. 4-6). The southernmost cottage is typical of the row. The small frame dwelling's sylvan setting contributes to its rustic charm (Fig. 7). A chain-link fence divides the cottage's west-facing backyard from the Lionhead golf course (Fig. 8 & 9).

The camp's unfenced southern boundary where it meets the proposed subdivision is forested. The camp's densely wooded hillside contrasts with the golf course's manicured lawns. A stand of black cherry – a prized hardwood that occurs infrequently in Southern Ontario forests – grows near the boundary line (Fig. 10-15).

A glimpse of the Credit River can be seen over a plank fence where the golf course meets the steep riverbank (Fig. 16-20). The riverbank supports a stand of hemlocks, considered the province's most graceful evergreen.

The golf course's eastern grounds also approach dense forest (Fig. 21 & 22).

Features of the golf course's southeastern grounds include a pond in a ravine and a shagbark hickory – an uncommon tree – standing alone (Fig. 23 & 24).

At the golf course's southern boundary, a housing subdivision under construction comes up to the fence line (Fig. 25). Vegetation partially conceals the new subdivision.

A washroom is the only structure on the golf course where the Kaneff subdivision is proposed (Fig. 26).

There is a tall Kaneff mast sign near the golf course's clubhouse (Fig. 27). The mast sign can be viewed as far away as the entrance to Eldorado Park on Creditview Road (Fig. 28).

A few structures dot the park, which straddles the Credit River (Fig. 29). The largest, on the river's east side, is a masonry pavilion with washrooms (Fig. 30). A steeply inclined bridge crosses the river (Fig. 31). An outdoor swimming pool with a change room is found on the river's west side (Fig. 32). None of the structures has historic interest.

Behind the swimming pool is an unmarked trail (Fig. 33). It goes through forest (Fig. 34). Built on an old rail bed, the trail follows the route of the Guelph branch of the Toronto Suburban Railway.

Cultural History of the Credit River Valley at Eldorado

The names, Credit and Eldorado

Credit is the English translation of the river's name which appears on French maps in the mid-eighteenth century. It refers to the exchange between the French and Mississauga of European-made goods for fur pelts. If the Mississauga did not have enough furs to trade for the manufactured products, they could take the goods on credit.

The name, Eldorado, which was given to the Credit River mill site in the early nineteenth century, is perpetuated in the existing municipal park, Eldorado Park. The name recalls the mythical South American city of El Dorado, mistakenly believed in the sixteenth, seventeenth and eighteenth centuries to hold an immense wealth of gold and precious gems. With this association of abundant fortune, various places in North America were

given the anglicized name of Eldorado.

Landform and Vegetation at Eldorado

At Eldorado, the Credit River runs through a sandy plain, which contrasts with the clay of the surrounding Peel Plain (Fig. 35). The river valley walls are steep here. Dense forest, often hardwood trees, covers most slopes and the top of bank on the river's west side; but the wide river flats appear as an open landscape.

Indigenous Use of the Land

Rick Sutton's Stage 1 archaeological assessment conducted in spring 2016 for the lands where Kaneff proposes subdivision states that the small pocket of well-drained, sandy loam soils near the Credit River would have made the area attractive to the Indigenous horticulturalists who are known to have lived in the vicinity from c. 900-1550 A.D. Well-drained, sandy soil, especially beside heavier clay soil, lent itself to cultivation; and the Credit River offered both potable water and a primary transportation route.

Before the start of European settlement on the land, the Credit River watershed belonged in the territory of the Mississague (Mississauga) people (Fig. 36). The Mississauga, Ojibway-speaking Anishinaabeg, had lived around the Mississagi River, which empties into the North Channel of Lake Huron. In the early 1700s, they drifted into Southern Ontario, made uninhabited after warfare's dispersal of the Haudenosaunee (Iroquois) and Huron-Wendat.

The relocated Mississauga moved around the land to fish, hunt and trap game, harvest wild plants, and trade pelts with European fur traders in exchange for guns, iron axes, brass kettles, woven fabrics and other European products. In addition to their economic ties, intermarriage between Anishinaabe women and European fur traders who lived with their wives and children in Anishinaabe camps cemented bonds between Indigenous and European cultures.

Following the American revolutionary war which had uprooted Americans who were supporters of the British Crown (United Empire Loyalists), the British government needed to resettle the refugees in British North America and wanted to increase population in their remaining land holdings. This meant dispossessing the Mississauga (and other Native people near the American border) of their fishing, hunting and harvesting grounds which were held in common. In 1818, the representative of the British government negotiated Treaty No. 19 (Ajetance Treaty) with representatives of the Mississague Nation for surrender of the interior of the Mississague Tract (the upper parts of what became Peel and Halton Counties, comprising 648,000 acres). The government offered the Mississauga an annual payment of money for title to their lands.

This permitted the Crown to survey the tract and release lots into the private real estate market.

Milling in the Pioneer Era

Just as Chinguacousy Township was opening for settlement, Timothy Street in 1821 bought 100 acres in the west half of Lot 2, Concession 3, west of the township's centre road (Hurontario Street) from Robert Copeland, the Crown patent holder who resided in Etobicoke Township. Street was a tanner from St. David's in Niagara Township; and in the same year that he had acquired the spot in Chinguacousy, he built a grist mill on the Credit River in Toronto Township – the beginnings of Streetsville (a community in Mississauga today).

By 1830, Street had amassed a 400-acre farm and built a mill complex in Chinguacousy – the west halves of Lots 2 and 3 in Concession 3 and all of Lot 2 in Concession 4. His advertisement in *The Colonial Advocate* on June 10, 1830 was transcribed in the William Perkins Bull Collection:

“For Sale, That Valuable Farm, containing 400 acres, being composed of the West Halves of lots 2 and 3 in the 3rd Con. and Lot 2 in 4th Concess. Chinguacousy – Through it the River Credit runs, and on which there is a most excellent SAW MILL That runs the whole year on these lands. There is a large supply of PINE TIMBER – there is also a good FRAMED DISTILLERY, 30 feet by 50 feet, with a complete Sett of Tools – there is 10 acres cleared, and about 15 acres chopped, and a good FRAME HOUSE, With some other buildings. This farm and mill has been rented at £100 per year; the land is of the first quality, there is about 100 acres of flats or cleared soil, and abounds with Springs. For particulars apply to Wm. King, York; or to the subscriber who will give a good Title.
April 20th, 1830. Timothy Street.”

In 1834, Street, who was then recorded in the land title as living in Streetsville, sold the operation to Jacob Snure, described as a mechanic from Louth Township (Jordan village specifically as written in later documents). A mechanic in this sense was someone skilled in the use of tools and machinery. Louth Township was quite close to Niagara Township where Street had first lived in Upper Canada, and the possibility that they knew each other prior to the sale is plausible.

A history of the area around Twenty Mile Creek in the Niagara Peninsula adds to the possibility that Street and Snure were acquainted with each other in Niagara. Barbara Coffman and others who wrote *Tales of the Twenty* described Jacob Snure as a tanner among other lines of work:

“A leading figure in the development of this village on the Twenty [Jordan] was Jacob Snure. Born in 1800, Jacob was very young when his father, John Snure, decided to join the Loyalist trek from Pennsylvania to the new country the enterprising young

Snure saw commercial advantages in owning property along the little river [Twenty Mile Creek] and was soon engaged in the shipping business. He also erected tanneries in the flats and was one of the first real estate [sic] men in the district, subdividing his property and selling lots for houses and business concerns in the future village. He also entered the business life of the village when he erected a store on the property which later became a residence and then a post office

On the Chinguacousy Township property, a bond agreement was made between Jacob Snure and Joseph Bradt in 1836 and registered in 1842. Snure was described as a clothier living in Louth Township. Although the agreement neglected to describe Bradt, notes in the William Perkins Bull Collection named Jacob Snure's wife as Rebecca Bradt. The agreement gave Bradt a half interest in the water flowing from the dam, the saw mill and distillery, indicating that Bradt was running the mills. According to notes taken in the 1930s for the William Perkins Bull project, a carding mill (woollen mill) was added during the Snure/Bradt years – about 1847, the earliest date in the mills' accounts ledger. (In the 1930s, Jacob Wismer Snure Hall, Jacob Snure's grandson, kept the ledger in his Churchville home.)

In 1858, Bradt, who had moved to the State of Indiana, released Snure (still in Louth Township) from his bond obligation. The releasing document implied that the milling operation occupied three and two-fifths acres on the west half of Lot 2 in Concession 3.

George Tremaine marked Jacob Snure's mill complex on his map published in 1859 and listed him as a subscriber to the map as follows: "Jacob Snure, Proprietor of Grist, Saw and Woollen Mills, Lumber Dealer, &c., Lot 2, Con. 3, West." Tremaine labelled the site Eldorado Mills, the first known instance of the name. To get around Snure's mill pond, the road between Concessions 3 and 4 (Creditview Road) bent eastward from the surveyed road allowance. Figure 37 is a detail from the map.

Notes in the William Perkins Bull Collection credited Snure with building the grist mill which followed the saw mill and carding mill (a construction date of 1856 for the grist mill is inferred from the notes).

The 1861 Personal Census of Canada enumerated Jacob Snure's household in Chinguacousy. He was described as a 60-year-old miller living in a three-storey frame house (could the unusual height be the enumerator's confusion with a mill at the site?). George Snure, 31, and J.B. Snure, 27, were both listed as labourers. Jacob's family also included Matilda Snure and Emily Snure, 20 and 18 respectively. The Agricultural Census recorded Jacob Snure's farm in Lot 2, Concession 4 (adjacent to the mill complex in Lot 2, Concession 3). Of the farm's 200 acres, half was under cultivation and half was still wooded.

At the Census taking, all was not well at Eldorado Mills. Notes in the William Perkins

Bull Collection stated that Snure had been financially ruined on account of the Crimean War. He was caught with 10,000 bushels of wheat, which he had bought at \$2.25 per bushel. It dropped in price to 90 cents per bushel. Corroborating the story is the land title's documentation of the Snure family's default on their mortgage.

To explain the background to the Snures' troubles: The Crimean War of 1853-56 had inflated the price of wheat. Britain cancelled all imports of Russian wheat, buying Canadian wheat instead at higher wartime prices. The period of prosperity encouraged risky investments, for example, Jacob Snure's construction of a grist mill in 1856 to process the Chinguacousy farmers' wheat harvest for the overseas market. At war's end, the price of wheat fell dramatically. The severe drop in wheat prices and overspeculation in railways and real estate contributed to the Panic of 1857, the world's first worldwide economic crisis. The Great Lakes region of North America was profoundly affected by the panic, and economic recovery was slow.

Flour Milling in the Late Nineteenth Century

In 1866, Kenneth Chisholm acquired Snure's Eldorado Mills under power of sale. Kenneth Chisholm, a general merchant and grain handler in partnership with his brother-in-law Matthew Elliott, was able to expand his grain-handling business from his base in Brampton to Eldorado Mills. Chisholm's entry transcribed from *The Canadian Biographical Dictionary* (1880-81) in the William Perkins Bull Collection described his company's flour mill at Eldorado: "They have also a flouring mill, with four run of stone, on the Credit river, four miles from town [Brampton], and in connection with it a farm of five hundred acres; and they deal heavily in grain, flour and provision; as well as in general merchandise."

In the mid- and late-nineteenth century, Chisholm matched his entrepreneurship with public service – reeve of Brampton, warden of Peel County and Member of Provincial Parliament for Peel. His Italianate residence on the terraced bank of Etobicoke Creek in Brampton, Alderlea, still stands as testament to his status (Fig. 38). *The Canadian Biographical Dictionary* wrote: "The residence of Mr. Chisholm – "ALDERLEA" – on South Main Street, Brampton, is the finest in the County of Peel; and shows that he has good taste as well as business talent."

J.H. Pope mapped Chisholm's land holdings at Eldorado Mills in 1877 (Fig. 39). He owned 200 acres in Lot 4, Concession 4 where there were houses, a barn, an orchard and a private road between the river and the surveyed road (Creditview Road). He owned a hundred acres in the east half of Lot 3, Concession 4 where there were more houses and a barn. He also owned the 100 acres in the east half of Lot 2, Concession 4. In addition, Chisholm owned the 100 acres in the west half of Lot 2, Concession 3 – the site of the mill complex. This lot contained two mills, likely a row of workers' housing, two houses with orchards, an internal road system that connected the

buildings, and the right-of-way of the Credit Valley Railway (of which Chisholm was a promoter). Last, his holdings included six and three-quarters acres near the railway in the east half of Lot 2, Concession 3.

In 1887, Chisholm sold land to the Smiths: William Binkley Smith, a grocer in the City of Toronto, and Chinguacousy Township farmers David Edwin Smith and George Wallace Smith. Chisholm reserved the mill, machinery and water privilege for his use. The Smiths bred horses and cattle on their purchase of land, and Chisholm carried on the milling business.

Like Snure before him, Chisholm fell on hard times. He defaulted on a \$60,000 mortgage he and Matthew Elliott had taken on the mill and water privilege. In 1890, the mill and water privilege were offered for sale at public auction. As a sufficient bid was not received, the mill and water privilege were sold by private contract to Walter Ward and Amos Ward, Toronto Township millers, in 1891. Their purchase included the benefit of “seven feet head and full” at the dam.

The End of Milling and the Beginning of Recreational Use

Coincident with the milling operation, Eldorado was serving as an informal summer picnic ground for Sunday Schools during the late nineteenth and early twentieth centuries. It was not unusual to share with the public on a limited basis pretty places like the mill pond setting at Eldorado. The Lord’s Day observance left the Sunday of each week for church going and quiet pastimes, such as reading, strolling and church picnics.

According to a Perkins Bull transcript of a (Toronto) *Telegram* article published on January 23, 1930, the flour mill had reached the end of its activity about 1918. Capitalizing on the property’s popularity as a picnic spot on the Credit River, miller Walter Ward formalized the spot as Eldorado Park. An undated photograph in the Peel Region Archives identified Ward as the park’s proprietor (Fig. 40). Another transcript credited Thomas O’Neil of Dixie (a Toronto Township village on Dundas Street) as the manager who was largely responsible for turning the picnic spot into a park. He stumped 300 acres for the park. A photograph that may date to the 1920s captured the popularity of Eldorado Park for picnicking (Fig. 41).

In 1917, the Guelph line of the Toronto Suburban Railway opened between Keele and Dundas Streets in Toronto and the Grand Trunk Railway station in Guelph. This electrified radial (or interurban) line, which passed by Eldorado, was a project of the Canadian Northern Railway. It was heavily indebted to the Canadian government and could not keep up with interest charges on borrowed capital. After the government had nationalized the Canadian Northern Railway into Canadian National Railways (CNR), the CNR created Canadian National Electric Railways in 1923 to operate the electric

lines it had absorbed. The line thereafter operated as the Toronto Suburban District of the Canadian National Electric Railways.

The railway company figured it could spur Sunday ridership by developing a recreational destination about midway on the line, and Eldorado Park at Mile 20.4 on the 49-mile route was already known as a popular spot on the Credit River. The Eldorado Suburban Park Company Limited (probably a shell for the railway and likely represented by James Martin and William Young – a relationship that might be confirmed through a search of the corporation records at the Archives of Ontario), bought the mill and water privilege from Walter Ward at the end of 1924. The company restored the dam that had been washed out by a freshet and made other improvements to create an attractive picnic grounds offering boating and swimming. Unfortunately for Walter Ward and following in the footsteps of Snure and Chisholm, the deal he had with the company resulted in his financial loss. William Young mortgaged the property held in the name of the Eldorado Suburban Park Company to himself and Emma Maison of Los Angeles. The company defaulted on a mortgage payment. Through assignment of the mortgage, Young and Maison were able to sell the property to Canadian National Electric Railways in 1928. A March 15, 1928 article in *The (Brampton) Conservator*, transcribed in the William Perkins Bull Collection, explained Mr. Ward's failed attempt at redress:

“Eldorado Park, the amusement centre near Brampton, has proved itself anything but an eldorado for its former owner, Walter Ward.

“In 1924, Mr. Ward sold his land to the Eldorado Park Suburban Company for \$25,000, receiving \$1,000 in cash and 2,700 shares in the amusement venture. Later he took a mortgage of \$22,000 in exchange for the shares.

“Yesterday he learned that his mortgage is only a second mortgage on the property and is worthless. Emma Matson [Maison] and William Young hold a first mortgage for \$17,000 in satisfaction of which the property was sold to the C.N.R. for a price understood to be \$20,000.

“Mr. Ward owned the mill property for 35 years and level land for 15 years. The company was to have paid him \$15. a week to explain the workings of the dam, but the agreement had not been carried out.

“‘You got into a mess with a company which did not carry out an agreement,’ said Mr. Justice Middleton. ‘I am sorry, Mr. Ward, but I can't see the light of day for you.’

