



**Report**  
**Staff Report**  
**The Corporation of the City of Brampton**  
**6/17/2024**

**Date:** 2025-06-04

**Subject:** **Recommendation Report: Heritage Impact Assessments, 10980 Highway 50 – Ward 10**

**Contact:** Tom Tran, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-517

**RECOMMENDATIONS:**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of June 17<sup>th</sup>, 2025, re: **Recommendation Report: Heritage Impact Assessments, 10980 Highway 50 – Ward 10**, be received;
2. That the following conclusion of the Heritage Impact Assessment prepared by ASI dated September 2021 be received:
  - I. The property is determined to have met five out of nine criteria of O. Reg. 9/06 in design/physical value, historical/associative and contextual value, and therefore has cultural heritage value or interest (CHVI);
3. That the following recommendations from the Scoped Heritage Impact Assessment prepared by MHBC dated June 2025 be received and followed:
  - I. That structural condition report prepared by TACOMA Engineers (See Appendix C) has concluded that the retention and conservation of the building is not recommended given that it has been structurally compromised, and its retention is not feasible and safe;
  - II. That all existing features will be removed as part of the development;
  - III. That a Documentation & Salvage Report and Commemoration Plan be prepared according to the City's Terms of Reference as conditions of the Site Plan Approval and prior to issuance of the Demolition Permit.
  - IV. That the commemoration plan includes creative design and landscaping options to best honour the heritage resources being impacted and that the salvaged materials be incorporated into commemorative feature(s) on-site to the greatest extent feasible.

**OVERVIEW:**

- **10980 Highway 50 was listed on Brampton's Municipal Register of Cultural Heritage Resources in 2005. The property was acquired by the current owner, Prologis Inc. as part of a larger purchase in 2021.**
- **In September 2021, Prologis Inc. retained ASI to complete a Heritage Impact Assessment Report for a commercial development on lands adjacent to 10980 Highway 50. The report includes a Cultural Heritage Evaluation of the subject property and determined that it meets five criteria under O. Reg 9/06 and is worthy of Designation under the Ontario Heritage Act. No impacts to the subject property were identified at the time.**
- **In 2024, the owner proposed an expansion of the adjacent commercial development to the subject property at 10980 Highway 50. At Heritage staff's suggestion, the owner retained TACOMA Engineers to complete an engineering assessment to explore conservation options for the heritage resources. The assessment indicated that due to compromised structural integrity of the main house and outbuildings, neither retention nor relocation of the heritage resources is feasible.**
- **In response to the engineering report from TACOMA, a scoped Heritage Impact Assessment was prepared by MHBC in June 2025 to address the removal of the heritage resources and recommend mitigation measures.**
- **The Heritage Impact Assessments are considered to be complete as per the City's Terms of Reference.**

**BACKGROUND:**

The heritage resources at 10980 Highway 50, known as the Cameron Farmhouse was listed on the Municipal Register in 2005 through an evaluation done by Unterman McPhail.

In 2021, the current owner acquired multiple contiguous properties on Highway 50 and Countryside Dr including 10980 Highway 50. In the same year, a Site Plan application under **SPA-2021-0209** was filed with Development Services for the lands adjacent to 10980 Highway 50. The proposal included the creation of two industrial buildings and a stormwater management pond as part of Phase I development. The proposed GFA for the buildings is 113,363.03 square meters.

To evaluate potential impact of the industrial development on the adjacent listed property at 10980 Highway 50, the proponent retained ASI to complete a Heritage Impact Assessment which determined that 10980 Highway 50 has Cultural Heritage Value or Interest and meets the criteria for designation under part IV of the Ontario Heritage Act. No direct impacts to the heritage resources were identified at the time.

In 2024, Phase II of the development was proposed on the lands of 10980 Highway 50 under **PRE-2024-0094** and **SPA-2025-0048**. The barn and outbuildings are within the scope of the development however, the house is situated outside which presents an opportunity for retention. In November 2024, the owner retained SOSCIA Engineers to complete a structural evaluation of the main house and outbuildings at 10980 Highway 50 to determine if the structures are suitable for retention. The report concluded that all structures are unsuitable to be retained due to significant structural deficiencies.

At the request of Heritage Staff to explore options for conservation, the owner sought another engineering assessment from TACOMA Engineers. Their report reached a similar conclusion, indicating that conservation is not feasible. The owners also facilitated an opportunity for Staff to conduct a site visit to view the heritage resources more closely.

Given the result of the engineering findings, the owner retained MHBC to complete a scoped Heritage Impact Assessment building upon the previous assessment completed in 2021 by ASI. The new HIA was submitted to Heritage Staff on May 2025.

