



**7605  
CREDITVIEW ROAD**

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**HERITAGE  
IMPACT  
ASSESSMENT**

JULY 2021





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## EXECUTIVE SUMMARY

ATA Architects Inc was retained by Bella and David Colonna to undertake a Heritage Impact Assessment for the property at 7605 Creditview Road, in the City of Brampton, Ontario, as part of the proposal for the construction of a new residence on the property. The subject property is included in Brampton's Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act, as a part of the Churchville Heritage Conservation District. The site is currently occupied by a one-storey post-1950s white siding dwelling and large detached garage/shed accessory building which the proposed development would remove to allow for the construction of a new two-storey residence and detached garage on the property.

The following Heritage Impact Assessment has been prepared in submission to the City of Brampton as part of the Heritage Permit Application process. The scope of this report involves the assessment of the cultural heritage value of the existing building on the property, and an evaluation of the impact of the proposed development on the property and the surrounding heritage district.

The property was not found to meet the evaluation criteria for physical, historical and contextual value outlined in Ontario Regulation 9/06 of the Ontario Heritage Act. Based on the result of the evaluation, the demolition the existing buildings occupying the property would not result in the direct loss of cultural heritage resources. The design of the proposed development was reviewed in accordance with the guidelines for construction for new buildings in the Churchville Heritage Conservation District Plan (By-law 243-2007) and found to be compatible with the village of Churchville. No negative impacts on the surrounding streetscape were identified. The following recommendations have been proposed: maintain existing plantings as possible and undertake the planting of new trees (native species) to further integrate the proposed residence into the streetscape.



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*Aerial view of 7605 Creditview Road (property limits outlined)*  
*Source: Google Maps (2021)*



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ALEXANDER TEMPORALE CV  
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ALEXANDRA HUCIK CV



*View of front elevation (west facade) of the existing house and detached garage from Creditview Road.*  
Source: ATA, 2021



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## INTRODUCTION

**Prepared For:**

Bella and David Colonna

**Prepared By:**

ATA Architects Inc.

211 Lakeshore Road East

Oakville Ontario L6J 1H7

**Project Team:**

Alexander Temporale

Ryan Lee

Alexandra Hucik

ATA Architects Inc. was retained to undertake a Heritage Impact Assessment of the property listed as 7605 Creditview Road, Brampton, ON, (Parts of Lot 3 and 4, Registered Plan TOR-11) to assess the cultural heritage elements of the existing building and evaluate the impact of this proposed development on the property and the surrounding heritage district. The property is included in Brampton's Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act, as a part of the Churchville Heritage Conservation District.

ATA Architects Inc. undertook the following process in completing this study:

- ATA Architects Inc. visited the site and viewed in detail the existing building on the property. The existing context was documented and an assessment was undertaken to evaluate the heritage value of 7605 Creditview Road.
- A review was undertaken of the historical, contextual and architectural value of the house, taking into account previous owners, surrounding environment, the current condition of the home and its heritage status with the City of Brampton.
- Research was completed through the use of multiple local organizations and resources, including the Region of Peel Archives, the Peel Land Registry Office, the Brampton Library's digital library and online resources such as Ancestry.ca. and the Historic Churchville Facebook Group.
- ATA identified any cultural heritage elements of the property to be outlined in this assessment.

ATA Architects Inc. has utilized the criterion for determining cultural heritage value as outlined in the Ontario Heritage Act. ATA reviewed the proposed plan as to its compliance and the following documents: Zoning By-Law 242-2007, Village of Churchville Heritage Conservation District Plan & Study, and City of Brampton Official Plan Heritage Policies.

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## **POLICY CONTEXT**

### **ONTARIO HERITAGE ACT**

#### **ONTARIO HERITAGE ACT**

#### **ONTARIO REGULATION 9/06**

#### **CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

##### **Criteria**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
  1. The property has design value or physical value because it,
    - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    - ii. displays a high degree of craftsmanship or artistic merit, or
    - iii. demonstrates a high degree of technical or scientific achievement.
  2. The property has historical value or associative value because it,
    - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
    - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
    - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.



### **Criteria (continued)**

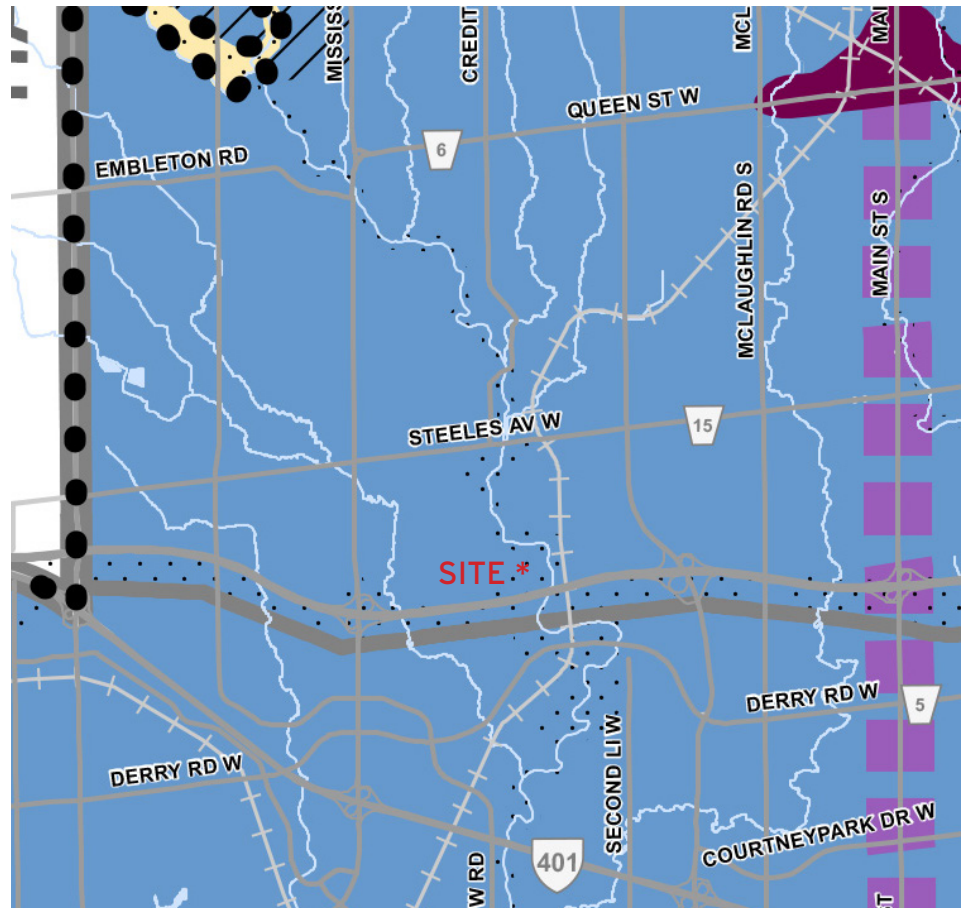
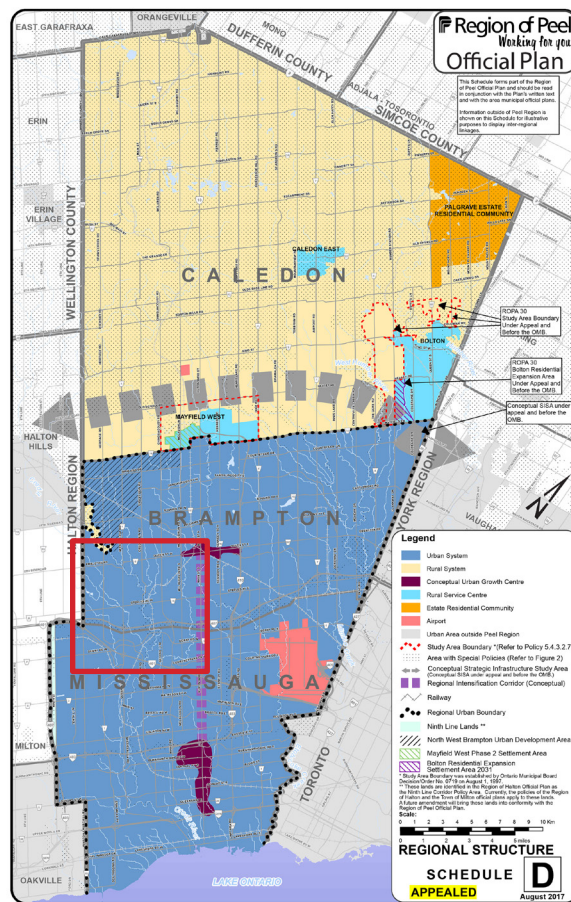
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings,
  - iii. is a landmark.

### **Transition**

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

### **Note:**

The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.



Region of Peel Official Plan - Schedule D Regional Structure

Source: Region of Peel Official Plan (2017), [https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018\\_TextSchedules\\_Final\\_SCHEDULES.pdf](https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018_TextSchedules_Final_SCHEDULES.pdf)



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## POLICY CONTEXT

### REGION OF PEEL OFFICIAL PLAN

Schedule D of the 2018 Region of Peel Official Plan notes the subject property to be part of the Urban System, and as such it is subject to Region's policies.

Part 3.6 of the Region of Peel Official Plan contains the following cultural heritage policies and objectives relevant to the site:

#### 3.6 Cultural Heritage

The Region of Peel encourages and supports heritage preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.

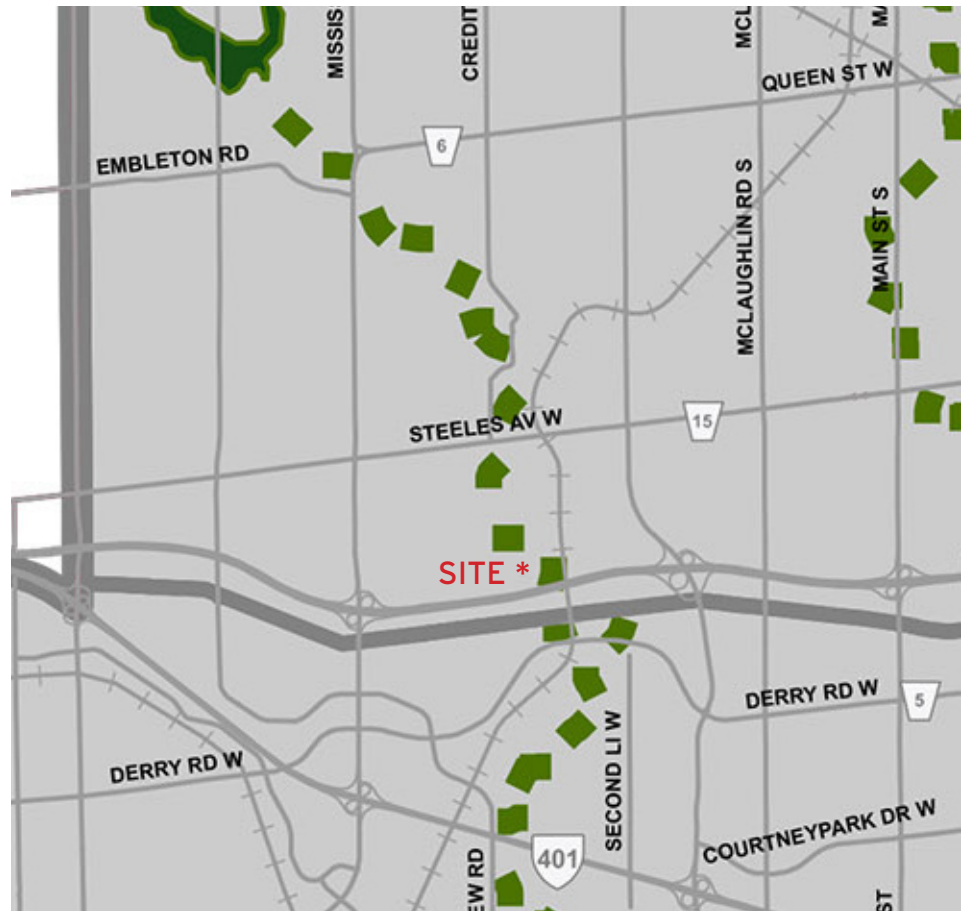
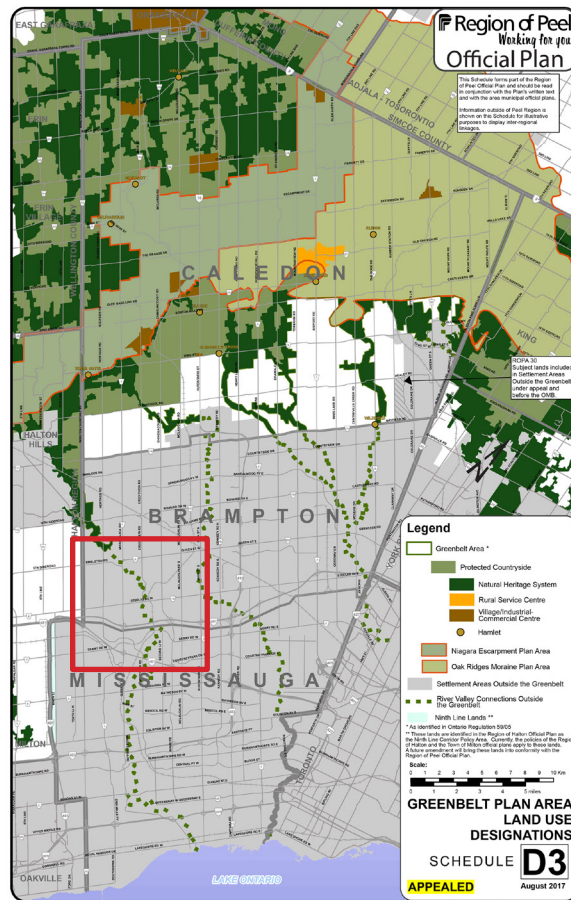
##### 3.6.1 Objectives

- 3.6.1.1 To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage* of the region for present and future generations.
- 3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of Peel's heritage.
- 3.6.1.4 To support the heritage policies and programs of the area municipalities

##### 3.6.2 Policies

It is the policy of the Regional Council to:

- 3.6.2.2 Support the designation of Heritage Conservation Districts in area municipal official plans.



Region of Peel Official Plan - Schedule D3 Greenbelt Plan Area, Land Use Designations  
 Source: Region of Peel Official Plan (2017), [https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018\\_TextSchedules\\_Final\\_SCHEDULES.pdf](https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018_TextSchedules_Final_SCHEDULES.pdf)

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## POLICY CONTEXT

### REGION OF PEEL OFFICIAL PLAN

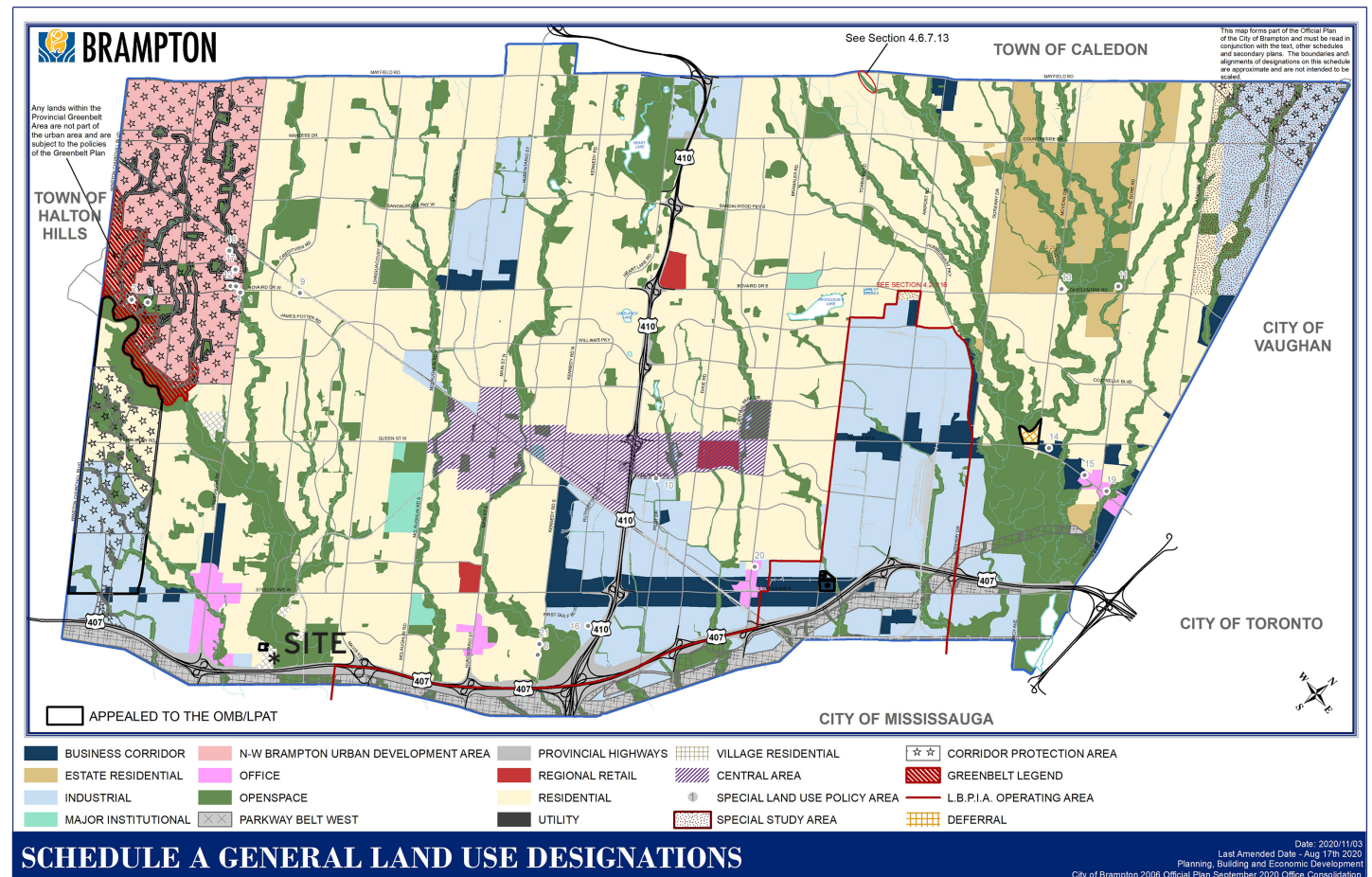
#### 3.6.2 Policies (continued)

- 3.6.2.3. Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.
- 3.6.2.5. Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.
- 3.6.2.8 Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Under its Glossary on page 235, the Peel Regional Official Plan also defines significant cultural heritage and archaeology resources as "resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people."

Built heritage: one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.





City of Brampton Official Plan - Schedule A General Land Use Designations  
Source: City of Brampton Official Plan (2020), Brampton Maps, <https://geohub-brampton.opendata.arcgis.com/datasets/official-plan-schedule-a-general-land-use-designations>

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## **POLICY CONTEXT**

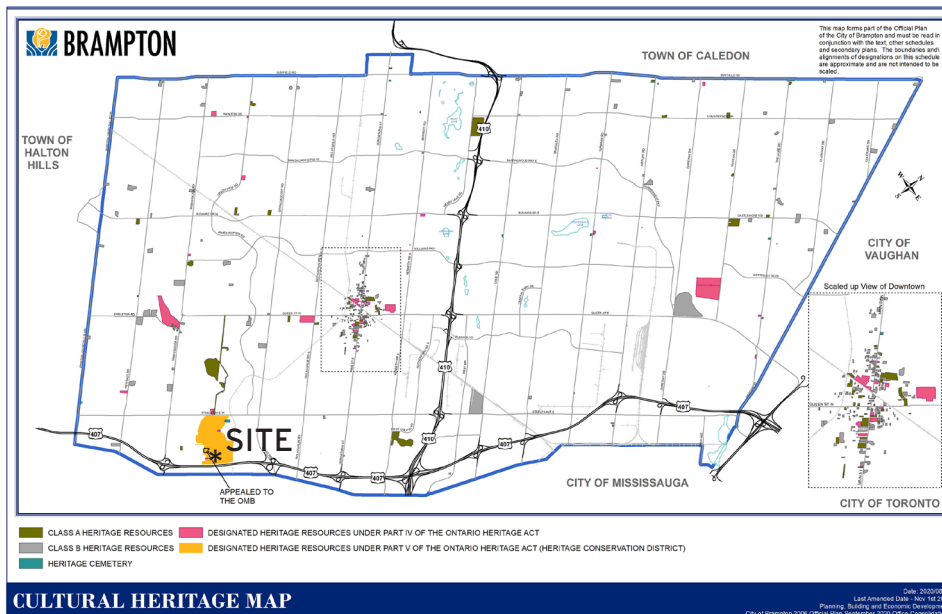
### **CITY OF BRAMPTON OFFICIAL PLAN**

The City of Brampton Official Plan addresses the management of cultural heritage resources within its Flower City Strategy and in Section 4.10 of Official Plan which outlines its policies. Section 4.10 of the Official Plan is concerned specifically with cultural heritage resources with “policies aimed at preserving heritage resources consistent with the City’s ‘Six Pillars’ Strategic Plan that forms the underlying foundation of this Plan, in particular Pillar Three: ‘Protecting Our Environment, Enhancing Our Community’ and Pillar Five: ‘Community Lifestyle and Participation.’ ” The following objectives guide the City of Brampton’s cultural heritage resource policies (taken from Section 4.10 of the Plan)”

#### **Objectives**

- a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- c) Promote public awareness of Brampton’s heritage and involve the public in heritage resource decisions affecting the municipality.

The following policies from Section 4.10.1 Built Heritage are relevant to the proposed development. 4.10.1.4 describes the criteria according to which the heritage significance of cultural resources shall be assessed. Section 4.10.1.8 states the policies in accordance with heritage resources are to be protected.



City of Brampton Official Plan - Cultural Heritage Map

Source: City of Brampton Official Plan (2020), <https://www.brampton.ca/en/Business/planning-development/Documents/CD/UD/OP/Cultural%20Heritage%20Map.pdf>

Section 4.10.1.9 and 4.10.1.10 gives the City the authority to request an HIA and require a heritage permit prior to allowing any proposed changes heritage properties.

4.10.1.4 Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. Assessment criteria may include one or more of the following core values:

- Aesthetic, Design or Physical Value;
- Historical or Associative Value; and/or,
- Contextual Value.

4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.

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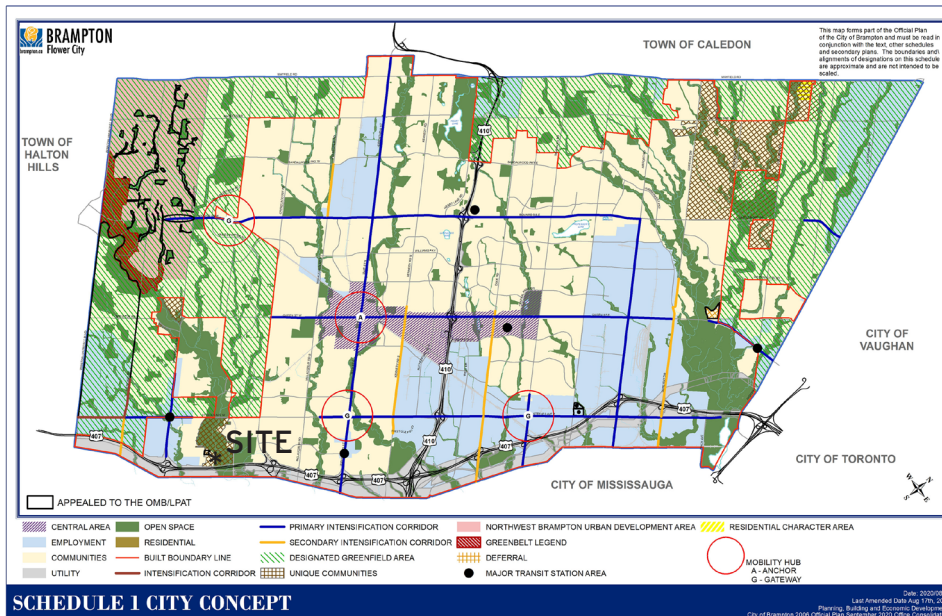
## POLICY CONTEXT

### CITY OF BRAMPTON OFFICIAL PLAN

4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:

- (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
- (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;
- (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- (iv) Demonstrations of the community's interest and investment (e.g. past grants);
- (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
- (vi) Planning and other land use considerations.





City of Brampton Official Plan - Schedule 1 City Concept

Source: City of Brampton Official Plan (2020), <https://www.brampton.ca/en/Business/planning-development/Documents/CD/UD/OP/Schedule%201.pdf>

The subject property is located within the Churchville Heritage Conservation District which is an example of a cultural heritage landscape under the definition provided in Section 4.10.2 of the Official Plan:

A Cultural Heritage Landscape refers to a defined geographical area which has been modified and characterized by human activity. It usually involves a grouping of features that are both man-made and natural. Collectively, they create unique cultural heritage that is valued not only for their historical, architectural or contextual significance but also, their contribution to the understanding of the forces that have shaped and may continue to shape the community including social, economic, political and environmental.

The Village of Churchville's designation under Part V under the Ontario Heritage Act is what "enables the protection of the heritage of a district while at the same time allowing for compatible new development."

Section 4.10.3 explains that within the heritage district "it is necessary to conserve the District in its entirety including all the elements and features including built and natural heritage which give the District its distinctive character and contribute to its merits as a designated district as described in the Plan. Examples of these attributes would include not only buildings but also streetscape." An additional set of policies has been developed to address new development within Heritage Conservation Districts, which reiterate and expand on the general policies governing built heritage resources. The Official Plan further defers to guidelines outlined in the Heritage Conservation District Plan, as stated in Section 4.2.4.3 "development applications, including consents, within the Village of Churchville shall be subject to the policies of the Churchville Heritage Conservation District Plan."

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## POLICY CONTEXT

### CITY OF BRAMPTON OFFICIAL PLAN

Section 4.10.3 addresses cultural heritage resource policies governing Heritage Conservation Districts in the City of Brampton. The following are relevant to the subject site:

- 4.10.3.1 An advisory committee shall be established for each Heritage Conservation District to advise the City on matters pertaining to it. In particular, the advisory committee shall provide recommendations to the City Council regarding heritage permit applications within the Heritage Conservation District. As well, all proposed public works and planning applications (including minor variances and consents) affecting lands within the Heritage Conservation District or adjacent to it shall be circulated to the advisory committee for review and comment.
- 4.10.3.5 Properties in a Heritage Conservation District may also be designated under Part IV of the Ontario Heritage Act to ensure consistent and effective protection.
- 4.10.3.6 A Heritage Conservation District Plan shall be prepared for each designated district and include:
  - (i) A statement of the objectives of the Heritage Conservation District;
  - (ii) A statement explaining the cultural heritage value or interest of the Heritage Conservation District;
  - (iii) Description of the heritage attributes of the Heritage Conservation District and of the properties in the district;
  - (iv) Policy statements, guidelines and procedures for achieving the stated objectives and for managing change in the Heritage Conservation District; and,

(v) A description of the types of minor alterations that may be allowed without the need for

4.10.3.8 Any private and public works proposed within or adjacent to a designated District shall respect and complement the identified heritage character of the District as described in the Plan.

4.10.3.10 A Permit is required for all alteration works for properties located in the designated Heritage Conservation District. The exceptions are interior works and minor changes that are specified in the Plan.

4.10.3.11 The permit application shall include a Heritage Impact Assessment and provide such information as specified by the City.

4.10.3.12 In reviewing permit applications, the City shall be guided by the applicable Heritage Conservation District Plan and the following guiding principles:

(i) Heritage buildings, cultural landscapes and archaeological sites including their environs should be protected from any adverse effects of the proposed alterations, works or development;

(ii) Original building fabric and architectural features should be retained and repaired;

(iii) New additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or set-back substantially from the principal façade; and,

(iv) New construction and/or infilling should fit harmoniously with the immediate physical context and streetscape and be consistent with the existing heritage architecture by among other things: being

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## **POLICY CONTEXT**

### **CITY OF BRAMPTON OFFICIAL PLAN**

generally of the same height, width, mass, bulk and disposition; of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.

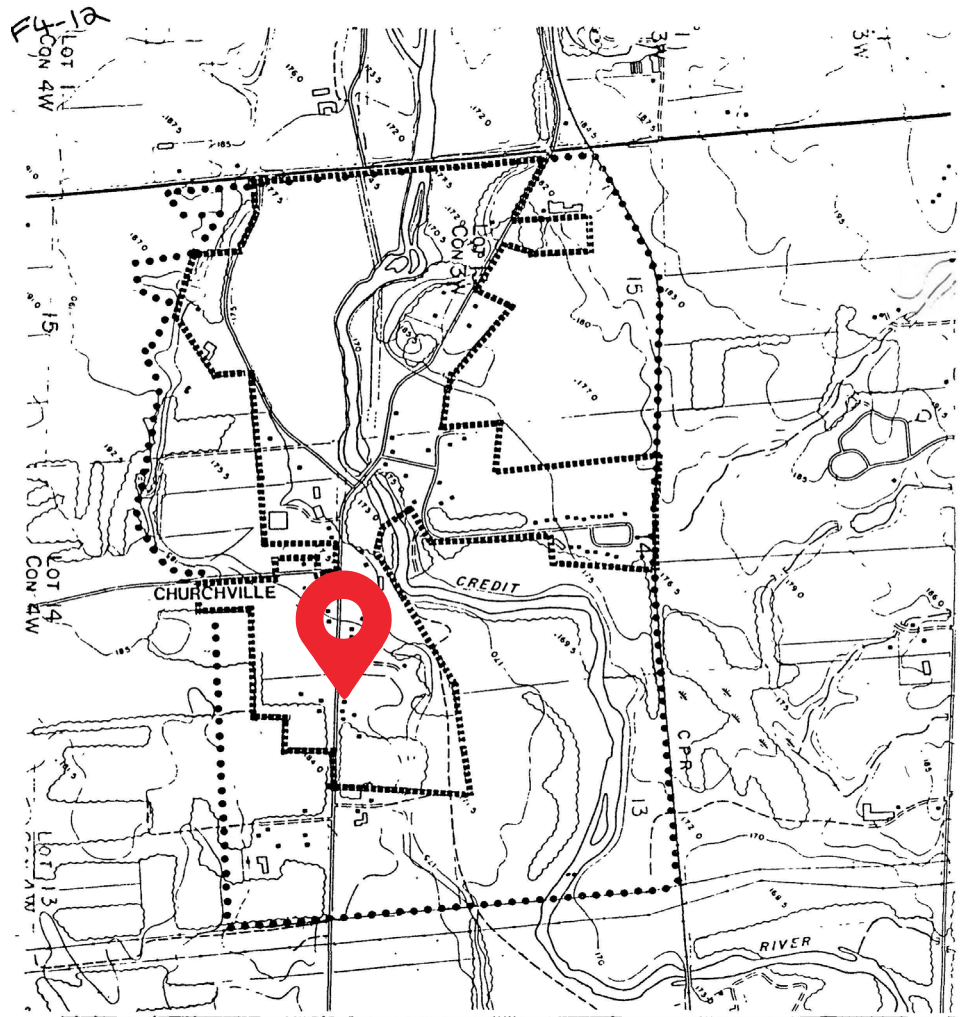
#### **4.10.9 Implementation - Policies**

4.10.9.1 Heritage planning is the responsibility of the Provincial Government and the municipality. A citizen advisory committee, known as the Brampton Heritage Board has been established to provide advice to the City Council on all matters pertaining to heritage.

4.10.9.2 The City shall use the power and tools provided by the enabling legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Municipal Act in implementing and enforcing the policies of this section. These shall include but not be limited to the following:

- (i) The power to stop demolition and alteration of designated heritage properties and resources provided under the Ontario Heritage Act and as set out in Section 4.10.1 of this policy;
- (ii) Requiring the preparation of a Heritage Impact Assessment for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District;
- (iii) Using zoning by-law provisions to protect heritage resources by regulating such matters as use, bulk, form, location and setbacks;





Proposed Heritage Conservation  
 District Boundary .....  
 Settlement Area .....

Proposed Heritage  
 Conservation District Boundary

Churchville Heritage Conservation District Boundary Map

Source: Village of Churchville Heritage Conservation District Study, Prepared for City of Brampton, 1990.