“The first mortgagees were within their rights in selling the property, His Lordship ruled.”

On a brighter note, another article in *The Conservator* published on August 16, 1928 gave a sense of the park's attractions:

"Brampton boys and girls and their mothers are saying a great big 'Thank You!' to the management of Eldorado Park to-day, for the delightful outing that was given the little people of the town and their parents yesterday afternoon.

"The day was the sort to make every one wish that they had a place like Eldorado to go to. Hot, stuffy and sticky! It was a wonderful thought to plan such an outing for Brampton, and still more wonderful that the weatherman, instead of playing some funny stunt, sent a fine day!

"Great big buses were chartered by the management, and getting aboard at Main and Queen was just like taking a b-i-g city bus for a long journey some place.

"The passengers went and kept on going out west on Queen Street, until something like a thousand mothers and children were enjoying the sweet summer breeze that swept down from the hills, watching the river purling and wrinkling in the sun, and wondering what one of the many pleasures to try first.

"For that was the secret of the huge success of the outing – the ride to and from the park was free, the merry-go-round was yours for saying you wanted a ride, the swing whirling its passengers ever and ever so high in the air, was ready to whirl once more, should you signify that you wanted to have a seat.

"Every boy and every girl who took the trip to the park secured all the other good things that were to be had for the asking, you may be sure....."

Eldorado Park's popularity extended to day trippers of all ages, who boarded the train in Toronto and were returned there the same day (Fig. 42).

On January 16, 1930, *The (Brampton) Conservator* announced a tender call for the removal of the old (flour) mill at Eldorado. The Perkins Bull transcript recorded:

"Tenders are being asked for the removal of the old mill at Eldorado. In days gone by this was one of the busy mills of the County of Peel. It was owned by the late K. Chisholm, afterwards purchased by Walter Ward, who in turn sold it, with what is now the Eldorado Park property, to the park company, and is now owned by the Canadian National Railways. Fifteen years ago Mr. Ward installed new machinery to the value of \$6,000. This was purchased quite recently for \$50. Now the building is to be taken down and the oldest landmark of the district removed."

Sometime prior to demolition, two photographs estimated to date from about 1930 showed the mill and dam and one of the houses at Eldorado (Fig. 43 & 44). A topographical plan from 1922 marked the location of the mill (Fig. 45).

A Secular Jewish Summer Camp

On account of declining ridership, the rail line declared bankruptcy. In 1935, in the depths of the Great Depression, Eldorado Camp and Amusements Limited bought Eldorado Park from Canadian National Electric Railways.

Eldorado Camp and Amusements Limited was a holding company which facilitated the purchase for the Jewish Workers Women's League and the all-male Labour League. They wished to establish a summer camp for working-class Jewish families, who were employed largely in the needle-trade and who shared a socialist perspective on political economy.

According to a report by Jim Leonard, Camp Naivelt – Yiddish for New World – officially opened on June 28, 1936 (Fig. 46). In the 1930s through to the 1950s, the camp hosted picnics and rallies for the labour movement and Leftist causes. It also provided a venue for folk singers, becoming a crucible for folk music in Canada; and it helped sustain blacklisted American singers such as Pete Seeger and Paul Robeson in the 50s. Furthermore, it fostered artistic talent among its youth well into the 1970s. Zalman Yanovsky went on to co-found the band, Lovin' Spoonful. Sharon Trostin later became a member of the children's group, Sharon, Lois and Bram. In adult life, Eddie Schwartz composed the pop song, "Hit Me With Your Best Shot." Ben Mink as an adult co-authored and produced songs with k.d. Lang. Estelle Klein later served as the first artistic director of the Mariposa Folk Festival. Dusty Cohl co-founded the Toronto International Film Festival, and Ted Kotcheff directed "The Apprenticeship of Duddy Kravitz" – both of whom had stayed at Camp Naivelt.

Jim Leonard described the structures at Camp Naivelt:

"In the early years of Camp Naivelt only tents were available to campers. Starting in the 1940s permanent, one-storey wood-frame cottages, clad in either clapboard or insulbrick, were constructed. By the 1950s the UJPO [United Jewish People's Order who had taken over ownership and operations at Camp Naivelt] had also built a band shell, boathouse, swimming pool and two bridges over the Credit River.

"At its peak of operations, Camp Naivelt had some 90 cottages, a communal dining hall, dance hall, youth recreation hall, grocery store and a camp office. There was a camp directors cabin, arts and crafts cabin, infirmary, and a communal washroom and shower area known as, 'The Ritz'."

The cottages were captured in a photograph taken in 1945 (Fig. 47).

Part of the camp site was open to the public as parkland, which retained the Eldorado Park name. James V. Salmon photographed a view of Eldorado Park in 1954 (Fig. 48). *The Credit Valley Conservation Report 1957: Summary* gave a description of it:

“Located on the main Credit River midway between Huttonsville [sic] and Churchville, this is one of the oldest parks on the watershed, having been developed before the first war [sic]. It was originally served by a railway line and for many years was operated by the railway interests as a park and amusement centre. In 1936 the property was purchased by the United Jewish People’s Order Mutual Benefit Society and Camp Naivelt was developed on the site. However, approximately 25 acres of the property are open to the public as parkland.

“The admission charge is 50 cents per car and this includes the use of the swimming pool. The annual attendance at this park for picnic purposes is approximately 7,500. There have been up to 10,000 people in attendance on particular conventions. A holiday crowd of 500 is not uncommon.”

A Municipal Park

Membership in Camp Naivelt declined following the death of Soviet Union General Secretary Joseph Stalin in 1953 when his far-reaching atrocities and oppression of Soviet Jews were revealed.

According to a Peel Region paper on Eldorado Park and area, about half of the camp’s lands was sold in 1970 to the Township of Chinguacousy on the condition that it be maintained as parkland.

Eldorado Park, owned and managed by the successor to Chinguacousy Township – the City of Brampton, remains functionally tied to Camp Naivelt to this day.

A Golf Course

In 1988, landscape architect, Ted Baker, laid out the Lionhead Golf & Country Club for Kaneff Properties Ltd. on 520 acres of land adjacent to Camp Naivelt (Fig. 49).

Currently, a housing subdivision is proposed for a portion of the golf course.

Impacts from the 2015 Draft Plan of Subdivision on Camp Naivelt

Camp Naivelt retains its pastoral qualities amid urbanizing surroundings. The hilly campground consists of clearings in dense forest cover where small frame cottages dot the open spaces. An unpaved lane climbs the sandy slopes up from the Credit River flats in Eldorado Park to clusters of cottages perched on hilltops. Little has changed to the landscape since the 1940s.

The proposed subdivision on part of the Lionhead golf course will have a remarkably different character from the camp (Fig. 50). The subdivision will be an engineered

landscape. In the 2015 draft plan of subdivision, a stormwater management pond would hold run-off across the artificially graded land surface. Two drainage channels would cross the subdivision in a southeasterly direction. Paved and curbed streets with boulevards would provide road access to compact rows and blocks of single-detached houses and townhouse units. Two linked parks and a number of open space buffers would complete the landscape.

The 2015 draft plan of subdivision incorporates an open space buffer, generally about 20 metres (66 feet) wide, around the subdivision's northern and eastern perimeters. The buffer on the northern perimeter shelters Camp Naivelt from a row of single-detached houses along Tilsonburg Avenue, but stops before it reaches the subdivision's northwest corner; exposing the camp to two house lots (Lots 1 and 13) and the radius of Street 'E'.

In addition to the visual contrast between the camp's wooded slope and the subdivision's single-detached house yards and the Street 'E' cul-de-sac, there is some threat of trespass into the camp by reason of their proximity. The camp has already experienced a dramatic increase in off-season vandalism. One cottage was entirely lost in the 2015-16 fall and winter off-season due to a fire set in it. Although the culprit was not found, it was presumed a young person had hung out in what appeared to be an abandoned cottage (in fact, a summer cottage boarded up for the winter) and had lit a fire. With the increasing urban population around Camp Naivelt, the chances of further vandalism are expected to rise.

Recommendations for Mitigating Impacts from the 2015 Draft Plan of Subdivision

The following recommendations made to the Kaneff Group of Companies serve to enhance visual separation between the camp and subdivision and to deter trespass into the camp.

1. Pull back the Street 'E' radius and eliminate Lots 1 and 13 so as to extend the open space buffer to the southwest corner of Camp Naivelt (the northwest corner of the subdivision).
2. Under the direction of a landscape architect, plant the buffer with species native to southerly latitudes of the province, such as Hemlock (*Tsuga canadensis* (L.) Carr.), Eastern White Pine (*Pinus strobus* L.), Eastern Red Cedar (*Juniperus virginiana* L.), Honey Locust (*Gleditsia triacanthos* L.), Service-Berry (*Amelanchier arborea* (Michx. f.) Fern.), Eastern Flowering Dogwood (*Cornus florida* L.) and Witch-Hazel (*Hamamelis virginiana* L.).
3. Erect an eight-foot high chain link fence identical to the fence between the golf

course and the camp's western property line all along the camp's southern property line. Under the direction of a landscape architect, plant vines native to Ontario to climb up the fence. These could include, for example, Wild Cucumber (*Echinocystis lobata*), Riverbank Grape (*Vitis riparia*), Virginia Clematis/Virgin's Bower (*Clematis virginiana*), Dutchman's Pipe (*Aristolochia macrophylla*), and Virginia Creeper (*Parthenocissus quinquefolia*).

Comparison between the 2015, 2017 and 2020 Draft Plans of Subdivision

The draft plan of subdivision prepared in 2017 differs significantly from the 2015 layout of the subdivision. In particular, the 2017 draft plan positively responds to the first recommendation made in assessing impacts from the 2015 draft plan. In the 2017 draft plan of subdivision, the cul-de-sac which had abutted the southern lot line of Camp Naivelt would be drawn back and the open space buffer would be extended to the camp's southwest corner (Fig. 51). The 2020 plan continues to maintain an open space buffer between the planned subdivision and Camp Naivelt (Fig. 52). In the 2020 iteration of the draft plan of subdivision, the cul-de-sac proposed in 2017 at the subdivision's northwest corner has been eliminated; which further enhances the security of the camp.

When the detailed design of the subdivision proceeds, the second recommendation about planting the buffer should be considered.

As the proposed location of the buffer is farther away from the camp's southern property line, fencing may be less crucial as a measure for separating the camp from the subdivision. At the detailed design stage, fencing should be considered if and where appropriate.

An alternative to a fence could be a planting of thorny shrub roses along the southern edge of the buffer. A landscape architect should advise on the choice of a native shrub rose best suited for the conditions and for the purpose of deterring trespassers into the camp.

Impacts from the 2023 Draft Plan of Subdivision on Camp Naivelt

Planning consultants Malone Given Parsons have reconfigured the lands Kaneff proposes to develop, making Street A (the extension of Sacramento Road) an organizing feature of the subdivision (Fig. 53). Street A would arc through the lands, ending temporarily at a turning circle near the subdivision's northwest corner. When the Phase 2 lands are proposed for development, the turning circle would be eliminated and Street A realigned so that it could continue in a northwesterly direction. Malone Given Parsons have laid out many of the lots to the west of Street A, leaving Blocks 67, 68, 69 and 70 for layout at a later time.

Two impacts on Camp Naivelt from the 2023 draft plan of subdivision are identified:

1. Although the turning circle is set back from the camp's southern lot line, the eventual continuation of Street A to the Phase 2 lands comes very close to the camp's southwest corner.
2. The future development of Blocks 68, 69 and 70 with apartment buildings as tall as 16 storeys will have an effect on the skyline as viewed from Camp Naivelt. Block 68 which abuts the buffer in Block 80 likely has the greatest visual impact because of its proximity to the camp.

Recommendations for Mitigating Impacts from the 2023 Draft Plan of Subdivision

The following recommendations are intended to mitigate impacts from the latest iteration of the draft plan of subdivision on Camp Naivelt.

1. Measures including natural or human-made deterrents to movement of people from the proposed park in Block 72 across the buffer and up the hill into the camp should be explored. A planting of native thorny shrub roses along the southern edge of the buffer would impede movement. An eight-foot high chain link fence on which vines native to Ontario are grown may be advisable where the turning circle and eventual alignment of Street A come close to the camp's southwest corner. A landscape architect should choose the shrub roses best suited for the conditions and for the purpose of deterring trespassers into the camp, and a landscape architect should also choose the vines. Under the direction of a landscape architect, the buffer itself should be planted with species native to the southerly latitudes of the province. The planting should develop into a screen of vegetation as dense as the forest behind.
2. For apartment buildings rising above the highest point of land in Camp Naivelt, measures should be explored to soften the impression of their height on the skyline. A cluster of point towers like that envisaged in the Bramwest Secondary Plan Sub Area 40-1 Block Concept would have a lesser effect on the skyline than slab towers with their larger floor plates. Floors above the camp's highest elevation could be clad in bird-friendly materials that resemble in colour the pale blue or light gray shades of the typical Southern Ontario sky. Nighttime illumination of mechanical penthouses should be minimized. If slab towers are preferred, green roofs, terraced elevations and curvilinear profiles are ways to reduce their presence on the skyline.

Recommendations for Improving Firefighting Capacity at Camp Naivelt

Currently, the westernmost cottages at Camp Naivelt are without municipal water in wintertime. Municipal water via an exposed pipe from Eldorado Park is only available before freeze-up. To enhance firefighting capacity during the camp's off-season, the City should provide year-round municipal water service to the camp.

Two options exist for a watermain connection accessible to the camp's westernmost cottages:

1. A watermain connection could be installed at the turning circle so that the camp, at its cost, would be able to extend pipe from the turning circle, across the Block 72 park and Block 80 buffer, and to the camp's southern lot line. The pipe would then continue up the camp's forested hillside.
2. A watermain connection could be provided on the golf course's tableland west of Camp Naivelt whenever the tableland is proposed for Phase 2 development in the future.

A civil engineer engaged by the camp should evaluate the two options through a feasibility study. Regardless of the outcome of the evaluation, Kaneff should extend servicing on its lands to a point accessible to the camp.

Recommendations for Interpreting the History of the Credit River Valley at Eldorado

Site interpretation of the history of the Credit River at Eldorado is entirely lacking. As well, there is virtually nothing published about Eldorado Mills.

To further understanding of the area's history, the following recommendations may be considered for implementation at the appropriate time.

1. In addition to the Stage 2 archaeological assessment recommended for the golf course's fairways, archaeological assessment on the west half of Lot 2 in Concession 3, W.H.S. where the Eldorado Mills complex was located may be worthy of government or corporate sponsorship. The Peel District School Board could be invited to have its students join in the dig under the supervision of an archaeologist.
2. A site interpretation map of Eldorado Park and vicinity could be mounted either at the park entrance circle or beside the front parking lot, whichever is the safer for viewing. The map could mark and briefly describe park and vicinity locations with

stories to tell. The map should be accessible to all park visitors and be designed to deter vandalism.

3. A web page and an app on the cultural history of the Credit River Valley at Eldorado could be created as another way of engaging the public. The audio-visual history should cover all the historical themes discussed in the heritage impact assessment. The site interpretation map at Eldorado Park could include instructions for further information available on the web page or the app.

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Author's Qualifications

Paul Dilse has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979.

He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts, has remained a reference document there for three decades). He has surveyed the entire rural and exurban municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. He has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County as well as the cultural heritage landscape of the David Dunlap Observatory in Richmond Hill, and successfully defended their designation under the *Ontario Heritage Act* at Conservation Review Board hearings. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto.

In addition to the Thornhill-Markham heritage conservation district, he has produced heritage conservation district plans for Old Port Credit Village in Mississauga, the MacGregor/Albert Neighbourhood in Waterloo, Lower Main Street South in Newmarket and Werden's Plan Neighbourhood in Whitby. Another study of his – pertaining to the George Street and Area Neighbourhood in Cobourg – has supported its designation as a heritage conservation district. He is also the author of a report on the feasibility of establishing heritage conservation districts in downtown Brampton. As well, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton.

Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has completed 63 such reports – twelve of these for properties in Brampton. Besides the heritage impact assessments, he has described and evaluated many other historic properties, for instance, Delta Collegiate Institute in Hamilton. Its 2014 designation under the *Ontario Heritage Act* was the first in Hamilton in five years.

He has written text for commemorative plaques, including several for the Ontario Heritage Trust, and has planned an extensive program to interpret the history of the Freeport Sanatorium at the Grand River Hospital in Kitchener. His major work in 2011, a history of the Legislative Building in Queen's Park and a statement on its cultural heritage value, forms part of an historic structure report commissioned by the Legislative Assembly of

Ontario. In 2016, he prepared a strategic conservation plan for the Hamilton GO Centre Station, formerly, the Toronto, Hamilton & Buffalo Railway Station. Its historic significance is recognized in the station property's designation under the *Ontario Heritage Act* by the City of Hamilton, a rating as a Provincial Heritage Property of Provincial Significance and designation under the *Heritage Railway Stations Protection Act* by the Historic Sites and Monuments Board of Canada. In 2017, he finished a report in support of the designation of Belfountain Conservation Area under the *Ontario Heritage Act*.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.