### **Property location**

The subject property features an irregularly-shaped parcel that is bounded by Highway 50 and Countryside Drive to the east and north, and fields to the west and south. The subject property features remnants of a former farm complex, including a brick farmhouse, barns and outbuildings, fence lines, and an agricultural field.

Historically, the farm complex encompassed the whole of Lot 15, Concession XII. The farmhouse fronts on to Highway 50 and is located in close proximity to the road right-of-way. The primary circulation route through the property is a dirt/gravel driveway that extends from the road to the north side of the house. Plantings around the house, particularly to the south of the house, appear to serve as a physical and visual buffer between the farmhouse and the fields to the south. The driveway continues past the garage and milk house, towards the barn.

The agricultural-related buildings are generally clustered together, northwest of the farmhouse. The farmhouse and agricultural buildings are surrounded by fields and a flat landscape. As a result of decades of disuse, the agricultural landscape has become overgrown with vegetation.

## CURRENT SITUATION:

### CHVI of the structures

The heritage resources were identified to meet five criteria under Reg. 9/06 of the Ontario Heritage Act in ASI Report of 2021. The draft statement of heritage significance noted the following:

*“The subject property at 10980 Highway 50 in the City of Brampton features a two-storey brick farmhouse, known as the “Cameron House”, built in c.1895, a nineteenth-century barn, a number of additional outbuildings from the nineteenth and early twentieth centuries, within an agricultural context. The property is located in the northeast corner of the City of Brampton, on the division road between the former Township of Gore, County of Peel, and the former Township of Vaughan, in the County of York.*

*The subject property is associated with the Cameron and Black families of the late nineteenth and early- to mid-twentieth century. The family was a farming family, with their greatest contribution to the local community being the sale of one-third of an acre of their land in the north corner of the lot to allow for the construction of the Central Methodist Church, which stood from 1902-1977. The Cameron and Black family’s two-storey farmhouse is an early example of Edwardian Classicism-influenced farmhouse construction. Features typical of an Edwardian-era residence include: the open concept plan of the main floor; elaborate interior detailing which is limited to the parlour; the medium pitched hipped roof; smooth red brick veneer with minimal ornamentation (raised brick bands); simple design; segmentally arched brick window openings with brick voussoirs; and large and numerous windows. Along with its Edwardian Classicism feature, due to its year of construction, the house could also be said to be a hybrid with Italianate influences including its segmentally arched windows and L-shaped plan. The outbuildings and rural landscape also express important physical values. The hewn structural components of the barn and their associated mortise and tenon joints secured with a wooden peg were noted for their excellent craftsmanship, and the two-storey henhouse may be considered a rare example of this outbuilding type, given its early c.1930s construction date.*

*The subject property retains important contextual values through its retention of an intact, although overgrown and vacant, agricultural landscape, farmhouse and outbuildings, which in turn contribute to the surrounding rural character of the area. In addition, the property was noted to retain physical, visual and historical links to its surroundings through: its close proximity to the Highway 50 right-of-way, a historical thoroughfare; its retention of a field to the north and west of the house and outbuildings; and visual relationship with the fields to the west and south of the property, which are originally part of the Cameron/Black farm but have since been severed and are now under separate ownership.”*

## **Impact Assessment and Mitigation Measures**

The structural condition report completed by TACOMA on March 2025 confirms that the building is structurally compromised and cannot be retained or conserved.

The report notes that options including retention in-situ, partial retention and relocation have been considered but are deemed not feasible. Should the building be proposed to be retained, the vast majority of existing building components would need to be replaced, rather than repaired. This would result in a building which is comprised of primarily new, rather than authentic fabric and therefore the heritage integrity of the building would be lost. Ultimately, the structural condition report identifies that the building is not able to be repaired.

The HIA considers the following impact on the heritage attributes/resources:

- **Major adverse impacts from the removal of the heritage resources:**  
A Documentation & Salvage Plan and Commemoration Plan are recommended to address the removal of the heritage resources. The commemoration plan would include creative design and landscaping options to best honour the heritage resources being impacted and would incorporate the salvaged materials on-site to the greatest extent feasible

## **CORPORATE IMPLICATIONS:**

None

## **STRATEGIC FOCUS AREA:**

The approval of the Heritage Impact Assessment Addendum noted within this report supports the Culture & Diversity Focus Area and Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein facilitate the commemoration of a unique heritage resource that contributes to the understanding of Brampton's early history and rural community, as well as facilitate the creation of new economic opportunities through industrial development in the area.

## **CONCLUSION:**

It is recommended that the Heritage Impact Assessment, 10980 Highway 50 be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

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**Attachments:**

- Attachment 1 – HIA 10980 Hwy 50 - ASI - 2021
- Attachment 2 – Scoped HIA - 10980 Hwy50 - MHBC - May 26, 2025
- Attachment 3 – Highlights of Heritage Impact Assessments - 10980 Highway 50