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## **POLICY CONTEXT**

### **CHURCHVILLE HERITAGE DISTRICT**

The subject property is located within the Churchville Heritage Conservation District which was designated on October 10, 1990 under Part V of the Ontario Heritage Act and adopted by the City of Brampton under By-Law 219-1990. Amendments to the District Plan were made under By-Law 243-2007 and approved on November 25, 2009 by the Ontario Heritage Board.

Designation for the area was sought primarily based on two factors: in acknowledgement of the distinctive heritage character, and for the protection of its heritage attributes from the encroaching suburban development in the City of Brampton. The Churchville Heritage Conservation District Plan describes the District Character, in which it outlines the characteristics of the village that are considered to be of heritage significance for the district. The following is a summary of the District Character as described in section 2.1 of the 1990 District Plan.

Churchville was once a thriving mill centre due to its location along the Credit River Valley. It was settled approximately 160 years ago and like other early settlements has seen change. The prosperity of the Village decreased and a major fire added to its demise. A number of modest timber frame buildings remain. The Heritage District consists of a combination of early settlement buildings, new housing subdivisions and infill residential development. They are set in a scenic environment and the rural character of Churchville provides an attractive context for all three residential components. A variety of renovations and housing of different styles and scales have occurred over time. The goal of the Heritage District Plan is to maintain, protect and enhance the conservation district. The guidelines for the district are intended to foster renovations, additions and new construction that is compatible

and sympathetic to the general character of the earlier settlement buildings recognizing; however, that lifestyles and residential standards have changed.

The District Plan identifies four major elements that define the historic character of the existing buildings in Churchville:

- A height of 1 to 1-1/2 storeys
- Three bays in width
- Side gable, low to medium pitched roofs
- Variable setbacks from the front lot line

Section 5 within the Heritage Conservation District Plan provides a detailed set of guidelines for new development including additions and alterations to existing buildings, and new construction. These guidelines were developed to protect the elements contributing to heritage character of the district from any damage or negative impact, and ensure change is compatible. These guidelines apply to all properties including those buildings within the plan that are not considered to be of heritage significance, as the impact of any changes must be considered based on its potential effect on adjacent heritage properties.

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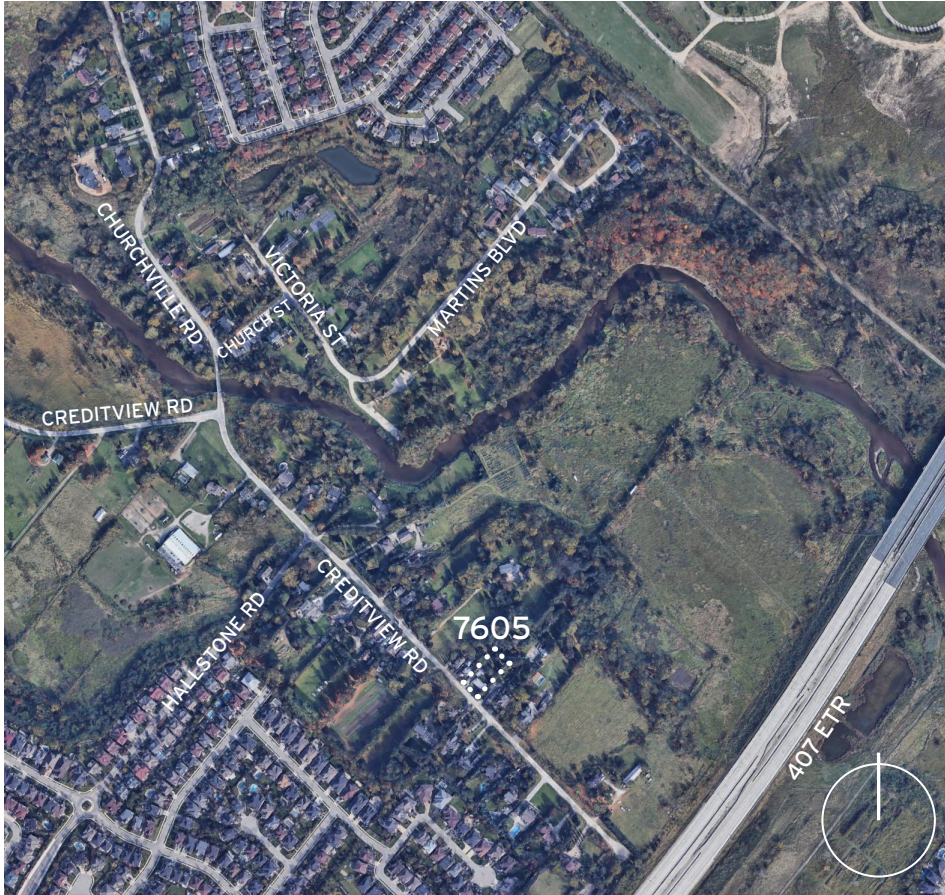
## **POLICY CONTEXT**

### **CHURCHVILLE HERITAGE DISTRICT**

As the scenic landscape of the village is identified as part of the unique character of the village of Churchville, recommendations for landscaping are also provided for its protection and enhancement. The Churchville Heritage District plan divides the area into distinct landscape units, with the subject property located in Landscape Unit D - Linear Residential Development, along Creditview Road South. The following recommendations apply to the subject property:

- The retention of “existing vegetation including trees, understory shrubs, and wetland grasses.” Undertaking the planting of additional infill trees to maintain a continuous roadside treeline along Creditview Road.





Key plan showing location of property  
Source: Google Maps (2021)



Aerial View of 7605 Creditview Road  
Source: City of Brampton, PlanningViewer (2021)

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## **SUBJECT PROPERTY & SURROUNDING CONTEXT**

### **LOCATION & SITE DESCRIPTION**

#### **Municipal Address:**

7605 Creditview Road

#### **Legal Description:**

LT 4 PL TOR11 TORONTO; PT LT 3  
PL TOR11 TORONTO as in VS66836;  
Brampton

#### **Lot area:**

1432.47 m<sup>2</sup> / 0.14 ha / 0.35 ac

7605 Creditview Road is located in the southwest corner of the City of Brampton, in the Regional Municipality of Peel. Historically it is within the former Toronto Township in the former County of Peel. The subject property is located on the east side of Creditview Road, in the south end of the residential hamlet of Churchville. It lies on the portion of Creditview Road that is situated just north of Highway 407, south of Steeles Avenue West, and west of the Credit River.

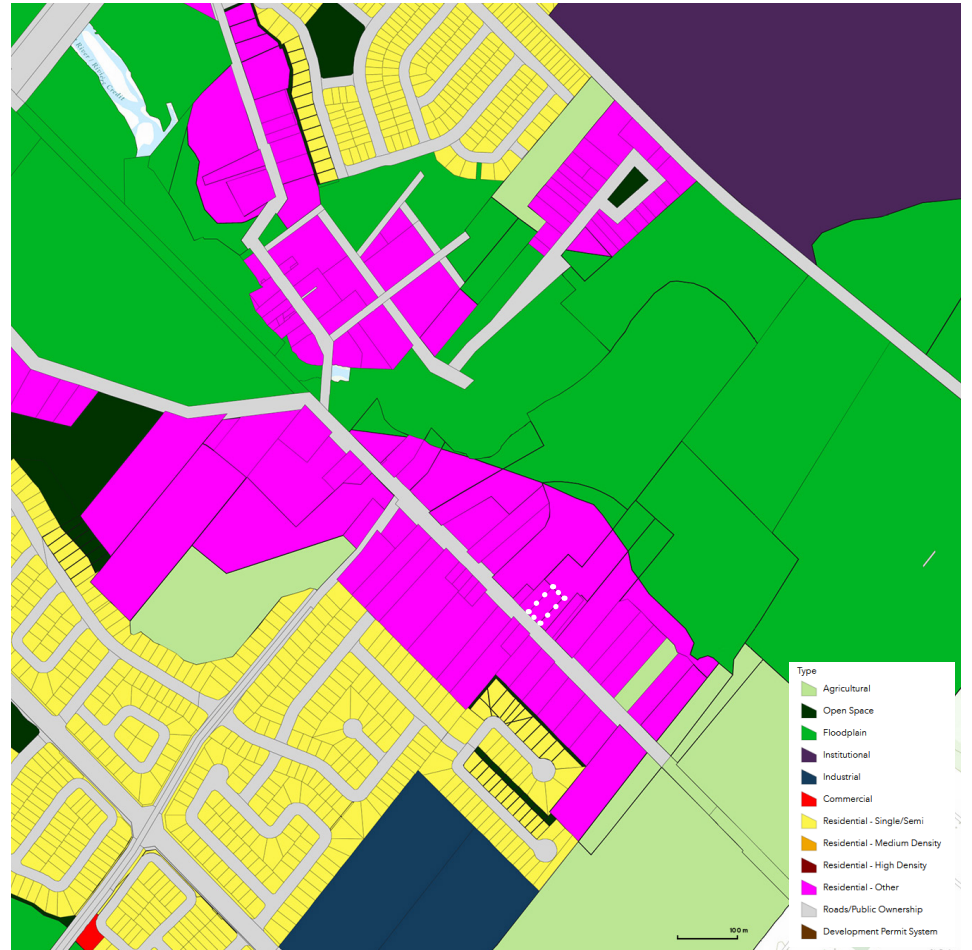
The property consists of parts of Lot 13 and 14, Concession 3 West of Hurontario Street (WHS). The legal description is parts of Lot 3 and 4 within Registered Plan Tor-11. The property is a 0.35-acre rectangular shaped lot. There are three structures currently located on the subject property. The main structure is a one-storey white siding dwelling with a raised wood porch at the corner of the front and north elevation. The residence has a grassed front lawn and is set on small hill that slopes up from the road. The house is moderately setback from the street. The property is accessed by an asphalt driveway that extends along the north side of the house sloping up from Creditview Road to a detached garage/shed structure located to the rear north of the residence. The detached garage/shed is a one-storey white siding structure. A second, smaller aluminum shed stands behind it.

The rear yard is relatively flat and consists mostly of open grassed area with some large trees most concentrated along the perimeter of the yard. A chain link fence and dense row of trees and hedges demarcates the southern property boundary from the neighbouring property. A combination of board and wire fencing interspersed with trees defines the northern and eastern property limits.





Enlargement of Zoning By-Law Map



Zoning By-Law Map (7605 Creditview Rd property limits are outlined)  
Source: City of Brampton, PlanningViewer (2021)

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## **SUBJECT PROPERTY & SURROUNDING CONTEXT**

### **MUNICIPAL ZONING REGULATIONS**

**Zoning Code(s):**

RHm2

**Category:**

Residential Hamlet Two

**Type:**

RHm2

**Special Section:**

n/a

**Secondary Plan Area:**

40(c) Bram West

City of Brampton Zoning By-law 242-2007 designates the zoning for the property as RHm2 (Residential Hamlet Two). No special sectional provision applies. The zoning by-law governs regulations and restrictions on land use, minimum lot and yard size, and the building massing. The following regulations, which are outlined in Section 11.5 of the City of Brampton Zoning By-Law apply to RHm2 Zones:

#### **Section 11.5 Residential Hamlet Two - RHm2 Zone**

The lands zoned RHm2 on Schedule A to this by-law:

11.5.1 shall only be used for the following purposes:

a) Residential

(1) a single detached dwelling

(2) a group home type 1

(3) an auxiliary group home

b) Non-Residential

(1) purposes accessory to the other permitted purposes

11.5.2 shall be subject to the following requirements and restrictions:

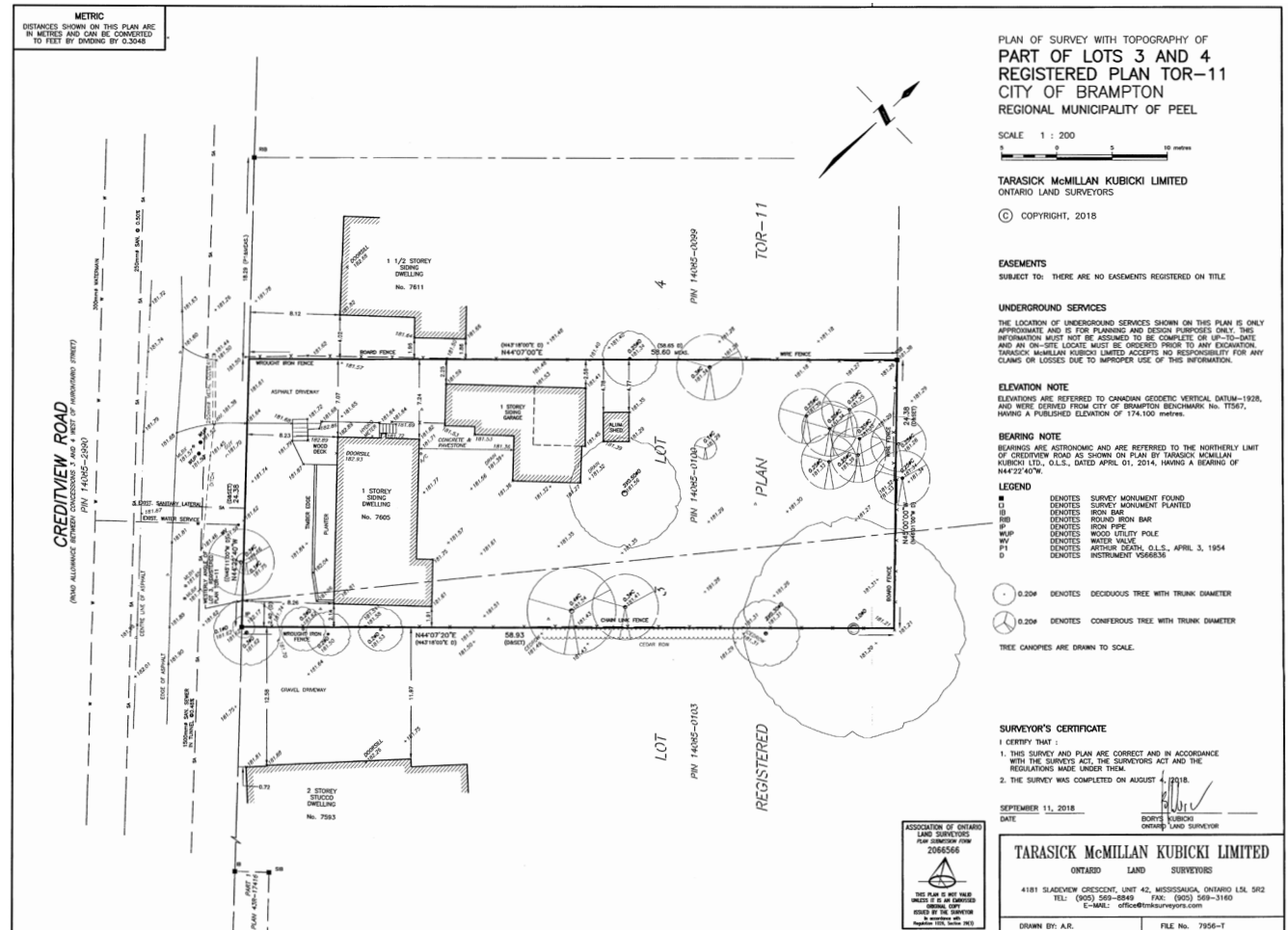
a) Minimum Lot Area: 1350 square metres

b) Minimum Lot Width: 30 metres

c) Minimum Lot Depth: 45 metres

d) Minimum Front Yard Depth: 7.5 metres





Existing Survey Drawing for 7605 Creditview Road  
Source: Completed by Tarasick McMillan Kubicki Limited. Provided by Owner.

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**SUBJECT PROPERTY  
& SURROUNDING CONTEXT**  
MUNICIPAL ZONING  
REGULATIONS

**Section 11.5 Residential Hamlet Two - RHm2 Zone (continued)**

- e) Minimum Interior Side Yard Width: 7.5 metres, provided that, in the case of a lot having a lot width of more than 30 metres, the combined side yards shall not be less than 50% of the lot width
- f) Minimum Exterior Side Yard Width: 7.5 metres, provided that, in the case of a lot having a lot width of more than 30 metres, the combined side yards shall not be less than 50% of the lot width
- g) Minimum Rear Yard Depth: 12metres
- h) Maximum Building Height: 8.7 metres
- l) Maximum Lot Coverage: No requirement
- j) Minimum Landscaped OpenSpace: 70% of the front yard
- k) Minimum Gross Floor Area: 100 square metres per dwelling unit
- l) Maximum Floor Space Index: 0.17
- m) Maximum Dwelling Size: 255 square metres



Aerial View of 7605 Creditview Road (property outlined in white) and its surrounding context.  
Source: Google Maps (2021)

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## **SUBJECT PROPERTY & SURROUNDING CONTEXT**

### **SURROUNDING CONTEXT**

The subject property is located along the length of Creditview Road that runs south from the intersection with Churchville Road, until it comes to a sudden dead end at Highway 407. This portion of the road is set within a rural residential context, that passes between the former agricultural lands to the south and the village core to the north where majority of Churchville's historic buildings are located.

The house is situated along a section of Creditview Road that consists of both older and newer residences that have been slowly added to the streetscape over time. The houses are generally one and a half to two storeys in height, set on large lots with variable setbacks from the road. There are private residences present across the street and on either side of the subject property.

The rural character of Creditview Road is defined by its narrow two-lane width, and tree-lined yards that front the street, interspersed with open areas that offer views across the Credit River valley. There are no sidewalks or curbs along the road which further adds to this quality. This portion of the road is set on a hill that slopes gradually towards the historic iron bridge that connects it to village. To the east of the property lies the Credit River which marks the eastern settlement boundary of the village, as its valley has been declared a floodplain where new development is no longer permitted. The valley maintains a green open space along the river, which many of the residential lots along the east side of Creditview Road back onto.

While the property has remained in an area that is rural in character, much of the agricultural land that surrounds the village has been converted for residential and commercial use. To the west and northeast of the site, at the edge of the Heritage Conservation District boundary, lie more densified residential subdivisions developed in the mid-2000s.





1909 Topographic Survey  
 Source: Canada. Survey Division, Department of Militia and Defence (1909).  
 Accessed from Ontario Council of University Libraries (OCUL).

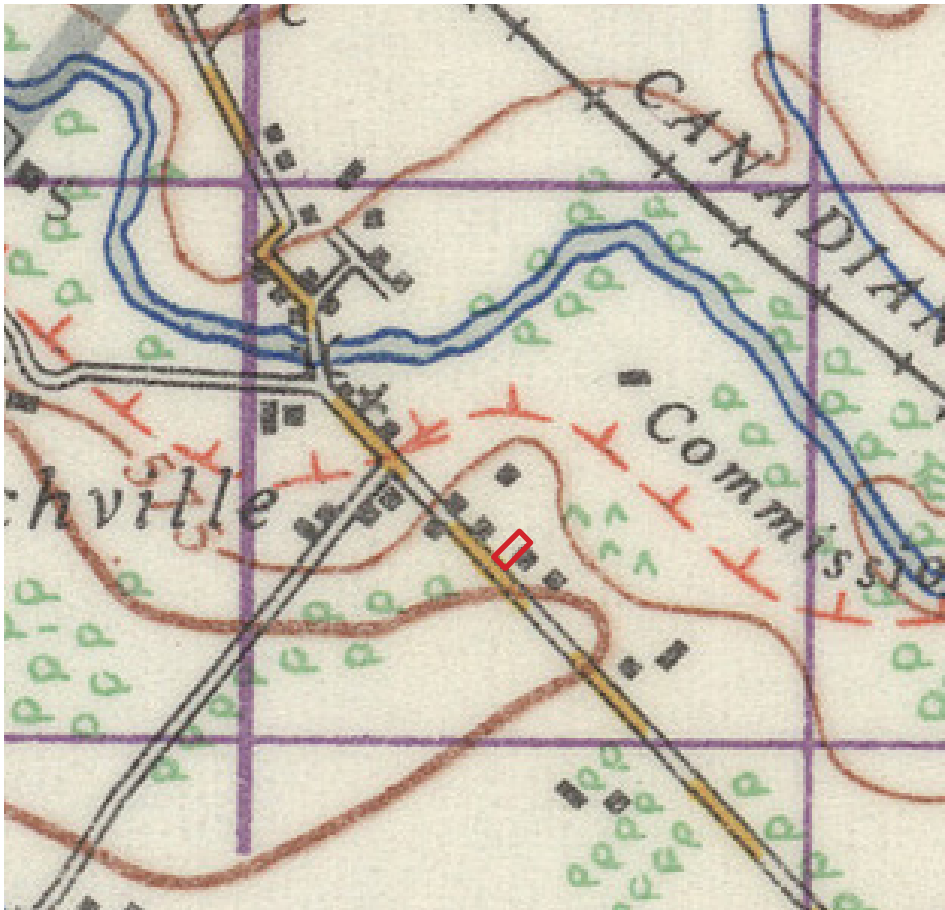


1918 Topographic Survey  
 Source: Canada. Survey Division, Department of Militia and Defence (1919).  
 Accessed from OCUL.

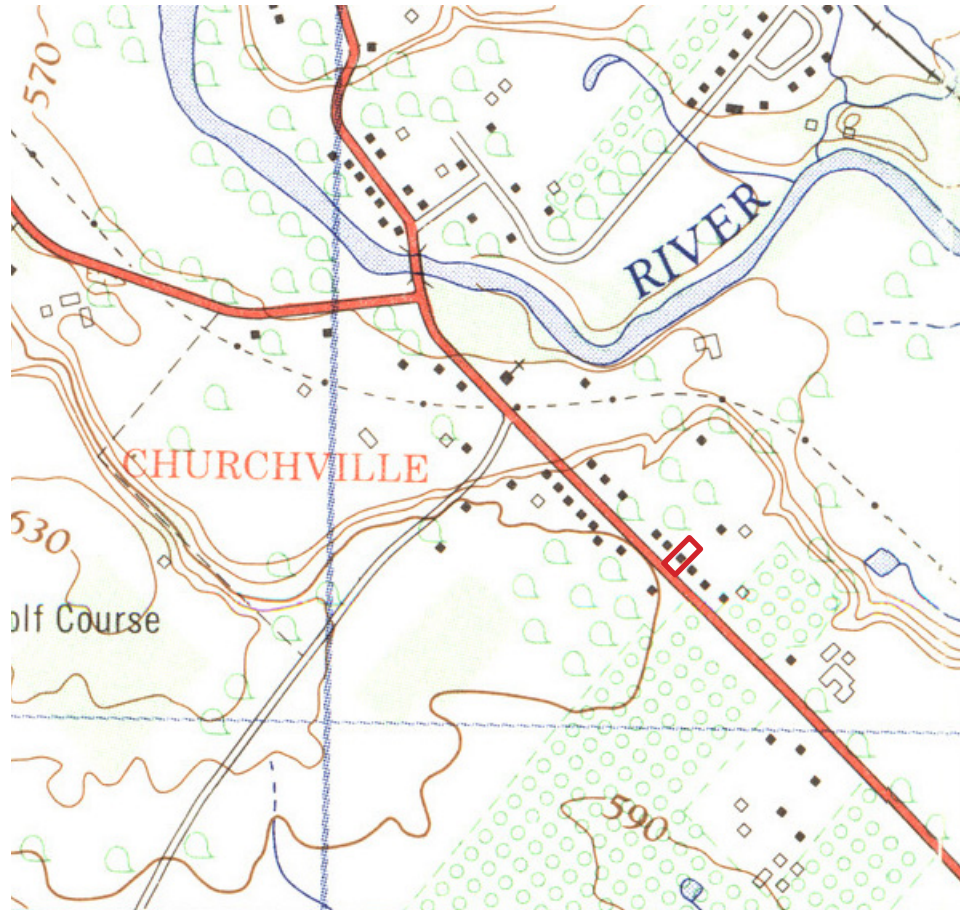


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**SUBJECT PROPERTY  
& SURROUNDING CONTEXT**  
SURROUNDING CONTEXT



1942 Topographic Survey  
Source: Canada. Survey Division, Department of Militia and Defence (1942).  
Accessed from OCUL.



1973 Topographic Survey  
Source: Canada. Survey Division, Department of Militia and Defence (1973).  
Accessed from OCUL.



1968 Aerial Photograph along the southern end of Creditview Road  
 Source: City of Toronto Archives. Courtesy of Brampton Historical Society (1968)



Enlargement of 1968 Aerial Photograph of property at  
 7605 Creditview Rd

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## **SUBJECT PROPERTY & SURROUNDING CONTEXT**

### **SURROUNDING CONTEXT**

A series of 20th century topographical maps and aerial photographs depict the property within a primarily agricultural area. Throughout this period private residences have continuously lined Creditview Road on either side of it, though are more concentrated at the intersection with Churchville Road leading into the village core. The 1909, 1919, and 1942 Topographical Maps show the property at 7605 Creditview Road as vacant land adjoining the property to the south, on which the adjacent heritage home is present. Little change is shown to have occurred within the surrounding area during this time, save for the insertion or demolition of a building or two along the road.

New residential development occurred within the village between the 1950s and 1970s, as in the 1973 Topographical Map, several newly constructed residences are shown on both sides of Creditview Road, including one on the subject property. Where there was previously open space, the 1968 Aerial Photograph and 1973 Topographical Map depict new houses on 7605 Creditview, as well as on the lots adjacent north of and across the street from the property. During this period new development also occurred on the other side of the Credit River along Churchville Road, in addition to a small residential subdivision along Martin's Boulevard to the north-east.

The agricultural lands surrounding the village began to be converted into new residential subdivisions sometime in the early 2000s. The 2004 Aerial Photographs shows the construction in progress to the west and north-east of the property. The 2009 Aerial shows the completed development of these subdivisions. Between this period the number of private residences along Creditview Road had increased slightly, with the some of the former orchards and fields fronting the road having been transformed into larger estate homes. This can be noted by the difference in open space along the route between the 1994 and 2004 Aerials.





1954 Aerial Photograph of Area at Creditview Road between Steeles Ave and ETR 407  
 Source: Ontario Department of Lands and Forests. [Southern Ontario, 1954] : [Photo 436793 & 436794].  
 Accessed from McMaster University Library.



1994 Aerial Photograph of Area at Creditview Road between Steeles Ave and ETR 407  
 Source: MyBrampton Maps, [Spring 1994 Airphoto], City of Brampton Geohub.



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## SUBJECT PROPERTY & SURROUNDING CONTEXT

### SURROUNDING CONTEXT



2004 Aerial Photograph of Area at Creditview Road between Steeles Ave and ETR 407  
Source: Google Earth Pro (2004)

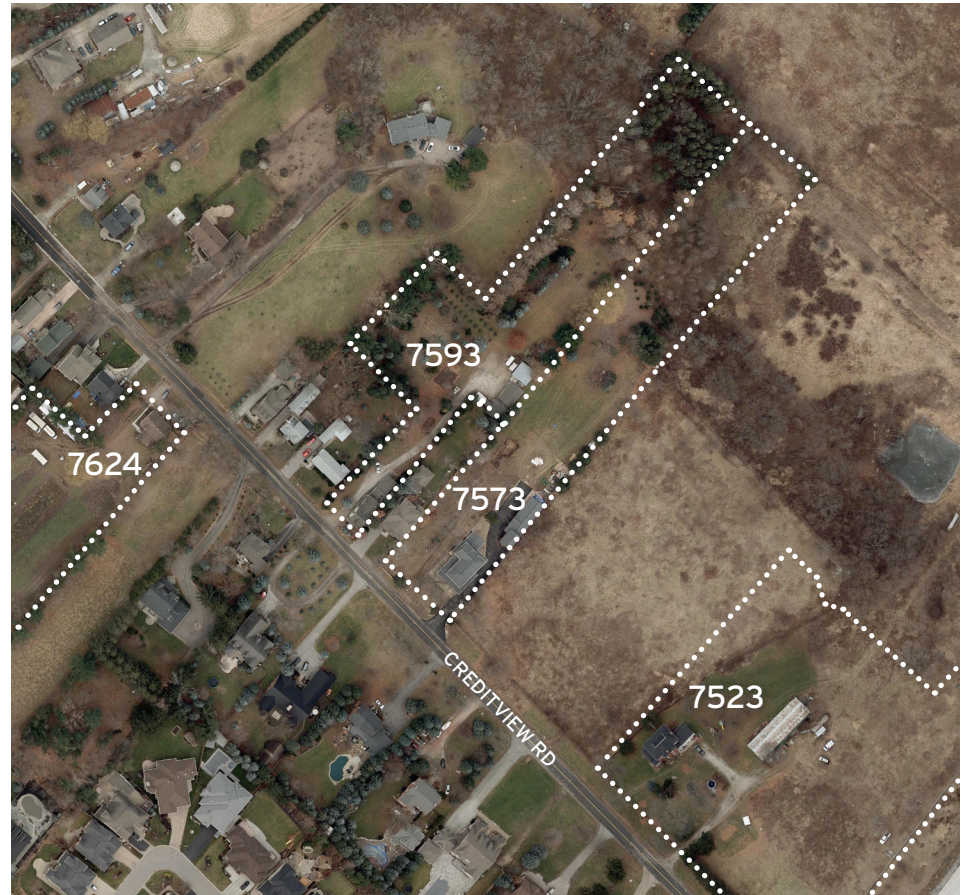


2009 Aerial Photograph of Area at Creditview Road between Steeles Ave and ETR 407  
Source: Google Earth Pro (2009)





Aerial photo noting the boundary of the Churchville HCD and buildings of heritage significance.  
Source: Google Maps (2021)



Aerial photo noting nearby buildings of heritage significance  
Source: City of Brampton, PlanningViewer (2021)

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**SUBJECT PROPERTY  
& SURROUNDING CONTEXT**  
**NEARBY HERITAGE PROPERTIES**

7605 Creditview Drive is located within the Churchville Heritage Conservation District (HCD), however it has not been identified within the district plan building inventory as a “building of heritage significance.” The plan states that buildings built after the 1940s such as the one on the subject property have been included in the plan not because they are of heritage significance but because of their potential impact on the heritage character of the district. As explained on page 48 of the plan “nevertheless it is important to recognize that altering or adding to any building within the village may affect nearby heritage structures or their setting.”

The subject property is immediately adjacent to a property that is of heritage significance within the HCD: 7593 Creditview Road to the south, which contains a two-storey simplified Gothic Revival Victorian farmhouse, the front section of which dates back to the 1840s. Other nearby buildings of heritage significance are 7573 Creditview three properties south of the site, and 7624 Creditview on the west side of the road to the north. There are a total of 26 properties of heritage significance within the conservation district.





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*Exterior view of the neighbouring heritage house #7593 to the south of the property.*



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*#7605 is separated from the neighbouring property to the south by a thick screen of vegetation (consisting of coniferous and deciduous trees and hedges) along the property line.*



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## CONTEXTUAL VALUE

### SITE & CONTEXT PHOTOGRAPHS



*Exterior view of #7589 Creditview two houses down to the south.*



*Large neighbouring heritage house (#7573) several properties over to the south; with separate rear garage*

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*Photographs of Neighbouring Houses on Creditview Road (Source: ATA, 2021)*





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*Houses to the north of #7605.*



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*Exterior view of the neighbouring house # 7611 to the north of the property.*



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## CONTEXTUAL VALUE

### SITE & CONTEXT PHOTOGRAPHS



*Exterior view of houses to the north of the property; #7611 at the right and #7615 to the left*



*Residences across the road to the west; #7580 is to the left.*





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*Residences across the road to the west, #7594.*



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*Residences across the road to the west; #7596.*



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## CONTEXTUAL VALUE

### SITE & CONTEXT PHOTOGRAPHS



*View looking north up Creditview Road, towards Steeles Ave*



*View looking south down Creditview Road, towards Highway 407.*

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*Photographs of Neighbouring Houses on Creditview Road (Source: ATA, 2021)*





*Photomontage of existing streetscape at 7605 Creditview Road and neighbouring properties.*  
*Source: ATA, 2021*

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## CONTEXTUAL VALUE

## CONTEXTUAL SIGNIFICANCE



7605 Creditview Road, is located on a section of the road in which there are a variety of house styles of different periods. Despite the mixture of styles, the houses on Creditview Road generally have shared character elements which gives them a cohesiveness that supports the historic character of the Heritage District. The newer homes draw from elements predominantly in use in the community, either by use of similar materials, scale and/or massing. At one-storey, the existing house at 7605 is small in comparison to many of the newer homes along Creditview, such as the neighbouring properties to the north which are 1-1/2 and 2 storeys in height. The long width of the facade and its slightly elevated position above street grade helps give it some presence on the street, as does the absence of large trees at the front of the property to obscure it from view. The existing house relates to the property adjacent to the north, 7611 Creditview, as they are similarly set back from the road, have dominant side gable roofs and both emphasize the horizontal proportion.