Appendix A: Illustrations

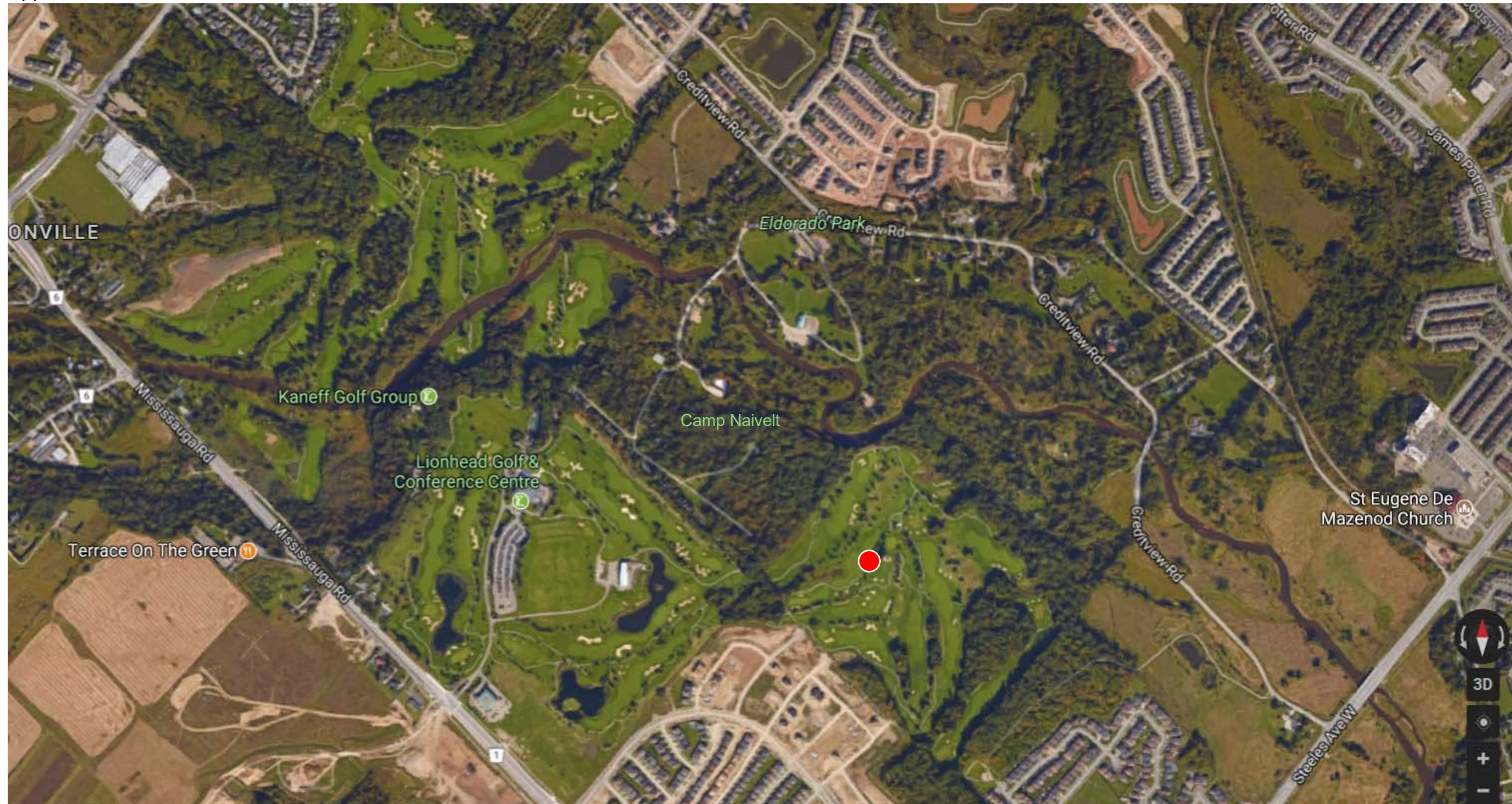


Fig. 1 The Lionhead golf course is accessed from Mississauga Road. Camp Naivelt and Eldorado Park are reached from Creditview Road. The red dot placed on the 2017 Google aerial photograph signifies the location of the golf course lands where the housing subdivision is proposed.

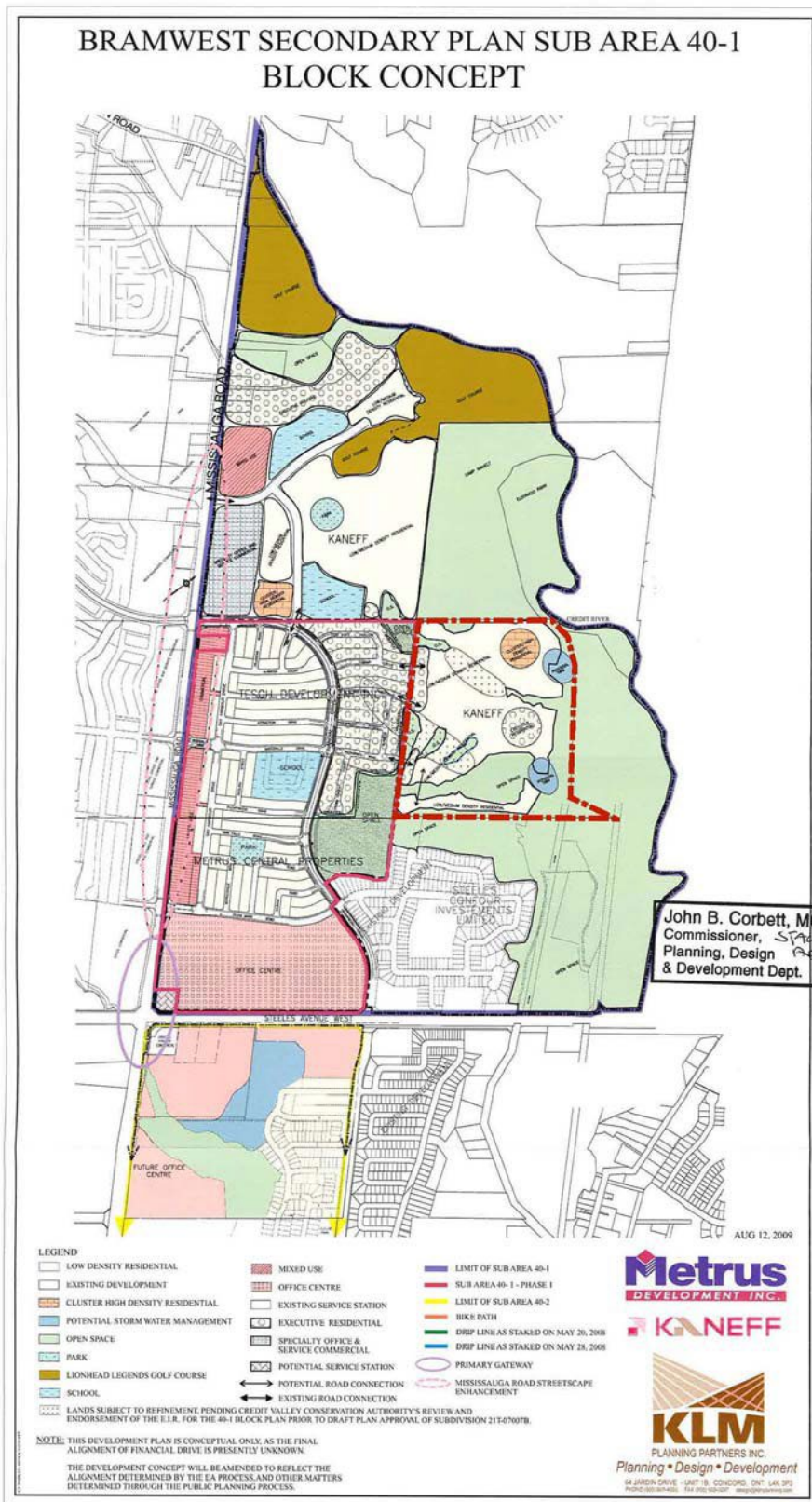


Fig. 2 The City of Brampton has approved a conceptual plan for developing lands which include that portion of the Lionhead golf course which Kaneff proposes to develop. The red dotted line added to the plan delineates the area Kaneff proposes to subdivide.



Fig. 3 The gate across the unpaved lane into Camp Naivelt separates the camp from Eldorado Park.



Fig. 4 The clubhouse occupies a lower hillside on Hill 3.



Fig. 5 The open, mowed area shows the camp's hilly topography.



Fig. 6 The Hill 3 cottages are arranged in a row at the hill's summit.



Fig. 7 The southernmost cottage in the row of Hill 3 cottages is nestled in the woods.

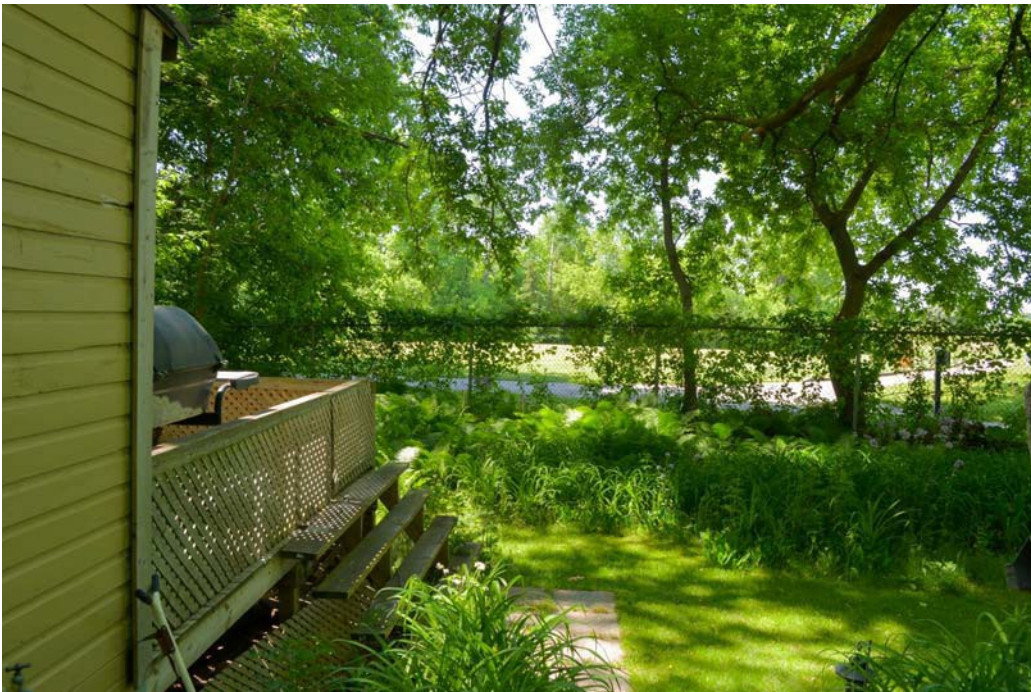


Fig. 8 The west-facing backyard of the southernmost cottage is separated from the Lionhead golf course by a vine-covered chain-link fence.



Fig. 9 The leafy vegetation growing up and beside the fence partially hides the back of the southernmost cottage as viewed from the golf course.



Fig. 10 The camp's dense forest contrasts with the golf course's manicured lawns at the northwest corner of the proposed subdivision.



Fig. 11 The golf course slopes upward to the woods at the proposed subdivision's northwest corner.



Fig. 12 The boundary line between the camp and golf course on the camp's south side is unfenced.

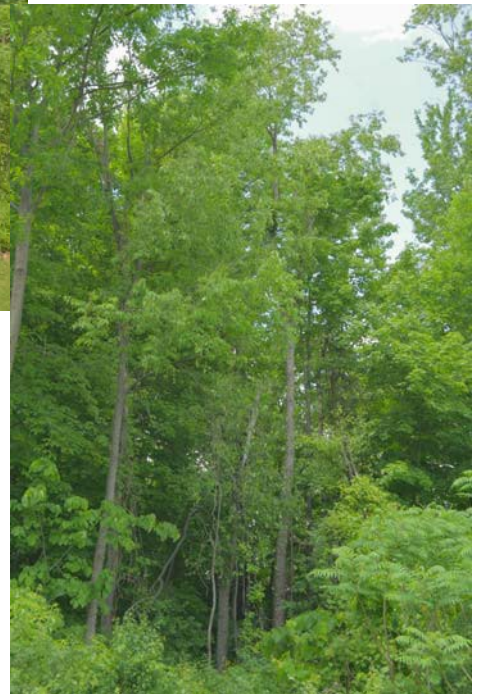
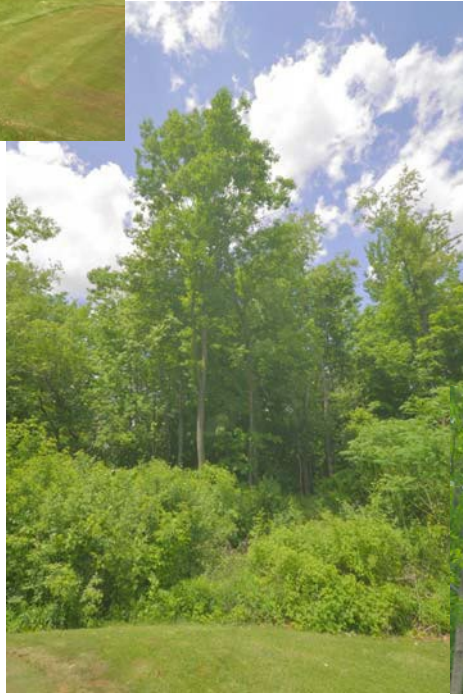


Fig. 13, 14 & 15 The mostly deciduous forest includes a stand of black cherry trees.



Fig. 16 The forest reaches the steep bank of the Credit River at the northeast corner of the proposed subdivision.



Fig. 17 A glimpse of the river can be seen over the golf course's plank fence, which is located at the northeast corner of the proposed subdivision.

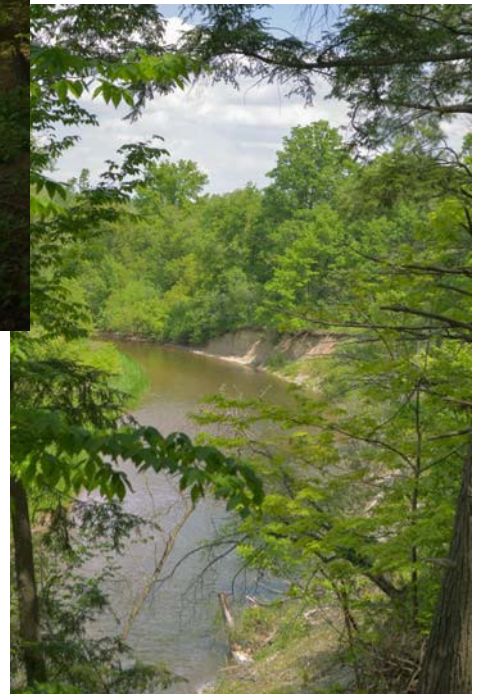
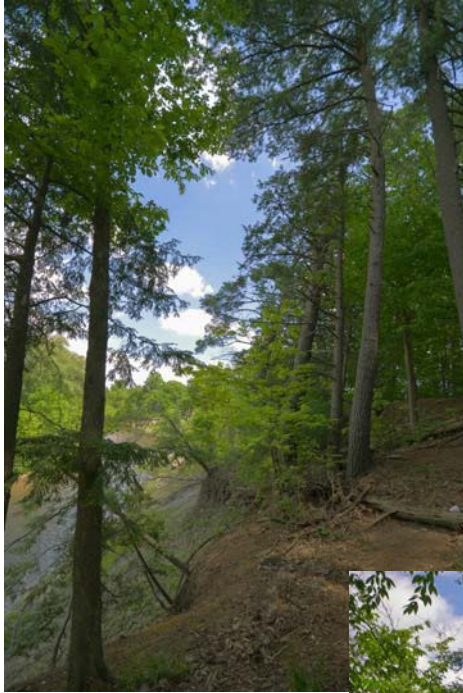


Fig. 18, 19 & 20 The steep riverbank, seen outside the golf course's plank fence, supports a stand of graceful hemlock trees among other species.



Fig. 21 & 22 The golf course's eastern grounds approach dense hardwood forest.

