



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 327-2013

To designate the property at 11722 Mississauga 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;

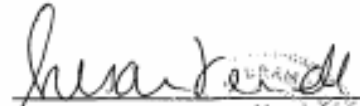
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

1. The property at 11722 Mississauga Rd, 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. City Council 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 11722 Mississauga Rd and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. 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.


READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL
THIS 20TH DAY OF NOVEMBER, 2013.

Approved as
to form

16/5/13


SUSAN FENNEL - MAYOR


PETER FAY - CLERK

Approved as content:


Henrik Zhogan, Acting Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 327-2013

LEGAL DESCRIPTION

Part of Lot 17, Concession 5, West of Hurontario Street, Designated as Part 5 on Plan
43R-14163; Brampton

PIN No. 14361-0024 (LT)

SCHEDULE "B" TO BY-LAW 327-2013

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 11722 MISSISSAUGA ROAD:

The property at 11722 Mississauga Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. 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 contextual value.

The cultural heritage value of 11722 Mississauga Road is related to its design or physical value as a well-designed late 19th century Queen Anne house with an irregular plan. The structure is clad in red-brick laid out in a stretcher bond configuration. The hip roof has a uniquely large flat section with several projections and gable ends housing decorative vergeboard and paired windows. Wooden brackets decorate the roofline. The fenestration is varied with some one-over-one and paired windows with brick labels, radiating voussoirs, and rusticated stone sills. The window and door openings are all segmentally arched. The façade of the farmhouse features a wraparound porch with turned posts and decorative woodwork.

The cultural heritage value of the property is also related to its historical or associative value due to its association with early Brampton settlers, particularly the Dolson family. The Dolson family was well-known in the former Township of Chinguacousy. Members of the family worked in agriculture, breeding award-winning cattle, hogs and sheep.

William Dunn Dolson, of Dutch descent and originating from Pennsylvania, was a farmer who settled in the area with his wife Margaret Plummerfelt. They came from St. Catharines bringing with them only a cow and a yoke of oxen. Margaret's father, Peter Plummerfeldt, was a United Empire Loyalist and given a grant of land in Chinguacousy in 1822. He originally received the Crown Patent for all 200 acres of Lot 17, Concession 5 West of Hurontario Street, Chinguacousy Township. Peter gifted Margaret and William with a farm and property on Lot 17 around 1831.

After William's death, his sons Andrew and John sold the property in 1878 to Joseph McClure, William's son-in-law. The McClures represented another large and prominent family in the former Township of Chinguacousy. It is likely that Joseph McClure built the extant farmhouse in the 1890s, as the area was becoming an increasingly agricultural settlement. The property remained in the McClure family until 1924 after which it changed hands many times.

The house at 11722 Mississauga Road holds contextual value as it maintains, defines and contributes to the 19th and 20th century rural character of the former Chinguacousy Township. Historically the township was settled for agricultural purposes and the property still reflects that use. The house contributes to the farm complex on the property composed of a barn and silo, outbuildings, a drive shed and numerous mature trees. The house is flanked by agricultural fields and can be clearly seen from the road, visually linking the property's historic function to its surroundings.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds 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. They include:

- Queen Anne architecture style
- Irregular plan
- Red-brick cladding in stretcher bond configuration
- Stone foundation
- Hip roof with flat section
- Gable ends with decorative vergeboard and paired windows
- Wood brackets
- 1/1 and paired windows with brick labels
- Radiating voussoirs
- Rusticated stone window sills
- Segmentally arched window and door openings
- Wraparound porch with turned posts and decorative woodwork
- Associated with the Dolson and McClure families
- Rural character and agricultural setting
- House contributes to a farm complex composed of a barn, silo, outbuildings and drive shed
- Frontage screened by a planting of mature coniferous and deciduous trees
- Visible from the road, visually linking to the property to the area's history