Adjacent to the south of 7605 Creditview is the heritage house at 7593 Creditview, a two-storey simplified Gothic Revival Victorian farmhouse. The two buildings have little relationship to each other in regards to material, style, proportion or massing. These disparities are somewhat softened by the separation between the two properties provided by the dense vegetation screen and sideyard of the neighbouring property. This would further serve to reduce the visual impact of the proposed development on the adjacent historic home. The property backs onto an open yard that is part of the adjacent property to the south; no structures are present on which the new development could have an impact.



DATE	PERIOD	SUB-PERIOD	LIFE STYLE CHARACTERISTICS	MATERIAL CULTURE
9000	Paleo-Indians	Early Paleo-Indians (9000-8500 BC)	Hunting	Projectile Points: Fluted Points Hi-Lo and Holcombe Point Types
8000		Late Paleo-Indians (8500-7500 BC)	Small Migratory Bands	
7000	Archaic	Early Archaic (7500-6000 BC)	Hunting & Gathering  Seasonal Subsistence Migratory Patterns	Introduction of Polished and Groundstone Tools
6000		Middle Archaic (6000-2500 BC)		Earliest Use of Copper
5000				
4000				
3000		Late Archaic (2500-6000 BC)		Exotic Items Linked to Trade Networks
2000				
1000 BC 0 AD 1000	Woodland	Early Woodland (1000-400 BC)	Continuation of Hunting & Gathering Complex Burial Ceremonialism	Early Pottery
		Middle Woodland (400 BC-AD 500)		Decorative Pottery Elements
		Early-Late Woodland (AD 500-1000)	Introduction of Crop Cultivation Emergence of Village Life Tribal Confederacies	Bow & Arrow Ceramic Pipes
		Late Woodland: Ontario Iroquoian (AD 1000-1600)		
1600	Post-Contact	Late Ontario Iroquoian (1600-1650)	Tribal Warfare Fur Trade	Spread of European Goods
2000		Mississaugas (Ojibwa) (1690-1800s)	Hunters & Gatherers with Fisheries Trade Along Waterways	

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## HISTORICAL VALUE

### INDIGENOUS HISTORY

Southern Ontario has a long history of human settlement that can be traced back approximately 11000 years ago. The cultural history of the area covered by the Peel Region began at least 10,000 years ago, first occupied by diverse groups of aboriginal North Americans prior to the arrival of European settlers. This period is referred to as the Pre-Contact period and can be divided into distinct periods based on changes in lifestyles and material culture.

The earliest known inhabitants are from the Paleo-Indian Period that lasted between 9000 to 7500 BC. The melting of the glacial ice sheet that covered the region exposed a tundra-like landscape that was settled by small bands of nomadic hunters. These groups primarily relied on the hunting of large animals such as caribou, mastodon and mammoths for sustenance, travelling with the migratory animals. Their settlements would have been temporary camps, as they covered huge areas over the annual cycle of movement. They can be identified based on distinct projectile point forms: fluted points utilized by the Early Paleo-Indians, and the lanceolate Hi-Lo point type or the unfluted Holcombe of the Late Paleo-Indians. There have been three sites found within the Peel region that indicate presence of the late Paleo-Indian Hi-Lo tradition.

The Archaic Period in Southern Ontario spanned between 7500 to 1000 BC, during which the culture evolved in response to the transition of biotic communities into the mixed-coniferous and deciduous forests of today. The emergence of temperate forests led to the adoption of a hunting and gathering lifestyle that became less focused on big game hunting, and increasingly on relied on fishing and foraging for plants. Seasonal sustenance patterns emerged. During the spring and summer, larger bands would assemble along the shorelines of lakes and rivers where fish would be plentiful during spawning runs, hunting along the waterways and gathering nuts,

berries, and roots in the surrounding forests. For the fall and winter, the bands broke into small family groups and moved inland where efforts were focused on hunting. Seasonal migration patterns were a continued feature of the Archaic culture, though constrained within the extents of smaller areas. It is believed they lived in some form of wigwam structures that were easy to erect and disassemble. Political organization into band groups was maintained, albeit ones of larger size. Archaic settlements have been discovered across the Peel Region, mostly along the Credit River and Cooksville Creek, waterways which would have likely been areas of intense activity during the warmer months.

The following period which lasted between 1000 BC and AD 1650 is referred to as the Woodland Period and can be broken down into distinct stages throughout which there were considerable changes to subsistence practices, settlements patterns, and political organization. The Early Woodland (1000 - 400 BC) and Middle Woodland (400 BC - AD 500) periods experienced little change in regards to the hunting and gathering subsistence pattern of the previous period, band level organization continued, and groups grew larger in size. Rather the transition to this period is marked by the introduction of pottery to Southern Ontario as well as changes to economic and social aspects of the culture. During the Middle Archaic period there was evidence that an extensive trade network had emerged bringing with it the earliest use of copper (sourced from northern Ontario), which continued into the Woodland period introducing increasingly exotic artifacts into the region. There was also an increase in consideration around burial practices and ceremonialism. The Early Woodland period saw the use of exotic artifacts within graves as a means of status differentiation. Burial ceremonialism became more elaborate into the Middle Woodland Period during which it reached its climax. Pottery also became more detailed and widespread over time.

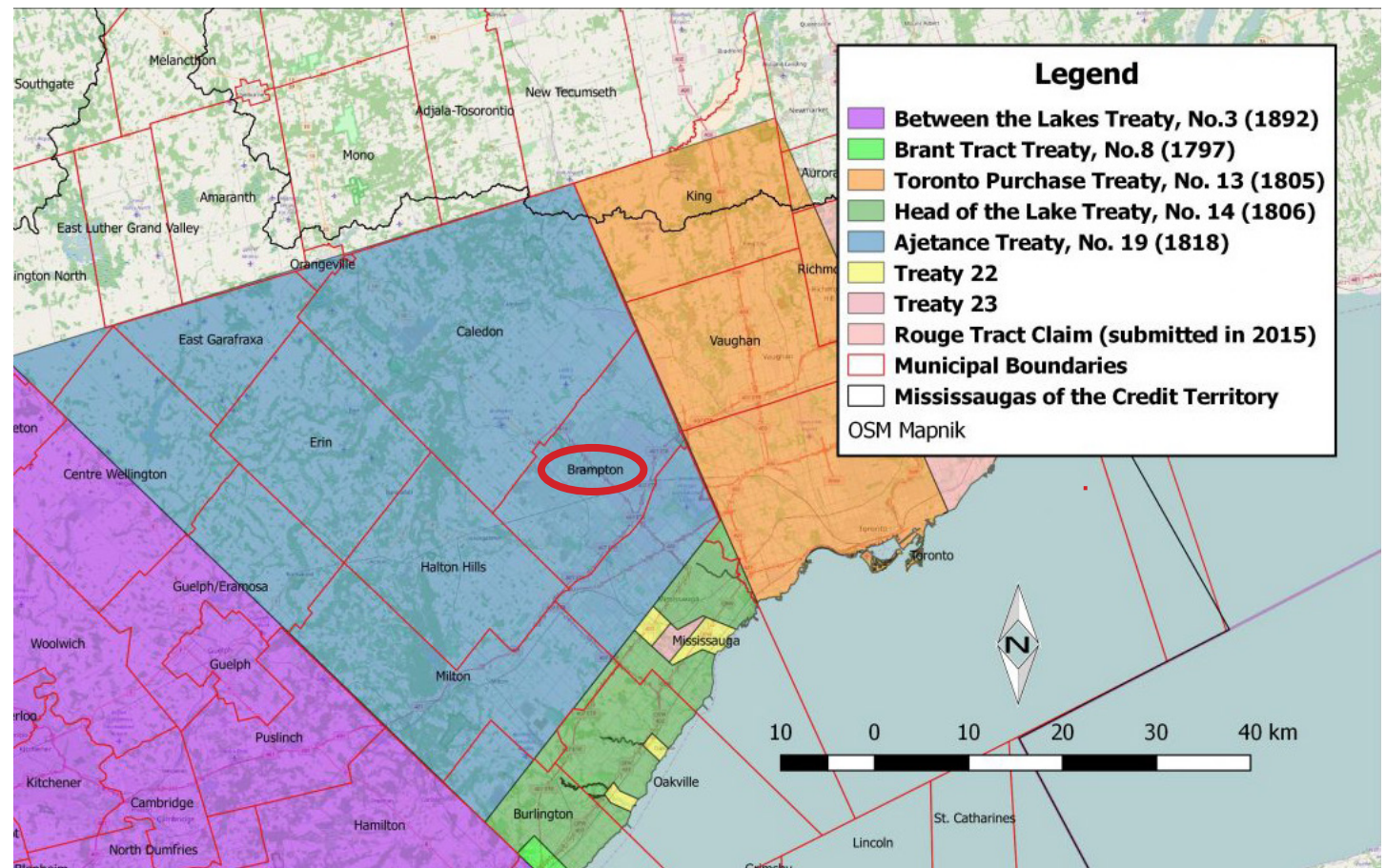
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## **HISTORICAL VALUE**

### **INDIGENOUS HISTORY**

The beginning of the Late Woodland period starting in AD 500 to 1000 marked the beginning of the transition to primarily agricultural communities. This transition period is referred to as the Princess Point culture and is attributed to the introduction of corn (maize) horticulture into southern Ontario. The practice of foraging of previous periods continued alongside experimentation with early agriculture and led to the establishment of communities which were occupied for increasingly greater periods of the year.

The Ontario Iroquoian tradition (AD 1000 to 1650) of the Late Woodland period marked the full cultural transition from migratory camps to long-term village settlements. The adoption of agriculture as the primary food source necessitated Iroquois groups to form semi-permanent sites to tend to crops. An Iroquoian village was generally made up of longhouses which were occupied by extended families, and often protected by palisade walls. Crops such as corns, beans, and squash, were grown on fields encircling the village. The village sites were occupied until the soil was depleted of nutrients, upon which the community would relocate to a fresh site a short distance away and establish a new settlement. The political organization of the Ontario Iroquoians was at a tribal level, where the tribe had formal leaders. By the Late Iroquoian period (AD 1400 to 1650) villages had grown to their largest size and distinct tribal groups emerged within the region. The Iroquoian groups in southern Ontario were split into three tribe confederacies: the Hurons, Petuns and Neutrals. This was accompanied by widespread warfare between the tribes which included large-scale raids from more distant tribes such as the Iroquoian confederacies in New York. Evidence of the presence of the cultures of the Woodland Period in the Peel Region has been well-represented, with majority of the sites concentrated along the Credit River watershed. Archaeological evidence of the Ontario Iroquoian tradition has



Map depicting the boundaries of the Ajetance Treaty and several neighbouring treaties. Brampton was part of the land sold under the Ajetance Treaty.  
 Source: Mississaugas of the Credit First Nation, Ajetance Treaty, No. 19 (1818), Map of Municipal Boundaries Related to the Ajetance Treaty, No. 19 (1818), <http://mncfn.ca/treaty19/>



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## HISTORICAL VALUE

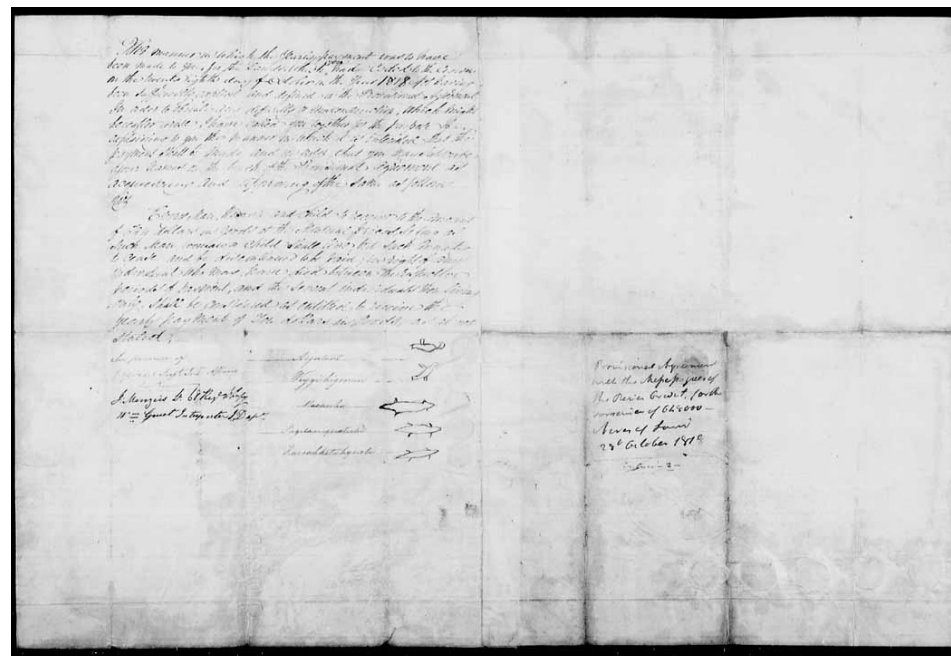
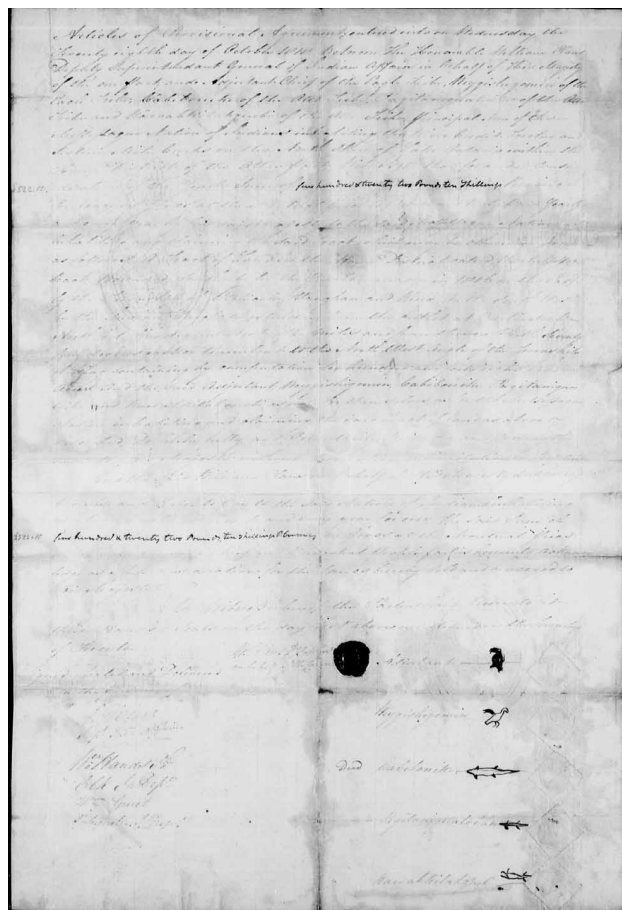
### INDIGENOUS HISTORY

been discovered within the village of Churchville on the Pengilley farm (7522 Creditview Road) only 500 m from the subject property.

It was sometime between AD 1600 and 1650 that the Ontario Iroquoians would have been brought into contact with early European settlers. Visits from the French fur traders and explorers soon led to the participation of all three Ontario tribes (Hurons, Neutrals, and Petuns) in the fur trade, trading furs and extra crops such as corn for European goods. However, the fur trades also caused the warfare between the tribes to escalate, particularly that between the Hurons and the New York Iroquoians (Five Nations Confederacy), who came into conflict for areas rich in fur bearing animals and fur trade routes. By 1650 it grew into open war with the Five Nations Iroquois controlling southern Ontario and leading to the collapse of the Huron confederacy in 1649, closely followed by that of the Petuns and Neutrals. This led to the dispersal of the Ontario Iroquoians from southern Ontario into other distant areas.

Having gained control of the area, the League of Five Nations began threatening the more distant Anishinabe such as the Ojibway of Lake Huron. A concerted effort by the Ojibway, Odawa and Potawatomi in the 1690s resulted in the Iroquois being pushed back south of Lake Ontario. The Mississaugas also participated in this conflict and once the Iroquois were forced from the region and peace had been negotiated with the Mohawk, the Mississaugas began to settle the area in approximately 1695. One large group settled in the Trent River valley, along Lake Ontario and the St. Lawrence to Brockville. A second group settled in the area between Toronto and Lake Erie.

The Mississaugas of the Credit, members of the Ojibway (Anishinabe) Nation, originally hailed from further north and relied primarily on a hunter-gatherer subsistence strategy supplemented with agriculture, in contrast to the Ontario Iroquoians. They settled near the Credit River, utilizing the waterway for



Ajetance Purchase Treaty, a provisional agreement with the Mississaugas of the Credit for the purchase of approximately 648,000 acres.

Source: Library and Archives Canada, [https://collectionscanada.gc.ca/pam\\_archives/index.php?fuseaction=genitem.displayItem&lang=eng&rec\\_nbr=3951604](https://collectionscanada.gc.ca/pam_archives/index.php?fuseaction=genitem.displayItem&lang=eng&rec_nbr=3951604)

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## HISTORICAL VALUE

### INDIGENOUS HISTORY

fishing, transportation and trade, and hunting and building shelters along the shores. Their lifestyles and society were greatly impacted by the seasons. During the spring and summer they would move to their fisheries (semi-permanent villages along the river) where they also participated in agriculture with the cultivation of small gardens on the river flats, breaking up into smaller family groups for the winter to hunt and fish. In the early spring they would relocate to maple sugar grounds for the harvest, before recongregating again at the fisheries. In the early 1700s, the Mississaugas participated in fur trade with the French who established trade posts along on the west end of Lake Ontario. In fact, the Credit River got its name partly because of the trading that took place at the mouth of the river, where the river became acted as a marketplace.

In 1818, the Mississaugas of the Credit sold approximately 648,000 acres of land to the Crown. By this point the Mississaugas were under increasing pressure from the ever increasing number of settlers and their fisheries. They were creating a significant negative impact on the traditional economy of the Mississaugas which in turn left their people impoverished. The treaty was called the “Ajetance Purchase Treaty No. 19” named after the Chief of the Mississaugas of the Credit. The sale of the land was negotiated from October 27-29, 1818, and the final agreed upon amount was the annual exchange of goods in the amount of £522.10. Preceding the sale of the Mississaugas lands was first the sale of the lands to the immediate south in the “Head of the Lake Treaty, No.14” circa 1806, during which the Mississaugas sold 74,000 acres of land from the north shore of Lake Ontario up to present-day Eglinton Drive to the Crown. They retained only 1 mile on either side of the Credit River which became the Credit Indian Reserve, but this land was eventually surrendered in 1820.



1910 Photograph of the Credit River, running through Churchville  
Source: Richard L. Frost Postcard Collection, Region of Peel Archives



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## HISTORICAL VALUE

### HISTORY OF CHURCHVILLE

In the early 1800s the area now known as the City of Brampton was still a wilderness consisting of low-lying swamps and thick forests. While other parts of Ontario were being settled by Europeans who arrived from the early 1700s onwards, Brampton remained part of the Mississaugas of the Credit territory. The valleys surrounding the upper parts of the Humber and Credit River had primarily been used by the Mississaugas as seasonal hunting and fishing grounds. In late October 1818, the Crown purchased the land upon which Brampton was established from the Mississaugas, and with the purchase the new townships of the County of Peel were created.

Historically, the Peel County consisted of five townships named Caledon, Albion, Chinguacousy, Toronto Gore and Toronto. The Peel County encompassed the same area of land that is now the Region of Peel, which today consists of the three municipalities Mississauga, Brampton, and Caledon. The village of Churchville where the subject property lies is located near the northern boundary of the area that was historically the Township of Toronto. The northern part of the Township of Toronto would have been part of the New Survey, which was completed in 1819 following the Second Purchase in 1818, dividing up the land north of the Old Survey into 100 and 200 acres lots.

The village of Churchville is believed to have been founded in 1815 by Amariah Church, for whom it is named after. Church was a United Empire Loyalist who left Virginia for Canada following the American Revolution. Three years before the land was first surveyed and opened for settlement, Amariah traveled the trails up the Credit River to the northern-most part of the Toronto Township, as he explored the land in search of the best location on the river on which to build his mill. He selected Lot 15, Concession 3 WHS, where he initially built a



*View of a surviving mill at Eldorado Mills; near the corner of Creditview & Churchville Rd (north of Steeles)  
Source: John Boyd Sr. (photographer), 1923, City of Toronto Archives.*

brushwood dam, followed by a saw and grist mill soon after. He squatted on the land until it was purchased from the Mississaugas in 1818 and surveyed as part of the New Survey in 1819. The existence of the mill is confirmed in the surveyors' notes in which they recorded that the road that is present-day Creditview Road, had to pass around a mill.

Settlers began to arrive starting in 1821, and the land within the village of Churchville was quickly occupied. Churchville began its life as a thriving settlement due to its prime location on the banks of the Credit River. The Credit River drove the economic growth of Churchville as well as that of neighbouring villages like Meadowvale and Streetsville; its water was harnessed to power the mills and was used as a mode of transportation and trade. The primary local industries in these early days were lumber and wheat farming. The abundant white pine forests surrounding the area provided a resource to trade that helped the village prosper, as lumber was in demand and used extensively in ship and canal construction at the time. The wheat that was farmed was milled into flour and shipped in barrels to Port Credit from where it made its way further.

Amaziah Church's mill, being the first one to have been constructed in the "New Survey" helped drive the early development of the village, with settlers coming from far away to ground their wheat at Church's Mill. He passed away in 1831 and was the first person to be buried in the Churchville Cemetery founded in 1822 on a plot of land donated to the village by Andrew Scott. His son Orange Church inherited the mill operations, and in 1833 he turned the grist mill into a three-storey wood frame building in which he held political meetings in support of the Reformation. By 1831, Churchville had grown to a settlement of 80 people and contained two general stores, a distillery, a

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## HISTORICAL VALUE

### HISTORY OF CHURCHVILLE



Photograph of the Churchville Schoolhouse S.S. #14 on Creditview Road (date unknown)  
Source: via Historic Churchville Group



View of two of the churches formerly standing at the intersection between Creditview Road and Churchville Road  
Source: via Historic Churchville Group

tannery and a factory for the production of stave and shingles, in addition to Church's two mills.

As with other mill towns in Ontario, the industry provided opportunities of employment which in turn created a need for housing and other services for workers, thereby driving local development within these rural hamlets. During the period between 1830 to 1860 the village of Churchville experienced an upward growth, and at its peak, the 1877 Atlas of the County of Peel described Churchville as "one of the most flourishing villages in the county." By 1847, the population reached around 200, and according to historic accounts held two saw mills, two grist mills, three general stores, a post office, multiple shops offering the services of craftsmen such as cabinet and saddlemakers, two blacksmith shops, two tanneries, a slaughterhouse, a number of factories, a hotel and tavern among other amenities. The village contained its own schoolhouse, S.S. #14, as well as two churches, the Episcopal Chapel in 1839, and St. John's Anglican Church constructed in 1844, with a third Wesleyan church to be constructed in 1857. All three were situated at the intersection between Creditview and Churchville roads. The population of Churchville reached its peak at 400 in 1860.

When the surrounding pine forests were eventually depleted, the Village of Churchville shifted to wheat as its primary industry. This was sustainable for a period as the Crimean War between 1853-56 created an increased demand for flour, however soon following the War there was a decline in wheat prices. The period after 1860 marked the beginning of a sharp decline for the Village of Churchville, and its growth stagnated.

Several factors contributed to this slow down. The Grand Trunk Railway which was built in 1865, skipped Churchville and instead was constructed through





View of Main St. (present-day Churchville Road) looking North, circa 1905  
Source: Region of Peel Archives Photography Collection [Image 10457]

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## HISTORICAL VALUE

### HISTORY OF CHURCHVILLE



View down Hallstone Road towards Creditview Road (late 1800s or early 1900s; exact date unknown)  
Source: David Golden Collection via Historic Churchville Group



*Radial Line Churchville station formerly at Hallstone Road and Creditview Road  
Source: National Archives of Canada, via Historic Churchville Group*

Brampton becoming its first railway. Soon after in 1867, Brampton was voted as the county seat of Peel, further cementing its position as the growing political and commercial centre of the area. Businesses relocated there as it was only 5 miles away, and people moved away. Changes to manufacturing and transportation in the late 19<sup>th</sup> century made it difficult for the small local-based mills to compete with the output of larger-scale operations. All of the mills in Churchville shut down in the decade between 1866 and 1877. A devastating fire in 1875 destroyed a large portion of the historic buildings in the village core. The Credit Valley Railway which was built in 1879 to the east of the village did not help the economy recover as hoped. The population of the village was around 50 people by the early 1900s.

Churchville settled into a quiet existence in the early 20<sup>th</sup> century, acting primarily as a residential rural village, set in a scenic location on the banks of the river. The opening of Toronto Suburban Railway radial line in 1917 brought in weekend visitors from Toronto, and the village became a modest summer recreation area. In the 1920s and 1930s, permanent camps with summer cottages were constructed along the Credit River, such as Martin's Camp and Camp Naivelt near Eldorado Park. The cottages at Martin's Camp were later converted into full-time residences.

Flooding had always been an issue for the Churchville, due to its proximity and position on the Credit River. A succession of severe spring-time flooding in the 1950s that included Hurricane Hazel in 1954, led to the creation of the Credit Valley Conservation Authority. The village was declared to be in a floodplain and regulations were put in place that restricted new development in the area vulnerable to flooding, and most of the commercial establishments were converted into private residences.



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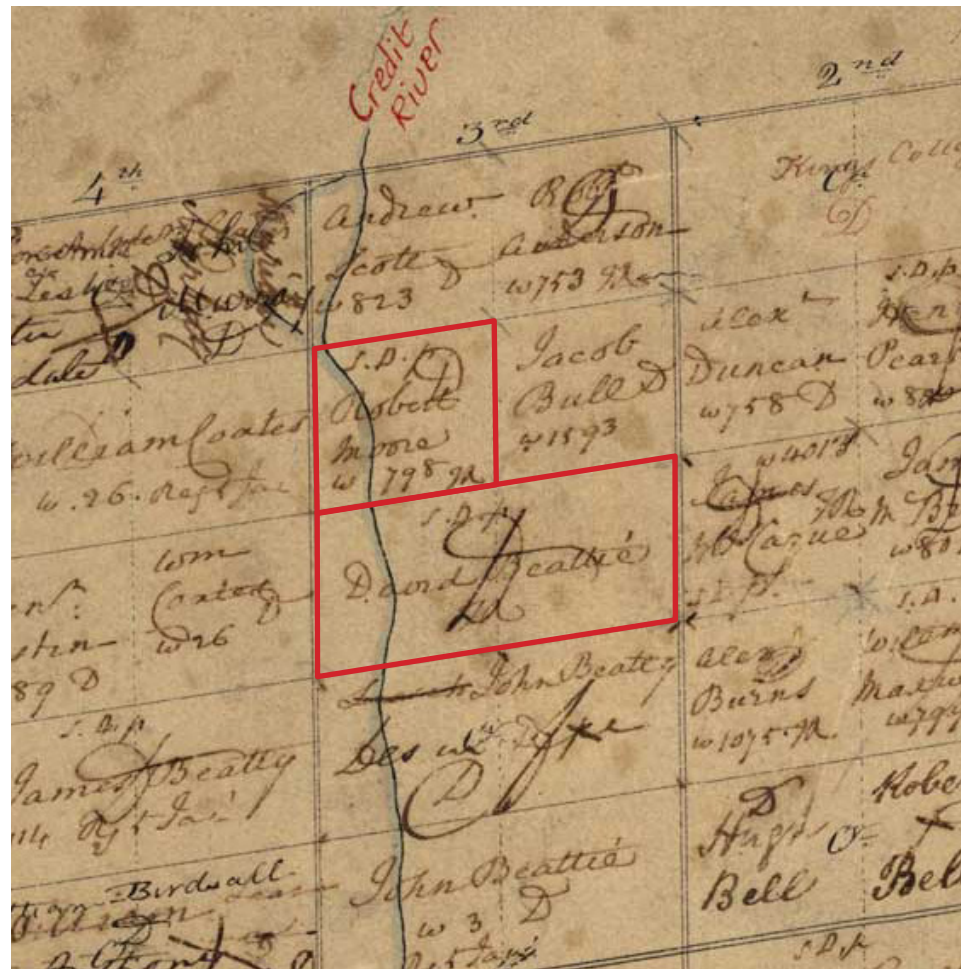
## HISTORICAL VALUE

### HISTORY OF CHURCHVILLE



*View of severe flooding in Churchville on April 5, 1950*  
Source: *Toronto Daily Star*, via Historic Churchville Group

In 1974, the City of Brampton was formed, and with its creation Churchville was incorporated under its municipal government. By the 1980s, the village was considered again to be a desirable place to live, and a number of larger estates were constructed within the rural landscape, such as in the south end along Creditview Road. In 1988, concerned citizens set out to have the village designated as a Heritage Conservation District to protect its historic character from being swallowed by the pressures of the surrounding suburban development, as Brampton (and on a larger scale the GTA) began to undergo a rapid expansion. The Churchville Heritage Conservation District was created in 1990, the first and only to this date in the City of Brampton. While today new residential and commercial development surrounds the historic village on all sides, the establishment of the Heritage Conservation District has ensured it is set back far enough so as not engulf the village.



1819 Survey Map of the Township of Toronto  
Source: Archives of Ontario [10051346].

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## HISTORICAL VALUE

### HISTORICAL SIGNIFICANCE

Historically, the subject property lies on parts of Lot 13 and Lots 14, Concession 3, WHS, in the former Toronto Township, of the historic Peel County. 7605 Creditview Road was originally part of the property to the south, 7593 Creditview Road, until 1954 when it was severed from the lot, and the original portion of the present-day house was constructed. Prior to this, the land has a long-documented history of ownership extending back to when it was first subdivided from the 100 and 200 acre survey lots that were granted to early settlers upon the completion of the First Survey.

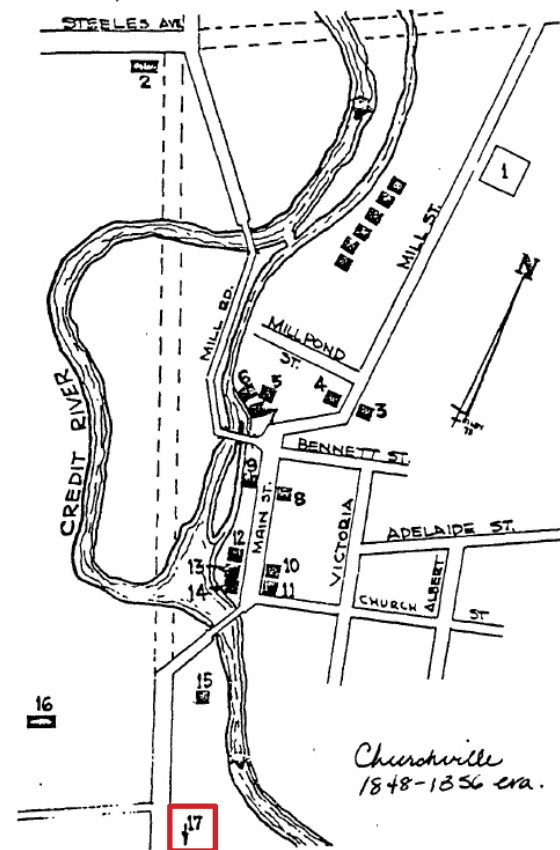
The following is a historic overview of the individuals associated with the property at 7605 Creditview throughout its morphology. It was developed based on information from the Peel Land Registry Office, and various primary and secondary sources that can be referred to in the Appendix.

#### **Early Settlers (1823 - 1838)**

The Crown Patent for the west half of Lot 14, Concession 3 WHS, which the north portion of the subject property sits on, was issued in 1823 to settler Robert Moore. All 100 acres of the lot were sold to William P. Patrick in 1824, and he sold this land to Erastus Wiman in 1834. Following his father's death in 1834, Erastus Wiman Jr. began subdividing his father's land into smaller parcels seeing the potential for profit as land in the township increased in value/demand. The south-western part was transferred to farmer Theodore Turley in 1834, with the exception of a small 3.25 acre portion at the southern edge of the lot which was purchased by John Alfred Dyson for £50.