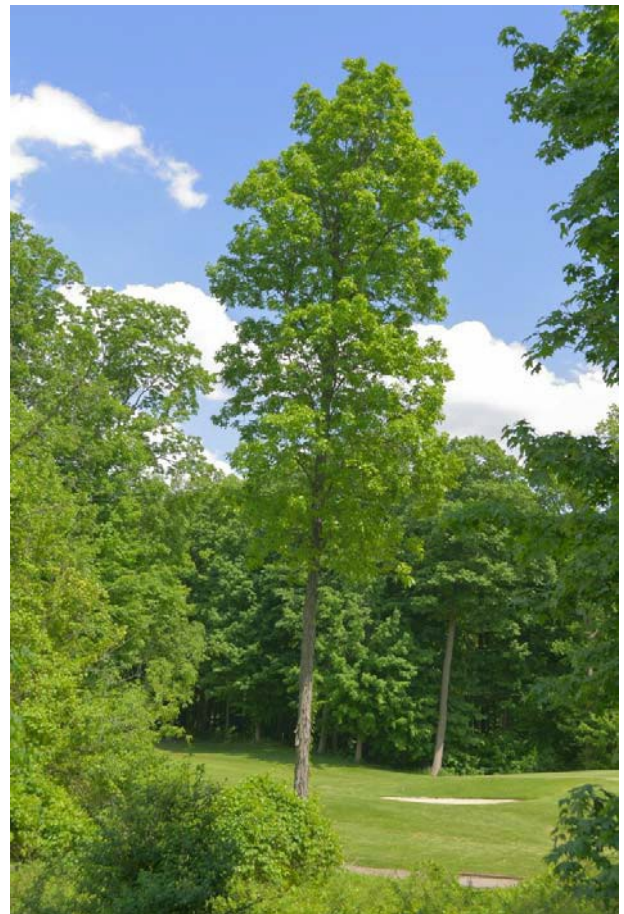


Fig. 23 & 24 The golf course's southeastern grounds contain a pond in a ravine and an uncommon shagbark hickory.



Fig. 25 A housing subdivision under construction is seen over the golf course's southern lot line.



Fig. 26 The only structure where the golf course subdivision is proposed is a washroom.



Fig. 27 & 28 The Kaneff mast sign near the golf course's clubhouse stands on lands not proposed for subdivision at this time. The sign can be viewed as far away as the entrance to Eldorado Park on Creditview Road.



Fig. 29 Eldorado Park straddles the Credit River, seen here near the park pavilion.



Fig. 30 The masonry pavilion with washrooms is located on the river's east side.



Fig. 31 A steeply inclined bridge crosses the river.



Fig. 32 On the river's west side is an outdoor swimming pool with change room.



Fig. 33 Behind the swimming pool is an unmarked trail built on an old rail bed.

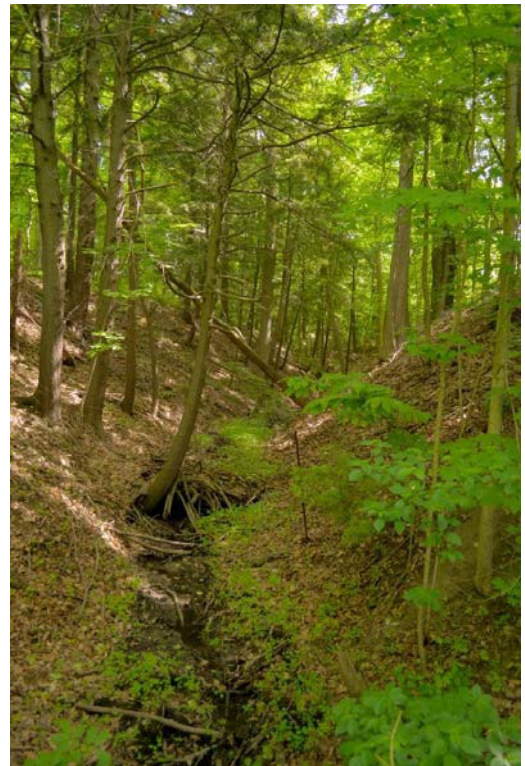


Fig. 34 Views of forest are seen along the trail.

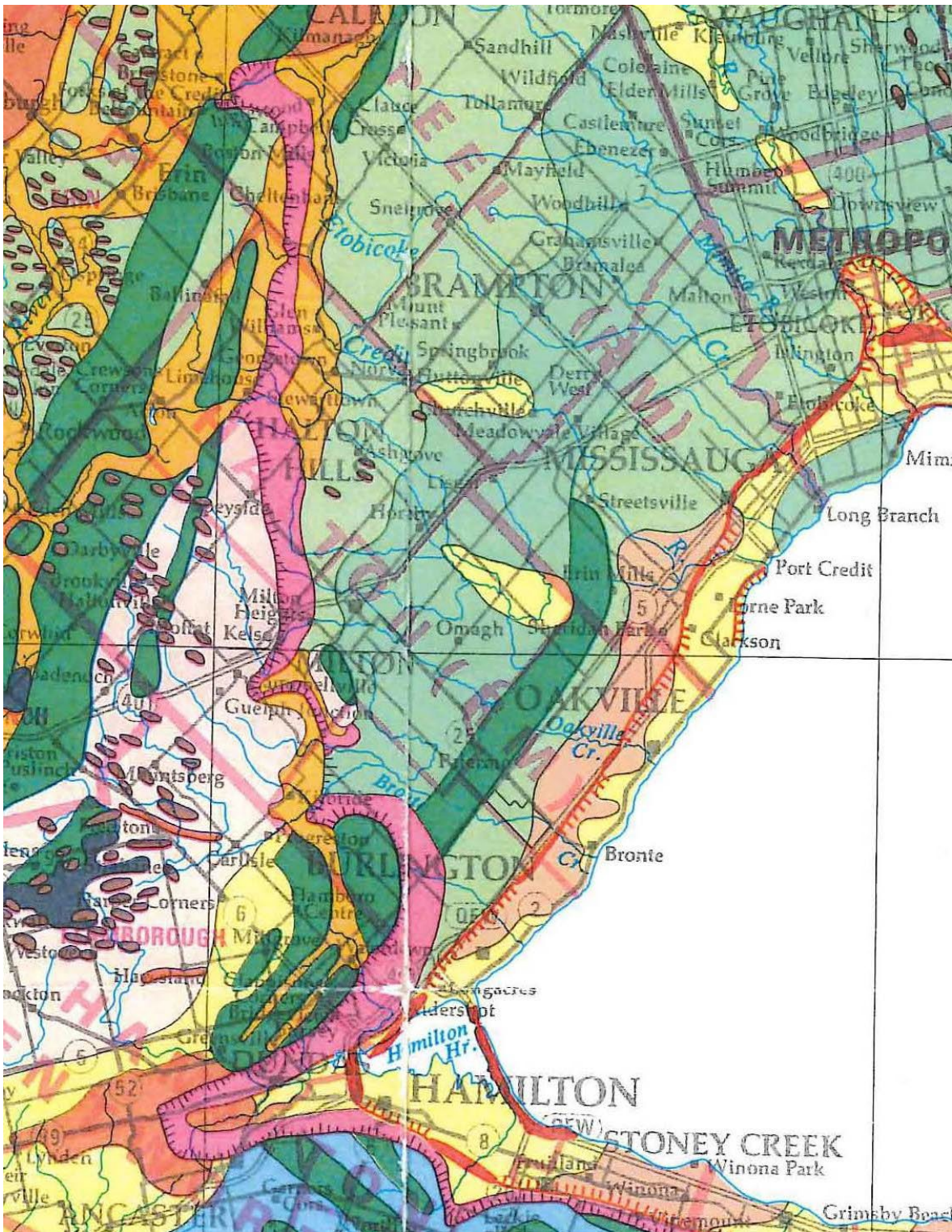


Fig. 35 Detail from L.J. Chapman and D.F. Putnam, "Map P.2715," in *The Physiography of Southern Ontario* (Toronto: Ontario Ministry of Natural Resources, 1984). The yellow patch along the Credit River between Norval and Churchville signifies a sand plain.



Fig. 36 Detail from D.W. Smyth, "A Map of the Province of Upper Canada" (London: W. Faden, 1813), National Map Collection # 15294. Note the lands belonging to the Mississaugues.

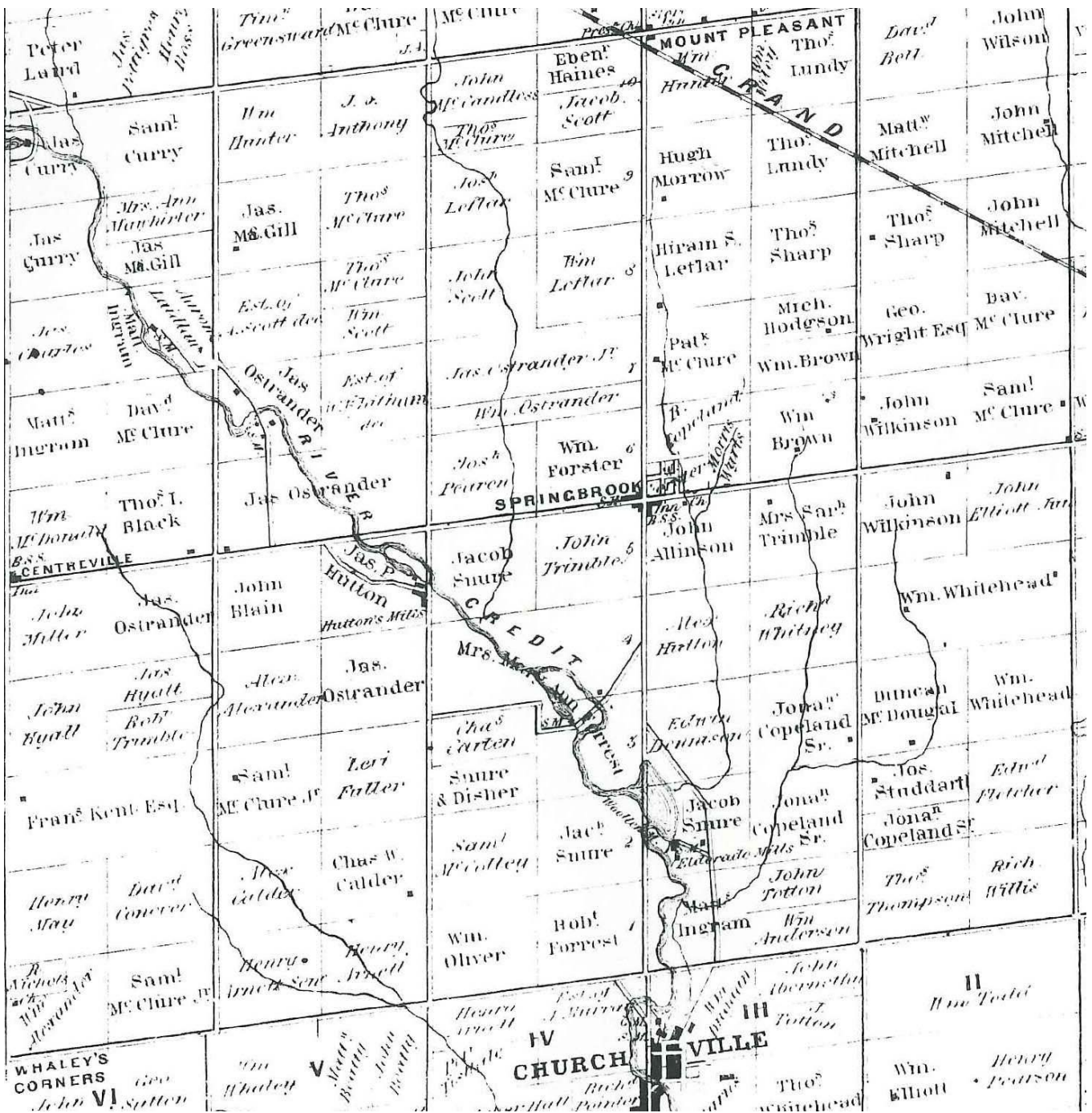


Fig. 37 Detail from George R. Tremaine, "Tremaine's Map of the County of Peel, Canada West" (Toronto: G.R. & G.M. Tremaine, 1859).

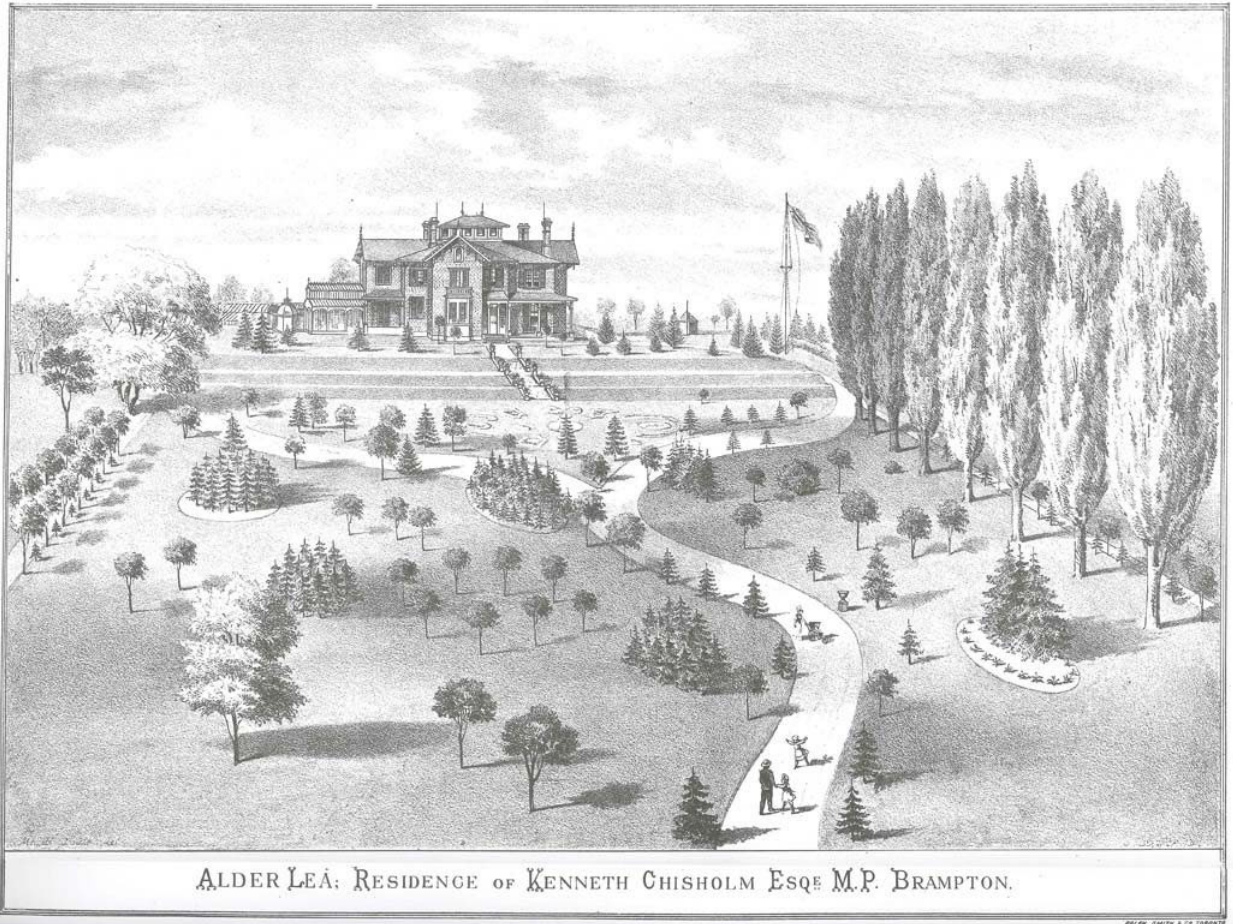


Fig. 38 Kenneth Chisholm's Brampton residence, depicted in J.H. Pope, *Illustrated Historical Atlas of the County of Peel, Ont.* (Toronto: Walker & Miles, 1877), p. 38.

