



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 34 - 2006

To designate the property at Lot 301, Tufton Crescent (Breadner House) 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 at Lot 301, Tufton Crescent (Breadner House) 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 at Lot 301, Tufton Crescent (Breadner House) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
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 Leonard J. Mikulich 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 13 DAY OF February 2006.

Approved as
to form

C. Kirby

02 10 06

Susan Fennell
SUSAN FENNELL – MAYOR

Leonard J. Mikulich
~~LEONARD JOSEPH MIKULICH – CLERK~~

Approved as to Content:

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

SCHEDULE "A" TO BY-LAW 34-2006

LEGAL DESCRIPTION

Lot 301, Plan 43M-1583, Brampton

PIN 14254-5792

SCHEDULE "B" TO BY-LAW 34-2006

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF BREADNER HOUSE (LOT #301, TUFTON CRESCENT)

Breadner House was built for Joseph Breadner about 1860. The Breadners were one of Brampton's pioneer families and had a longstanding role in the agricultural history of Mount Pleasant village and Chinguacousy Township.

The house is one of the few stone residences in the City of Brampton. It is an excellent example of a one and a half storey vernacular farmhouse with salt-box form and Neo-Classical and Georgian design influences and well executed decorative elements.

Apart from a rear addition the house has undergone few alterations.

Breadner House is an important reminder of the agricultural heritage of Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):

Unless otherwise indicated, the reason for designation, including the following heritage attributes (character defining elements), apply generally to all exterior elevations, facades, foundation, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing, their related building techniques, all interior spaces along with all contextual and landscaping features. The cultural heritage attributes that contribute to the significance of the subject property include the following:

Salt-box form; Georgian and Neo-Classical design; unpainted stone walls, sandstone blocks used as quoins and lintels; ornamental boxed cornice with paired dentils; front entrance door surround with classical entablature, pilasters and decorative geometric patterning; 6/6 wood sash windows; random fieldstone foundation; three bay front elevation with central door.

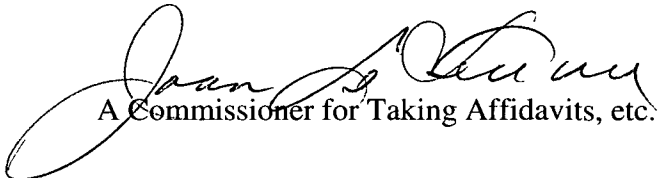
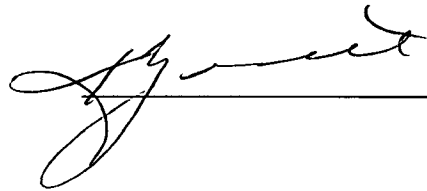
SCHEDULE "C" TO BY-LAW 34-2006

AFFIDAVIT OF KATHRYN ZAMMIT

I, KATHRYN ZAMMIT, of the Town of Caledon in the Region of Peel, MAKE OATH AND SAY:

1. I am the ~~Acting~~ Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts therein contained.
2. The public notice of intention to designate "Breadner House, Lot #301, Tufton Crescent" was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on January 6, 2006.
3. No notice of objection was served upon the Clerk.
4. The by-law to designate the "Breadner House, Lot #301, Tufton Crescent" came before City Council at a Council meeting on February 13, 2006 and was approved..
5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on **March 3,** 2006.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this **7th**)
day of **March 2006**)



A Commissioner for Taking Affidavits, etc.



Brampton

NOTICE

TAKE NOTICE that the Council of the City of Brampton intends to designate property, being Breadner House and lands upon which the building is situated, at Lot #301, Plan 43M-1583 (Tufton Crescent), in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. c. O. 18.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

Breadner House was built for Joseph Breadner about 1860. The Breadners were one of Brampton's pioneer families and had a longstanding role in the agricultural history of Mount Pleasant village and Chinguacousy Township.

The house is one of the few stone residences in the City of Brampton. It is an excellent example of a one and a half storey vernacular farmhouse with salt-box form and Neo-Classical and Georgian design influences and well executed decorative elements.

Apart from a rear addition the house has undergone few alterations.

Breadner House is an important reminder of the agricultural heritage of Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES

To ensure that the cultural heritage significance of this property remains intact, certain heritage attributes are to be conserved, and they include:

Salt-box form; Georgian and Neo-Classical design; unpainted stone walls, sandstone blocks used as quoins and lintels; ornamental boxed cornice with paired dentils; front entrance door surround with classical entablature, pilasters and decorative geometric patterning; 6/6 wood sash windows; random fieldstone foundation; three bay front elevation with central door.

Breadner House possesses considerable cultural heritage value. Heritage designation under Part IV of the Ontario Heritage Act is recommended for architectural, historical and contextual reasons.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act.

Please contact Jim Leonard, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at (905) 874-3825 to view this document, and for further information.

Notice of objections to the proposed designation may be served on the Clerk no later than 4:30 p.m. on Monday, February 6, 2006 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 6 th day of January, 2006.

L. J. Mikulich, City Clerk, City of Brampton.

THIS IS EXHIBIT A TO THE AFFIDAVIT

OF Kathryn Tennant SWORN BEFORE

METHIS 7th DAY OF March 2006

[Signature]
A COMMISSIONER, ETC.