The 200 acre parcel of land at Lot 13, Concession 3 WHS, of which the subject property was once part of, was first granted as a Crown patent to David Beatty in 1832. David Beatty was part of the colony of Irish settlers led by his brother John Beatty (one of the founders of Meadowvale), who made their way up the





#### CHURCHVILLE

1. cemetery
2. school
3. hotel
4. hotel cook house
5. distillery

6. saw mill
7. grist mill
8. hotel
9. store
10. hotel
11. blacksmith shop

12. blacksmith
13. carriage shop
14. store
15. tannery
16. church
17. slaughterhouse

Map of the Village of Churchville in 1848-1856

Source: The Churchville Heritage Conservation District Study (1989)

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## HISTORICAL VALUE

### HISTORICAL SIGNIFICANCE

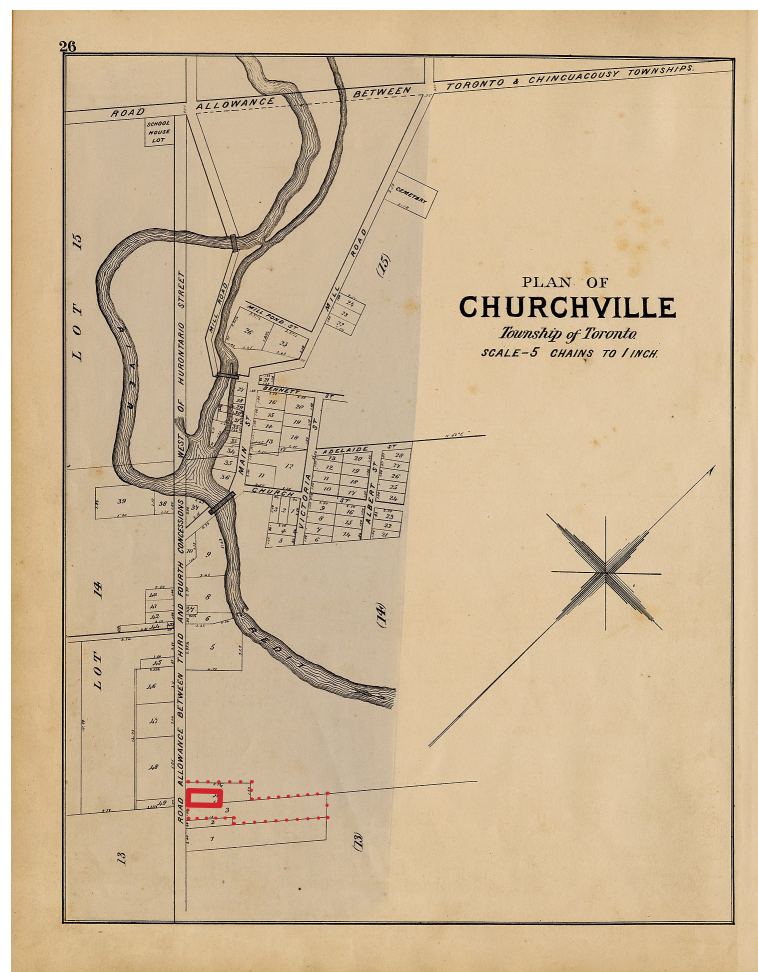
Credit River valley from New York in 1819 and settled in the northern part of the township. The Historical Abstract Register Book records a series of land transfers that took place in 1838. David Beatty sold the west half of the lot to John Glines on July 31, 1838. Almost immediately after purchasing the 100 acres of land, Glines sold 5 acres to Harriet J. Minor, who then proceeded to divide it into two smaller parcels, one of which was a 2.2 acres plot which she sold to John Alfred Dyson on September 11, 1838 for £50. The rest of Gline's land was sold to James Burns and remained primarily under agricultural use.

#### 1834 to 1954

The property was first developed in 1840 with the construction of the front portion of the existing heritage home at present-day 7593 Creditview. This assumed date of construction is based on information provided in two Brampton Heritage Board documents: Churchville: Reminders of the Past, and the 1990 Churchville Heritage District Plan building inventory. No evidence has been found of the construction of any structures on the portion of Lots 3 and 4, Plan TOR-11 that 7605 Creditview Road is comprised of in the 120-year span that preceded the severance in 1954. The 1909, 1919, and 1942 Topography Maps depict the property as an open space adjacent to the early house at #7593. It is likely the land was used by the residents for small-scale agriculture such as pasture for livestock or gardens by the various owners of the house. All former structures that are known to have stood on the land before its subdivision have been on the part of the property retained by #7593. This includes several sheds at the rear of Lot 3, a former slaughterhouse indicated on a map of the village layout between 1848-1856 at the rear of Lot 3, and a barn that stood at the rear of Lot 4 in the 1940's and 1950's.



Closeup of 1877 Map of Township of Toronto North by Walker & Miles. Parts of Concession 3, Lot 13 and Lot 14 where subject property is located is outlined.  
Source: McGill University Library, The Canadian County Digital Atlas Project



1877 Plan of Churchville showing properties within registered plan TOR-11 and TOR-6  
Source: 1877 Map of Township of Toronto by Walker & Miles. Region of Peel Archives.



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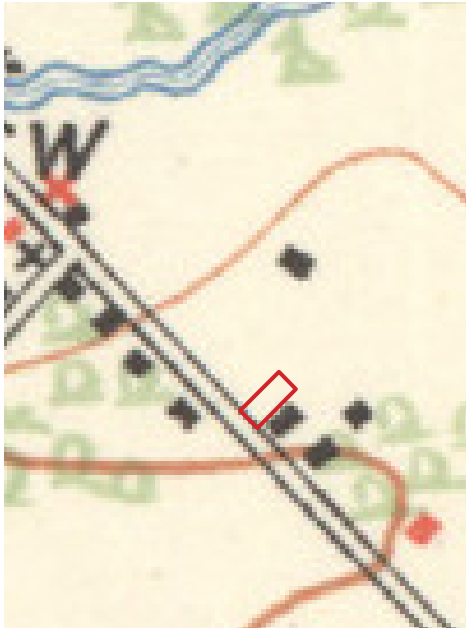
## HISTORICAL VALUE

### HISTORICAL SIGNIFICANCE

The outset of construction of the front section of the house at 7593 Creditview is tied to John A. Dyson who was the landowner at the time. He passed away suddenly in 1843 at the age of 34, and following his death his family sold the properties on both Lot 13 and Lot 14 to Richard Church. The ownership of the properties is vague for much of the next decade. In 1851, the property which by that time had dwindled to 2.2 acres on Lot 13 and 1 acre on Lot 14, Concession 3 WHS, was transferred from Samuel Mills to John Carroll for £45 each part. In 1852, Carroll sold 1 rood (equivalent to 0.25 acres) on Lot 13 to Trueman D. Hall, who then sold it to Alexander Anderson in 1858. In 1860, Carroll sold 3.2 acres on Lot 13 and 14 to Anderson as well. Little information is available on most of the early owners. Trueman D. Hall's profession is noted as farmer on his marriage certificate. In the 1851 Census, John Carroll is listed as a blacksmith, living with his family in a one-storey frame house (likely the partially completed early house at #7593).

In 1870, the property was registered as Lot 3 and Lot 4 under Plan TOR-11 of the Village of Churchville, of which Alexander Anderson is the first recorded owner. The 2.2 acres on Lot 13 which he purchased in 1860 became Lot 3, and the 1 acre on Lot 14 became Lot 4 within the plan. The 1861 Census lists Anderson and his wife Elizabeth as residents of a 1-1/2 storey wood frame house (a match in description to the front section of #7593), on 3 acres of land, and no other structures are listed on the property. The Census records Anderson's occupation as that of labourer. The 1865 Tax Assessment Roll provides further detail; it notes Anderson to have been a shingle maker.

In May of 1872, Anderson sold the property to John F. Madden for \$700. The 1873-4 County of Peel Directory lists Madden as a mason in the village of Churchville. In the 1891 Census, the only house listed on the property is a 1-1/2 storey wood frame house with nine rooms, indicating an addition to the front



Closeup of 1909 Topographic Survey



Closeup of 1918 Topographic Survey



Closeup of 1942 Topographic Survey



Closeup of 1973 Topographic Survey

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## HISTORICAL VALUE

### HISTORICAL SIGNIFICANCE

section of the house at 7593 Creditview. Madden owned the property for 23 years before he sold it to James Simeon Joyce in 1895 for \$675.

A biography in the Perkins Bull Family File for the Joyce family, provided James Simeon himself in 1936 at the age of 87, indicates that the Joyces were longtime residents of the village. James Joyce had lived in Churchville with his family since infancy. He was a blacksmith by trade, as was his father Morris Joyce before him, who kept a blacksmith shop in the village on Main Street. John Moore purchased the property from Joyce in 1900 which he immediately mortgaged to Mary J. Packham. Packham retained the property until 1905, when the mortgage was transferred to Sabina Smith. In James Simeon Joyce's biography, a John Moore is described as having run one of the two large flour mills that existed in Churchville during the village's grain industry boom periods. It is likely the same John Moore. Information was not available on either Packham and Smith.

James E. Bailey purchased the subject property in 1917. Bailey was a drover of cattle, as well as having worked as a butcher. No information was available to confirm that he lived on the property. As all documents that were found record James E. Bailey as living in and owning a residence in the village of Streetsville, it is likely that he leased it out.

#### **The Cardinells (1942-1963)**

In 1942, Lots 3 and 4 of Registered Plan TOR-11 were purchased by Fred Cardinell, from the Estate of James E. Bailey following his passing in 1941. The Cardinells are significant to the history of the property at 7605 Creditview itself, as it is the Cardinell family who severed the land from the larger parcel, and for whom the original portion of the house was constructed.



T-780789

PLAN OF SURVEY  
OF PART OF LOTS 4 & 3  
REG'D. PLAN TOR-II  
TOWNSHIP OF TORONTO  
COUNTY OF PEEL  
SCALE: 30 FT = 1 IN.

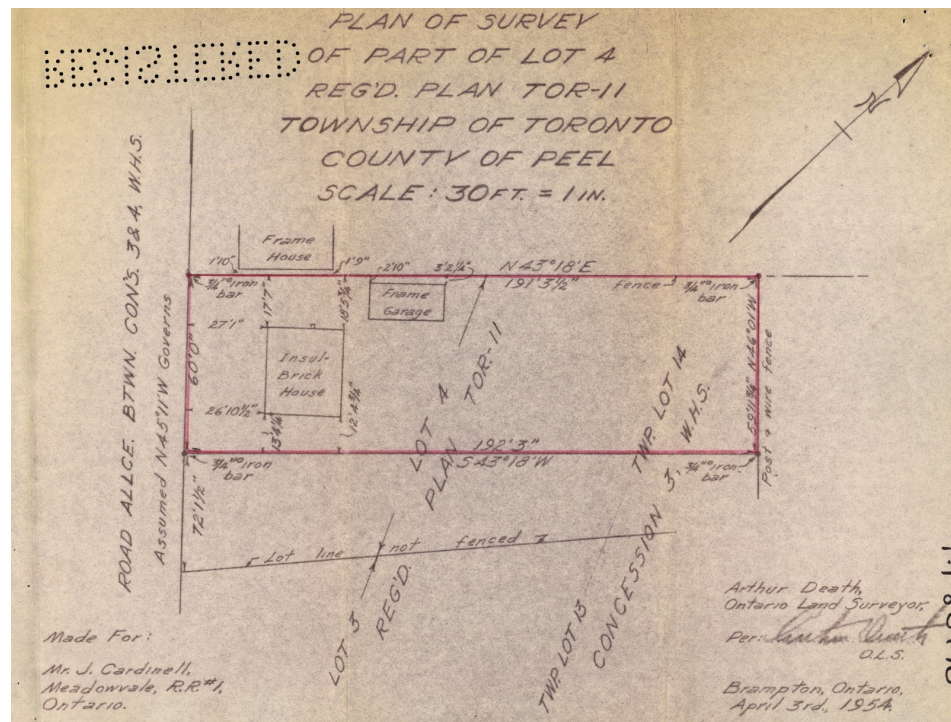
ROAD ALLEE. BTWN CON'G 3 & 4, W.H.S.  
Assumed N45°11'W Governors  
80.0'  
72 1/2"  
27°0"  
27°0"  
7'10 1/2"  
3/4" iron bar  
23'11"  
23'11"  
36'3"  
36'3"  
20'0"  
20'0"  
Wooden Stake  
Wooden Stake  
Wooden Stake  
Lot line not tensed  
N45 1/2'E  
192'5"  
S43°18'W  
193'4"  
3/4" iron bar  
3/4" iron bar  
TW PLOT 13  
CONCESSION 3, W.H.S.  
TW PLOT 14  
PLAN TOR-II  
LOT 4  
LOT 3  
Post - wire fence  
S46°0' E  
190 1/2"

Made For:  
Mr. F. Cardinell,  
Meadowdale R.R.#1,  
Ontario.

Brampton, Ontario,  
April 3rd., 1954.

Arthur Death,  
Ontario Land Surveyor,  
Per: [Signature]

1954 Plan of survey of new property (7605 Creditview Road) composed of parts of Lot 3 and 4, Plan TOR-11  
Source: Instrument TT80789, Peel County Land Registry (No.43)



1954 Plan of survey of new property (7611 Creditview Road) composed of part of Lot 4, Plan TOR-11  
Source: Instrument TT80790, Peel County Land Registry (No.43)

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## HISTORICAL VALUE

### HISTORICAL SIGNIFICANCE

Fred Cardinell resided in the house at 7593 Creditview Road from 1942 to 1954 with his wife Violet Florence Bailey (no relation to the previous owner) and their four children, James (Jim), Mildred, Ted, and Bob. Fred grew up in Milton (Halton) while Violet was born in the County of Peel, and they married in 1928. They settled in the nearby village of Huttonsville, prior to moving to Churchville. According to the 1953 Canada Voter's List and community accounts, Fred Cardinell worked as a florist at Dale's Estate Greenhouses, which employed many residents of Churchville at the time, as well as those in other surrounding areas of Brampton. The Cardinells are said to have kept livestock on the property including chickens and cattle, and a barn in addition to several outbuildings is known to have existed at the rear of Lots 3 and 4 in the 1940s and 50s.

The property upon which 7605 Creditview Road now stands was severed from the larger property to the south, that is 7593 Creditview Road, on May 6, 1954. Fred and Violet Cardinell split the north corner of their land to create two new properties: 7605 Creditview Road on parts of Lot 3 and Lot 4 fronting the road, and 7611 Creditview Road on the northern edge of Lot 4. The survey plans attached to the land registry instruments illustrate the extents of the new properties and can be referenced to on the opposite page. Instrument TT80789 depicts the original footprint of the present-day house at #7605, which was registered in joint custody to Fred and Violet Cardinell. The property at #7611 was granted to James Cardinell and his wife Helen Agnes by his parents. Instrument TT80790 depicts an insul-brick home already constructed on the property at #7611, which can be explained by a series of land transfers registered in 1949, 1950 and 1954 associated with the north portion of the lot, occurring prior to the creation of the two new properties. The land switched hands from Fred to James Cardinell, and then back to Fred







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## HISTORICAL VALUE

### HISTORICAL SIGNIFICANCE

again, followed by what is understood to have been a renegotiation of the property boundaries on May 6th 1954. Following the construction of the new house at #7605, the Cardinells sold the remaining portion of the property at 7593 Creditview on August 30th, 1954, to the McGees.

#### **1963 to 1968**

Fred and Violet remained living in the house at #7605 until 1963, when they sold the property to Paul and Elizabeth Smith. The Smiths resided at the property for two years, transferring it in 1965 to Leslie and Bonnllynn Wood. The Woods also retained the property for only two years, selling it in 1968 to Warren and Barbara Piper. Information was not available on neither the Smiths and Woods. The 1968 aerial photograph indicates that the garage portion of the outbuilding was constructed by 1968, but no further information is available to narrow down the exact date.

#### **Pipers (1968 - 2020)**

Within the village of Churchville, the house at 7605 Creditview Road is most commonly associated with the Piper family, who maintained ownership of the property for 50 years. Barbara and Warren Piper raised their two children Victor Piper and Leslie Best in the house and lived there until their passing in 2016 and 2018, respectively. The addition to the south end of the house was constructed by/for the Pipers sometime between 1968 and 1994, likely to accommodate their growing family. This time range has been based on existing aerial photographs. Sometime between this period the outbuilding was also expanded to include the shed at the rear. The sunroom/screened porch was a later addition which the Pipers constructed between 2002-3.



Churchville Fire Department. Pictured: Ab Callaghan, Gord Galliford, Harry Blackburn, Warren Piper, Paul Carpe, Don Kirkham, Bob Crouch, Greg Prince-Cox, Dave Rollings, Claude Laffoley, Mike Kneebone, Darcy Malloy  
Source: "Brampton Firefighters: 140 Years of Dedicated Service," (1993). Via Historic Churchville Group

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## HISTORICAL VALUE

### HISTORICAL SIGNIFICANCE

In the 1968 and 1972 Canada's Voters Lists, Warren's occupation is listed as a machinist and later a salesman, while Barbara worked as a billing clerk. Both were involved in local community groups. Barbara volunteered with the Girl Guides of Canada for over 30 years. Warren served as a volunteer firefighter with the Churchville Fire Department for 14 years, taking on the position of Platoon Chief one year, in 1995.

The Churchville Fire Department was a volunteer fire brigade formed in 1951, in response to an identified need for fire protection services in the village and surrounding areas. The station was the garage of Churchville resident Ollie Burton and housed the fire truck supplied by the Toronto Township. A siren was installed on the roof of Golden's general store. The volunteer firemen kept plectrons (pagers) in their homes and when a call was received, the truck would make a round through the streets of the village and pick up the volunteers as they rushed from their homes. The fire brigade was recognized for its service to the community by the City of Brampton which awarded the volunteers a Citizens Award in 1992. The station in Churchville was shut down in 2010, and the Churchville Fire Department has become a part of the more recent history of the village.

Ownership of the property was transferred to the Piper's daughter Leslie Best, following Barbara's death in 2016, and remained in the family until 2020, at which point it was sold to the current owner of the property.



INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE
Grant	26 Apr, 1954	Fred Cardinell et ux	Fred Cardinell, Violet Cardinell
Grant	21 Jun, 1963	Fred Cardinell, Violet Cardinell	Paul E. Smith, Elizabeth Smith
Grant	24 Dec, 1965	Paul E. Smith, Elizabeth Smith	Leslie Wood, Bonnllynn Wood
Grant	1 Mar, 1968	Leslie Wood, Bonnllynn Wood	Warren Piper, Barbara Piper
Application of Survivorship	14 Oct, 2016	Barbara Piper	Warren Piper
Transfer	26 Sept, 2017	Warren Piper	Warren Piper, Leslie Best
Application of Survivorship	5 May, 2018	Warren Piper	Leslie Best
Transfer	1 Sep, 2020	Leslie Best	David Colonna

---

## HISTORICAL VALUE

### HISTORICAL SIGNIFICANCE

#### Conclusion

The subject property is located on land that was originally part of the neighbouring property to the south, 7593 Creditview Road. The lot therefore has historic association with 7593 Creditview and its history prior to severance in 1954. The adjacent 2-storey residence is an early home in the village, dating back to 1840, and the property appears to have acted as housing for farmers, labourers and tradesmen working in the village of Churchville and surrounding area. The portion of Lots 3 and 4 of which 7605 Creditview Road is comprised of is believed to have remained vacant for much of the early history of the property and have served as open space surrounding the home that was likely agricultural in use.

The house standing at 7605 Creditview Road was not built until 1954. The severance of the property and construction of the original portion of the house is linked to Fred and Violet Cardinell. Within the village of Churchville, the house is most commonly associated with the Piper family who lived there for the longest period of time. Warren Piper contributed to the community of Churchville through his service as a volunteer fireman on the Churchville Fire Department.



*View of Front (West) elevation from Creditview Road. A simple 1-storey house design with a long rectangular footprint and side gable roof. The house is raised from the street level on a small hill, sloping up from the road.*



*View of front entrance, accessed by a raised porch (wood deck) with stairs off of the driveway and connected through to the backyard.*



---

## ARCHITECTURAL VALUE

### EXTERIOR PHOTOGRAPHIC DOCUMENTATION



*View of the driveway and front elevation of the house from Creditview Road. The asphalt driveway is situated along the northern edge of the property and slopes up towards a detached garage/shed structure behind the house. The existing garage is oriented with the garage door facing the street.*



*Detailed view of the Front (West) facade. Hedges are planted in a garden bed along the front length of the house. Vegetation along the southern property limit, screens the view of the neighbouring house (#7593) to the south.*





*View of West elevation of the existing house, looking towards the neighbouring houses to the north. The setback of #7605 from the street is similar to that of the adjacent houses to the north (#7611 and #7615).*



*Detailed view of front entrance. An unusual hexagonal window is located to the left of the front door.*



*Front Facade Detail. Paint is peeling from the wood siding in places all along the facade. House is in need of maintenance.*

---

## ARCHITECTURAL VALUE

### EXTERIOR PHOTOGRAPHIC DOCUMENTATION



*Detailed view of window on Front (West) Elevation. Typical example of the windows all around the facade. White vinyl window with surrounding wood trim. Black shutters and window trim are in contrast to the white siding.*



*View of the South Facade. It is consistent with the rest of the house. Inaccessible due to neighbouring hedges along southern property line*





*View of the existing detached garage at the end of the driveway. The garage is a 1-storey structure clad with off-white vinyl siding, with a contrasting black door. A wood board fence separates the backyard from the driveway.*



*View of North Elevation. A low pitched side gable profile. The house is clad with a combination of wood overlap siding up to the underside of the roof and vinyl siding in the gable. A brick chimney stack is located to the east of the side entrance door, which is also accessed from the raised wood deck.*

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## ARCHITECTURAL VALUE

### EXTERIOR PHOTOGRAPHIC DOCUMENTATION



*Detailed view of side entry. Note the difference in brick along the height of the chimney stack, which transitions from a smooth to rough texture, suggesting an extension to or repairs to the chimney.*



*Detailed view of the foundation along the North Elevation. The foundation of the house is masonry block. The basement window has been covered up. The wood deck at the front of the house connects to the rear yard, with a wood staircase that leads down to a small paved area.*





*View of Rear (East) Elevation from the backyard. The south end of the house is an early addition to the original 1950's home. The extent of the addition is marked by the left gable end that projects slightly out into the rear yard.*



*View of Rear (East) Elevation. It is consistent in appearance with the front elevation. Masonry block foundation transitions to white wood overlap siding. Aluminum soffit and asphalt roofing. Black vinyl window shutters are carried over to the back.*



---

## ARCHITECTURAL VALUE

### EXTERIOR PHOTOGRAPHIC DOCUMENTATION



*View of East wing containing bedroom extends out slightly into the rear yard. Small garden beds are located alongside the building. Vegetation (a mixture of coniferous and deciduous trees and hedges) alongside the southern property line screens from view the neighbouring house (#7593). A chain link fence also separates the two properties.*

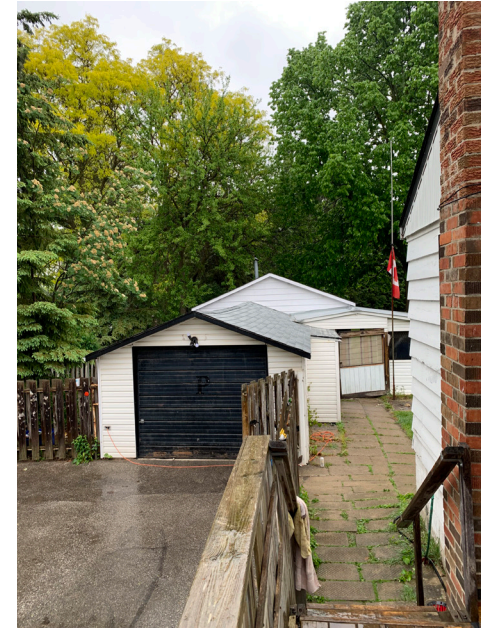


*View of the outbuilding containing the garage/shed located at the rear of the house. Attached to the garage, but not connected is the workshop housed in the tallest structure at the back. To the right is a covered porch/sunroom that opens out onto the grass.*





*View of the backyard. The outbuilding is located on the north edge of the yard (left), and is surrounded by an open grassy area. Two small garden beds are located to the right. An existing mature tree stands in the centre. The yard has a treed perimeter.*



*View of the garage and attached accessory buildings. The yard is accessible by a staircase leading off of the front deck. A paved stone patio path leads to the outbuilding.*



---

## ARCHITECTURAL VALUE

### EXTERIOR PHOTOGRAPHIC DOCUMENTATION



*Detailed view of outbuilding located in the backyard.*



*An aluminum shed is located behind the workshop portion of the outbuilding. Small trees and bushes along the fence at the northern property edge help to visually separate the yard from that of the neighbouring property to the north.*





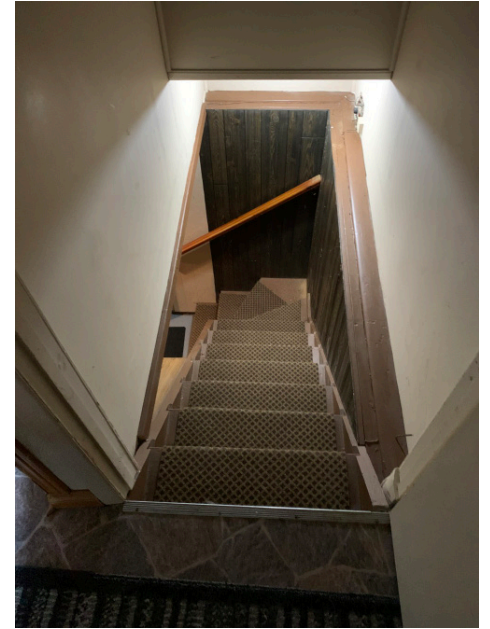
*View of the kitchen looking across the room towards the backyard. Walls and ceiling are both of drywall construction. The floor is finished with a stone textured vinyl. Wood trims run along the ceiling and doorways.*



*View through the length of the house, looking from the north to south end. The living room is located to the right at the front (west) half of the house, while the dining room is situated on the rear half (east).*



*The kitchen is located next to side entryway (accessed from the north elevation). A storage cubbie with wood railings that extend to the top of the ceiling provides separation between the entry and kitchen.*



*View of stairs to basement level. Located across from the kitchen, and adjacent west of the side entry.*

---

## ARCHITECTURAL VALUE

### INTERIOR PHOTOGRAPHIC DOCUMENTATION



*View of living room in the foreground, and main entryway in the background. Original wood wall panelling remains in the living room. Some of the wood trim surrounds have recently been painted white.*



*View of the pony wall/shelving unit which separates the dining room and living room. A metal strip marks the transition from vinyl to hardwood flooring, which was carried through the remainder of the main floor.*





*View of the dining room situated on the rear (east) half of the house. Features banquette seating. The window frame has been repainted white. The ceiling trim consists of a thin wood strip.*



*View to backyard from the dining room.*



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## ARCHITECTURAL VALUE

### INTERIOR PHOTOGRAPHIC DOCUMENTATION



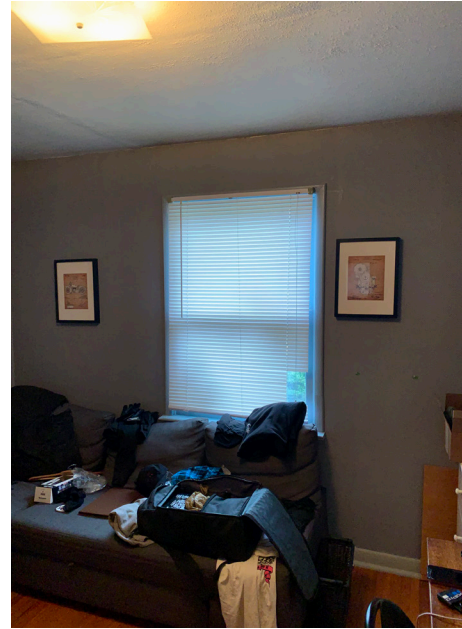
*Detailed view of the textured ceiling that has been carried through the original portion of the house. A simple thin wood strip is used for crown molding.*



*View of the living room, located at the front of the house, next to the entryway.*



*View of the living room.*



*View of the lounge room, located at the front (West) half of the house, adjacent to the living room.*



*View of the lounge room. There is a chimney flue in the corner of the room that runs from the basement and through the roof.*



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## ARCHITECTURAL VALUE

### INTERIOR PHOTOGRAPHIC

### DOCUMENTATION



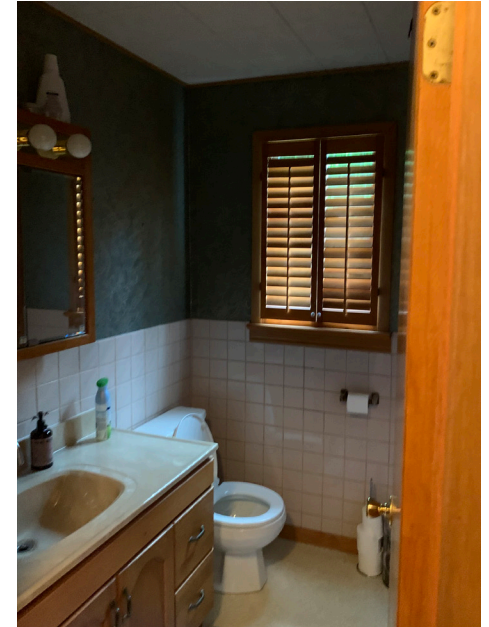
*View of the bedroom located at the front of the house, in the later addition to the south end. The ceiling is smooth in contrast to the original parts of the home. Wood trims are similar in profile and colour to the rest of the house.*



*View of bedroom located at the rear of the house, in the wing that is part of the later addition to the south end.*



*View of office located in the rear half, in the original portion of the house.*

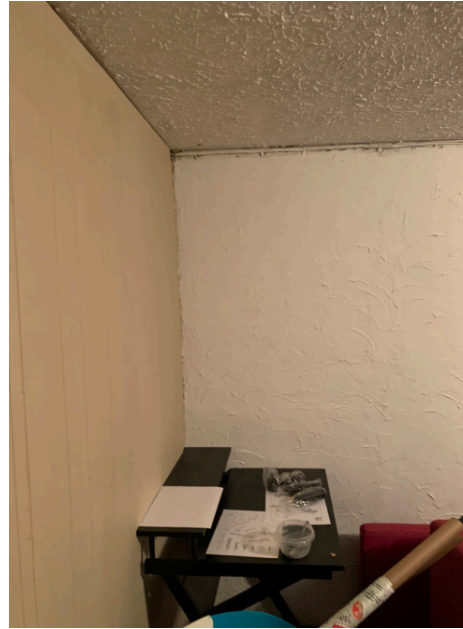


*View of Bathroom located in the rear half, between the dining room and office.*





*View through the length of the basement, taken looking from the north to south end of the house. Visible in the background are the foundation walls of the original house, prior to the south addition.*



*The portion of the basement underneath the original footprint of the home has plastered foundation walls, and finished walls and ceiling. Other parts (mostly along the south end and east half of the house) have been left unfinished.*



*View of basement looking towards the staircase. Room is used for storage. The door to the laundry room is to the right.*

---

## ARCHITECTURAL VALUE

### INTERIOR PHOTOGRAPHIC DOCUMENTATION



*View of masonry block foundation wall of the original footprint. Doorway has been cut into the foundation walls and plastered over.*



*View of basement underneath south addition. Former window in the original foundation wall has been covered. Floor structure above is visible, as ceiling has been left uncovered. The room serves as storage space.*



*Detailed view of the blocked out window in the original foundation wall. An opening has been cut to allow the mechanical duct to run through.*





View of basement storage room underneath the south end addition.



View of laundry room, located on the rear (East) half of basement. Above-ground window offers view to backyard.



View of basement mechanical room, where furnace and boiler are located. The window in the background has been covered up; it is located on the north elevation.