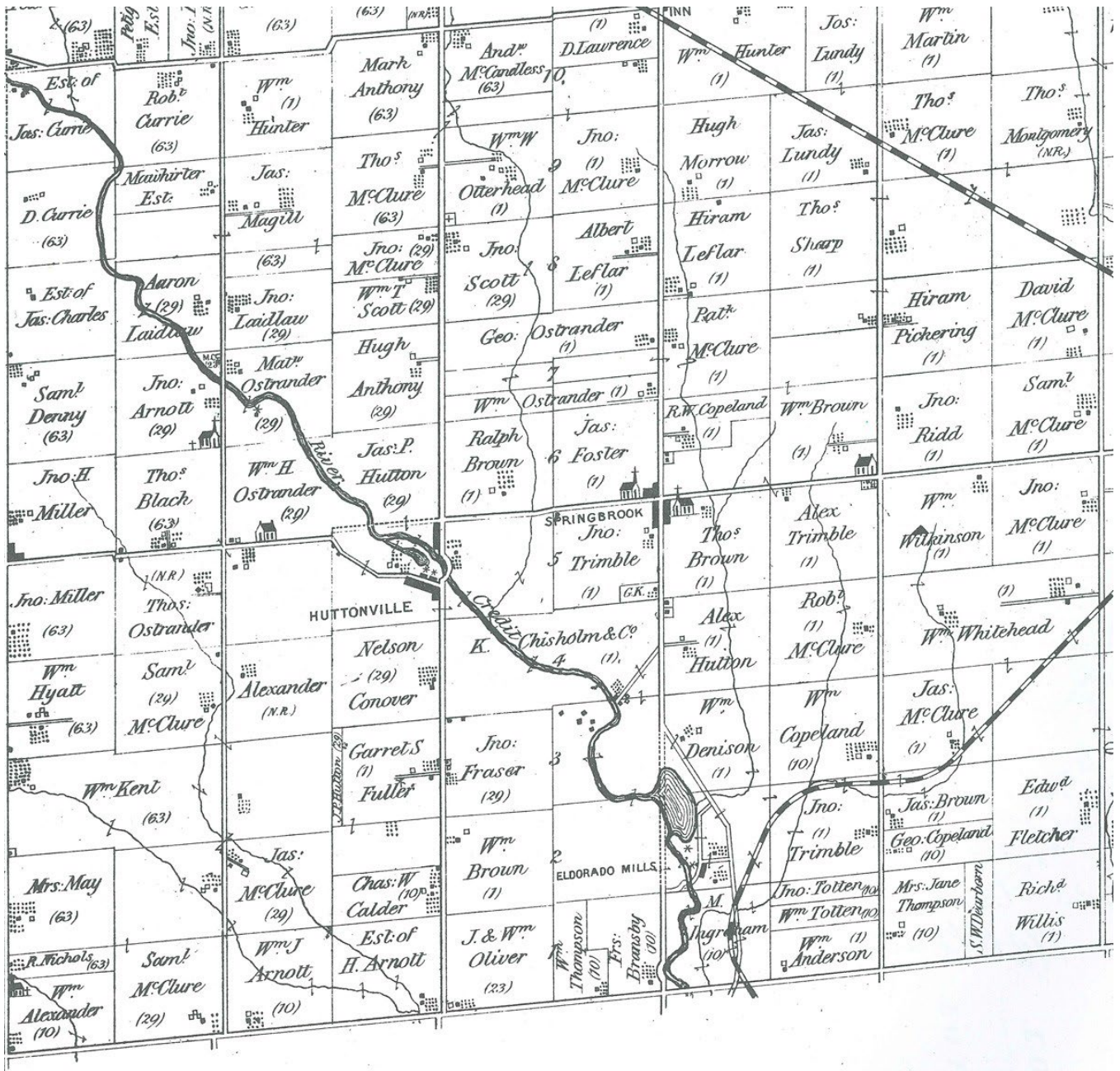


Fig. 39 Detail from "Southern Part of Chinguacousy" in J.H. Pope, *Illustrated Historical Atlas of the County of Peel, Ont.* (Toronto: Walker & Miles, 1877), p. 16.

Picnic tables at Eldorado Park



File Picnic tables at Eldorado Park
Name:

Description Frost postcard collection.

Date 1: 1915 C

Coverage: Eldorado Park (Ont.)

Fig. 40 “Picnic tables at Eldorado Park” or “Sectional View/ Eldorado Park, W. Ward. Prop./ Churchville. Ont.” n.d., Frost Post Card Collection, Peel Region Archives.

Picnickers at Eldorado Park



File Picnickers at Eldorado Park
Name:

Description Ken Harrison postcard collection.

Date 1: 1900-1925 C

Coverage: Eldorado Park (Ont.)

Fig. 41 “Picnickers at Eldorado Park or “Eldorado Park,” n.d., Ken Harrison Post Card Collection. Peel Region Archives.

ELDORADO PARK



Part of the Miniature Lake



Youngsters Wading Pool



Room for Thousands and Thousands

SERVED ONLY BY THE **CANADIAN NATIONAL ELECTRIC RAILWAYS**

1500 VOLT HIGH SPEED ELECTRIC TRAINS

From Corner of KEELE & ST. CLAIR, TORONTO, and from C.N.R. STATION IN THE HEART OF GUELPH
Passing Through the Business Centres of ACTON and GEORGETOWN

THOUSANDS OF DELIGHTED PICNICKERS LAST YEAR

Some Volunteered the Trouble to Write the Railway. Original Letters on File in Superintendent's Office.
Here's What They Say.

Imperial Life Insurance Company:—"Allow me to express to you my personal thanks and also the thanks of the Staff for the very courteous and efficient manner in which the Excursion was handled. The ride to Eldorado was delightful and the Park itself is an ideal spot for a picnic."

United Press Limited:—"In view of the entire satisfaction of our party with the excellent service rendered by your railway, we are pleased to convey knowledge of this to you and to all whom it may concern. Those who accompanied us to the picnic offer much praise for both the system itself and the courtesy of its employees."

Runnymede Baptist Church:—"The unanimous opinion of our teachers and officers is that everything in connection with the transportation of our picnic was carried out in a very satisfactory manner by your Conductors and Inspectors. We as a Church will not hesitate to recommend others."

Consumers Congasco Club:—"I wish to say that the "National Way" apart from being the way to travel is evidently the fair way. Your treatment to us in matters pertaining to our excursion to Eldorado Park has certainly been of the fairest and we assure you of our patronage in the future. We found Eldorado Park an ideal picnic grounds, and all who travelled with us are very enthusiastic about the place."

Manufacturers' Life Insurance Company:—"May we take this opportunity of saying how much the good service rendered by your railway contributed to the enjoyment of those who participated in the picnic. The satisfactory service rendered by the company was very much appreciated indeed."

Annette Street Baptist S.S.:—"I wish to express our deep appreciation of the service rendered to us and the courtesy of the officials handling the cars on the day of our picnic. Our entire party were well pleased with the arrangement and they all spent a very enjoyable day at Eldorado Park."



VIEW OF SMALL PART OF ELDORADO ALL READY FOR THE DAY'S PICNICS

Fig. 42 A handbill extolling Eldorado Park as a picnic destination by train, c. 1930, reproduced in Jim Leonard, "Draft Heritage Report: Reasons for Heritage Designation: Camp Naivelt, 8596 Creditview Road," May 2010.

Eldorado Dam



File Eldorado Dam
Name:

Description William Perkins Bull collection,
industry photographs, Eldorado.
Photograph of Eldorado Dam,
showing original pavilion at
Eldorado Park.

Churchville area

Date 1: 1930 C

Coverage: Eldorado Park (Ont.)

Fig. 43 "Eldorado Dam," c. 1930. William Perkins Bull Collection, industry photographs, Peel Region Archives.

Residence of Eldorado Mills owner Walter Ward



File Residence of Eldorado Mills owner
Name: Walter Ward

Description William Perkins Bull - Industry
Photographs

One of oldest houses in
Eldorado. Gentleman out front is
Mr. Walter Ward, a stone dresser
and owner of Eldorado Mills, 1880-
1926. Original caption: "One of

Date 1: 1930 C

Coverage: Eldorado Park (Ont.)

Fig. 44 "Residence of Eldorado Mills owner, Walter Ward," c. 1930. William Perkins Bull Collection, industry photographs, Peel Region Archives. The original caption reads: "One of the oldest houses in Eldorado. Gentleman is Mr Walter Ward – stone dresser and owner of Eldorado Mills, 1880 [sic] – 1926."

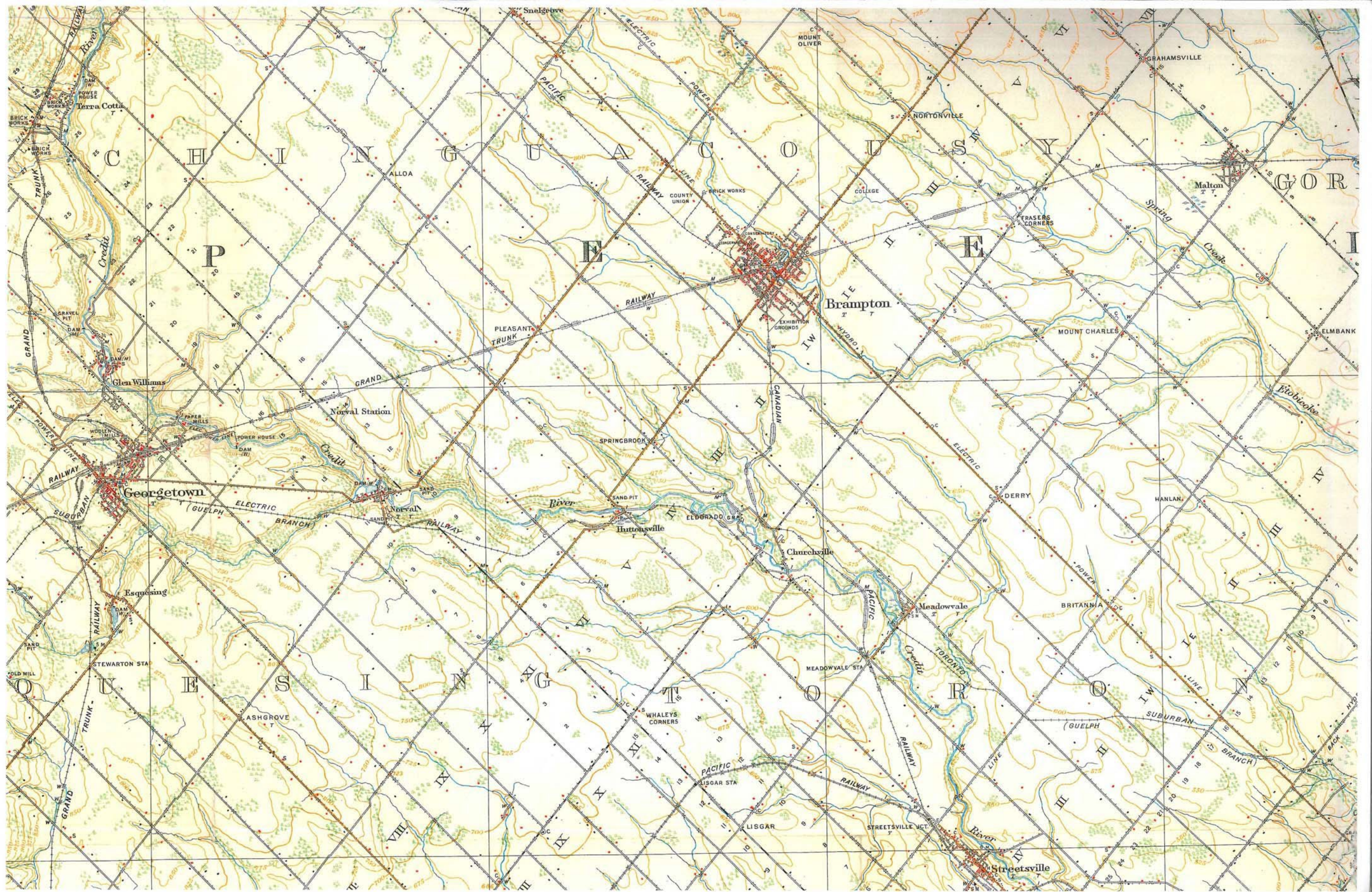


Fig. 45 Detail from Canada Dept. of Militia and Defence, "Brampton Sheet No. 35 – 30M/12, 1922, Toronto Reference Library. "G M" signifies a grist or flour mill. "M" refers to a masonry bridge.



Fig. 46 Opening of Camp Naivelt, June 28, 1936, reproduced in Jim Leonard's report from the Sam and Manya Lipshitz Fonds at York University Archives. Sam Lipshitz is at the microphone, standing possibly on the Eldorado Park dance pavilion's porch.



Fig. 47 Children at Camp Naivelt with cottages in the background, 1945, reproduced in Jim Leonard's report from the Sam and Manya Lipshitz Fonds.



Fig. 48 View of Eldorado Park by James Victor Salmon, Oct. 1954, Toronto Reference Library, S 1-2076.



Fig. 49 Baker Salmons Associates Ltd. et al, "Lionhead Golf & Country Club," Nov. 1988, Baker Turner Inc.

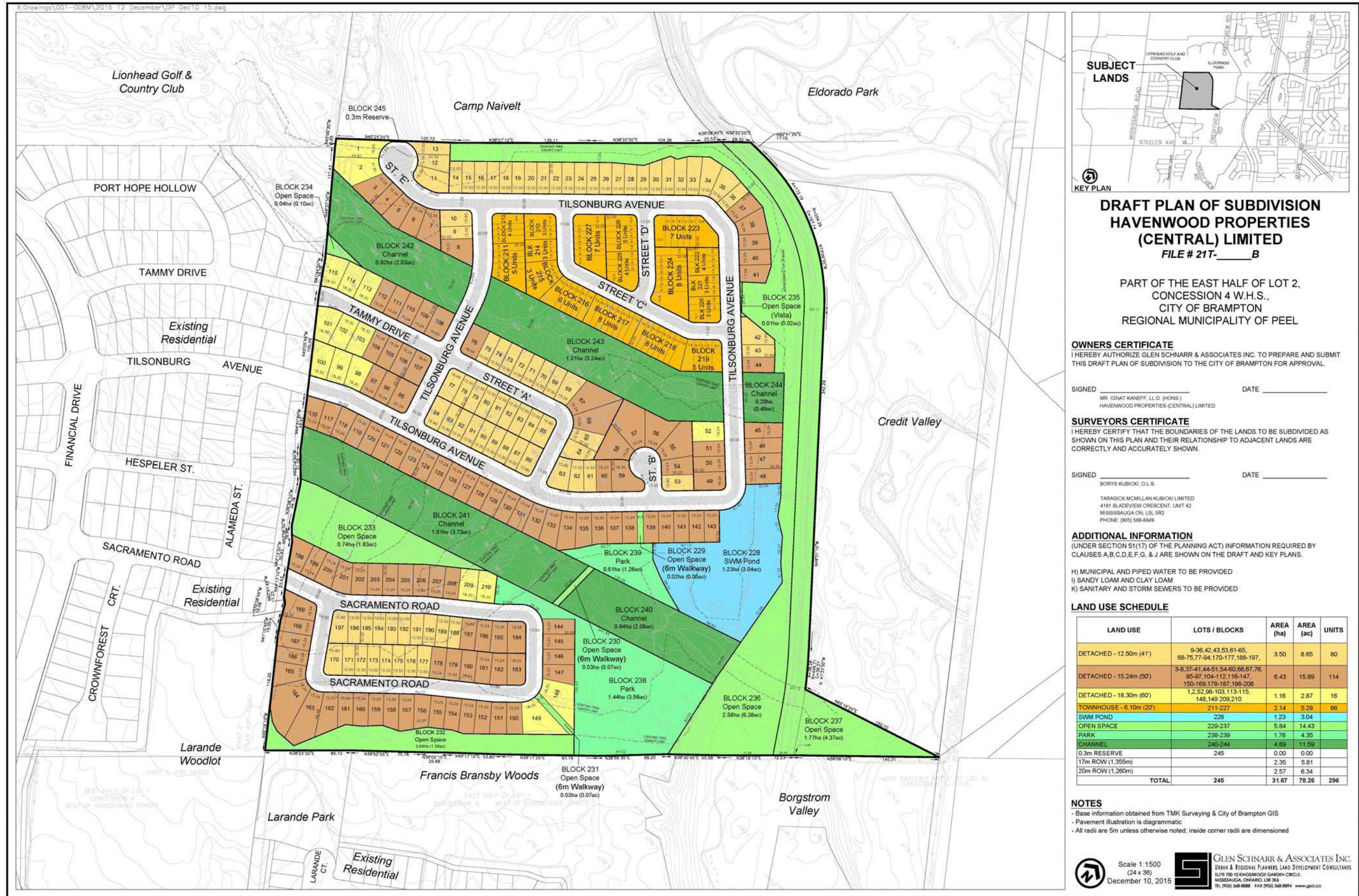
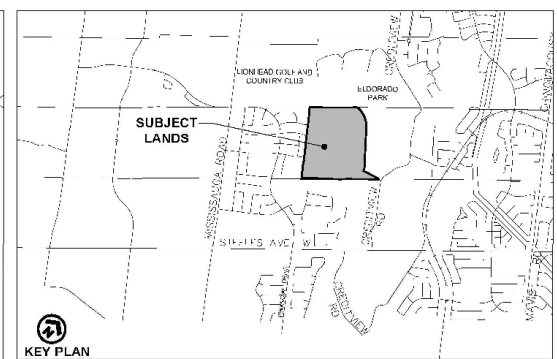


Fig. 50 Glen Schnarr & Associates Inc., "Draft Plan of Subdivision, Havenwood Properties (Central) Limited," 10 Dec. 2015.