**ARCHITECTURAL VALUE**  
**INTERIOR PHOTOGRAPHIC**  
**DOCUMENTATION**



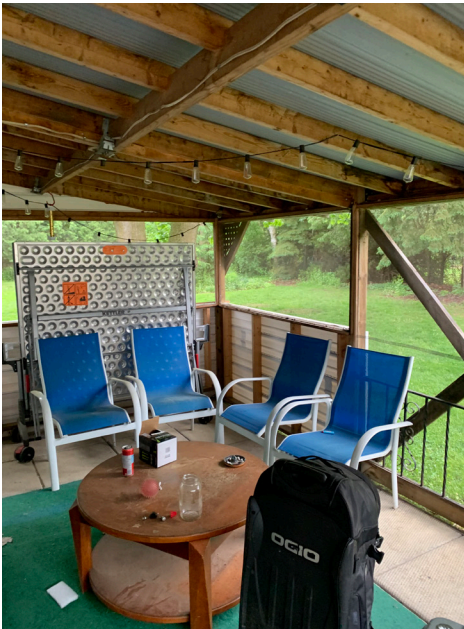
*View of the workshop in the rear yard outbuilding. Roof structure and electrical wiring has been left exposed.*



*View of workshop located in the outbuilding.*



*View of the sunroom/screened porch in the outbuilding. Sheltered by an aluminum shed roof with exposed wood framing.*



*Screened in porch*



### Phasing of Construction:

1) Original House Footprint - The portion of the house that is denoted on the 1954 plan of survey of the property that was attached to the land transfer (Instrument TT80789).

2) Addition - An early addition constructed sometime between 1971 and 1994 (time range based on available aerials) that extended the length of the home towards the south property limit, and slightly into the rear yard.

3) Garage/Shed - The garage portion of the accessory building was constructed between 1954 and 1968. Date of construction relative to residence is unknown. Not marked on 1954 plan of survey, but is visible on 1968 aerial photograph. Similar appearance and use of material suggests it was constructed close to or alongside the dwelling.

4) 1st Addition to Garage/Shed - The addition of the workshop to the rear of the garage was constructed sometime between 1971 and 1994 (date of earliest aerial that was available). The taller roof profile in comparison to the section of the front marks the extent of the addition.

5) 2nd Addition to Garage/Shed - The addition of the screened porch to the south rear of the garage/shed was constructed between 2002 and 2004.

6) Aluminum Shed - Date of construction relative to other additions is unknown.

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## ARCHITECTURAL VALUE

### ARCHITECTURAL SIGNIFICANCE

The residence at 7605 Creditview Road is a one-storey bungalow, the original portion of which appears to have been constructed in 1954. The house has a long rectangular form, with a small tail that projects 1m into the backyard, at the southern end. The roof on the main body is a low-pitched side gable roof, intersected by a front gable at the tail. The house has a simple rectangular plan of approximately 1267 sq. ft. on the ground floor.

The house is assumed to be of wood frame construction and the exterior is clad primarily with white wood clapboard siding, combined with vinyl siding in the gable ends. The roofing consists of asphalt shingles. The house rests on a masonry block foundation. A brick chimney is located on the north side of the building, however there is no corresponding fireplace on the interior ground floor or basement. The bricks change texture mid-height of the chimney indicating a past extension or reparation of the chimney.

The large accessory building to the rear north of the house which contains the garage, shed/workshop and a screened-in porch is constructed and finished with similar cladding materials: wood frame construction, vinyl siding and asphalt roofing. The additions to the garage over time are distinguishable by the variations in roof height/profiles of the additions.

The front (west) elevation of the house emphasizes the horizontal proportions of the house (which is wider than it is tall). It is not guided by symmetry, and the windows are placed on the facade based on the interior layout. The vinyl windows vary in size across the elevations, and are a combination of large, fixed windows and narrower single hung ones. Black shutters and wood window trim provide some contrast to the otherwise monochromatic facade. The aluminum eaves projects out over the front and rear facade. A raised wood porch at the corner of the front and north elevation provides access to





Earliest image available is from 2009 Google Streetview. View from Creditview Rd of Front Facade of Subject Property in 2009 .  
Source: Google Streetview (2009).

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## ARCHITECTURAL VALUE

### ARCHITECTURAL SIGNIFICANCE

the front entry door and a secondary side entrance on the north elevation. The back (east) elevation is consistent in appearance to the front. Windows are limited on the side elevations to a single one on the north face corresponding with the kitchen.

The living space is concentrated on the ground floor. The E-W footprint of the house has rooms located off a corridor that runs the length of the house, where every room is located on an exterior wall. The entry halls, living room, dining room, kitchen, bathroom, office, and lounge room would have constituted the extent of the original building. An addition of two bedrooms to the south end of the residence extended the original footprint of house towards the southern property line and into the rear yard. The bedroom on the east is located within the small tail. The addition to the south end is indiscernible from the exterior; it appears the building had been reclad with the present siding with its construction. There are no seams on the roof or exterior walls to mark it. There is a basement underneath the entire length of the house and is primarily used for storage. The extent of the 1970's or 80's addition can be seen within the basement where a door opening has been cut into the original foundation wall and a previously existing window has been boarded up. Whether the finishes and trims are original to the house is uncertain, but probable.

There are no significant architectural features. The house was built using standard construction, and there is no display of distinctive craftsmanship in the design. This modest home is a typical example of post-war housing in Churchville and other areas in Brampton.

Address: 7605 Creditview Road, Brampton, ON

Date: June 24, 2021

| Evaluator: Alexander Temporale B.Arch, O.A.A., F.R.A.I.C., C.A.H.P.

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	(L)	No important associations.
Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	(L)	Associated with the area's growth pressures and early infill development.
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	(L)	Not applicable.
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	(L)	The property does not have the potential to contribute to understanding the Churchville's early history.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	(L)	Builder and designer are unknown.



## CULTURAL HERITAGE ASSESSMENT

### EVALUATION OF HERITAGE VALUE

ARCHITECTURAL VALUE	GRADE					RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	F	(L)	Not a well designed example of post-war bungalows. Typical at best.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	(L)	Typical form.
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	Standard construction.
CONTEXTUAL VALUE						
Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	(L)	Not representative of the heritage district vernacular.
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	(L)	Linked only as representing 1950's infilling.
Is a landmark.	E	VG	G	F	(L)	Not a landmark.

Rating system:  
 E - Excellent  
 VG- Very Good  
 G - Good  
 F - Fair  
 L - Low

---

## **CULTURAL HERITAGE ASSESMENT CONCLUSION**

In the opinion of the author, the existing house at 7605 Creditview does not meet the criteria under Section 29 of the Ontario Heritage Act for designation. After an assessment of the structure's historical, contextual, and architectural merits, the conclusion was that the house was not of historical value. The house, as a result may be demolished. Mitigating measures regarding the loss of the house are not required.



CULTURAL HERITAGE IMPACT  
PROPOSED DEVELOPMENT  
MITIGATING MEASURES  
CONCLUSION







Front (West) Elevation Proposed Development  
Prepared by ATA Architects Inc., 2021

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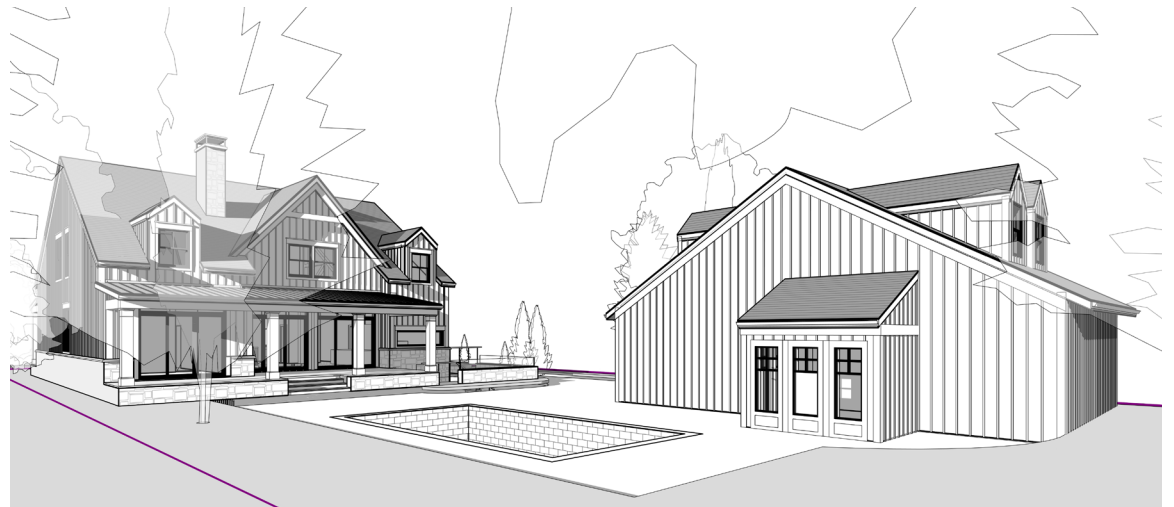
## CULTURAL HERITAGE IMPACT PROPOSED DEVELOPMENT

In the introduction to Churchville Conservation Guidelines on page 22, it states that “the building style in Churchville is typical of rural Ontario vernacular architecture.” The house proposal for 7605 Creditview Road is a contemporary interpretation of the Gothic Revival Ontario farmhouse. The intent of the proposed design is that it is compatible with the character of the Village and meets the guidelines for new buildings in the Churchville Heritage Conservation Plan (By-law 243-2007). The following is a list of features that respond to the Guidelines:

- 1-1/2 Storey, Low Profile Design  
The new home complies with the intent of the Plan’s guidelines. The second level is largely concealed within the main roof of the porch. The front porch roof further lowers the roofline visually. The building height of the proposed dwelling is 7.3m in accordance with the Zoning By-Law limit of 8.75m.
- Symmetrical, Three Bay Facade  
The new house utilizes the preferred three bay facade. The entrance door and sidelights are centered on the facade and the gable above. The doorway is flanked by a pair of windows equally spaced on both sides. The entrance faces and is parallel to the road as recommended in the Guidelines.
- Broad Front Porch  
Porches are recommended and the proposal utilizes the porch to emphasize the horizontal and lower the apparent height of the house. It also adds interest and provides a sheltered and welcoming entry to the home. Porches provide a three-dimensional quality to the design. In a contemporary fashion the porch columns are simplified square supports without gingerbread details.



*Perspective view from the northwest of the proposed design*



*Perspective view from the southeast of the proposed design*  
*Drawings prepared by ATA Architects Inc., 2021*



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## CULTURAL HERITAGE IMPACT PROPOSED DEVELOPMENT

- **Central Gable**  
The central gable is a traditional architectural feature of many traditional Gothic Revival farmhouses. It gives added interest to the front facade and focuses the viewer's attention to the centrally located entrance below. Because the design of the proposed new house is a contemporary interpretation, the bargeboard or gingerbread has been replaced by a simple structural brace detail. In keeping with the style of the house, two centrally located pairs of pointed windows provide interior lighting and visually reduce the solidity of the gable. They also provide identity to what is a prototypical farmhouse facade.
- **Building Location**  
To reduce the width of the house and create more open space around the house, the garage is located to the rear in accordance with 5.5.2 Building Location.  
5.5.2 - "Ancillary buildings should be located towards the rear of the lot. Garages in particular should not form part of the front façade of a new building and are best located towards the rear of the building or, preferably, detached."  
The garage is substantially back from the roadway, but has been designed to compliment the house. The distance to the road is 45.4 ft (13.85 m).
- **Roof Form**  
The design of the proposed dwelling incorporates a side gable roof which is the dominant roof form in the District.



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*Axonometric views of the proposed development; from the northeast (top), and southeast (bottom)  
Prepared by ATA Architects Inc., 2021*

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## CULTURAL HERITAGE IMPACT PROPOSED DEVELOPMENT

- Garage Design

The carriage house style of the garage has been designed to complement the house. Two traditional garage doors with glazed panels face the road. The garage is deep enough to house 3 cars and a tractor. The second level is for storage and has dormers that are similar to the house. The roof slope is also similar to the house and is a side gable design as well. On the existing property there was a separate large shed/garage which the carriage house replaces.

- Windows

Traditionally, windows in the heritage district were rectangular and the glass was divided into rectangular sections proportionally taller than wide. The proposed house utilizes a two over two single hung window design that was typical of the 1880's. These are illustrated in the Guidelines as preferred.

On the facade there are two pairs of windows to give adequate lighting. Research by ATA found several examples in which the windows matched the height of the transom entrance. Only on the rear elevation is the glazing larger in scale and more contemporary.

- Board and Batten Siding

The use of vertical board and batten as cladding for the body of the house is in keeping with the preferred wall materials listed in the district guidelines.

- Simple Design

The house is a simple design in keeping with the heritage district. Decorative elements have been kept to a minimum. In modern interpretation of the style proposed, the detailing is focused on the trim rather than decoration.





Street Elevation with proposed development at 7605 Creditview Road and neighbouring properties.  
Source: ATA Architects Inc., 2021

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## CULTURAL HERITAGE IMPACT PROPOSED DEVELOPMENT

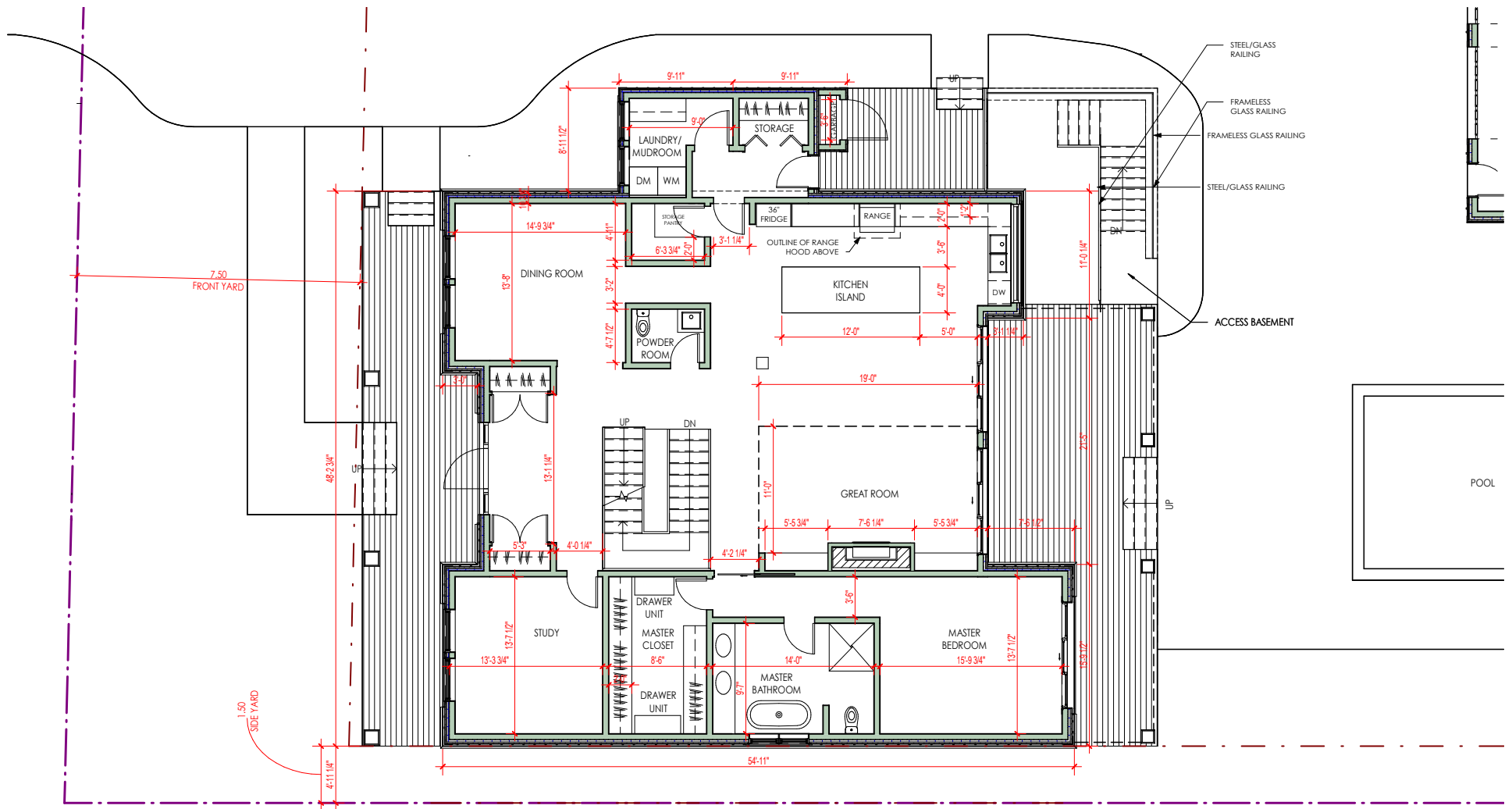


- **Compatibility**

The house at 3,420 sq ft is larger than the 2,750 square feet allowable under the zoning for the district; however, the house is compatible with the adjoining neighbours and the Creditview Road streetscape. Its modest appearance allows it to blend in with its adjacent neighbours and the streetscape.

The house to the south, 7593 Creditview, is also a simplified Gothic Revival farmhouse. The heritage house is, however, an early two storey version. If restored with an open porch as recommended, the two structures will be very compatible. The proposed house is well separated from its southern neighbour by mature dense landscaping and a generous open side yard on the north side of the existing heritage home. There is a similar broad side yard separation between 7605 Creditview and the 1-1/2 storey home to the north.

The layering of the facade created by the broad porch and low slope roof reduces the apparent size of the house. When viewed from the roadway, the house would not appear visually larger than 2,750 sq. ft. The proportions of the house suit the style. If the front dormers were removed and the two bedrooms located to the rear, the house would appear as a one storey because the second floor area would be entirely concealed. The front dormers benefit the design by giving additional visual interest to the roof line. In the opinion of the author, the new home benefits the streetscape by adding a home with a traditional Ontario vernacular style to the mix of designs that currently exist along this section of Creditview Road.



Ground Floor Plan of Proposed Residence  
Prepared by ATA Architects Inc., 2021



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West Elevation



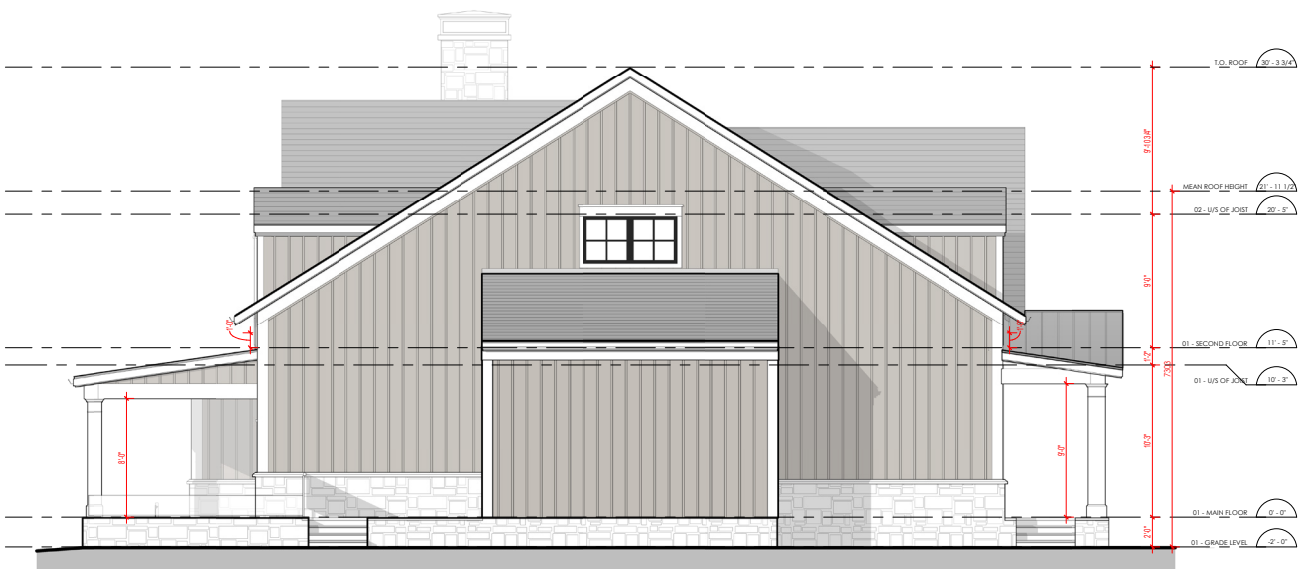
South Elevation

Drawings prepared by ATA Architects Inc., 2021

CULTURAL HERITAGE IMPACT  
PROPOSED DEVELOPMENT



East Elevation

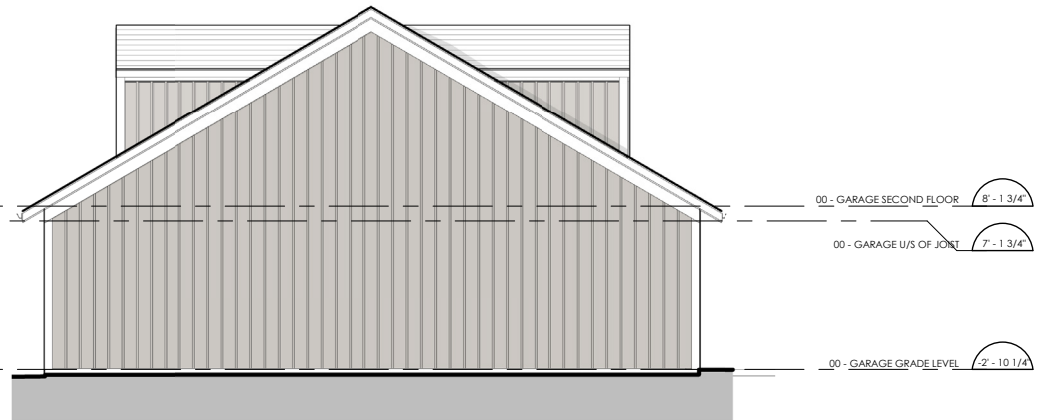


North Elevation

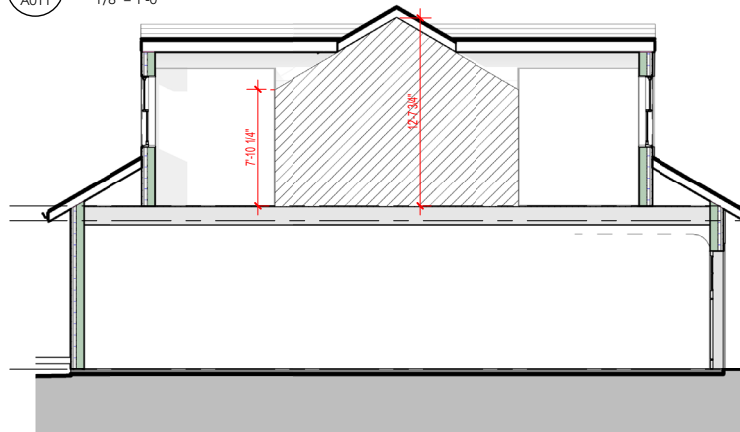




1 PVT. GARAGE WEST ELEVATION  
A011 1/8" = 1'-0"



2 PVT. GARAGE NORTH ELEVATION  
A011 1/8" = 1'-0"

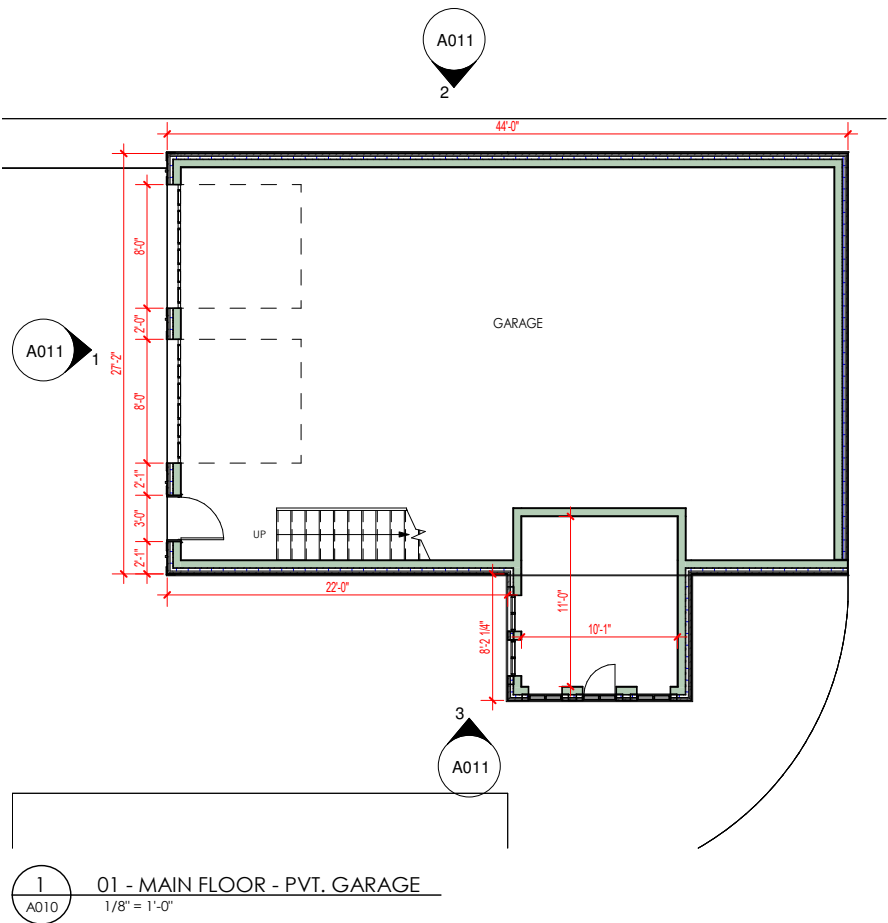


4 PVT. GARAGE SECTION  
A011 1/8" = 1'-0"

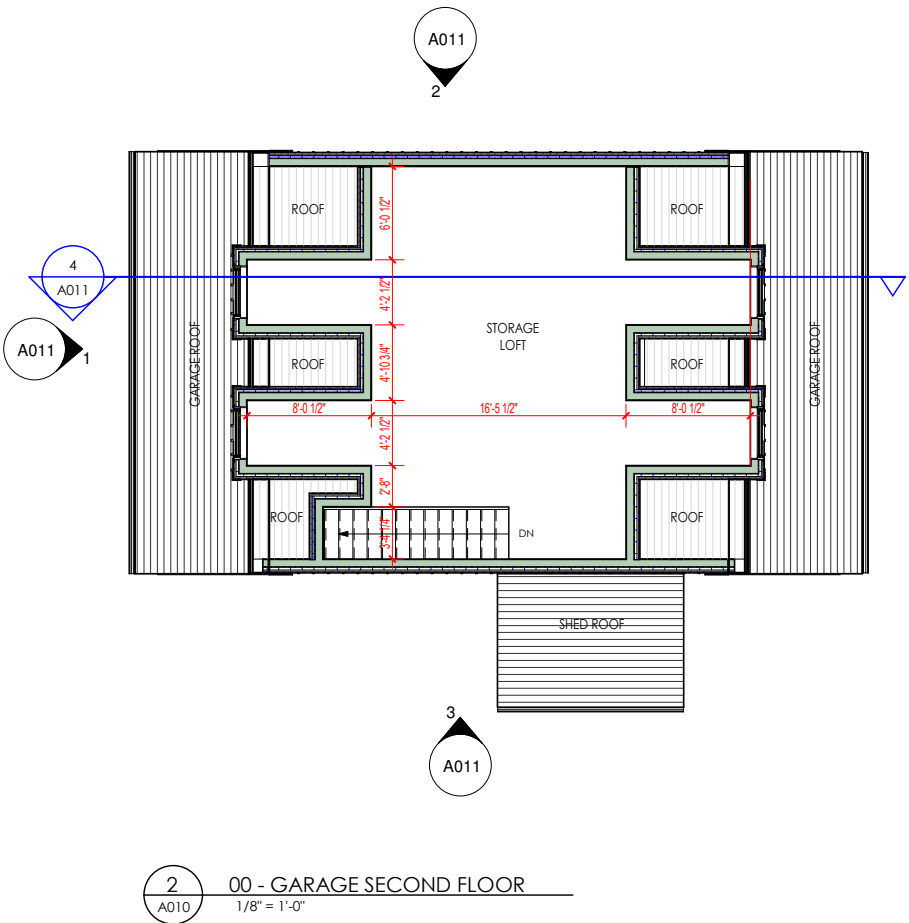


3 PVT. GARAGE SOUTH ELEVATION  
A011 1/8" = 1'-0"

# CULTURAL HERITAGE IMPACT PROPOSED DEVELOPMENT

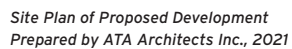


Floor Plans of Proposed Garage  
Prepared by ATA Architects Inc., 2021



 **PROPERTY LINE**  
 **SETBACK LINE**  
 **ELEVATION HEIGHT**

SITE STATISTICS		
MINIMUM EXTERIOR SIDE YARD WIDTH	7.5 METRES, PROVIDED THAT, IN THE CASE OF A LOT HAVING A LOT WIDTH OF MORE THAN 30 METRES, THE COMBINED SIDE YARDS SHALL NOT BE LESS THAN 50% OF THE LOT WIDTH	1.2
MINIMUM REAR YARD DEPTH	12 M	35 M
MAXIMUM BUILDING HEIGHT	8.7 M	7.3 M
MAXIMUM LOT COVERAGE	NO REQUIREMENT	X
MINIMUM LANDSCAPE OPEN SPACE	70% OF THE FRONT YARD	78.8%
MINIMUM GROSS FLOOR AREA	100 SQUARE METRES PER DWELLING UNIT	X
MAXIMUM FLOOR SPACE INDEX	0.17	0.22
MAXIMUM DWELLING SIZE	255 M2	318 M2





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## CULTURAL HERITAGE IMPACT MITIGATING MEASURES

Due to the limited historical, contextual and architectural value of the current house at 7605 Creditview Road, there is not a need for any mitigating measures required related to the removal of the house. The site, however, has mature planting along its side yards, particularly to the south and every effort should be made to maintain as much of the existing vegetation as possible. Where the removal of an existing tree is necessary, it is proposed that for every tree that is lost, another one will be planted in its place elsewhere on the site.

The front yard of the existing house is open to the street. It would be recommended that the new home incorporate native specimen trees to soften and further blend its appearance into the streetscape. It will also help increase the tree canopy in the Heritage District.

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## CULTURAL HERITAGE IMPACT CONCLUSION

The new house proposed has been designed to comply with the intent of the Guidelines for the Churchville Heritage Conservation District. The proposal incorporates numerous design elements that are recommended. In order to build the proposed house there will be minor variances required from the zoning by-law. In the opinion of ATA Architects, the variances meet the intent of Brampton and Peel Region's Official Plans and the Zoning By-law. Also, the new home will not negatively impact the adjacent properties or the heritage streetscape. Rather it will benefit the quality of the streetscape and the heritage district.

Prepared by,  
Alexander Temporale

A handwritten signature in black ink that reads "Alexander Temporale". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

B. Arch., OAA, CAHP, FRAIC  
Principal

## APPENDIX

BIBLIOGRAPHY

SUPPORTING DOCUMENTS

ALEXANDER TEMPORALE CV

RYAN LEE CV

ALEXANDRA HUCIK CV



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## APPENDIX

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Peel Art Gallery, Museum and Archives (PAMA)

9 Wellington Street East

Brampton, Ontario, L6W 1Y1

The assistance of Samantha Thompson, Archivist at the Region of Peel Archives is appreciated.



No. of Instrument	INSTRUMENT	ITS DATE	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	Consideration or Amount of Mortgage	REMARKS
	<i>Patent</i>	<i>20 July 1851</i>		<i>See above</i>	<i>David Pearty</i>	<i>11.250 acres</i>		
15325	<i>26</i>	<i>20 July 1851</i>	<i>20 July 1851</i>	<i>John Jones</i>	<i>David Pearty</i>	<i>1/2</i>		<i>4. bon</i>
15365	<i>26</i>	<i>31</i>	<i>21 Aug 1851</i>	<i>John Jones et ux</i>	<i>James Burns</i>		<i>\$200.-</i>	
15411		<i>31</i>	<i>3 Sept 1851</i>	<i>David Pearty</i>	<i>John Jones</i>		<i>\$100.-</i>	
15447		<i>9 Aug 1851</i>	<i>2 Sept 1851</i>	<i>John Jones et ux</i>	<i>Harriet I. Minor</i>	<i>5 acres</i>	<i>\$100.-</i>	
15448		<i>11 Sept 1851</i>		<i>Harriet I. Minor</i>	<i>Charles H. Calder</i>	<i>2 1/2</i>	<i>\$100.-</i>	
15375		<i>1</i>	<i>23 Oct 1851</i>	<i>Harriet I. Minor</i>	<i>John I. Jones</i>	<i>2 1/2</i>	<i>\$100.-</i>	<i>1/2</i>
20930		<i>1</i>	<i>5 Oct 1851</i>	<i>John I. Jones et ux</i>	<i>Richard Schulz</i>		<i>\$100.-</i>	
28405		<i>30 Dec 1841</i>	<i>2 Feb 1847</i>	<i>David Pearty</i>	<i>James Crawford</i>	<i>6 1/2</i>	<i>\$100.-</i>	
28449		<i>23 Dec 1841</i>	<i>10 Feb 1847</i>	<i>James Crawford et ux</i>	<i>Andrew Davidson</i>		<i>\$100.-</i>	
28560	<i>14</i>		<i>3 Dec 1847</i>	<i>Andrew Davidson</i>	<i>James Crawford</i>		<i>\$100.-</i>	
45474		<i>16 Aug 1851</i>	<i>16 Aug 1851</i>	<i>Alexander Burns et ux</i>	<i>Charles W. Calder</i>	<i>1/2</i>	<i>\$100.-</i>	<i>see 28187</i>
45778	<i>Br S</i>	<i>19</i>	<i>24 Sept 1851</i>	<i>John I. Jones et ux</i>	<i>James H. Ball</i>	<i>1 Rod</i>	<i>\$100.-</i>	
45795	<i>L. G.</i>	<i>30</i>	<i>19 Oct 1851</i>	<i>Samuel Appleby et ux</i>	<i>John I. Jones</i>	<i>2 1/2</i>	<i>\$100.-</i>	
2801	<i>W. L.</i>	<i>20</i>	<i>7 May 1851</i>	<i>Alexander Burns</i>				
4464	<i>14</i>	<i>16</i>	<i>25 June 1851</i>	<i>James Crawford</i>	<i>Andrew Davidson</i>	<i>1/2</i>		<i>see 28187</i>
4464	<i>14</i>	<i>2</i>	<i>12 Oct 1851</i>	<i>Andrew Davidson et ux</i>	<i>Peter F. Baker</i>		<i>\$100.-</i>	<i>see 28187</i>
5208	<i>Br S</i>	<i>1</i>	<i>6 Apr 1851</i>	<i>James H. Ball et ux</i>	<i>Alexander Anderson</i>	<i>1 Rod</i>	<i>\$100.-</i>	
8134		<i>1</i>	<i>17 Apr 1851</i>	<i>John I. Jones et ux</i>	<i>Alexander Anderson</i>	<i>2 1/2</i>	<i>\$100.-</i>	
13415	<i>Br L</i>	<i>20</i>	<i>10 Oct 1851</i>	<i>Peter F. Baker</i>	<i>Andrew Davidson</i>	<i>1/2</i>		<i>see 28187</i>
13416	<i>16</i>	<i>4</i>	<i>10 Oct 1851</i>	<i>Andrew Davidson et ux</i>	<i>John I. Jones</i>		<i>\$100.-</i>	<i>see 28187</i>

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mortgage	REMARKS
14684	<i>B. &amp; S.</i>	<i>7 Aug 1866</i>	<i>10 Aug 1866</i>	<i>Andrew Davidson et ux</i>	<i>William Gooderham et al</i>	<i>\$522.40</i>	<i>6.53 ac.</i>
TCR-11	<i>PLAN</i>	<i>7 Feb 1869</i>	<i>5 Jan 1870</i>	<i>Village of CHURCHVILLE</i>	<i>part W<sup>1</sup> and O.L.</i>		
773	<i>B. &amp; S.</i>	<i>27 Jan 1872</i>	<i>27 Jan 1872</i>	<i>Alex. Anderson</i>	<i>Wm. Newhouse</i>	<i>130.00</i>	<i>2 ac. 2 r. and O.L.</i>
838	<i>B. &amp; S.</i>	<i>16 Jan 1872</i>	<i>27 Jan 1872</i>	<i>Charles W. Calder et ux</i>	<i>Harriet I. Church</i>	<i>600.00</i>	<i>2 1/2 ac.</i>
859	<i>B. &amp; S.</i>	<i>27 Jan 1872</i>	<i>27 Jan 1872</i>	<i>Harriet I. Church</i>	<i>Margaret Minor</i>	<i>600.00</i>	<i>2 1/2 ac.</i>
871	<i>B. &amp; S.</i>	<i>27 Mar 1872</i>	<i>27 Mar 1872</i>	<i>Wm. Newhouse</i>	<i>Alex. Anderson</i>		<i>Discharging No. 773</i>

APPENDIX  
SUPPORTING DOCUMENTS

PAGE		LOT		TOWNSHIP OF TORONTO		CONCESSION		W.H.S.	
14		14							
NO. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	Consideration of Amount of Mortgage	REMARKS	
10666	Patent	19th July 1825		Robt. Moore	Robt. Moore	100 Acres			
10744	Patent	4 Nov 1824	15 Sept 1829	Robt. Moore	William P. Patrick		\$75-		
10822	"	9 May 1824	23 May 1824	William P. Patrick et al	Francis Thomas		\$125-		
11149	"	15 May 1824	12 July 1824	Francis Thomas et al	William Leslie	1 Acre	\$50-	100 2500	
11764	"	22 June 1824	9 Oct 1824	Francis Thomas	Frederick Curley		\$50-	south part	
11768	"	24 Nov 1824	20 May 1825	Frederick Curley et al	Thomas Dyson		\$10-		
11804	"	21		Frederick Curley et al	Thomas Dyson		\$25-	Feb 1825	
11910	Patent	15 Aug 1825		Frederick Curley	Thomas Dyson	70 Acres	\$25-	9/12/38	
12145	"	24 Sept 1824	11 July 1825	Frederick Curley et al	Richard P. Porter	1 Acre	\$25-		
12916	"	25 Sept 1825		Frederick Curley et al	John B. Curley	1 Acre	\$25-		
13218	Patent	30 May 1826	25 May 1826	Thomas Dyson et al	Thomas Dyson		\$25-	9/12/38	
14464	"	3 Aug 1827	16 Aug 1827	Baris Mathews et al	Thomas Dyson	1/2 Acre	\$10-	Lot 6 - second - 1/2 acre - 1/2 acre - 1/2 acre	
15412	"	30 June 1827	4 Sept 1827	Frederick Curley et al	Frederick Curley	1/2 Acre	\$25-	see 5 acres	
17112	"	6 Aug 1828	10 Oct 1828	Henry Curley	William Leslie		\$75-		
20930	"	1 Feb 1829	5 Apr 1829	John B. Curley et al	Richard P. Porter	1 Acre	\$25-		
22411	Patent	29 July 1829	21 Aug 1829	Frederick Curley	Thomas Dyson et al		\$25-	12 Sept 1829	
23861	Patent	10 Oct 1829	10 Jan 1830	John B. Curley et al	Andrew McLands	3 Acre	\$100-		
23065	"	2 June 1829	8 Aug 1829	William Leslie et al	William Duggan		\$25-		
40893	26	30 June 1829	19 Apr 1830	Thomas B. Curley et al	Richard P. Porter	1 Acre	\$25-		
734	Patent	29 May 1829	29 May 1829	Frederick Curley et al	Frederick Curley	1/2 Acre	\$25-		
1414	"	21 Feb 1829	23 Feb 1829	Andrew McLands	Frederick Curley	1/2 Acre	\$25-		
2707	"	July 1829	2 Apr 1830	Francis Thomas et al	John Marshall	1/2 Acre	\$25-		
3032	"	23 July 1829	8 Aug 1829	John Marshall et al	John Marshall		\$25-		
3445	Patent	30 Dec 1829	31 Dec 1829	Richard P. Porter et al	Frederick Curley	1 Acre	\$25-		
5737	Patent	11 Nov 1829	27 Feb 1830	Frederick Curley et al	Frederick Curley et al	10 Acres	\$25-	1/2 acre	
4342	"	21 Dec 1829	19 Dec 1829	Andrew McLands et al	Frederick Curley	1/2 Acre	\$25-		
1404	"	12 Nov 1829	14 Nov 1829	William Leslie et al	John Marshall	1 Acre	\$25-		
5744	Patent	18 Dec 1829	5 Feb 1830	Francis Thomas et al	Frederick Curley		\$25-	9/12/38	
5748	Patent	4 Feb 1830	4 Feb 1830	Frederick Curley	Frederick Curley	10 Acres	\$25-	11 Feb 1830	

Land Registry Records for 7605 Creditview Road. (Lot 14, Con. 3 Township of Toronto W.H.S.)  
Source: Peel Land Registry (No.43)

LOT 14

CONCESSION

03

W.H.S.

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	QUANTITY OF LAND	Consideration or Amount of Mortgage	REMARKS
8157	B.S. 31	Con 1869/17/4/1860		John Bondhead et ux	Rebecca Anderson	1 acre	£100.-	
12774	W.L.	26 Dec 1875	11 Nov 1874	Alexander Burns	William & Charles Hall	21 ac. 20 in.	£150.00	9/12/38
13919	B.S.	8 Dec 1876	8 Dec 1876	Grantee Unknown	John Macdonald	2 ac.	£100.-	
21798	B.S.	20 Oct 1881		John Bondhead	John Bondhead	100 ac.	£100.-	
21798	B.S.	20 Dec 1881	24 Nov 1881	John Bondhead	James Crawford		£100.-	
21798	B.S.	17 Feb 1882	9 Oct 1882	James Crawford et ux	James Whitehead		£100.-	
31615	B.S.	9 Oct 1882	23 Oct 1882	James Whitehead	Thomas Whitehead	2 ac. 20 in.	£100.-	
39703	W.L.	6 Nov 1887	7 Dec 1887	Thomas Whitehead	Thomas Whitehead		£100.-	
39703	W.L.	4 Dec 1887	25 Nov 1887	Thomas Whitehead	John Bondhead	2 ac. 20 in.	£100.-	9/12/38
40653	W.L.	22 Oct 1887	23 Nov 1887	James Whitehead	John Bondhead		£100.-	
48893	B.S.	30 Jan 1887	19 Apr 1887	Samuel Whitehead	John Bondhead	1 acre	£100.-	18/1/71

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	QUANTITY OF LAND	Consideration or Amount of Mortgage	REMARKS
14694	B.S.	15 Oct 1864	16 Aug 1866	James Smith Fead	Thomas Whitehead		\$300.00	Undivided 1/2. 1/2 of E1/2
15203	B.S.	8 Nov 1866	11 Feb 1867	Richard Caslor	Margaret Howell		1.00	24 per. of W1/2
15333	Ind.	26 Feb 1867	18 Mar 1867	Isaac Mills et ux	Fletcher Hall et al		5/	Part W1/2
15853	B.S.	18 Oct 1867	18 Oct 1867	Fletcher Hall et al	William Hardy		\$55000	Part W1/2
16626	B.S.	9 Jan 1864	20 Apr 1868	Robert Bingham et ux	James Lindsey		250.00	1/2. 2p. of W1/2
237	B.S.	6 Mar 1869	11 Mar 1869	Thomas Whitehead et ux	Royal Canadian Bank		9700.00	E1/2
TOR-11	PLAN	7 Feb 1869	5 Jan 1870	Village of CHURCHVILLE	parts of W1/2 and O.L.			
526	B.S.	2 May 1870	3 May 1870	John Fraser et ux	James Hopper		550.00	1 ac. 20p. of W1/2 and O.L.
696	Lease	27 Jun 1864	11 Jan 1871	Wm. E. Burns	John Burns		.20p	2 ac. of W1/2 999 year lease
1136	B.S.	10 Feb 1873	15 Feb 1873	Jas. M. Russell et ux	Wm. Elliott		1000.00	Undivided 1/2 of NE1/2
1469	B.S.	20 May 1874	27 Jun 1874	Wm. Elliott et ux	Credit Valley R.R.		148000	2.96 ac. of E1/2
1824	Agreet.	2 Aug 1873	20 Jan 1876	Wm. Elliott	Credit Valley R.R.		50.00 per acre.	Part E1/2
2234	B.S.	28 Apr 1877	11 Jul 1877	E. Wiman et ux	John T. Reeve		678.50	13.57 ac. of W1/2
3545	B.S.	5 Apr 1878	1 Feb 1882	E. Wiman et ux	John T. Reeve		125.00	2 1/5 ac.
3790	B.S.	14 Nov 1882	14 Dec 1882	Thomas Clark Assignee under	W. T. Clifton			E1/2



## APPENDIX

### SUPPORTING DOCUMENTS

Date Plan Registered 5 Jan 1870  
 Owners  
 Lots Subdivided Pt. 13, 3 W.H.S.

#### Abstract Index Répertoire par lot

Lot 3 Plan/Concession TOR 11 Page 1



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	day_mth_yr. Date d'enregistrement JJ MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
964	B. & S.	10_May_1872	Alex. Anderson et ux	John F. Madden	700.00	A11 & O.L.
966	Q.C.	28_May_1872	Richard Church et ux	J. F. Madden	5/-	A11 & O.L.
8705	B. & S.	1_Feb_1895	John F. Madden et ux	James S. Joyce	675.00	A11 & O.L.
10123	B. & S.	22_Jan_1900	James S. Joyce (unmarried)	John Moore	600.00	A11 & O.L.
10125	Mort.	22_Jan_1900	John Moore et ux	Mary J. Packham	300.00	A11 & O.L.
10698	B. & S.	17_Jan_1902	John Moore	Mary A. Townsend	600.00	A11 & O.L.
10718	B. & S.	15_Feb_1902	Mary A. Townsend	John W. Smith	630.00	A11 & O.L.
11795	Asst. of mort.	2_Feb_1905	Mary J. Packham	Sabina Smith	318.00	A11 & O.L.
13327	Grant	1_Mar_1909	Richard Raw et ux	Fanny Pugh	850.00	Part and O.L.
15790	Grant	30_May_1913	Fanny Pugh	Tor. Sub. Rly. Co.	50.00	Part and O.L.
16704	Grant	10_Oct_1914	John W. Smith et ux	Tor. Sub. Rly. Co.	525.00	Part & O.L.
16709	Order	6_Oct_1914	Re: John W. Smith and	Tor. Sub. Rly. Co.	525.00	
18084	Cert	26_Apr_1917	Sabina Smith	John Moore		Part & O.L.
18086	B. & S.	26_Apr_1917	Sabina Smith et mar	James E. Bailey	2500.00	Part & O.L.
18639	Q.C.	23_Jul_1918	Mary H. Wilson et al	Ellery G. Wilson	1.00	
20279	B. & S.	1_Oct_1920	John F. Madden et ux	Richard Madden	25.00	8 feet
20280	B. & S.	1_Oct_1920	Rodney Madden et al	Fred Benham	650.00	Part & O.L.

10021 (84)

FORM 1

Continued on Suite à la page 2

Land Registry Records for 7605 Creditview Road. (Lot 3, Plan TOR 11, Township of Toronto W.H.S.)  
 Source: Peel Land Registry (No.43)

# Abstract Index Répertoire par lot

Lot 3

Plan/Concession

TOR 11

Page 2

third line west

day mth yr.

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
24962	Q.C.	15 Jul 1924	Jessie Pugh	Katie Pugh	2500.00	Part & O.L.
32090	Exr. deed	24 Sep 1929	National Trust Co. Ltd. Exrs. for Katie Pugh	Thos. D. Featherstone	3600.00	Part & O.L.
42131	Grant	18 Sep 1942	Guaranty Trust Co. Exer. Jas. E. Bailey	Fred Cardinell	2000.00	All & O.L. Treas. consent (O & D) attached
42899	Grant	25 May 1943	Frederick Benham et ux as JT	Jas. G. Vary & Myrtle M. Vary as JT	1,000.00	Part & O.L.
55412	Grant	9 May 1949	Fred Cardinell et ux	James W. Cardinell	1.00 & NL&A	Part Comm. at S angle thence N 50' X E 100' X S 50' X W 100' to PofC
366	Bylaw	3 July 50	RE SUBDIV. CONTROL			
60416	Grant	13 Oct 1950	James W. Cardinell	Fred Cardinell	1.00	Part as in No. 55412
80789	Grant	6 May 1954	Fred Cardinell et ux	Violet F. Cardinell & Fred Cardinell as JT	1.00	Part & O.L. sketch attached Comm. SW limit lot 3, 7' 10 1/2" southerly from W L, thence N 80' X E 192' 5" X S 79' 11 3/4" X W 193' 4" To PofC JC 8 April 1976
426	Bylaw	9 June 54	RE SUBDIV. CONTROL			
83490	Grant	30 Aug 1954	Fred Cardinell et ux	Rose Mc.Gee & William L. Mc.Gee as JT	10,900.00	All Save & exc. 80789
96913	Grant	25 Jun 1956	Rose McGee & William L. McGee	Paul Gruenwald & Gudrun Gruenwald as JT	1.00 & c	All & O.L. Except NO. 80789 & 80790

10321 (88)

FORM 1

Continued on Suite & la page 3

10021 (88)

FORM 1

Continued on Scale &amp; la page 3

# APPENDIX SUPPORTING DOCUMENTS

Abstract Index  
Répertoire par lot

Lot 3 Plan/Concession TOR 11 Page 3

Concession Road

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY   MM   JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
14109 GR	Cert.	28 Nov. 1962	Treasurers consent	Myrtle M. Varey Estate		Re no. 42899
155433	Grant	21 Jun. 1963	Violet F. Cardinell & Fred Cardinell	Paul E. Smith & Elizabeth J. Smith as JT	1.00 & c	Part & O.L. as in no. 80789
190907	Grant	24 Dec. 1965	Paul E. Smith & Elizabeth A. Smith	Leslie A. Wood & Bonnylyn E. Wood as JT	1.00 & c	Part & o.L. as in no. 80789
See deposit no. 20506 vs						
266836 vs	Grant	1 Mar. 1968	Leslie A. Wood & Bonnylyn E. Wood	Warren G. Piper & Barbara J. Piper as JT	2.00 & c	Part & O.L. as in no. 80789
279649 vs	Cert.	4 Sep. 1973	Treasurers Consent	Joseph G. Varey Estate		Re No. 42899
279651 vs	Exc. Deed	4 Sep. 1973	John E. Plumb, Extr. for Joseph G. Varey Estate et al.	Robert N. Beaton & Barbara A. Beaton as JT	2.00 & c	Part & O.L. See lot 2 Dom. Consent attached for Myrtle M. Varey Estate
389484 vs	Cert.	29 Apr. 1976	An Order Re the Mortgage Act Re Mortgagees & Leslie A. Wood & Bonnylyn E. Wood Mortgagees	Warren G. Piper & Barbara A. Piper		To Discharge no. 66838vs
396644 vs	Grant	29 June 1976	Robert N. Beaton & Barbara A. Beaton	Fraser P. Smith, to uses	2.00 & c	Part & O.L. as in no. 279651 vs
612201	Grant	25 06. 82	Smith, Fraser P. Smith, Allana third part	Molloy, D'arcy Molloy, Patricia as JT	2.00 & c	see lot 2 for description
856971	Mort	02-08-1988	Molloy, D'arcy Molloy, Patricia-J	The Royal Bank of Canada	85,000.00	Part & O.L. as in 612201

1023 (198) FORM 1

DISCHARGED BY  
• 801078952  
ASSISTANT REGISTRAR  
6-11-82

Assigned By R095995

Continued on Suite & la page 7

Land Registry Records for 7605 Creditview Road. (Lot 3, Plan TOR 11, Township of Toronto W.H.S.)  
Source: Peel Land Registry (No.43)



Date Plan Registered 5 Jan. 1870  
 Owners  
 Lots Subdivided Pt 14 3 W.H.S

Abstract Index  
 Répertoire par lot

CHURCHVILLE Lot 4 Plan/Concession TOR-11 Page 1



DAY MON YR						
Registration Number d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement XX   MM   JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
964	B. & S.	10 May 1872	Alexander Anderson et ux	John F. Madden	700.00	A11 & O.L.
966	Q.C.	28 May 1872	Richard Church et ux	J.F. Madden	5/-	A11 & O.L.
8705	B. & S.	1 Feb. 1895	John F. Madden et ux	James S. Joyce	675.00	A11 & O.L.
10123	B. & S.	22 Jan 1900	James S. Joyce (unmarried)	John Moore	600.00	A11 & O.L.
10125	MORTGAGE	22 Jan 1900	John Moore et ux	Mary J. Packham	300.00	A11 & O.L.
10698	B. & S.	22 Jan 1902	John Moore	Mary Ann Townsend	600.00	A11 & O.L.
10718	B. & S.	15 Feb. 1902	Mary Ann Townsend	John W. Smith	630.00	A11 & O.L.
11795	ASS'T of MORT.	2 Feb. 1905	Mary J. Packham	Sabina Smith	318.00	Assigning Mort. dated Jan. 17.1900
18084	Cert.	26 Apr. 1917	Sabina Smith	John Moore		A11 & O.L.
18086	B. & S.	26 Apr. 1917	Sabina Smith et mar	James E. Bailey	2500.00	A11 & O.L.
42131	Grant	18 Sept. 1942	Guaranty Trust Co. Exp. James E. Bailey Est.	Fred Cardinell	2000.00	A11 & O.L. Consents (O&D) attached.
366	BY-LAW	3 JULY/50	RE SUBDIV. CONTROL			
60431	Grant	16 Oct. 1950	Fred Cardinell et ux	James W. Cardinell	\$1.00 & N.L. & A	Pt. Comm in W/L. Thence S 60' x E 100' x N 60' x W 100' to p of c.
80788	Grant	6 May 1954	James W. Cardinell et ux	Fred Cardinell	\$1.00	Pt as in No. 60431

10321 (88)

FORM 1

Continued on Suite à la page 2

## APPENDIX

### SUPPORTING DOCUMENTS

Abstract Index  
Répertoire par lot

Lot 4 Plan/Concession TOR-11 Page 2

DAY MON VR  
Third Line West

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY   MM   JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
80789	Grant	6 May 1954	Fred Cardinell et ux	Violet F. Cardinell & Fred Cardinell as joint tenants	\$1.00	Pt & OL Sketch Attached See Lot 3 for description
80790	Grant	6 May 1954	Fred Cardinell et ux	Helen A. Cardinell & James W. Cardinell as joint tenants	\$1.00	Part Sketch Attached Comm at N. thence S. 60' x E. 192' 3" x N59' 11 1/2" x W. 191' 3 1/2" to pofc
425	BY-LAW	9 JUNE/54	RE SUBDIV. CONTROL			
83490	Grant	30 Aug 1954	Fred Cardinell et ux	Rose McGee & William L. McGee as joint tenants	\$10,900.00	All save & exc. pts as in No. 80789 & 80790
96913	Grant	25 June 1956	Rose McGee & William L. McGee	Paul Gruenwald & Gudrun Gruenwald as joint tenants	\$1.00 & C	All & OL except No. 80789 & 80790
143977	Grant	23 Feb. 1962	Helen A. Cardinell & James W. Cardinell	Harold Ritchie & Alice Ritchie as joint tenants	\$9,200.00	Part as in No. 80790
155433	Grant	21 June 1963	Violet F. Cardinell & Fred Cardinell	Paul E. Smith & Elizabeth J. Smith as joint tenants	1.00 & C	Part & OL as in No. 80789
190807	Grant	24 Dec 1965	Paul E. Smith & Elizabeth J. Smith	Leslie A. Wood & Bonnylyn E. Wood as joint tenants		Part & OL as in No. 80789
43184vs	Grant	26 June 1967	Harold Ritchie & Alice Ritchie	Ulrich W. Stockburger & Elizabeth Stockburger as joint tenants	2.00 & C	Part as in No 80790
66836v.s.	Grant	1 Mar. 1968	Leslie A. Wood & Bonnylyn E. Wood	Warren G. Piper & Barbara J. Piper as joint tenants	2.00 & C	Part & O.L. as in No. 80789

10321 (86) FORM 1

Continued on Suite à la page ... 3

Land Registry Records for 7605 Creditview Road (Parts of Lot 4, Plan TOR 11, Brampton)  
Source: Peel Land Registry (No.43). Accessed through OnLand.



Ontario ServiceOntario

LAND  
REGISTRY  
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

14085-0100 (LT)

PAGE 1 OF 2  
PREPARED FOR Alexandra  
ON 2021/06/15 AT 16:29:32

ONLAND

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 4 PL TOR11 TORONTO; PT LT 3 PL TOR11 TORONTO AS IN VS66836 ; BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
RE-ENTRY FROM 14085-1921

PIN CREATION DATE:  
1999/03/08

OWNERS' NAMES  
COLONNA, DAVID ANTHONY


CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/08**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/08 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHETS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/03/09 **						
VS66836	1968/03/01	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	PIPER, WARREN GARNET PIPER, BARBARA JOAN	
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR3008795	2016/10/14	APL OF SURV-LAND		*** COMPLETELY DELETED *** PIPER, BARBARA JOAN	PIPER, WARREN GARNET	
PR3207951	2017/09/26	TRANSFER		*** COMPLETELY DELETED *** PIPER, WARREN GARNET	PIPER, WARREN GARNET BEST, LESLIE JOANNE	
PR3329329	2018/05/31	APL OF SURV-LAND		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



APPENDIX  
SUPPORTING DOCUMENTS



LAND  
REGISTRY  
OFFICE #43

14085-0100 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2  
PREPARED FOR Alexandra  
ON 2021/06/15 AT 16:29:32

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				PIPER, WARREN GARNET	BEST, LESLIE JOANNE	
PR3420985	2018/12/11	CHARGE		*** COMPLETELY DELETED *** BEST, LESLIE JOANNE	MANULIFE BANK OF CANADA	
PR3652594	2020/05/19	TRANSFER	\$800,000	BEST, LESLIE JOANNE	COLONNA, DAVID ANTHONY	C
PR3665676	2020/06/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MANULIFE BANK OF CANADA		

REMARKS: PR3420985.

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Land Registry Records for 7605 Creditview Road (Parts of Lot 3 and 4, Plan TOR 11, Brampton)  
Source: Peel Land Registry (No.43). Accessed through OnLand.

172		TORONTO.		173	
		New Survey.		New Survey.	
CON. NO.		CON. NO.		CON. NO.	
Adair James .....	4 13	Birdsell Anthony....	11	Chambers William ..	5 13
Aikins Jno.....	3 11	Blackman Zenia....	5 7	Chambers James ..	6 14
Aikins Andrew .....	2 8	Blakely George....	1 5	Chambers Joseph ..	5 14
Aikins James.....	3 11	Blanchard Robert ..	6 5	Chapman John .....	5 7
Alexander Thomas..	6 15	Boorman .....	1 13	Cheney Andrew.....	14 14
Allison Andrew .....	3 3	Brackingreed Wm. ..	6 14	Cheney Christopher..	14 14
Alingham William..	6 15	Brady William .....	3 10	Chester Isaac .....	2 7
Anderson Thomas ..	3 15	Brady Alexander....	2 15	Chewit Thos. ....	4 3
Anderson Robert....	3 15	Brailey Eliphalet ..	4 14	Chisholm John .....	6 10
Armstrong George..	2 6	Brock Christopher ..	2 2	Chisholm Alexander	1 13
Armstrong George..	3 14	Brown S. R. ....	3 6	Chisholm James....	2 14
Armstrong Jas. ....	5 3	Brown Archibald ..	3 1	Church John .....	4 14
Armstrong Alexander	6 11	Brown Thomas .....	2 6	Church Orange.....	3 14
Armstrong William.	4 1	Brown James .....	1 8	Clarkson Geo. ....	6 3
Arnold John .....	5 2	Brown William .....	5 9	Clifton Arthur .....	3 1
Arnott William .....	5 14	Bryant Spencer....	3 12	Clifton Thomas .....	3 2
Arnott John.....	5 14	Buck Joseph .....	3 15	Cole Henry .....	6 8
Assinder William..	2 9	Burgess Thomas....	6 2	Colebert Samuel ..	6 8
Atcheson John.....	6 13	Burgess John .....	6 3	Collins Alexander ..	6 11
Bates Joseph.....	4 4	Burns John .....	3 5	Comfort Wm. J. ....	4 9
Baker John.....	4 13	Burns Alexander ..	2 12	Conat Roger .....	3 9
Baker Thomas .....	4 4	Burrell Richard ..	4 11	Coyne Edward .....	5 14
Baldock Walter....	3 6	Byrne John .....	3 14	Cook John .....	1 2
Ballard John .....	6 15			Cook Peter .....	6 6
Bardwell Silas .....	3 15	Calder Lewis.....	3 15	Cooper James .....	4 7
Beaty John.....	5 15	Cantlin John .....	6 7	Cooper Nathaniel ..	4 7
Beaty Thomas .....	4 15	Cantlin William....	6 5	Cooper Robert .....	3 4
Beaker Edward.....	4 10	Cameron Finlay....	6 10	Cooper George .....	3 3
Bell William .....	2 11	Carberry John .....	1 1	Crawford Michael ..	4 9
Bell William .....	6 12	Carroll William....	4 1	Crawford William ..	4 9
Bell Robert.....	2 11	Cartwright Thomas	4 3	Crawford James....	3 11
Bell Hugh .....	1 12	Castler Joseph .....	4 7	Creaton James, sen'r	2 12
Bell, Rev. A. ....	5 7	Castler John.....	3 2	Creaton James, jun'r	2 12
Bell Joseph.....	3 11	Castler David .....	3 5	Cummins James....	1 11
Bell Robert.....	3 11	Castler Richard....	4 5	Curran Dennis .....	4 3
Billbee John .....	4 10	Cawley Hugh .....	4 5	Curry James .....	4 5
Bird Isaac .....	4 14	Cawley William G. 2	11	Cutcheon James....	3 2
Birdsell William....	4 10	Chambers Robert ..	5 14	Dain P. ....	4 7
				Dain Jas. ....	2 7
				Davis John.....	4 14
				Davis Edward .....	3 13
				Devlin William .....	5 5
				Devine John .....	5 1
				Devol Thomas .....	4 6
				Dobson Francis....	4 6
				Donoughoo Matthew	1 4
				Douglass Daniel....	5 5
				Douglass James....	6 4
				Douglass Peter .....	6 4
				Douglass Wm. ....	5 4
				Dougherty Anthony	3 7
				Dougherty Daniel ..	3 7
				Dougherty Charles ..	2 4
				Dougherty Bernard ..	2 4
				Dowson Richard .....	3 5
				Drysdale David .....	6 2
				Dundas John .....	1 3
				Dwyer William .....	5 1
				Dyson J. A. ....	3 14
				Eaton Noah .....	5 9
				Ellingham William ..	6 15
				Ellison Andrew .....	3 3
				Elliott Adam .....	1 4
				Elliott James .....	1 11
				Elliott William .....	2 13
				Elliott Johnston .....	5 1
				Elliott Michael .....	3 4
				Ellsworth Edward ..	4 4
				Evans Joseph .....	4 4
				Falkner James .....	3 5
				Farewell Joseph....	4 6
				Farnsworth E. ....	4 2
				Fleming John.....	4 15
				Ford George .....	1 2



John A. Dyson listed in 1837 Toronto City and Home Directory  
 Source: George Walton, "The City of Toronto and the Home District Commercial Directory and Register for 1837." Accessed from Canadiana.org

Gravestone of John Alfred Dyson, Churchville Cemetery  
 Source: Joanne Krywko, CanadaGenWeb's Cemetery Project  
<http://geneofun.on.ca/names/photo/927084>

APPENDIX  
SUPPORTING DOCUMENTS

19

**SCHEDULE B.-MARRIAGES.**

Registration District of *Tel* Division of *Strattonville*

	006085 No. 1	006086 No. 2	006087 No. 3
His Name.	<i>William Sarge.</i>	<i>Trueman Dixon Hall.</i>	<i>Nicholas Kent.</i>
Age.	<i>34.</i>	<i>58.</i>	<i>40.</i>
Residence when Married.	<i>Chinguacony.</i>	<i>Georgetown.</i>	<i>Strattonville.</i>
Place of Birth.	<i>England.</i>	<i>Canada.</i>	<i>England.</i>
Bachelor or Widower. (B. or W.)	<i>B.</i>	<i>M.</i>	<i>M.</i>
Rank or Profession.	<i>Farmer.</i>	<i>Farmer.</i>	<i>Carpenter.</i>
Names of Parents.	<i>James and Eliz. Sarge.</i>	<i>Ava and Sarah Hall.</i>	<i>Ralph and Sarah Kent.</i>
Her Name.	<i>Frances Spier.</i>	<i>Janet Steen.</i>	<i>Eliza Smith.</i>
Age.	<i>29.</i>	<i>36.</i>	<i>35.</i>
Residence when Married.	<i>Chinguacony.</i>	<i>Strattonville.</i>	<i>Strattonville.</i>
Place of Birth.	<i>Chinguacony.</i>	<i>Toronto Township.</i>	<i>Ireland.</i>
Spinster or Widower. (S. or W.)	<i>S.</i>	<i>S.</i>	<i>M.</i>
Names of Parents.	<i>Adam and Mary Spier.</i>	<i>Ephraim and Jane Steen.</i>	<i>Christopher and Mary Bamford.</i>
Names and Residences of Witnesses.	<i>John Glanville of Strattonville. Agnes Breckenridge of Strattonville.</i>	<i>Nathanial Steen of Toronto Township. Sarah Steen of Toronto Township.</i>	<i>John Bamford of Strattonville. Mary Bamford of Strattonville.</i>

Certificate of Marriage of Trueman D. Hall  
Source: Archives of Ontario. Registrations of Marriages, 1869-1928.  
Accessed from Ancestry.ca



## ENUMERATOR

Number of  
persons usual-  
ly employed  
therein.