Fig. 51 Glen Schnarr & Associates Inc., "Draft Plan of Subdivision, Havenwood Properties (Central) Limited," 5 Jun. 2017.



**DRAFT PLAN OF SUBDIVISION
HAVENWOOD PROPERTIES (CENTRAL)
LIMITED**
FILE # 21T-17010B & C04W02.006

PART OF THE EAST HALF OF LOT 2,
CONCESSION 4 W.H.S.,
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED: *[Signature]* DATE: JUNE 5, 2017
MR. IGNAT KANEFF, D.D. (HONS.)
HAVENWOOD PROPERTIES (CENTRAL) LIMITED

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: JUNE 6, 2017
BORYS KUBICKI, O.L.S.
TARASICK-McMILLAN KUBICKI LIMITED
4181 SLADEVIEW CRESCENT, UNIT 42
MISSISSAUGA ON, L5L 5P2
PHONE: (905) 569-8849

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

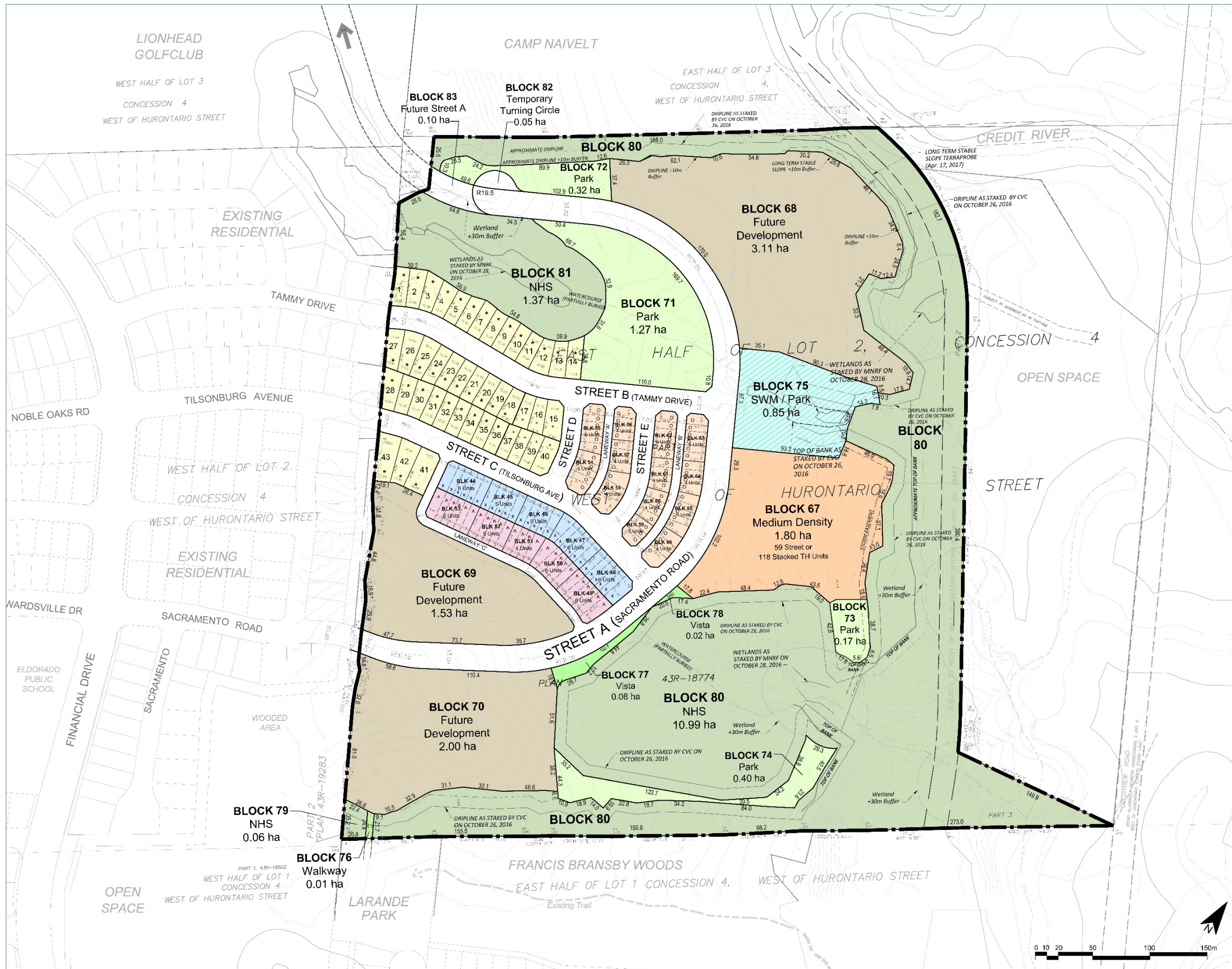
LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
DETACHED - 9.15m (30')	22, 25, 47, 54, 79, 87, 90, 154-167, 169-172	1.00	2.47	30
DETACHED - 11.60m (38')	4-11, 16, 21, 28, 29, 40, 48, 55-63, 75-78, 86, 89, 91-97, 99, 102-109, 113-118, 134-163, 168	3.76	9.29	89
DETACHED - 15.24m (50')	1-3, 12-17, 30-39, 64-74, 98, 100, 101, 110-112	2.24	5.54	36
SEMI-DETACHED - 7.62m (25')	26, 27, 119-133, 173-183	1.62	4.00	56
ST. TOWNHOUSE - 6.0m (20')	184-203	2.12	5.24	89
SWM LID & SWM POND	204, 205	1.43	3.53	
WALKWAY	206, 207	0.06	0.15	
NHS	208, 209	10.68	26.39	
NHS BUFFER	210, 211	2.44	6.03	
PSW COMPENSATION	212, 213	0.36	0.89	
OPEN SPACE	214, 215	0.11	0.27	
PARK	216	1.38	3.41	
17m ROW (1,856m)		3.26	8.06	
20m ROW (540m)		1.08	2.67	
TOTAL	216	31.54	77.94	300

NOTES
- BASE INFORMATION OBTAINED FROM TMK SURVEYING & CITY OF BRAMPTON GIS
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC
- ALL RADII ARE 5m UNLESS OTHERWISE NOTED

SCALE 1:1500
(24 x 36)
MARCH 12, 2020

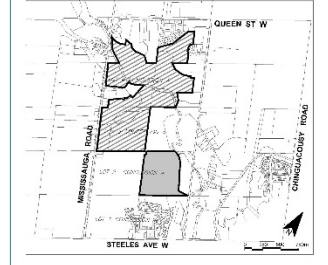
GSAI
Glen Schnarr & Associates Inc.

Fig. 52 Glen Schnarr & Associates Inc., "Draft Plan of Subdivision, Havenwood Properties (Central) Limited," 12 Mar. 2020.



DRAFT PLAN OF SUBDIVISION 21T-17010B
 Part of Lot 2
 Concession 4 West of Hurontario Street
 City of Brampton
 Regional Municipality of Peel

KEY PLAN



■ SUBJECT PROPERTY
 ▨ OTHER LANDS OWNED BY APPLICANT

SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-43	Single Detached Min. 12.20m	★	36 1.59
	Single Detached Min. 11.60m	★	7 0.28
Blks 44-48	Street Townhouse 6.10m	X	28 0.52
Blks 49-53	Lane Townhouse 6.10m	△	26 0.50
Blks 54-66	Rear Access Townhouse 6.10m	O	59 0.85
Blk 67	Medium Density		1.80
Blks 68-70	High Density / Apartments		6.64
Blks 71-74	Public Park		2.16
Blk 75	Storm Water Management Facility / Park		0.85
Blk 76	Walkway		0.01
Blks 77-78	Vista		0.10
Blks 79-81	Natural Heritage System		12.42
Blks 82	Temporary Turning Circle		0.05
Blk 83	Future Street A		0.10
Street A	23.0m Right of Way - 794m		1.81
Streets B-C	20.0m Right of Way - 570m		1.14
Streets D-E	17.0m Right of Way - 178m		0.38
Laneway A-B	8.0m Right of Way - 445m		0.29
TOTAL			156 31.49

OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Brampton.

Kristina Kaneff
 Vice President and General Counsel,
 Kaneff Group

Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

Borys Kubicki, O.L.S.
 Tarasick McMillan Kubicki Limited

Date

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).

- (a), (e), (f), (g), (j), (l) - As shown of the Draft Plan.
- (b), (c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is sandy loam and clay loam.
- (h), (k) - Full municipal services to be provided.

Prepared For:
 Kaneff Group of Companies
 Lions Head

MGP File No: 22-3135
 Date: June 9, 2023

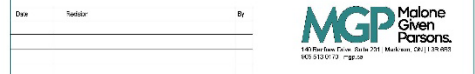


Fig. 53 Malone Given Parsons, "Draft Plan of Subdivision 21T-17010B, Part of Lot 2, Concession 4, West of Hurontario Street, City of Brampton, Regional Municipality of Peel," 9 Jun. 2023.

Appendix B: City of Brampton By-law Number 290-2010



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 290-2010

To designate the property known as Camp Naivelt at 8596 Creditview Road as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

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

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

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

1. The property known as Camp Naivelt at 8596 Creditview Road more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property known as Camp Naivelt at 8596 Creditview Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be published to the City's website in accordance with Council's Procedure By-law.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 15 DAY OF September, 2010.

Approved as to form
<u>KP</u>
<u>Aug 26/10</u>

Susan Fennell
 SUSAN FENNELL - MAYOR

Peter Fay
 PETER FAY - CLERK

Approved as to Content:

Karl Walsh

Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW *290-2010*

LEGAL DESCRIPTION

PIN: 14087-0045 (LT)

PT LT 3 CON 4 WHS CHINGUACOUSY AS IN CHI 7746 (FIRSTLY) & CH18846
EXCEPT VS149781 ; BRAMPTON

SCHEDULE "B" TO BY-LAW 290-2010

STATEMENT OF THE REASON FOR THE DESIGNATION OF CAMP NAIVELT, 8596 CREDITVIEW ROAD, CITY OF BRAMPTON

GENERAL PROPERTY DESCRIPTION

The property known as Camp Naivelt falls within a portion of Lots 2 and 3 in Concession 4, WHS (former township of Chinguacousy). The area was surveyed in 1819.

Camp Naivelt is situated in the heart of the Credit Valley. A portion of the Credit River runs through the property. The overall shape of the parcel is an irregular L-shape that comprises almost 50 acres. Much of the landscape is defined by gently rolling hills with some steep slopes and gullies dropping down toward the Credit River valley. Overall Camp Naivelt is dominated by forest with some open space areas for gatherings and recreation. Property lines are defined by mature hedgerows and page wire fences in some areas.

The subject property as it is today, can be divided into three components. 'Hill 1' is a triangular parcel located on the west side of Creditview Road and linked to the road by an unpaved laneway. In the 1940s and 1950s rudimentary one-room wood frame cottages were built in two converging rows, surrounding a large central open space that serves as a common area.

Hill 1 comprises 24 cottages. The main entrance into Camp Naivelt is situated here, leading in from the west side of Creditview Road. The entrance is partially screened by a hedgerow of cedars and shrubs.

A portion of the Credit River creates a natural divide between Hills 1 and 2. A footbridge, connects the two hills. It was built in recent years by the City of Brampton, replacing an earlier bridge constructed in the 1950s by Camp Naivelt.

Hill 2 is situated on the west side of the Credit River, deeper within the subject property. Some 35 cottages are found on Hill 2. A long row of frame cottages flanks the western property line along its length. The open space fronting Hill 2 contains a circular arrangement of cottages and is known as "the Hill 2 Circle". At one time there was also a row of cottages on the face of Hill 2 known as "King's Row".

The "Lasowsky Centre" is located at the base of Hill 2, just inside the entrance to Camp Naivelt from Eldorado Park. The simple cinder block facility is used for meetings, dances and other larger scale events. It replaces an earlier wood frame dining hall built originally when the property was owned by the Canadian National Railway (CNR). It was lost to fire some years ago.

A private laneway bi-sects Hill 2 and 3. The original children's camp (Camp Kindervelt) was located in this general area, along a slope dropping down toward what is the site of

the Eldorado Pool. Most of the children's camp area is now overgrown with small trees and vegetation. A topographical map created in 1960 indicates that the children's cottages were laid out in a U-shaped plan facing east. Some ruins of these cottages survive but most structures appear to have been removed from the area.

Some 40 cottages populate Hill 3. Hill 3 is generally laid out in the same fashion as Hill 2, with a long relatively straight row of frame cottages along the western property line. A camp facility known as "The Ritz" is located at the base of the Hill 3 area. Two vacant buildings that originally functioned as the children's camp Infirmary and were later occupied as regular cottages, are located just west of "The Ritz". A frame shed located directly adjacent to the "The Ritz" houses a boiler.

The sloping ravine that drops down toward the Credit River is heavily wooded.

With the exception of a few relatively small clearings that front the cottages and some unpaved laneways, the property is generally defined by dense woodland cover.

STATEMENT EXPLAINING THE CULTURAL HERITAGE VALUE OR INTEREST OF THE PROPERTY

Camp Naivelt is located at 8596 Creditview Road north of Steeles Avenue. Camp Naivelt is a significant cultural heritage landscape. It is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and/or contextual value. Historical and contextual value criteria elements are especially significant.

Historical / Associative Value

Camp Naivelt (Yiddish word for "New World") has direct associations with a range of important historical and cultural themes.

Eldorado Area

Camp Naivelt contributes much to our understanding of the historical and physical evolution of the Eldorado area within the Credit River valley.

The subject lands were first settled by the Mary Ann Forrest on Lot 3 (sawmill owner) and Jacob Snure on Lot 2, (owner of Eldorado Mills). Creditview Road was surveyed and in place before 1859. The 1877 Atlas identifies Kenneth Chisholm as owner of the subject property. Chisholm purchased the Eldorado Mill site from Jacob Snure prior to 1877. Mapping indicates that the general area remained sparsely populated until after the 1940s.

Originally the property was part of the mill operations along the Credit River but was never seen as either an ideal farming site or suitable for milling.

By the early 1900s the property became part of a large private recreational area known as Eldorado Park. In 1925 the Canadian National Railway (CNR) purchased these lands to establish a full-scale amusement park. The CNR equipped the facility with a merry-go-round, Ferris wheel, a dance hall and other amenities. The CNR's strategy was to use the park attraction as a means to draw families into the area - ideally using the struggling suburban radial railway line, which the CNR had purchased in 1918. The line ran through Eldorado and Camp Naivelt in a north-westerly direction, on the west side of the Credit River bank. The rail bed remains intact along a portion of the river bank, just outside Camp Naivelt near the Eldorado Park swimming pool. A segment of railway track survives inside Camp Naivelt itself.

During the depths of the Great Depression the CNR determined that Eldorado Park was too much of a financial burden. The CNR elected to sell the Eldorado Park attraction. On September 20, 1935 a holding company accepted title to the lands at Eldorado for Camp Naivelt.

In the 1930s the secular Jewish organization that founded Camp Naivelt identified Eldorado Park as an ideal location for a permanent camping facility. A holding company was formed called, "Eldorado Camp & Amusements Limited" to purchase the property from the Canadian National Railway, because the CNR evidently would not sell the land to a Jewish organization. Early campers recall a hateful sign that had once been posted at the main entrance to Eldorado Park that warned, "*No Jews or Dogs Allowed*".

In the 1960s, membership at Camp Naivelt declined for a period of time. Approximately 52 acres of Camp Naivelt, containing many camp facilities, were sold to the Township of Chinguacousy (now City of Brampton).

Although almost half of the original Camp Naivelt site was sold the general area retains a rural and undisturbed pastoral quality, partly because the land sold off is still used as parkland and open space (Eldorado Park), also because Camp Naivelt itself has changed little since its inception in the 1930s and because it retains its original, generally passive recreational use.

"Summer Camp" Movement

Camp Naivelt is important in helping to define the importance of the "summer camp" movement that only really took root after World War One. With urbanization many parents started looking for places to take their children that could offer fresh air, open spaces, fun and escape from crime and other problems of the inner-city. It also offered an escape from the risk of polio which always emerged in the summer months. Summer camps were established across North America.

According to Nancy Mykoff of the Jewish Women Encyclopedia, the summer camp concept was especially popular with Jewish organizations, in part because anti-

Semitism barred Jewish youth from other more established camps. Jewish summer camps of every political and cultural stripe were formed throughout the continent.

Camp Naivelt had strong connections with similar camps in the Laurentians of Quebec and on Sylvan Lake in Hopewell Junction, NY, just outside New York City.