General Remarks of the Enumerator.

36

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11. John Twicken lot 18 on 6<sup>th</sup> Ave NW of Pa  
Street there is one school house 304.66  
one Wesley Methodist Church 608.20  
frame equal to hold about 300 persons  
the land is good clay soil it is watered  
by a small creek which comes into the  
lot about the middle but does not  
last in dry seasons

79  
OF

Names of Immates.	Profession, Trade or Occupation.	Place of Birth.	Religion.	Residence if out of limits.	Age next birth day.	Sex.	
1	2	3	4	5	6	Male.	Female.
1 William McConnick	Carpenter	Ireland	Wesley Methodist	X	33 years	mc	
2 Andy McConnick	Wife	"	"	X	18		mc
3 Mary McConnick	Wife	Canada	"	X	18		mc
4 William Hall	Blacksmith	"	Episcopal Method	X	33	mc	
5 Sarah Hall	Wife	"	"	X	28		mc
6 Geo. Hall	Wife	"	"		5	mc	
7 George Hall	"	"	"		23	mc	
8 Geo. Hall	Farmer	"	"	Illinois	23	mc	
9 Daniel Armstrong	Laborer	Ireland	"	X	33	mc	
10 James Armstrong	Wife	"	"	X	29		mc
11 Sarah J. Armstrong	"	Canada	"	X	9		mc
12 Daniel Morrison	Chiefly of the	Illinois	Methodist	X	36	mc	
13 Margaret Morrison	Wife	"	"	Long John	32		mc
14 Elias J. Morrison	"	"	"	New York	13		mc
15 Alex. Morrison	"	Canada	"	"	11	mc	
16 Margaret Morrison	"	"	"	"	9		mc
17 Thos. Morris	Tailor	Ireland	Established Church	X	24	mc	
18 Mary J. Morris	Wife	Canada	"	X	22		mc
19 Mary J. Morris	"	"	"	"	1		mc
20 Thos. Morris Sr.	Laborer	Ireland	"	X	55	mc	
21 John Morris	Wife	"	"		20		mc
22 William Morris	"	Canada	"		21		mc
23 Robert Smith	Farmer	"	Wesley Methodist	X	41	mc	
24 Margaret Smith	Wife	N. Brunswick	"	X	30		mc
25 James Smith	Farmer	Canada	"		17	mc	
26 Reid Smith Jr.	"	"	"		14		mc
27 William Smith	"	"	"		4		mc
28 Clara Smith	"	"	"		1		mc
29 Mary J. Gordon	Wife	N. Brunswick	"		13		mc
30 William Brown	Farmer	Ireland	Roman Church		18	mc	
31 Geo. Jones	"	"	St. Michael's		21	mc	
32 Isaac Jones	"	"	Free Church		18	mc	
33 William Jones	Wife	"	Wesley Methodist		26	mc	
34 Catherine Jones	Wife	"	Wesley Methodist		25		mc
35 John Carroll	Blacksmith	"	Free Church	X	29	mc	
36 Clara Carroll	Wife	Canada	"	X	19		mc
37 George Carroll	Blacksmith	Ireland	Established Church		18	mc	
38 William Carroll	"	Canada	Free Church		1	mc	
39 Elizabeth Cady	Wife	"	Established Church		18		mc
40 Andrew Cady	Farmer	Ireland	"	X	38	mc	
41 Catherine Cady	Wife	Canada	"	X	31		mc
42 Robert Cady	Laborer	"	"		14	mc	

APPENDIX  
SUPPORTING DOCUMENTS

Towns		IN THE COUNTY OF Peel		COMPRISING		10 Ward No 2		OF THE SAID		Township. 80																					
Married or Single.	Colored persons—Negroes.	Indian if any.	Residents.						Deaths during year 1851.						Houses.				Shops, Stores, Inns, Taverns, &c.	Public Buildings.	Places of Worship.										
			Members.		Not Members.		Members absent.		Deaf & Dumb.		Blind.		Lunatics.		Attending School.		Births during the year 1851.					N <sup>o</sup> .		Age and cause of Deaths.							
			M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F				M	F	M	F						
9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		31	32	33	34	35	36	37	38	
1 female			1	2																			Frame House	1	1						
2 female																															
3 M																															
4 M			5	1	1										1								Frame House	1	1						
5 female																															
6 M																															
7 M																															
8 M																															
9 M			1	2												1							Frame House	1	1						
10 M																															
11 M																															
12 M			2	2				1							1	1							Brick House	1	1						
13 female																															
14 M																															
15 M																															
16 M																															
17 female			2	2	1	1																	Brick House	1	1						
18 female																															
19 M																															
20 M																															
21 M																															
22 M																															
23 female			4	3	4	1									2	1	1	1					Brick House	2	1						
24 female																															
25 M																															
26 M																															
27 M																															
28 M																															
29 M																															
30 M																															
31 M																															
32 M																															
33 M																															
34 M																															
35 M			2	1	1	1									1	1							Frame House	1	1				Blacksmith Shop		
36 female																															
37 M																															
38 M																															
39 M																															
40 female			4	3	1										1	1	1						Log House	1	1						
41 female																															
42 M																															

1851 Personal Census for Household of John Carroll  
Source: 1851 Census of Canada West, Library and Archives of Canada



[illegible]



APPENDIX  
SUPPORTING DOCUMENTS

ASSESSMENT ROLL FOR THE TOWNSHIP OF															Toronto Ward 284 FOR 1865									
NAMES OF TAXABLE PARTIES.															PERSONAL PROPERTY.									
VALUE AND DESCRIPTION OF REAL PROPERTY.															MILITIA ROLL.									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
NO.	OCCUPANTS.	PROFESSION, OCCUPATION, &c.	Age	Sex	RESIDENCE AND ADDRESS.	Value of Real Property.	Value of Personal Property.	Value of Real Property.	Value of Personal Property.	Value of Real Property.	Value of Personal Property.	Value of Real Property.	Value of Personal Property.	Value of Real Property.	First Class Service.	Second Class Service.	Third Class Service.	Fourth Class Service.	Fifth Class Service.	Sixth Class Service.	Seventh Class Service.	Eighth Class Service.	Ninth Class Service.	Tenth Class Service.
1	Anderson William	farmer	45	M		15	2	9	100	600					200	600	31							
2	Anderson James	do	25	M		16	3	10	100	2500					200	3000	61	William Anderson						James Anderson
3	Anderson Alexander	blacksmith	45	M		14	3	04	4	50					500		31	Alexander Anderson						
4	Anderson John	gentleman	43	M	Orange Street	14	3	15	4	200					200		31	John Anderson						
5	Anderson James	farmer	48	M		14	3	15	4	500					500		31	James Anderson						
6	Allen William	farmer	44	M		14	3	15	4	100					100		21	William Allen						
7	Boyd Elizabeth	widow	4	F		15	1	10	4	60	60				60									
8	Brown Samuel	farmer	45	M		15	1	10	156	6200														
9	do do	"	"	"	"	15	2	10	87	2300	1500				400	3900	121							Samuel Brown
10	Bell Robert	do	47	M	Headwood	15	2	11	100	2000					200	3200	61	Robert Bell						
11	Bell Joseph	do	42	M		15	2	11	100	2500					200	3000	61	John Bell						
12	do do	"	"	"	"	15	2	6	100	2100	1100				400	4500	81	Joseph Brown						
13	Burby Thomas	labourer	40	M		14	2	7	4	60					60									
14	Burnett George	farmer	42	M		15	2	11	4	200					200									
15	Burnett John	millwright	41	M		15	2	10	4	300					300		21	John Burnett						
16	Bushnell George	farmer	45	M		15	2	11	4	300					300		2	George Bushnell						
17	Barray Edward	do	40	M		15	2	11	4	200					200		2	Edward Barray						
18	Brown Samuel	farmer	45	M		15	2	6	50	1500					100	1600	61	Samuel Brown						
19	Brown Thomas	do	45	M		15	2	6	50	1500					1500		4	Thomas Brown						

1865 Tax Assessment Roll for Alexander Anderson  
Source: Toronto Township, 1865. Region of Peel Archives. Accessed from FamilySearch.org.

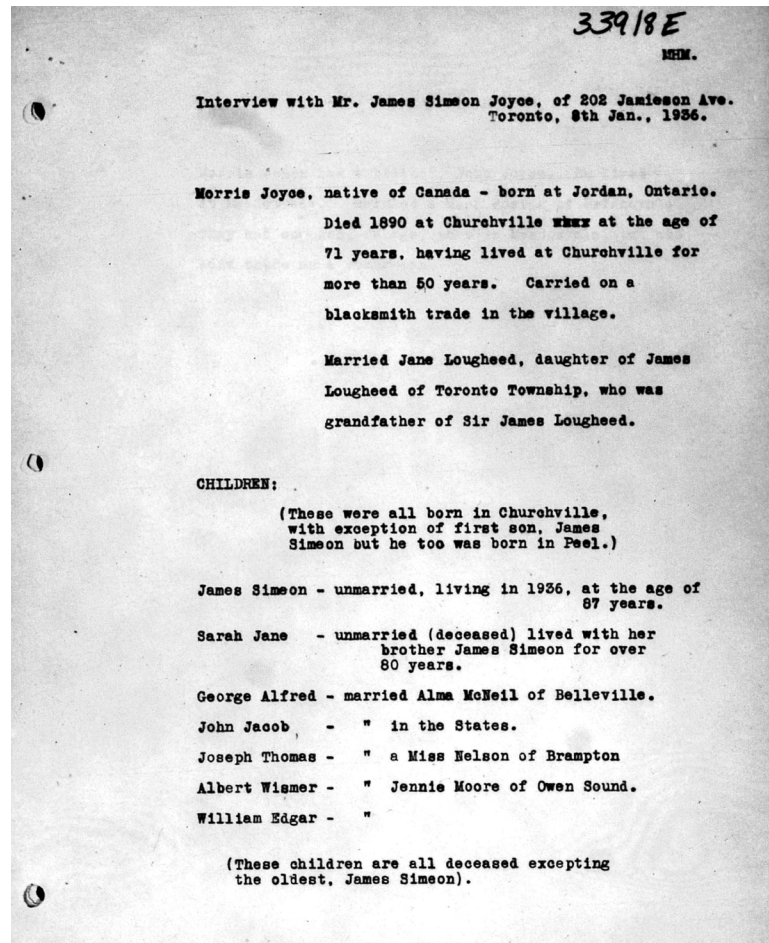




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## APPENDIX

### SUPPORTING DOCUMENTS



Information on James Simeon Joyce from the Joyce Family File  
Source: William Perkins Bull Fonds, Region of Peel Archives.



33918A  
Churchville Information by Mr Conacher <sup>son of Thomas Joyce & Jane Boyfield Joyce</sup>  
 I interviewed Mr Simeon Joyce of Quebec and Blou Sts Toronto Ont. born on the Town line. between Toronto Township and Chingauacousy moving to Churchville when only 8 months old living there until a few years ago. of this family there are two living he and his sister himself being 84 his sister 82 his mother was a Mary Toughard a sister of Sir James Toughard

2 33918B  
 Mrs. J. Hall and Mr. Crickhambs ran the other two General stores. Mr John Moore ran the one flour mill and Mr Joyce could not remember the other man's name

## APPENDIX

### SUPPORTING DOCUMENTS

[illegible]

1911 Personal Census for Household of James Bailey  
Source: 1911 Census of Canada, Library and Archives of Canada. Accessed from Ancestry.ca



**"B"**

Province Ontario

District No. 115- Peel

**Enumeration Sub-District**

No. \_\_\_\_\_

in Sturteville

[(City, town, village, township or parish)]

Page 3

Enumerated by  
Revised per

W & B Study

**Enumerator.**  
**Enumeratum.**

Part

[illegible]



APPENDIX  
SUPPORTING DOCUMENTS

FORM 6

This form if placed in an envelope, marked "Dominion Statistics—Free, penalty for improper use \$300," and properly addressed will pass through the mail "FREE"

**PROVINCE OF ONTARIO—CERTIFICATE OF REGISTRATION OF DEATH** 29441 559

1. PLACE OF DEATH County or District of Peel Township of Toronto  
If in City, Town or Village Lot 12 R. 1 S. 05 Toronto Township (Name) (If death occurred in a hospital or institution, give the name instead of street and number) House No. \_\_\_\_\_

2. LENGTH OF STAY (in years, months and days)  
(a) In City, Town or Township where death occurred \_\_\_\_\_ (b) In Province 25 yrs. (c) In Canada (if immigrant) 25 yrs.

3. NAME OF DECEASED BAILEY James Edward  
(Family name) (Given name or names)  
RESIDENCE No. \_\_\_\_\_ Street Leach City, Town, Village or Township Stratfordville Province Ont.  
(Residence means usual place of abode. Post Office Address for residents in rural parts not sufficient)

4. Sex Male 5. Nationality (Citizenship) English 6. Racial Origin English 7. Single, Married, Widowed or Divorced Married  
(write the word)

8. BIRTHPLACE England  
(Province or Country)

9. DATE OF BIRTH Feb 2 1882  
(Month) (Day) (Year)

10. AGE in Years 59 Months 10 Days \_\_\_\_\_ If less than one day old \_\_\_\_\_ hrs. or \_\_\_\_\_ min.

11. Trade, profession or kind of work as spinner, teamster, office clerk, etc. Driver & Path  
12. Kind of industry or business, as cotton-mill, lumbering, bank, etc. cattle  
13. Date deceased last worked at this occupation Dec 24/41  
14. Total yrs. spent in this occupation 25 yrs

15. If married give name of wife or husband of deceased Emma Line Bailey

16. NAME Joseph Bailey

23. DATE OF DEATH Dec 2 1941  
(Month) (Day) (Year)

24. I HEREBY CERTIFY that I attended deceased from: \_\_\_\_\_  
and last saw him \_\_\_\_\_ alive on \_\_\_\_\_

**CAUSE OF DEATH**  
I. Immediate cause Give disease, injury or complication which caused death, not the mode of dying, such as heart failure, asphyxia, asphyxia, etc. due to (a) Coronary Thrombosis  
II. Morbid conditions, if any, giving rise to immediate cause (stated in order proceeding backwards from immediate cause). due to (b) \_\_\_\_\_  
Other morbid conditions (if important) contributing to death but not causally related to immediate cause. due to (c) \_\_\_\_\_

25. If a woman, was the death associated with pregnancy? \_\_\_\_\_

26. Was there a medical examination? No Date of examination \_\_\_\_\_

THIS FORM MUST BE FILED FORTHWITH WITH THE DIVISION OF REGISTRATION OF THE DIVISION IN WHICH IT OCCURRED BEFORE A BURIAL PERMIT CAN BE ISSUED  
THIS IS A PERMANENT RECORD  
Y WITH UNFADING INK  
(See reverse side for instructions.)  
could be carefully supplied.

James Edward Bailey Death Certificate - 1941

Source: Archives of Ontario. Registrations of Deaths, 1869-1948. Accessed from Ancestry.ca

## THE CANADA ELECTIONS ACT

### URBAN PRELIMINARY ALPHABETICAL LIST OF ELECTORS

Electoral District of Peel, Meadowvale West.

Urban Polling Division No. 24.

Includes lots one to fifteen in the Third concession west of Hurontario Street.

The following names have been enumerated during a recent house-to-house visitation in the above mentioned polling division by a pair of urban enumerators:—

1 Adamson, Norman, repairman, Meadowvale 1	67 Craft, Mahlon, salesman, Meadowvale
2 Adamson, Mrs. Norman — Meadowvale 1	68 Craft, Mrs. Mary — Meadowvale
3 Anderson, Ernest, assembler, Meadowvale 1	69 Cudney, Maurice, filer, Meadowvale 1
4 Anderson, Mrs. Betty — Meadowvale 1	70 Cudney, Mrs. Marjorie — Meadowvale 1
5 Anderson, Harold, laborer, Meadowvale 1	71 Currie, Milford, janitor, Meadowvale 1
6 Anderson, Mrs. Rosemary — Meadowvale 1	72 Currie, Mrs. Alice, janitress, Meadowvale 1
7 Austen, Jabez, gardener, Meadowvale	73 Davidson, Miss Ida, spinster, Meadowvale 1
8 Austen, Mrs. Emily — Meadowvale	74 Davis, Robert, farmer, Meadowvale
9 Barber, Miss Edythe, spinster, Meadowvale	75 Davis, Mrs. Elva — Meadowvale
10 Barsby, Fred, gentleman, Meadowvale 1	76 Davis, Ronald, draftsman, Meadowvale
11 Barsby, Mrs. Florence — Meadowvale 1	77 Davis, William, farmer, Meadowvale
12 Barsby, Miss Jean, teacher, Meadowvale 1	78 Davis, Arthur, farmer, Meadowvale
13 Barnes, William F., elec., Meadowvale -	79 Davis, Mrs. Arthur — Meadowvale
14 Beck, Mrs. A. G., widow, Meadowvale	80 Dingwall, David, mechanic, Meadowvale 1
15 Beck, John A., carpenter, Meadowvale	81 Dinsdale, Stanley, gentleman, Meadowvale 1
16 Belleghem, Caron, farmer, Meadowvale 1	82 Dinsdale, Mrs. Margaret — Meadowvale 1
17 Belleghem, Kathleen — Meadowvale 1	83 Dow, Ernest, mechanic, Meadowvale 1
18 Blacklock, Mary E., horticulturist, Meadowvale	84 Dow, Mrs. Ernest — Meadowvale 1
19 Blanchard, George, maintenance, Meadowvale 1	85 Dowling, Cecil J., foreman, Meadowvale 1
20 Blanchard, Mrs. George — Meadowvale 1	86 Dowling, Mrs. Lila — Meadowvale 1
21 Bradley, John F., draftsman, Meadowvale	87 Dowling, Lloyd, operator, Meadowvale 1
22 Bradley, Mrs. Irene — Meadowvale	88 Dyson, Wilson, freightman, Meadowvale 1
23 Brett, Roy, clerk, Meadowvale	89 Dyson, Mrs. Wilson — Meadowvale 1
24 Brett, Mrs. Emilie, widow, Meadowvale	90 Elliott, Ewart, laborer, Meadowvale
25 Buchanan, Wendell, assembler, Meadowvale 1	91 Elliott, Mrs. Ewart — Meadowvale
26 Buchanan, Mrs. Martha — Meadowvale 1	92 Facto, George, painter, Meadowvale 1
27 Burbidge, Doraunt, inspector, Meadowvale 1	93 Facto, Mrs. Mary — Meadowvale 1
28 Burbidge, Mrs. Ellen, clerk, Meadowvale 1	94 Ferguson, Roy, farmer, Meadowvale
29 Burton, James, gentleman, Meadowvale 1	95 Ferguson, Mrs. K. M. — Meadowvale
30 Burton, Mrs. Martha — Meadowvale 1	96 Ferguson, Miss Ruth Mary, clerk, Meadowvale
31 Burton, Oliver, driver, Meadowvale 1	97 Ferguson, Mrs. Georgina widow, Meadowvale 1
32 Burton, Mrs. Dorothy — Meadowvale 1	98 Fielding, C. C., mail carrier, Meadowvale
33 Burt, Donald, packer, Meadowvale 1	99 Galliford, Sidney, carpenter, Meadowvale 1
34 Burt, Mrs. June — Meadowvale 1	100 Galliford, Mrs. Sidney — Meadowvale 1
35 Burt, Mrs. Katie — Meadowvale	101 Galloway, Robert, farmer, Meadowvale 1
36 Caldwell, Charles, gentleman, Meadowvale	102 Galloway, Mrs. Janet — Meadowvale 1
37 Caldwell, Alexander, gentleman, Meadowvale	103 Gardiner, Charles, laborer, Meadowvale
38 Cardinell, James, mechanic, Meadowvale 1	104 Gardiner, Mrs. Charles — Meadowvale
39 Cardinell, Mrs. Agnes, machinist, Meadowvale 1	105 Gardiner, Donald, foreman, Meadowvale
40 Cardinell, Fred, florist, Meadowvale 1	106 Gardiner, Mrs. Donald — Meadowvale
41 Cardinell, Mrs. Fred — Meadowvale 1	107 Gibson, William P., farmer, Meadowvale 1
42 Castle, Minerva S., horticulturist, Meadowvale	108 Glover, Daniel, guard, Meadowvale 1
43 Cattle, Thomas, gentleman, Meadowvale 1	109 Glover, John, machinist, Meadowvale 1

1953 Voters List. Highlighted are the Cardinell Family.  
Source: Library and Archives of Canada. Voters Lists, Federal Elections, 1935-1980.  
Accessed from Ancestry.ca

### WEDDING.

CARDINELL—BAILEY.

A quiet but pretty wedding was solemnized at the home of the bride's parents, Mr. and Mrs. A. J. Bailey, David Street, Brampton, when their third daughter, Violet Florence, was united in the holy bonds of matrimony to Mr. Fred Cardinell, of Huttonville, son of Mr. and Mrs. Wesley Cardinell, of Milton. The ceremony was performed by Rev. N. McLeod, pastor of the Baptist Church. The bride, who was given away by her father, looked charming, gowned in ivory satin, overdressed with Chantilly lace, with white kid shoes and hose to match, and wearing the customary veil and orange blossoms. She carried a bouquet of Canada roses, baby's breath and fern. The bride was attended by Mrs. Earl Merritt, sister of the bridegroom, while the bridegroom was ably assisted by his brother-in-law, Mr. Earl Merritt. After the ceremony was performed, a dainty wedding supper was served. The happy young couple left amid showers of confetti and rice for a short honeymoon among friends in Toronto, Guelph, Kitchener and other points. On their return Mr. and Mrs. Cardinell will reside in Huttonville.

Marriage Announcement of Fred Cardinell and Violet Bailey  
Source: Canadian Champion (Milton, ON), January 3, 1929.  
Accessed via Milton Public Library, <https://news.milton.hallinet.on.ca/1485734/data?n=2>



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APPENDIX  
SUPPORTING DOCUMENTS



**CARDINELL, Frederick**—Suddenly at the Georgetown & District Hospital, on Friday, November 30, 1979, Frederick of Georgetown, (formerly of Brampton) beloved husband of Violet Bailey, dear father of Jim of Jallburton, Millie (Mrs. K. BREADNER) Ted, both of Georgetown and Bob of Orillia. Also survived by his 5 sisters, 2 brothers, 12 grandchildren and 2 great-grandchildren. Resting at the Ward Funeral Home "Mc Clure Chapel" 52 Main St. S. Brampton from 7 p.m. Saturday. Funeral service in the chapel on Monday at 1 p.m. Interment Brampton Cemetery. If desired donations may be made to the charity of your choice.

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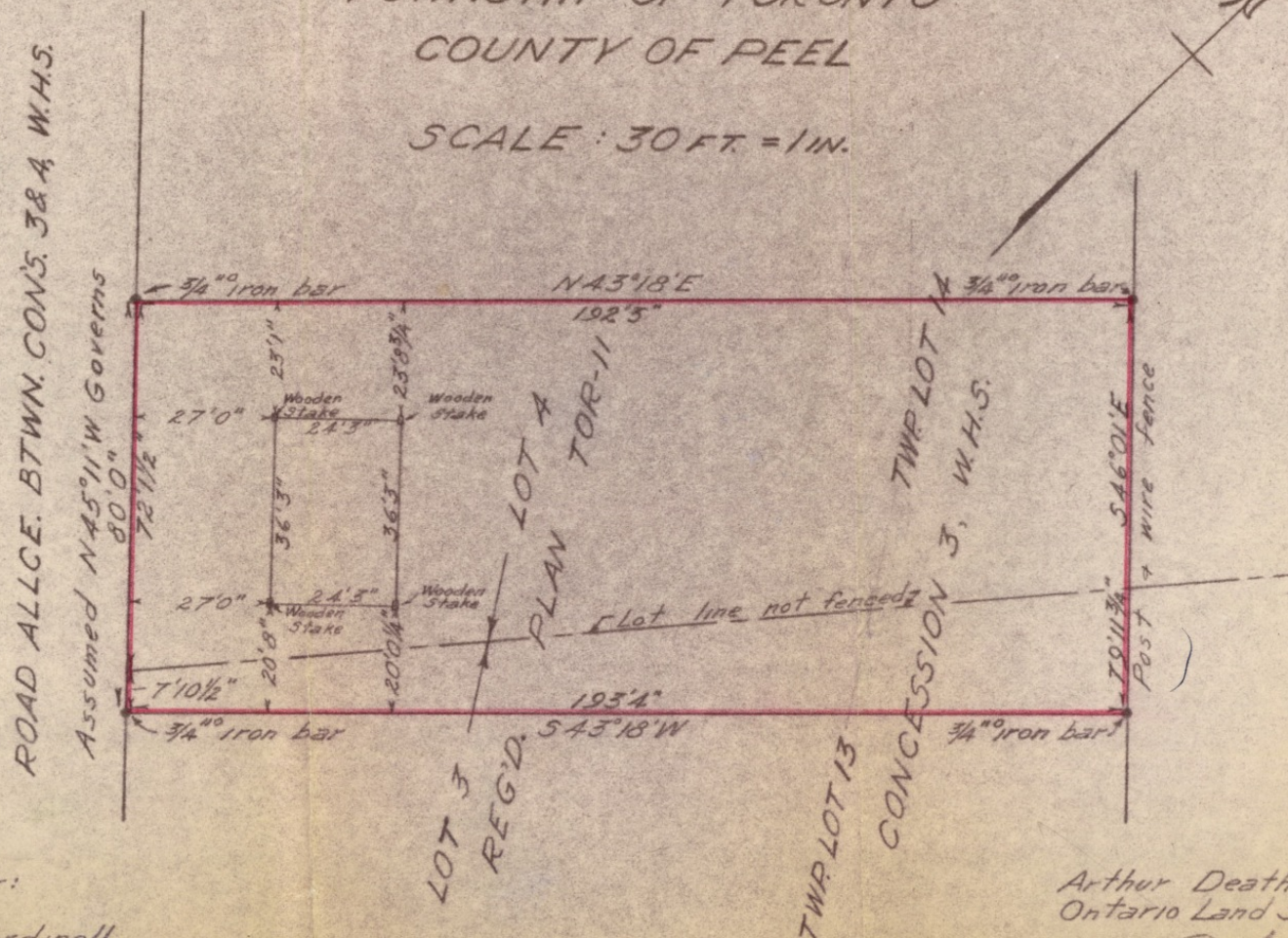
Gravestone of Fred Cardinell and Violet Bailey at Brampton Cemetery, Brampton, ON  
Source: SD Cowan, <https://www.findagrave.com/memorial/194845052/frederick-cardinell>

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Obituary of Fred Cardinell  
Source: Toronto Star, December 1, 1979. ProQuest Historical Newspapers. Accessed via Brampton Library Digital Resources.



PLAN OF SURVEY  
OF PART OF LOTS 4 & 3  
REG'D. PLAN TOR-II  
TOWNSHIP OF TORONTO  
COUNTY OF PEEL  
SCALE: 30 FT. = 1 IN.



Mr. F. Cardinell,  
Meadowvale, R.R. #1,  
Ontario.

Brampton, Ontario,  
April 3rd., 1954.

Arthur Death,  
Ontario Land Surveyor.

Per. Arthur D. Smith  
D.L.S.



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## APPENDIX

### SUPPORTING DOCUMENTS



1971 Aerial Photograph of 7605 Creditview Road  
Source: City of Toronto Archives, [Image: 229]



1994 Aerial Photograph of 7605 Creditview Road  
Source: MyBrampton Maps, [Spring 1994 Airphoto], City of Brampton Geohub.



2002 Aerial Photograph of 7605 Creditview Road  
Source: MyBrampton Maps, [Spring 2002 Airphoto], City of Brampton Geohub.



2004 Aerial Photograph of 7605 Creditview Road  
Source: MyBrampton Maps, [Fall 2004 Airphoto], City of Brampton Geohub.

107 Hampton, Robert, office worker, Meadowvale	199 Pengilley, Arthur, fruit grower, Meadowvale RR 1
108 Ives, Victor, accountant, Meadowvale	200 Pengilley, Mrs. Joyce — Meadowvale
109 Ives, Mrs. Ivy, widow, Meadowvale	201 Pugh, Leslie, carpenter, Meadowvale
110 Ito, Wm., market gardener, Meadowvale RR 1	202 Pugh, Mrs. Pansy — Meadowvale
111 Ito, Mrs. Edith — Meadowvale RR 1	203 Prebble, Mrs. Estella, widow, Meadowvale
112 Ito, John, engineer, Meadowvale RR 1	204 Peacock, Wilson, foreman, Meadowvale RR 1
113 Jastrubecki, Mrs. Justina, widow, Meadowvale RR 1	205 Peacock, Mrs. Bess — Meadowvale RR 1
114 Johnson, John, farmer, Meadowvale RR 1	206 Piper, Warren, machinist, Meadowvale RR 1
115 Johnson, Mrs. Florence — Meadowvale RR 1	207 Piper, Mrs. Barbara, biller, Meadowvale RR 1
116 Juniper, Wm., draftsman, Meadowvale RR 1	208 Raine, Wilfred, bus driver, Meadowvale RR 1
117 Juniper, Mrs. Phyllis, secretary, Meadowvale RR 1	209 Rutledge, Charles, steward, Streetsville RR 3
118 Kelly, Wm., retired, Streetsville RR 3	210 Rutledge, Mrs. Margaret — Streetsville RR 3
119 Kelly, Mrs. Jessie — Streetsville RR 3	211 Robson, Edgar, retired, Meadowvale
120 Kelly, Patrick, mech. supt., Meadowvale RR 1	212 Robson, Wm., foreman, Meadowvale
121 Kiernan, Lorne, truck driver, Meadowvale RR 1	213 Robson, Mrs. Norma — Meadowvale
122 Kiernan, Mrs. Helen — Meadowvale RR 1	214 Robson, Gerald, supervisor, Meadowvale
123 Kean, Alastair, storeman, Meadowvale RR 1	215 Robson, Mrs. Phyllis — Meadowvale
124 Kean, Mrs. Evelyn — Meadowvale RR 1	216 Roethel, John, superintendent, Streetsville RR 3
125 Kearney, Harold, retired, Meadowvale RR 1	217 Roethel, Mrs. Siegrid — Streetsville RR 3
126 Kearney, Mrs. Nancy — Meadowvale RR 1	218 Rollings, David, boiler man, Meadowvale RR 1
127 Lamb, Alvin, contractor, Meadowvale RR 1	219 Rollings, Mrs. Joan, pub. relations, Meadowvale RR 1
128 Lamb, Mrs. Kathryn, bus driver, Meadowvale RR 1	220 Ryder, Mrs. Isabel, widow, Meadowvale RR 1
129 Lightfoot, Thomas, teacher, Meadowvale RR 1	221 Reeve, Gordon, press operator, Meadowvale RR 1
130 Lightfoot, Mrs. Joan — Meadowvale RR 1	222 Rayner, Mrs. Jean — Meadowvale RR 1
131 Lambe, Mrs. Margaret, widow, Meadowvale	223 Roeterink, Joe, supervisor, Meadowvale RR 1
132 Ladd, Ernest, retired, Meadowvale	224 Roeterink, Mrs. Elisabeth — Meadowvale RR 1
133 Ladd, Mrs. Eva — Meadowvale	225 Sterne, Mrs. Eliza A., widow, Streetsville RR 3
134 Letty, Mrs. Adelia, widow, Meadowvale RR 1	226 Sanderson, Bryan, truck driver, Meadowvale RR 1
135 Letty, Mrs. Grenville, farmer, Meadowvale RR 1	227 Sanderson, Mrs. Isabel — Meadowvale RR 1
136 Letty, Mrs. Margaret, widow, Meadowvale RR 1	228 Sauer, Robert, landscape, Meadowvale
137 Manser, Sidney, machinist, Meadowvale RR 1	229 Sauer, Mrs. Louise — Meadowvale
138 Manser, Mrs. Thelma — Meadowvale RR 1	230 Sterne, Harry, manufacturer, Streetsville RR 3
139 Markovich, Svetislav, phone worker, Streetsville RR 3	231 Sterne, Ronald, student, Streetsville RR 3
140 Martin, Ernest, blacksmith, Meadowvale	232 Serednyky, Roman, factory worker, Streetsville RR 3
141 Martin, Mrs. Ethel — Meadowvale	233 Seymour, Richard, mechanic, Meadowvale RR 1
142 Martin, Howard, welder, Meadowvale	234 Seymour, Mrs. Kathleen — Meadowvale RR 1
143 Martin, Mrs. Joyce, bus driver, Meadowvale	235 Stewart, Carl, farmer, Meadowvale RR 1
144 Marko, Mrs. Sophia, widow, Meadowvale RR 1	236 Stewart, Mrs. Nora — Meadowvale RR 1
145 Macdonald, Robert, farm manager, Meadowvale RR 1	237 Stanley, Kenneth, supervisor, Meadowvale RR 1
146 Macdonald, Mrs. Vivienne — Meadowvale RR 1	238 Stanley, Mrs. Dorothy, clerk, Meadowvale RR 1
147 Magee, Desmond, executive, Meadowvale RR 1	239 Stawicki, Frank, truck driver, Meadowvale RR 1
148 Magee, Mrs. Nina — Meadowvale RR 1	240 Stawicki, Mrs. Alexandra — Meadowvale RR 1
149 Malott, Dale, machinist, Streetsville RR 3	241 Stewart, Albert, manager, Meadowvale
150 Malott, Mrs. Marlene — Streetsville RR 3	242 Stewart, Mrs. Barbara — Meadowvale
151 Mazzerolle, Al, driver, Meadowvale RR 1	243 Stockburger, Ulrich, technician, Meadowvale RR 1
152 Mazerolle, Mrs. Christine — Meadowvale RR 1	244 Southern, Sam, foreman, Meadowvale
153 McClean, Charles, retired, Meadowvale	245 Southern, Mrs. Louise — Meadowvale RR 1
154 McClean, Mrs. Daisy — Meadowvale	246 Smith, Warren, shipper, Meadowvale RR 1
155 McVeety, Ronald, machinist, Meadowvale RR 1	247 Smith, Mrs. Carol, factory worker, Meadowvale RR 1
156 McVeety, Mrs. Karen, secretary, Meadowvale RR 1	248 Sutton, Walter, retired, Meadowvale RR 1
157 McKee, George, technician, Meadowvale	249 Sutton, Mrs. Nellie — Meadowvale RR 1
158 McKee, Mrs. Irene, secretary, Meadowvale	250 Tait, Elwood, heat-treater, Meadowvale
159 McMullen, Miss Josephine, spinster, Meadowvale RR 1	251 Tait, Mrs. Dorothy, bus driver, Meadowvale
160 McBratney, Wm., retired, Meadowvale RR 1	252 Therberge, Maurice, mechanic, Meadowvale RR 1
161 McBratney, Mrs. Janet — Meadowvale RR 1	253 Therberge, Mrs. Elizabeth, h/w kkr, Meadowvale RR 1
162 McLernon, Pat, foreman, Meadowvale RR 1	254 Tracey, Mrs. Elenor, widow, Meadowvale
163 McLernon, Mrs. Winifred — Meadowvale RR 1	255 Tracey, George, student, Meadowvale
164 McKinnon, Herman, carpenter, Meadowvale	256 Varey, Garnet, retired, Meadowvale RR 1

1968 Voters List. Highlighted are Warren and Barbara Piper

Source: Library and Archives of Canada. Voters Lists, Federal Elections, 1935-1980

Accessed from Ancestry.ca

105 Hicott, Miss Marion, spinster, Meadowvale	226 Plumb, John E., caretaker, R.R.6 Mississauga
106 Hull, Arthur, retired, Meadowvale	227 Plumb, Mrs. Kathleen, R.R.6 Mississauga
107 Hudson, James, stock manager, R.R.6 Mississauga	228 Piper, Warren, salesman, R.R.6 Mississauga
108 Hunter, Harold, bus driver, Meadowvale	229 Piper, Mrs. Barbara, R.R.6 Mississauga
109 Hunter, Mrs. Marion, Meadowvale	230 Poulton, Mrs. Dorothy, widow, R.R.6 Mississauga
110 Hudson, Mrs. Dale, R.R.6 Mississauga	231 Peel, Miss Grace, factory, R.R.6 Mississauga
111 Herman, Gangolf, teacher, Box 35 Meadowvale	232 Robson, Gerald, supervisor, Meadowvale
112 Herman, Mrs. Hilde, teacher, Box 35, Meadowvale	233 Robson, Mrs. Phyllis, Meadowvale
113 Herman, Gavin, retailer, Box 35, Meadowvale	234 Robson, Robert, unemployed, Meadowvale
114 Horsley, Edward G., supervisor, R.R.6 Mississauga	235 Reid, Bruce S., asst. manager, R.R.6 Mississauga
115 Horsley, Mrs. Margaret, R.R.6 Mississauga	236 Reid, John S., salesman, R.R.6 Mississauga
116 Horsley, Miss Jill Ann, vet. asst., R.R.6 Mississauga	237 Reid, Mrs. Harriet, R.R.6 Mississauga
117 Horsley, Eric A., machinist, R.R.6, Mississauga	238 Reid, Miss Robin, secretary, R.R.6 Mississauga
118 Hart, Fred, retired, R.R.6 Mississauga	239 Reid, John S. Jr., Carpenter, R.R.6 Mississauga
119 Hart, Robert, unemployed, R.R.6 Mississauga	240 Roethel, John, foreman, Box 929 Streetsville
120 House, Richard, real estate, Box 948 Streetsville	241 Roethel, Mrs. Siegrid, Box 929 Streetsville
121 House, Mrs. Jean, Box 948 Streetsville	242 Ridout, John M., retired, R.R.6 Mississauga
122 House, Miss Jean L., farmer, Box 948 Streetsville	243 Ridout, Mrs. Grace, R.R.6 Mississauga
123 House, Miss Anne, student, Box 948 Streetsville	244 Rayner, Mrs. Jean, R.R.6 Mississauga
124 Harris, Roy, retired, R.R.6 Mississauga	245 Rust, Mrs. Mary, widow, R.R.6 Mississauga
125 Harris, Mrs. Vera, R.R.6 Mississauga	246 Roeterink, Joe, shipper, R.R.6 Mississauga
126 Harpley, John, labourer, R.R.6 Mississauga	247 Roeterink, Mrs. Elizabeth, R.R.6 Mississauga
127 Harpley, Mrs. Edith, R.R.6 Mississauga	248 Rainford, Arthur, electrician, Meadowvale
128 Harpley, Donald, machinist, R.R.6 Mississauga	249 Rainford, Mrs. Margaret, Meadowvale
129 Hart, Thomas, caretaker, R.R.6 Mississauga	250 Rainford, Garth, crew scheduler, Meadowvale
130 Hart, Mrs. Audrey, R.R.6 Mississauga	251 Rollings, David F., operator, R.R.6 Mississauga
131 Hughes, Fredrick, manager, R.R.6 Mississauga	252 Rollings, Mrs. Joan, public relations, R.R.6 Mississauga
132 Hughes, Mrs. Mary, manager, R.R.6 Mississauga	253 Ryder, Mrs. Isabel, R.R.6 Mississauga
133 Ives, Mrs. Ivy, widow, Meadowvale	254 Raine, Wilfred, bus driver, R.R.6 Mississauga
134 Ives, Victor, accountant, Meadowvale	255 Rush, James, self employed, R.R.6 Mississauga
135 Ito, William H., market gardener, R.R.6 Mississauga	256 Rush, Mrs. Patricia, R.R.6 Mississauga
136 Ito, Mrs. Edith, R.R.6 Mississauga	257 Southern, Sam, retired, Meadowvale
137 Ito, Miss Darlene, student, R.R.6 Mississauga	258 Southern, Mrs. Louise, Meadowvale
138 Johnson, John W., custodian, R.R.6 Mississauga	259 Southern, Robert, mechanic, Meadowvale
139 Johnson, Mrs. Florence, R.R.6 Mississauga	260 Southern, William, transport driver, Meadowvale
140 Jastrubecki, Mrs. Justina, widow, R.R.6 Mississauga	261 Siegrist, Mrs. Vimy, equestrian, R.R.6 Mississauga
141 Jones, Roger, accountant, Meadowvale	262 Sutton, Mrs. Nellie M., widow, R.R.6 Mississauga
142 Jones, Mrs. Margaret, operator, Meadowvale	263 Sauer, Robert, landscaper, Meadowvale
143 Kiernan, Lorne, driver, R.R.6 Mississauga	264 Sauer, Mrs. Louise, Meadowvale
144 Kiernan, Mrs. Helen, R.R.6 Mississauga	265 Stanley, Kenneth, foreman, R.R.6 Mississauga
145 Kaye, Brian, prof. golfer, R.R.6 Mississauga	266 Stanley, Mrs. Dorothy, planning clerk, R.R.6 Mississauga
146 Kaye, Mrs. Maureen, R.R.6 Mississauga	267 Stanley, Robert, student, R.R.6 Mississauga
147 Kean, Alastair, storeman, R.R.6 Mississauga	268 Stewart, Carl, farmer, R.R.6 Mississauga
148 Kean, Mrs. Evelyn, R.R.6 Mississauga	269 Stewart, Mrs. Nora, R.R.6 Mississauga
149 Kelly, William, retired, R.R.3 Streetsville	270 Sterne, Harry, manufacturer, R.R.3 Streetsville
150 Kelly, Mrs. Jessie, R.R.3 Streetsville	271 Smith, Warren, office, R.R.6 Mississauga
151 Kerney, Mrs. Beatrice, widow, R.R.6 Mississauga	272 Smith, Mrs. Carol, R.R.6 Mississauga
152 Kean, Bruce, foreman, R.R.6 Mississauga	273 Stawicki, Frank, caretaker, R.R.6 Mississauga
153 Kist, Mrs. Elizabeth, R.R.6 Mississauga	274 Stawicki, Mrs. Alexandra, R.R.6 Mississauga
154 Ladd, Ernest, retired, Meadowvale	275 Stewart, Albert, self employed, Meadowvale
155 Ladd, Mrs. Eva, Meadowvale	276 Stewart, Mrs. Barbara, nurse, Meadowvale
156 Laine, Ken, realtor, Meadowvale	277 Stockburger, Ulrich, technician, R.R.6 Mississauga
157 Laine, Mrs. Marie, sales, Meadowvale	278 Tracey, Mrs. Elenor, widow, Meadowvale
158 Letty, Mrs. Adelia, widow, R.R.6 Mississauga	279 Tracey, Allan George, geomorphologist, Meadowvale
159 Letty, Grenville, farmer, R.R.6 Mississauga	280 Tamen, Peter, supervisor, Meadowvale
160 Letty, Mrs. Margaret, widow, R.R.6 Mississauga	281 Tamen, Mrs. Leslie, Meadowvale
161 Lamb, Alvin, contractor, R.R.6 Mississauga	282 Tait, Elwood, mechanic, Meadowvale
162 Lamb, Mrs. Kathryn, driver, R.R.6 Mississauga	283 Tait, Mrs. Dorothy, clerk, Meadowvale
163 Lightfoot, Thomas, teacher, R.R.6 Mississauga	284 Tait, Miss Shirley, nurse, Meadowvale
164 Lightfoot, Mrs. Joan, R.R.6 Mississauga	285 Tait, Kenneth, mechanic, Meadowvale
165 Langdon, Miss Sheila, factory, R.R.6 Mississauga	286 Teeter, Robert, labourer, R.R.3, Mississauga
166 Loughlin, Robert, engineer, R.R.6 Mississauga	287 Teeter, Mrs. Carol, office worker, R.R.3 Mississauga
167 Merrick, Bryan, technician, Meadowvale	288 Tuchtie, John, probation, R.R.6 Mississauga
168 Merrick, Mrs. Noreen, Meadowvale	289 Varey, Garnet, retired, R.R.6 Mississauga

1972 Voters List. Highlighted are Warren and Barbara Piper

Source: Library and Archives of Canada. Voters Lists, Federal Elections, 1935-1980.

Accessed from Ancestry.ca



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## APPENDIX

### SUPPORTING DOCUMENTS

#### **BARBARA PIPER (SANDERSON)**

Passed away on August 19, 2016 after a brave 4 year fight with pulmonary fibrosis. Beloved wife of Warren Piper of Mount Dennis, Toronto, of 54 years.

She leaves son Victor, daughter Leslie (Jason), 3 adorable grandchildren Tristan, River and Piper and brother Tom (Zee) Sanderson.

Barbara was born in North Parkdale, Toronto, on June 5, 1944.

Barbara was involved in many community groups - mainly the Girl Guides of Canada for over 30 years where many lasting friendships were made.

There will be no service. Cremation and a private ceremony at Churchville Cemetery is planned. A celebration of Barbara's life will take place a later date.

In lieu of flowers, donations can be made in Barbara's memory to Bethell Hospice in Inglewood.

*Obituary of Barbara Joan Piper*  
Source: Toronto Star, August 22, 2016 ProQuest  
Historical Newspapers. Accessed via Brampton  
Library Digital Resources.

#### **WARREN GARNET PIPER**

Born on August 23, 1942 in Toronto, Ontario, passed away at age 75 on May 19, 2018 in Brampton, Ontario. Warren was the loving husband of the late Barbara Piper. He is survived by his son, Victor Piper; daughter, Leslie Best (Jason); grandchildren, Tristan, River and Piper and sisters, Shirley, Pat and Gail. Warren had a passion for model airplanes and flew most years of his life. He was also a proud volunteer of 14 years at the Brampton Fire Department. There will be no public service. Cremation and a private ceremony at Churchville Cemetery is planned. A celebration of Warren's life will take place at a later date. The family invites donations in Warren's name to Bethell Hospice.

*Obituary of Warren Garnet Piper*  
Source: Toronto Star, May 24, 2018 ProQuest  
Historical Newspapers. Accessed via Brampton  
Library Digital Resources.

**Historic Churchville**  
Admin · +1 · May 30, 2018 · 🌐

Today's featured post:  
Station 17 in 1993: Ab Callaghan, Gord Galliford, Harry Blackburn, Warren Piper, Paul Carpe, Don Kirkham, Bob Crouch, Greg Prince-Cox, Dave Rollings, Claude Laffoley, Mike Kneebone, Darcy Malloy (Missing: John Hockett, Bernie Reilly & Dave Roeterink)  
Credit: Brampton Firefighters: 140 Years of Dedicated Service



30 Likes · 17 Comments

Like · Comment

All Comments ▼

**My Dads proudest years were out of that Fire Hall.**  
Like · Reply · 3y · 🗨️ 3

**Group Expert**  
We are all proud of our volunteers. This was a big part of the community. There are annual pictures that are well worth an album of their own here. Dan, can you ask around and put the collection together over the summer with names including captains? O... See More

Like · Reply · 3y · 🗨️ 2

**Author · Admin · +2**  
I'll see what we can do. I bet that there are a ton of those pictures still in the village, especially at the homes of past captains.

Like · Reply · 3y

**My Dad's as well. I think almost every kid in church for a group of the firebox in their house and if you didn't your friends house had one**  
Like · Reply · 3y

Screenshots of community accounts relating to the Churchville Fire Department, from current and previous residents of Churchville  
Source: Comments on post from May 30, 2018 by user "Historic Churchville." Historic Churchville Facebook Group.

**i remember those days when Gord would rush out of the house for a fire alarm, these are the unsung heroes and great role models, proud to be his brother in law**  
Like · Reply · 3y · 🗨️ 2

**I don't think that was 1993 I think it's a lot earlier**  
Like · Reply · 3y · 🗨️ 1

**Author · Admin · +2**  
Could be earlier - the book where I found it was published in 1993, so I went with it... if anyone can pinpoint the date, I will make the edit 😊

Like · Reply · 3y

**I remember the fire truck coming around the circle to pick up the men sometimes as they would run out of their houses and jump onto the back of the truck**  
Like · Reply · 3y

**The good old days**  
Like · Reply · 3y

**the good old days were sometimes a pain as each fireman had a plectron in their homes to monitor fires 24/7 and it seemed busy on all holidays at dinner time. I remember Gord in such a rush to go to a call that he backed out of our driveway and hit Burdidge's new car sitting in front of Hart's place. (51 years ago)**  
Like · Reply · 3y

**Historic Churchville**  
Admin · +1 · August 27, 2018 · 🌐

Today's featured post:  
Hope everyone had a great weekend. Here is a picture of our Volunteer Firefighters being recognized by the city for their hard work. Does anyone remember the date?  
Photo credit: Marianne Galliford



13 Likes · 3 Comments

Like · Comment

All Comments ▼

**Hi, I remember these men well. Don't ask me their names, can't remember. I was on Streetsville volunteers as well at this time. We used to see each other at Mutual aid meetings, and Humber Credit Meetings. I and three of four others from Streetsville ...**  
See More  
Like · Reply · 2y · 🗨️ 1

**the plaque reads 1992 Citizens Award for Long Time Service-- and Warren Piper, Harry Blackburn, Gord Galliford, Sid Manser, Ab Callaghan Al Kean, Ed Horsely and I think Jack Harpley received these. Between Gord, Sid, Al, Ed, and Ab there was almost a total of 130 years of service**  
Like · Reply · 2y · 🗨️ 1

Screenshots of community accounts relating to the Churchville Fire Department, from current and previous residents of Churchville, made in the Historic Churchville Group  
Source: Comments on post from August 27, 2018 by user "Historic Churchville." Historic Churchville Facebook Group.


## APPENDIX

### SUPPORTING DOCUMENTS



Screenshots of community accounts relating to the property at 7593 Creditview Road, from current and previous residents of Churchville, made in the Historic Churchville Group  
Source: Comments on post from May 18, 2018 by user "Historic Churchville." Historic Churchville Facebook Group.



 Historic Churchville, Ontario

All Comments ▼

This house was owned by Fred Cardinal, his wife, daughter Mildred and son Ted back in the 1940s. Fred worked at Dales and drove a model T Ford. In the winter he was the only one who could make it up Turpin's Hill after a snow storm. Ted chummed with Sean in the early 40s and he liked to build cages and traps to catch wild animals. One day he trapped a ferret. We didn't know what a ferret looked like (no encyclopaedia or internet in those days) so we all had to go over and see it. That was when I saw my first banty hen and rooster. They had a barnyard full of them.

Like · Reply · 2y

We've touched on the Avro story, but Dale's was a big employer of the village too. Jane Pengilley worked there too. We still buy from Waterdale for our Christmas business.

Like · Reply · 2y

**Alexandra Hucik** 🙋  
By Dale's, are you referring to the Dale's Estate Greenhouses?

Like · Reply · 4d

**Alexandra Hucik** yes that's right!

Like · Reply · 3d

hi there.....this was my childhood home!  
My parents Paul and Gudrun Gruenwald purchased it in 1956 and raised their 4 children there....Falk, Kerstin, Chris, Marten.  
I remember my parents telling the place was totally overgrown and run down. It was a place of animal slaughter and my dad constantly found buried bones as he proceeded to clean up and clear the land which in time he turned into magnificent gardens.  
There was a barn along with a number of out buildings. The barn burnt down around 1962.  
Also the property was so abandoned and overgrown there was a cow and calf left behind which my parents inherited.....don't know what happened to the beasts as I was just one year old. My parents didn't have livestock...just massive gardens of fruits and vegetables....flowers and evergreens.

Like · Reply · 18h

 Historic Churchville, Ontario

Mildred sometimes baby sat us and when she got engaged and was making wedding plans her mother had a trousseau tea. My mother and I were invited and I remember getting all dressed up in my Sunday best to go over for tea. Mom was also invited to a bridal shower. This was when I found out all about weddings and the ceremony and I would play with my dolls giving them a wedding.

Like · Reply · 2y

Between their house and the cottages that Golden's owned the Cardinals put in a large vegetable garden. They also had a few cows and a horse. Maybe a pig or two as well.

Like · Reply · 2y

Golden's cottages? Who owned those properties in 70's/80's era?

Like · Reply · 2y

**Author** **Admin** +2  
this caught my attention too

Like · Reply · 2y

Fred's car was not a model T but a 29 Chev with solid wheel rims no spokes and Fred claimed this is why he could go through the big snow drifts on Steels when other cars could not. Janet Mc Bratney and her Dad BILL rode to Brampton with him every day, she ran the Smoke shop west on Queen st before you got to Vivians Sports Store and Bill worked at Dales as well

Like · Reply · 2y

## APPENDIX

### SUPPORTING DOCUMENTS

Historic Churchville, Ontario

or you might be able to say whether there was a barn at Cardinals or just sheds. I think there was a barn where they kept their cows as well as the sheds.

Like · Reply · 2y

Hide 15 Replies

Behind the boys Cardinals barns

Like · Reply · 2y

who are the boys

Like · Reply · 2y

A barn 2 sheds one for cars and you'll never guess an out house

Like · Reply · 2y

Did Cardinals own what became Gruenwalds? The Pipers house (is that the first village pre-fab?) was purchased from Cardinals.

Like · Reply · 2y

Yes for Gruenwalds

Like · Reply · 2y

yes it sat on the left side of his drive way at the back of his property , it was a small barn but had some other sheds as well

Like · Reply · 2y

Historic Churchville, Ontario

Did Cardinals own what became Gruenwalds? The Pipers house (is that the first village pre-fab?) was purchased from Cardinals.

Like · Reply · 2y

Yes for Gruenwalds

Like · Reply · 2y

, my duh thanks

Like · Reply · 2y

I think the big barn and 2 sheds plus the outhouse

Like · Reply · 2y

The Cardinal's Oldest son Jim put a prefab house on the north corner of Cardinals property frontage on Creditview when he got married

Like · Reply · 2y

It is interesting how all the pieces start to fit together.

Like · Reply · 2y

Screenshots of community accounts relating to the property at 7605 and 7593 Creditview Road, from current and previous residents of Churchville, made in the Historic Churchville Group  
Source: Comments on post from May 18, 2018 by user "Historic Churchville." Historic Churchville Facebook Group.

## **Alexander Louis Temporale, B.Arch., O.A.A., F.R.A.I.C**

### **Education**

University of Toronto, B.Arch.

### **Background**

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in



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## APPENDIX

### ALEXANDER TEMPORALE CV

becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. The firm has been a recent recipient of the Lieutenant Governor's Award for Excellence in Conservation and the National Heritage Trust's Award for Heritage Rehabilitation of Oakville's historic Bank of Montreal Building. Below are other previous offices held:

#### **Past Offices**

- › Jurist, 2010 Mississauga Urban Design Awards
- › Chairman, Mississauga Local Architectural Conservation Advisory Committee
- › Director, Visual Arts Ontario
- › President, Port Credit Business Association
- › Director, Brampton Heritage Board
- › Director, Mississauga Heritage Foundation
- › Director, Columbus Centre
- › Director, Villa Columbo, Toronto
- › Resource Consultant, Heritage Canada

### **Heritage Assessment and Urban Design Studies**

- › High Park Forest School Retrofit Feasibility Study, Toronto
- › 2494 Mississauga Road Heritage Impact Assessment, Mississauga
- › 1187 Burnhamthorpe Road East Heritage Assessment, Oakville
- › 103 Dundas Street Heritage Assessment, Oakville
- › 3060 Seneca Drive Heritage Assessment, Oakville
- › 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
- › 2347 Royal Windsor Drive Heritage Assessment, Oakville
- › 107 Main St. E. Heritage Assessment, Grimsby
- › 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
- › 7005 Pond Street Heritage Assessment, Meadowvale
- › 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
- › 44 and 46 Queen Street South Heritage Assessment, Streetsville
- › 264 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
- › Fred C. Cook Public School Heritage Assessment, Bradford West Gwillimbury
- › Harris Farm Feasibility Study, City of Mississauga
- › Benares Condition Assessment Report, City of Mississauga
- › Lyon Log Cabin Relocation, Oakville, Ontario
- › 42 Park Avenue Heritage Assessment, Oakville, Ontario
- › The Old Springer House Heritage Assessment, Burlington, Ontario
- › 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
- › 153 King Street West Heritage Assessment, Dundas, Ontario
- › Brampton Civic Centre Study, Brampton, Ontario
- › 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- › Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- › Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- › Binbrook Heritage Assessment, Glanbrook, Ontario
- › Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
- › Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage Assessment
- › Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment

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## APPENDIX

### ALEXANDER TEMPORALE CV

- › Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
- › Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment
- › Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage Assessment
- › 1953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
- › Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
- › Brampton Four Corners Urban Design Study (Stark Temporale)
- › Erindale Village Urban Design Study (Stark Temporale)
- › Oakville Downtown Urban Design and Site Plan Guidelines Study
- › Burlington Downtown, Urban Design and Façade Improvement Study
- › Burlington East Waterfront Study
- › Victoria Park Square Heritage District Study, Brantford
- › Bullock's Corners Heritage Conservation District Study, Town of Flamborough
- › Brant Avenue Heritage Conservation District Study, Brantford
- › Urban Design Guidelines for Infill Development, Town of Oakville
- › 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
- › Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
- › Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
- › Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
- › St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
- › OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
- › Kennedy Road, Victorian Farmhouse Study, City of Brampton
- › Chisholm Estate Feasibility Study, City of Brampton
- › Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
- › Urban Design Study Canadian General Tower Site, Oakville
- › Port Credit Storefront Urban Design Study (Townpride)
- › Port Credit Streetlighting Phases I and II, Lakeshore Road
- › Urban Design Study for the Town of Grimsby Downtown Area
- › Clarkson Village Community Improvement Study as a member of the Townpride Consortium



- › Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
- › Heritage Building, 108 - 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
- › Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
- › Aurora Library/Public Square Study (Townpride)
- › Oakville Dorval Glen Abbey Study of High Density Residential
- › Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.

**Partial List of Heritage Restoration Projects**

- › St Mark's Church Restoration/Rehabilitation, Hamilton
- › Pinchin Barn Foundation Repairs & Landscape Improvements, Mississauga
- › Stewart Memorial Church Heritage Grant Application Package, Hamilton
- › 126-128 Lakeshore Road East Façade Restoration, Oakville
- › Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
- › Old Springer House, Addition Design, Burlington
- › 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
- › Adamson House Roof Repair, Mississauga
- › Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration Benares Historic House, Derry House and Chappell Estate
- › The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- › Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- › Fergusson House Restoration, Burlington, Ontario
- › Bovaird House Window Restoration, Brampton, Ontario
- › Vickerman Residence Renovations Design, Oakville, Ontario
- › Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
- › Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
- › Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)

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## APPENDIX

### ALEXANDER TEMPORALE CV

- › Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
- › Port Credit Streetscape Improvements (Stark Temporale)
- › Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
- › Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- › Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- › Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- › Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
- › St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
- › McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
- › Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
- › Watts Residence, Late Victorian, Renovation and Addition, Brampton
- › Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- › Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- › Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- › Wilcox Inn Renovations and Restoration, Mississauga
- › Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use
- › Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- › Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
- › Queen Street Store, Streetsville, exterior restoration and renovations/addition
- › Atchinson Residence, Brick Late Victorian, Brampton
- › Cameron Residence, Design Victorian, Brampton
- › Reid Residence, Victorian Farmhouse, Caledon
- › Stonehaven Farm, restoration of stone heritage building, Ajax
- › National Competition: Spark Street Mall (Honourable Mention)
- › Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
- › Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
- › Heritage Strategy for City of Brampton re Municipality owned heritage buildings.

**Ryan C. Lee, M. Arch, B. Arch Sci. CAHP Intern Associate (Intern Architect)**

**Education**

Master of Architecture/Ryerson University/ Toronto, Ontario/ 2013-2016

Bachelor of Architectural Science/ Ryerson University/ Toronto, Ontario/ 2009-2013

**Associations**

- › Intern Architect OAA (Ontario Association of Architects)
- › Intern CAHP (Canadian Association of Heritage Professional)
- › Member TSA (Toronto Society of Architects)
- › Member ACO (Architectural Conservancy Ontario)

**Heritage Assessment/Impact Study**

- › 7593 Creditview Road Heritage Assessment | Brampton, Ontario | Heritage Impact Assessment
- › 181 Main St. Interpretation Plan | Georgetown, Ontario | Interpretation Plan
- › 181 Main St. Heritage Assessment | Georgetown, Ontario | Heritage Assessment
- › 66 Queen St S Heritage Impact Assessment | Mississauga, Ontario | Heritage Impact Assessment
- › Cedarvale Park Heritage Assessment | Georgetown, Ontario | Heritage Assessment (Design)
- › Lowville Schoolhouse | Burlington, Ontario | Impact Study (Design)
- › 5780 Cedar Springs Road Assessment | Burlington, Ontario | Heritage Assessment
- › James McClure Farm Assessment | Mississauga, Ontario | Impact Study (Design)
- › 7887 Churchville Road Assessment | Mississauga, Ontario | Heritage Impact Assessment



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## APPENDIX

### RYAN LEE CV

#### Heritage Restoration

- › Guelph Bible Conference Centre | Guelph, Ontario | Renovation/Restoration
- › Auchmar Estate Coach House | Hamilton, Ontario | Renovation
- › Lowville Schoolhouse | Burlington, Ontario | Renovation
- › 915 North Service Road | Mississauga, Ontario | New Construction

#### Publications

- › The Future of the Past: Toronto's Palimpsest Thesis publication and presentation at Ryerson University in Toronto, Canada | Winter 2016
- › Inundation 3 - Design research presentation at Cilwung Merdeka in Jakarta, Indonesia and exhibition at Ryerson University in Toronto, Canada | Summer 2015
- › Siloe Playground and Community Centre: A Public Intervention Design publication in Una Nueva Luz: A New Light Architectural Intervention in Cali's Comuna 20 at Ryerson University in Toronto, Canada | Fall 2013
- › Water Science Centre - Design Presentation at China Three Gorges University in Yi Chang, Hubei, China | Summer 2012

#### Speaking Engagements

- (2018) - National Trust Conference: Opportunity Knocks - National Trust for Canada - The Future of the Past: The Story of Toronto's Palimpsest

## **Alexandra Hucik, M.Arch, BAS (Intern Architect)**

### **Education**

Master of Architecture | University of Waterloo | Cambridge, ON | 2020

Bachelor of Architectural Studies, Honours Co-op | University of Waterloo |  
Cambridge, ON | 2011 - 2016

### **Background**

Alexandra is a recent graduate of the University of Waterloo Master of Architecture program. She also holds a Bachelor of Architectural Studies from the University of Waterloo, where one of the main themes of study of the undergraduate program is cultural history and theory. As a graduate student, she assisted Professor Robert Jan van Pelt in the teaching of the course "Cultural History II: Pre-Renaissance to Reformation" in Fall 2017.

Since joining ATA Architects, Alexandra has worked closely with Mr. Temporale on the preparation of this report and the heritage assessment report for 12 Rosegarden Dr, as well on the design development of 347 Queen St. S., the work on which has related to obtaining heritage approval.

Prior to this, Alexandra worked at several architecture studios across the GTA, where she contributed to various residential and institutional projects in the post-secondary, K-12 education and civic building sectors. This includes work on design concept presentation for Heritage Committee approval for two residential projects located within the Meadowvale Village Heritage Conservation District with Strickland Mateljan Design Associates.

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## APPENDIX

### ALEXANDRA HUCIK CV

#### Heritage Assessment/Impact Study

- › 7593 Creditview Road Heritage Impact Assessment, Brampton, ON
- › 12 Rosegarden Drive Cultural Heritage Assessment, Brampton, ON

#### Heritage Projects

- › 347 Queen Street South | Streetsville, Mississauga, ON | New Construction
- › 1092 Old Derry Road | Meadowvale Village, Mississauga, ON | New Construction (Strickland Mateljan Design Associates)
- › 7004 Second Line West | Meadowvale Village, Mississauga, ON | Addition (Strickland Mateljan Design Associates)