Women's History

The site also has meaningful associations with women's history. The origins of Camp Naivelt rest with the Jewish Women's Labour League (Yiddisher Arbeter Froyen Farein). In 1925, a group of these women, including Rae Watson, Becky Lapedes, Leah Linzon, Bella Goodis, Gertie Blugerman, Ethel Temkin and Tillie Chikovsky, founded Camp Kindervelt, the precursor of Camp Naivelt. The following is excerpted from Becky Lapedes's 1975 article in the *Vocheblatt* (newspaper):

Virtually all the 35 members of the Jewish Women's Labour League helped - by working two week shifts and contributing \$3.00 a week as well. Notable amongst them were Rachel Watson, Manya Shur, Becky Lapedes, Gertie Blugerman, Lily Krakauer, Ida Nepom, Sarah Sheiner, Ida Milton, Tillie Chikovsky, Mrs. Blum and Pearlstein, Leah Lindzon, Ethel Temkin. (from *Fifty Years of Kinder/and and Naivelt*, Becky Lapedes, *Vocheblatt*, July 9, 1975)

At first, the camp was located in Long Branch, and in 1926 it moved to the Rouge Hills northeast of Toronto. Initially the property was leased. As the camp grew in popularity, the Women's League partnered with the all-male Labour League in order to purchase a larger and better equipped camp site at Eldorado Park, which became Camp Naivelt.

One of their objectives with Camp Naivelt, and its earlier incarnations, was forcefully described by the Women's League:

"We will explore all avenues in order to create a summer home for workers' children so that they don't have to go to the rich charity institutions who with one hand take the skin from our bodies, and with the other throw us a bone and humiliate".

These women were from poor working families, where the husbands and wife had no choice but to work. They often had no safe places to leave their children in the City so the workers' camp concept was embraced. It served both a pragmatic aim (caring for the children) and a means to foster a sense of communal living, along with certain cultural and political ideals in their children. As Ester Reiter (historian and sociologist) writes,

"... camp [Naivelt] was designed by and for people with very little money, and it was organized by women. Although the leadership

after its inception reverted to the men, women are credited with maintaining the community. For the children who attended camp, those summers were a powerful experience and a sense of identity was forged that remained central over the years... The motto for the camp was "fun kemp tsu shule, fun shule tsu kemp" (from camp to school, from school to camp). The zumer haim (summer home) was a continuation and extension of the political, cultural and educational activities that went on all winter long in the city... [and] a community where Yiddishkeit, radical politics, socialist values and visions mixed comfortably with the pleasures of being in the country. The camp was a working-class camp created by workers, and was also a place to transmit socialist values to the next generation." (from Marlene Epp and Franca Iacovetta (eds). (1995). *Sisters and Strangers*. Toronto: University of Toronto Press)

Camp Naivelt was officially opened on June 28, 1936 (see figure one). The children's camp operated under the name Camp Kinderland. The adult portion was known as Naivelt. After the children's camp closed in the 1960's, the focus shifted to families in general. Very few remnants of Camp Kinderland survive.

Secular Jewish Culture in Canada

In addition to offering relief from the crowding and heat of inner city life, Camp Naivelt was used to promote secular Jewish cultural traditions. A key element of the Camp Naivelt mission has been to foster a deep and meaningful understanding of secular Jewish culture and folklore, the Yiddish language, music, folk art and dance.

The administration of Camp was overseen by the United Jewish People's Order, when they became a national organization in 1945. The UJPO describes itself as: "... an independent, socialist-oriented, secular cultural and educational organization" with branches in Toronto, Winnipeg and Vancouver, and members in Montreal and other Canadian centres.

From its beginnings in 1926 as the Labour League, the UJPO has always had a socially progressive outlook, consistently promoting labour unionization, peace, and social justice in Canada and the world. All of these ideals were woven into the operational mandate of Camp Naivelt.

Political History

The Camp helps interpret an interesting period in Canada's political history when idealistic leftist movements were contributing to social reforms that shaped the evolution and character of this country.

Political and social activism was a significant part of Camp Naivelt. Its mission was to promote progressive socialist philosophy, tightly integrated with secular Jewish and Yiddish cultural traditions.

As Elsie Suller, who for many years was the director of New York's camp Kinderland, characterizes it,

"Kinderland was born in response to a particular need. No other children's camps reflected the rich cultural life, secular lifestyle and social values of the progressive Jewish movement. Members of this movement were involved in social protest; they were activists in the growing labor movement, creators of Yiddish schools, theatre and choral groups and fraternal societies... the cultural program of the camp reflected its own particular values... "

When Camp Naivelt was officially opened on June 26, 1936, several prominent local Leftists made speeches, including Sam Lipshitz, an activist who had started working for the Canadian Communist party in the early 1930s. His wife Manya taught Yiddish and Jewish history at the Winchevsky Centre for twenty-five years. Sam and Manya Lipshitz and their daughter May (later a prominent Toronto physician and professor of medicine) had a cottage at Camp Naivelt. (*Figure six*) There is a snapshot of Sam Lipshitz speaking at the opening of the Camp, among his personal papers in the York University Archives (*Figure one*).

The Lipshitz family were Naivelt attendees along with other prominent Toronto activists, including Morris Biderman and his family.

When the veterans from the Mackenzie-Papineau Battalion returned from fighting Franco's dictatorship in Spain, they came to Camp Naivelt. The camp constructed trenches so that the campers would better understand the conditions of fighting as Republicans in the Spanish Civil War. As a Jewish and Left community, the camp identified with the urgent need to stop Hitler and Mussolini. Both of these dictators were actively supporting Fascist Spain.

Canadian Communist Party leader Tim Buck sometimes spoke at Camp Naivelt. The Multicultural History Society of Ontario has film footage in their collection of a labour picnic at Camp Naivelt, (about 1948), which includes footage of Buck delivering a speech. There are also photographs of Tim Buck at Camp Naivelt in 1945 in the York University Archives (*Figure four*).

Camp Naivelt also helps explore how fears of Soviet expansion during the mid and late 20th century triggered a wave of anti-Communist hysteria known as the "Red Scare" in North America. Camp Naivelt flourished for many years, even during much of the Cold War era when terms like McCarthyism, "Red Menace" and blacklisting became part of popular culture. During the height of the so called, "Red Scare" of the 1950s Camp

Naivelt was a refuge of sorts for many prominent American performers who had been blacklisted in the US and banned from performing in many places.

The property was rather secluded when first established. Surrounding lands were either undeveloped or used as farmland. The nearest populated centres were the small rural hamlets of Churchville and Huttonville. During the height of anti-Communist hysteria in the late 1950s, one wonders how many people living nearby or in the town of Brampton were aware that a workers camp with Communist leanings was flourishing in their part of so called, "conservative small town Ontario".

The RCMP was aware of Camp Naivelt however. Many visitors recall the RCMP monitoring activities and goings-on there from time to time through the late 1940s and 1950s. The RCMP would periodically 'stake out' the park entrance, recording license plate numbers and photographing anyone visiting during public events.

Atrocities and widespread anti-Semitism associated with Stalinist Russia were exposed after the death of Joseph Stalin in 1953. These revelations, along with anti-Communist fervor during the Cold War eventually impacted the mission of Camp Naivelt. Social Scientist Ester Reiter documents how membership at Camp Naivelt went through a temporary period of decline in the late 1950s and 1960s, finally resulting in the closure of the children's camp and the sale of 50 acres of the property to the Township of Chinguacousy, with the understanding that it be permanently used as public parkland (now Eldorado Park).

The History of Music and the Arts in Canada

A very significant part of Camp Naivelt's historical value is its rich and direct associations with Canada's musical and artistic heritage. Camp Naivelt was clearly a crucible, gathering together and nurturing young, creative minds. The mission of the Camp helped these people tap into and develop their musical, artistic and literary talent. The long list of Naivelt alumni who went on to forge distinguished careers in music, film, literature, journalism and the arts is astounding.

This well spring of creativity is particularly evident with regard to folk music, a musical genre that focused on the struggles of the working class, the poor and new immigrants; all matters of concern to the founders of Camp Naivelt. The Morris Biderman book, *A Life on the Jewish Left*, records the following:

Long before its general popularity, folk music was prominent at Naivelt, and major artists, such as Pete Seeger, frequently came to perform there... The intensity which grew out of the concentration of so many young, dedicated, energetic and enthusiastic people... was remarkable... Camp Naivelt was a vibrant and important place. (pg. 71-72)

Folk music was an integral part of Camp Naivelt's activities and children's programming. The United Jewish People's Order, owners of Camp Naivelt, established the UJPO Youth Singers in the early 1950s. Groups toured the country singing folk songs, Yiddish music and political anthems. Many Camp Naivelt attendees participated in these national tours.

Gillian Mitchell's book, "North American Folk Music Revival: Nation and Identity in the United States and Canada, 1945-1980" states that "one of the crucial centres for early Jewish-Canadian folk music was a summer camp for Jewish families named Camp Naivelt" and that "Camp Naivelt and the Toronto Jewish community were instrumental in promoting folk music in Canada".

The founding members of Canada's first and best known folk music group, *The Travellers*, met as youth at Camp Naivelt and formed the group while there. In the summer of 1953 at Naivelt, Jerry Gray, Simone Johnston, Sid Dolgoy and Jerry Goodis became friends after watching American folk music legend, Pete Seeger perform there (Figures 8 and 9). Seeger visited Camp several times during the 1950s. Seeger acted as a mentor to the fledging folk group and encouraged them to form essentially a Canadian version of his own folk group, "The Weavers".

In 1955, *The Traveller's* adapted Woody Guthrie's "This Land Is Your Land" with Canadian place references. Their version of this iconic folk anthem became a nation-wide hit record and remains their signature song. *The Travellers* also have the distinction of being the first Canadian musical group to gain international fame.

The CBC Archives holds a July 1960 recording from a summer evening concert at Camp Naivelt. It features the teenage voice of camp member Zalman Yanovsky. As a youth, Zal Yanovsky spent most of his summers at Camp Naivelt. In the early 1960s Yanovsky relocated to New York City. He became a member of a group called the *Mugwumps* with friends John Sebastian, Mama Cass Elliott and Denny Doherty (later members of *The Mamas and The Papas*). In 1964 Yanovsky and John Sebastian co-founded the rock band, *Lovin' Spoonful*. Yanovsky was lead guitarist. *Lovin' Spoonful's* hits include "Summer in the City" and "Do You Believe in Magic". He left the group in 1967 for a solo career.

The tape mentioned above, also features the voice of another Naivelt camper, Sharon Trostin. She would later become a member of the children's group *Sharon, Lois and Bram*. *Sharon, Lois and Bram* became very popular in the 1980s with their CBC television programs, "The Elephant Show" and "Skinnamarink TV". The Juno Award winning trio sold millions of albums, performed at the Clinton White House in 1994 and were awarded the Order of Canada in 2002. Sharon Trostin married Joe Hampson, who joined *The Travellers* in 1965.

Juno Award winning singer, songwriter, Eddie Schwartz, is also a Camp Naivelt alumnus. He spent a great deal of time there in the 1970s. Schwartz is perhaps best known as the composer of the 1980 pop song "Hit Me With Your Best Shot" which

became a hit for rock star Pat Benatar. He was also a music producer for numerous artists including, The Doobie Brothers, Donna Summer and Rita Coolidge.

Ben Mink is another Camp Naivelt attendee who has had a distinguished music career. Mink has collaborated with such stars as k.d. Lang, together producing some of her best albums and co-authoring many of her hit songs. In 1993 he and Lang won a Juno for Best Songwriter. They were also nominated for a Grammy Award. Mink has also produced work for the *Barenaked Ladies* and has performed with a Winnipeg-based Klezmer group, the North End Project.

Estelle Klein, the first artistic director of the *Mariposa Folk Festival* was another alumnus of Camp Naivelt. An obituary describes her as the "Queen Mother of Canadian folk music". She was artistic director of the Mariposa Folk Festival for 20 years beginning in 1964. As director she innovated the "standard" format of Canadian folk festival as day long events with workshops, arts and crafts and public interaction with artists. The Ontario Council of Folk Festivals created a prestigious award named in her honour. Estelle Klein developed her deep and life-long love for folk music while at Camp Naivelt, according to her obituary.

Camp Naivelt influences extended beyond folk music to the arts in general. Another significant Camp Naivelt alumnus was Dusty Cohl, co-founder of the Toronto International Film Festival (TIFF). Cohl was a camp counselor in the 1940s.

A close friend of Cohl's was Hollywood film director, Ted Kotcheff. The two met at Camp Naivelt in the 1940s. Kotcheff is best known as director of "The Apprenticeship of Duddy Kravitz", "Uncommon Valour", "First Blood", "Weekend at Bernie's" and several other Hollywood feature films. He has also directed several American television series, including "Law and Order: SVU".

Toronto Star columnist David Lewis Stein and well known author James Laxer were long time visitors to Camp Naivelt as children. Stein recalls how desperate his parents were to get him out of the crowded city so as to avoid the dreaded polio epidemics that hit Toronto every summer. James Laxer details his Camp Naivelt memories in his autobiographical book, "Red Diaper Baby: A Boyhood in the Age of McCarthyism".

Jerry Goodis, a long time Naivelt attendee and founding member of *The Travellers*, left the folk group in 1960. He formed what would become Canada's largest advertising agency. His firm created such phrases as, "At Speedy You're a Somebody" and "Harvey's makes your hamburger a beautiful thing." Goodis also worked as a publicist for Prime Minister Pierre Trudeau.

Henry Orenstein, who became a prominent painter and graphic artist and whose work reflected the lives of working people in Canada, had his beginnings as head of Arts and Crafts at Camp Naivelt. Joan Orenstein, celebrated actress in Ottawa, Montreal, Toronto and Halifax, also attended Camp Naivelt, as did the dancer Marcel Chojnicki.

Yet another prominent Naivelt figure was Avrom Yanovsky (1911-1979), father of rock performer Zal Yanovsky. Avrom Yanovsky was a noted political cartoonist and artist, who studied with members of the Group of Seven. Yanovsky's cartoons were featured in the Toronto Tribune newspaper and in several left-wing magazines and newspapers.

Camp Naivelt was visited regularly by a range of prominent American folk singers, authors and artists between the 1940s and 1960s. Deeply admired at Camp Naivelt was legendary American folk singer Pete Seeger. Seeger performed there starting in the mid 1950s after he was 'blacklisted' by the US House Un-American Activities Committee (HUAC). As 'red baiting' intensified in the 1950s Seeger could only make a regular living on the college campus circuit and at "Left summer camps" according to a biography by Richard Taskin.

David Lewis Stein recalls that on sunny days Pete Seeger would just sit on a picnic table at Camp Naivelt and start strumming his banjo. Soon he was giving impromptu concerts for anyone that gathered around him.

Pete Seeger either wrote or adapted several of the most important folk songs of the 20th century including: "Where Have All The Flowers Gone", "If I Had A Hammer", the civil rights anthem, "We Shall Overcome" and "Turn, Turn, Turn", which became a huge hit for the folk rock band, "The Byrds" in 1965. Seeger also co-founded the legendary folk group, "The Weavers". Their rendition of "Goodnight Irene" was a #1 pop hit in 1950.

Camp Naivelt Cultural Committee minutes for a meeting held on April 18, 1955 suggests that well known performers and authors were actively sought out and paid to visit Camp Naivelt. The April 1955 minutes record that Pete Seeger would be visiting in the summer.

The same Cultural Committee minute book records that Canadian folklorist Ruth Rubin was booked to visit in July, presumably for lectures on Yiddish music and folklore, which she devoted her life to studying.

The minutes also record that American author Bernard Malamud was "prepared to spend 10 days in camp for \$100 which includes travelling expenses". Malamud is a Pulitzer Prize winning author perhaps best remembered as author of "The Natural" about a fictional baseball player.

Earl Robinson, an American born songwriter, musician and leftist political activist, was "prepared to come to Camp Naivelt's opening weekend for \$100 plus expenses". Robinson composed the folk song, "Joe Hill", also, "The House I Live In" for a short film on anti-Semitism starring Frank Sinatra. The song was a hit record for Sinatra in 1945 and the film later won an Academy Award. Robinson was blacklisted in the McCarthy era.

Paul Robeson (1898-1976), the great American baritone, stage and film actor and political activist, performed with the UJPO Toronto Jewish Folk Choir at Massey Hall

many times during the 1940's and 1950s and was a close friend of the Folk Choir's long-time conductor Emil Gartner, who had a cabin at Camp Naivelt. Adored by Naivelters, his songs were often performed at Camp. Like Seeger and Earl Robinson, he too faced blacklisting during the McCarthy era for his leftist politics. Robeson is best known for his performances in the musical, *Show Boat* and Shakespeare's *Othello*. James Laxer, cited above, recalls in his autobiography how enthralled he was hearing Robeson sing with the Folk Choir, marveling at the sheer power and, as he put it, "velocity" of his famous baritone voice.

American folk singer Phil Ochs, best known for the 'protest song' "I Ain't A March'n Anymore" visited and performed several times at Camp Naivelt in the 1960s. Ochs is fondly remembered by many Camp Naivelt attendees.

Camp Naivelt clearly served as a crucible allowing a great many gifted young people to hone their talents, and in its heyday, was also a destination for prominent folk singers and other performers. It can certainly be argued that the musical and cultural associations alone, give Camp Naivelt national heritage significance.

Contextual Value

Camp Naivelt is physically, visually and historically linked to its surroundings. It is a key component within the Eldorado area, a large, complex and interwoven cultural landscape, nestled within a few hundred acres of the Credit Valley.

It is most directly historically and physically associated with the modern day Eldorado Park. Originally Eldorado Park was part of Camp Naivelt. It is now owned by the City of Brampton. Eldorado Park once contained many of the key recreational facilities either constructed by Camp Naivelt or taken over when the property was purchased from the CNR in 1936. These facilities included the Dance Pavilion, amusement rides, fire pit, swimming holes and in-ground swimming pool (originally one of the largest pools in Southern Ontario).

Another compelling contextual association is the now abandoned electric radial railway line. The Guelph leg of the Toronto Suburban Street Railway ran through Camp Naivelt on its way to Huttonville, Norval and finally Guelph. A visible portion of the original rail bed survives along the eastern property line between Camp Naivelt and Eldorado Park. The surviving portion of the rail bed closely follows the bank of the Credit River in a southerly direction, starting at the Eldorado Park swimming pool, extending southward for about one quarter of a kilometer.

A surviving portion of iron railway track from the radial line is situated inside Camp Naivelt. The rails extend over a narrow gully. Concrete piers and planks rest in a pile at the base of the gully just below the tracks, suggesting that this feature was once a small railway bridge.

Camp Naivelt is also associated with other discrete and important historical properties and features such as the Credit River, the nearby Bonnie Braes farmstead, Creditdale Farm, the Bowstring Bridge, the site of Eldorado Mills, the nearby hamlets of Huttonville and Churchville, the former Credit Valley Railway line (later the CPR line).

The site is also linked physically and contextually to Creditview Road, which in this area, remains one of Brampton's scenic, rural roadscapes. The main entrance into Camp Naivelt is off Creditview Road. The frontage of Camp Naivelt, facing Creditview Road, is screened by vegetation and is defined by a rural road cross-section with swale. The only signage is a hand painted wooden "Camp Naivelt" sign posted at the road. These attributes contribute to the prevailing rural character of the property.

Camp Naivelt is important in defining and maintaining the rural character that still prevails in the Eldorado / Credit Valley area. Overall the property is dominated by rolling hills, dense forest and ribbons of sodded open space areas fronting cottages and surrounding general purpose buildings such as "The Ritz", the now abandoned children's camp infirmary and "Lasowsky Centre". These common spaces are used for meetings, recreation, laundry and showering.

Camp Naivelt contains remnants of the Carolinian forest zone of southern Peel Region. Much of the property is defined by mostly deciduous forest, particularly along the sloping hillsides and ravines that drop down toward the Credit River. Several tall white pines (some likely as old as 150-200 years), along with beech, shagbark hickory, maple, black walnut and oak are found. A variety of shrubs, ground covers and clusters of trillium plants dot the forest floor and grounds near many of the cottages. Preservation of this woodland area contributes to the overall ecological health of the Credit Valley. Large weeping willows are located near some cottages.

Property lines are generally defined by mature hedgerows, page wire fences and vegetation which help screen Camp Naivelt from neighbouring properties. The property is also defined by a series of unpaved laneways, footpaths, grassed clearings and open areas for recreational activities and social gatherings.

Design / Physical Value

The cottages, site plan characteristics and natural, rural setting at Camp Naivelt form a significant and utterly unique cultural heritage landscape in the City of Brampton.

In the early years of Camp Naivelt only tents were available to adult campers. Starting in the 1940s permanent, one-storey wood-frame cottages, clad in either clapboard or insulbrick, were constructed. By the 1950s the UJPO had also built a band shell, boathouse, swimming pool and two bridges over the Credit River.

At its peak of operations, Camp Naivelt had some 90 cottages, a communal dining hall, dance hall, youth recreation hall, grocery store and a camp office. There was a camp

directors cabin, arts and crafts cabin, infirmary, and a communal washroom and shower area known as, "The Ritz".

Several dozen rustic frame cottages remain standing throughout the site; arranged in rows surrounding or fronted by large, open common areas. The site plan characteristics of Camp Naivelt remain intact.

The cottage structures retain most of their original character-defining elements such as either low hip or front gable roofs (many with exposed rafter tails), original wooden sash windows and wood storm shutters, doors and cladding (e.g. clapboard, insulbrick and shiplap siding). Some cottages have small open porches (with or without low wood railings), and wood screen doors, other have screened-in sunrooms. Trim, doors and shutters of many of the cottages are accented with bright and vibrant paint treatments or small hand-painted decorative murals.

Also of note is the camp building known as "The Ritz". It was erected in the late 1940's and coincided with the introduction of running water at Camp Naivelt. It still houses working showers for the general use of current Naivelt campers. The rectangular wood frame building with exhibits characteristics of a 1940s era camp 'canteen' with a hipped roof, exposed trusses and rafter tails, large screened-in verandahs with a tongue-in-groove wood ceiling and two decorative, boxed roof vents. The small adjacent frame shed houses a large boiler.

Some 300 children would attend camp during the summer and, at its height during the 1940's and 50's, as many as 5000 people would fill Camp Naivelt on a summer weekend.

The original children's camp infirmary buildings (now abandoned) are still standing, just west of "The Ritz". These structures, along with remains of an abandoned cabin inside the site of the former children's camp help tell the Camp Naivelt story. These structures may be beyond salvage, but their locations are of significance.

Also of note is a surviving section of iron railway line that crosses over a gully inside Camp Naivelt. This is possibly one of the only surviving remnants of railway track from the abandoned Toronto Suburban Radial Railway. Presumably the tracks are all that remains of a small bridge that once crossed the gully as the line made its way through Eldorado Park.

The statement explaining the cultural heritage value or interest of the subject property, including a description of the heritage attributes of the property along with all other components of the Heritage Report: Statement of Reasons for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reasons for designation apply generally to the exterior massing, built-form, facades, finishes and details of all cottages, all mature trees, groupings of mature trees, hedgerows, other significant vegetation, the pattern, arrangement and site plan characteristics of cottages on the property, along with open spaces, site and setting, grounds, landscapes and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically and they include:

Historical/ Associative Value:

- Direct associations with the history and development of Canadian folk music;
- Contributes to the understanding of Canada in the Cold War era, Canadian political history, history of music and the arts in Canada, secular Jewish cultural and political history and Canadian women's history;
- Direct historical associations with prominent folk singers, artists and musicians, including: Pete Seeger, Paul Robeson, Zal Yanovsky, Sharon Hampson of *Sharon, Lois and Bram*, Eddie Schwartz, Ben Mink, Marcel Chojnicki, Joan Orenstein, Emil and Fagel Gartner, *The Travellers* and Phil Ochs;
- Direct historical associations with prominent figures in film, literature and the arts, including: Avrom Yanovsky, Estelle Klein, James Laxer, David Lewis Stein, Dusty Cohl, Ted Kotcheff, and Jerry Goodis;
- Historical associations with Bernard Malamud, Ruth Rubin and Earl Robinson;
- Historical associations with the Mackenzie-Papineau Battalion, a Canadian battalion that fought against the Fascists in the Spanish Civil War (1937-1938);
- Direct historical associations with left-wing politicians and organizations: Tim Buck, Sam Lipshitz, J. B. Salzberg, Morris Biderman, Label Basman, Manya Lipshitz, Ben Shek, United Jewish People's Order (UJPO), the Labour League, Jewish Women's Labour League (Yiddisher Arbeter Froyen Farein);
- Direct historical associations with the development of the 'summer camp' movement starting in the early 20th century;
- Direct historical associations with the history and development of Eldorado Park and the Credit Valley;

Contextual Value:

- Visually, physically and historically linked to its surroundings particularly Eldorado Park;
- Key component with Credit Valley and Eldorado cultural landscape;
- Linked to Creditview Road as a scenic roadscape;
- Frontage of Camp Naivelt facing Creditview Road screened by vegetation and is defined by rural road cross-section;
- Property lines defined by mature hedgerows of mixed vegetation;
- Property is important in defining and maintaining the rural, pastoral and scenic character of the area;
- Rolling hills, dense woodland areas, mature trees, possible old growth white pine and other conifers, mature hedgerows, steep hillsides and ravines, gullies and Credit River define the landform and topography;
- A significant Carolinian woodland area and dense groupings of mature trees contribute to the cultural landscape formed by Camp Naivelt. Species include: old growth white pine, oak, shagbark hickory, beech and maple species, along with dense hedgerows, mature willow trees, ground covers and other vegetation;
- Property is predominately woodland with small open space clearings fronting cottages and surrounding camp facilities;
- Landscape patterns and site characteristics have changed very little since Camp Naivelt was established in the 1930s.
- Internal road and path system of unpaved laneways, footbridge over Credit River and footpaths;
- Page wire fences marking property boundary lines;
- Simple, rustic cottages, natural heritage elements, rolling hills, gullies and rural character at Camp Naivelt form a significant and unique cultural heritage landscape in the City;

Design / Physical Value:

- Series of small, rustic one-storey wood-frame cottages;

- Low hip or gable roofs (many with exposed rafter tails); wood sash windows; wood board siding or "Insulbrick" siding, screened sun-porches or small open porches (some with wood railings); wood shutters;
- Many cottages are accented with vibrant paint colours on doors, shutters and trim;
- Original road pattern and site plan comprising cottages arranged around an open common area (Hill 1) or in long rows (Hills 2 and 3);
- Wooden "Camp Naivelt" sign posted at entrance into Hill One of Camp Naivelt, off Creditview Road;
- Camp Naivelt buildings known as "The Ritz";
- Site locations of certain abandoned elements or ruins such as: original Camp Kindervelt (children's camp) infirmary (just west of "The Ritz"); other abandoned cabins
- Surviving section of iron railway track from the Toronto Suburban Radial Railway line, that crosses over a gully inside the subject property;

SCHEDULE "C" TO BY-LAW *290-2010*

AFFIDAVIT OF PETER FAY

I, **PETER FAY**, of the City of Mississauga in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. In accordance with Part IV of the Ontario Heritage Act subsection 29 (3), the public notice of intention to designate the property known as Camp Naivelt, 8596 Creditview Road was served on the owner of the property and the Ontario Heritage Trust and was advertised, in the form attached as Exhibit A to this my affidavit, on the City's website in accordance with Council's Procedure By-law.
3. The by-law to designate the property known as Camp Naivelt, 8596 Creditview Road came before City Council at a Council meeting on September 15, 2010 and was approved.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this *11th 9th*)
day of *September 2010*)




A Commissioner for Taking Affidavits, etc.

EARL EVANS, Deputy City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2 *Ede*
A Commissioner, etc.,
in the Regional Municipality of Peel

Appendix C: Summary of Selected Land Title Instruments for the West Half of Lot 2, Concession 3, West of Hurontario Street, Chinguacousy Township, 7 & 25 Oct. 2016, Peel Land Registry Office

Instrument #	Date	Transaction	Grantor	Grantee	Consideration	Remarks
Patent	13 Mar. 1821		The Crown	Robert Copeland		100 acres
4024	23 May 1821	B. & S.	Robert Copeland of Etobicoke Township, yeoman et ux	Timothy Street of Niagara Township, tanner	£100	All
11203	30 Aug. 1834	B. & S.	Timothy Street of Streetsville, tanner	Jacob Snure of Louth Township, mechanic	£300	All & O.L.
13845	15 Sept. 1836	B. & S.	Jacob Snure	Joseph Bradt	£20	Pt. W ½, 3 2/5 a.
19217	6 Jan. 1842	Bond re. 13 Feb. 1836 agreement	Jacob Snure of Louth Township, clothier	Joseph Bradt	£900	One-half of water privilege flowing from Snure's dam on Lot 2, Con. 3 & Lot 2, Con. 4; one-half of saw mill & distillery
20408	20 Apr. 1844	B. & S.	Joseph Bradt et ux	Jacob Snure	£300	3 2/5 a.
5804	27 Jul. 1858	D.Poll	Joseph Bradt of State of Indiana	Jacob Snure of Louth Township, clothier	5/ –	As above & O.L.
5889	21 Oct. 1858	D.Poll	Abigail Street	Jacob Snure	£3	W ½ & O.L.
6003	7 Nov. 1858	Ind.	Robert Copeland	Jacob Snure	5/ –	W ½
6004	18 Nov. 1858	G.	Jacob Snure of Jordan village et ux	George W. Snure of Brampton village, yeoman	£500	W ½, 100 a.
7663?	17 Dec. 1859	G.	George W. Snure	Wesley Todd		W ½
9589	10 Dec. 1861	Ind.	Wesley Todd	George W. Snure		W ½
9613	16 Dec. 1861	M.	George W. Snure	Edinburgh Life Ass. Co.	£500	W ½
9632	26 Dec. 1861	G.	George W. Snure	Jacob Snure	\$1	W ½
11645	30 Oct. 1863	G.	George W. Snure et al	Quebec Bank		W ½
14884	12 Oct. 1866	Ind.	James B. Snure et al	Edinburgh Life Ass. Co.	\$1	Water privilege
14904	19 Oct. 1866	Ind. under power of sale	Edinburgh Life Ass. Co.	Noah Barnhart of Collingwood, miller & Kenneth Chisholm of Brampton, gentleman	\$9,171.46 & \$2,171	W ½ & machinery in mills or factory

14905	10 Nov. 1866	Ind.	Noah Barnhart et ux	Kenneth Chisholm	\$1	W ½
5622	9 Apr. 1887	B. & S.	K. Chisholm of Brampton, merchant et ux	Ontario & Quebec Railway Co.	\$1,000	1 85/100 a. & O.L.
5703	1 Oct. 1887	B. & S.	K. Chisholm of Brampton, merchant et ux	William Binkley Smith of Toronto, grocer, David Edwin Smith of Chinguacousy, farmer & George Wallace Smith of Chinguacousy, farmer	\$20,000	E ½ of Lot 2, Con. 4; W ½ of Lot 4, Con. 4; Pt. E ½ of Lot 2, Con. 3; E ½ of Lots 3 & 4, Con. 4; W ½ of Lot 2, Con. 3; reserving mill & water privilege; except CVR R.O.W.; 506 3/4 a.
8915	27 Nov. 1891; registered 6 Aug. 1900	B. & S. under M.	Canada Permanent Loan & Savings Co. calling in \$60,000 M. in 1883 by Kenneth Chisholm & Matthew Elliott of Brampton, merchants	Walter Ward of Toronto Township, miller & Amos Ward of Toronto Township, miller, who assigns title to Walter	\$2,100	28 a. in Pt. W ½ of Lot 2, Con. 3 & E ½ of Lots 2 & 3, Con. 4, being the mill & water privilege: 7 feet head at dam
15286	-- Dec. 1924	G.	Walter Ward of Chinguacousy, miller et ux	Eldorado Suburban Park Co. Ltd.	\$1	100 a. in E ½ of Lot 3, Con. 4 & 28 a. in Pt. W ½ of Lot 2, Con. 3 and in E ½ of Lots 2 & 3, Con. 4, being the mill & water privilege
16222	14 Mar. 1928	G.	Edward B. Graham & Charles H. Bowyer under power of sale from mortgage between Eldorado Suburban Park Co. Ltd. & Emma Maison & William M. Young	Canadian National Electric Railways	\$20,000	101.47 a. in Pt. E ½ of Lot 3, Con. 4 except for Toronto & Suburban Railway Co. & 25.45 a. in Pt. W ½ of Lot 2, Con. 3 & Pt. of road allowance & Pt. E ½ of Lot 2, Con. 4
17746	16 Sept. 1935	G.	Canadian National Electric Railways	Eldorado Camp & Amusements Ltd.	\$1	101.47 a. minus 3.23 a. for railway & 25.45 a. for a total of 123.69 a.
17747	15 Sept. 1935	G.	Eldorado Camp & Amusements Ltd.	Carl Langbord of Toronto	\$1	Pt. W ½ & O.L.: 25.45 a.
184852 VS	23 Sept. 1971	M. Lien on construction of recreation centre	Whitney Maintenance Ltd. of Brampton	Eldorado Camp & Amusements Ltd. of Toronto	\$5,443.20	123.69 a.