



# Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel

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City of Brampton

Proponents: Mohammed Ilyas, Managing Director

Address: Al-Ameen Elementary School, 389 Main Street North, Brampton Ontario, L6X 3P1

## Content

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<b>1. Executive Summary .....</b>	<b>1</b>
<b>2. Personnel .....</b>	<b>2</b>
<b>3. Background .....</b>	<b>3</b>
<b>4. Introduction to the Subject Property.....</b>	<b>4</b>
4.1 Applicant Information.....	5
4.2 The Project Area .....	8
4.3 Project Area History.....	8
4.3.1 2257 Embleton Road .....	9
4.3.2 2267 Embleton Road .....	9
<b>5. Evaluation of Cultural Heritage Value or Interest.....</b>	<b>12</b>
5.1 Photo Documentation .....	12
5.1.1 Surrounding Area .....	12
5.1.2 2257 Embleton Road .....	16
5.1.3 2267 Embleton Road .....	26
<b>6. Heritage Attributes .....</b>	<b>46</b>
6.1 2257 Embleton Road .....	46
6.1.1 Criteria for Determining Cultural Heritage Value or Interest .....	46
6.1.2 Design Value or Physical Value .....	47
6.1.3 Historic Value or Associative Value .....	47
6.1.4 Contextual Value .....	47
6.2 Summation of Cultural Heritage Value or Interest of 2257 Embleton Road.....	47
6.2.1 Archaeological Value.....	47
6.2.2 Chronological History of Development.....	47
6.2.3 Ownership History 2257 Embleton Road .....	47
6.2.4 Historic Photographs.....	48
6.3 2267 Embleton Road .....	48
6.3.1 Criteria for Determining Cultural Heritage Value or Interest .....	49
6.3.2 Design Value or Physical Value.....	50
6.3.3 Historic Value or Associative Value .....	50
6.3.4 Contextual Value .....	50
6.4 Summation of Cultural Heritage Value or Interest of 2267 Embleton Road.....	50
6.4.1 Archaeological Value.....	50
6.4.2 Chronological History of Development.....	50
6.4.3 Ownership History of 2267 Embleton Road .....	51
6.4.4 Historic Photographs.....	51
<b>7. Proposed Development .....</b>	<b>52</b>
7.1 Heritage Impacts .....	52
<b>8. Mitigation Options, Conservation Methods, and Proposed Alternatives .....</b>	<b>53</b>

8.1	Mitigation Options and Alternatives.....	53
8.2	Conservation Methods .....	54
<b>9.</b>	<b>Recommendations.....</b>	<b>55</b>
<b>10.</b>	<b>Bibliography .....</b>	<b>57</b>

## List of Tables and Images

---

Image 1: Portion of Brampton Planning Viewer displaying heritage points and heritage properties in proximity to Huttonville. Red Outline indicates approximate boundaries of Project Area .....	5
Figure 1 - Aerial Image showing limit of Project Area .....	6
Figure 2 - Topographic Map showing limits of Project Area.....	7
Image 2: Portion of Tremaine’s 1859 map of Peel County. Red outline depicts location of Project Area. ....	9
Image 3: Portion of 1877 Historic Atlas map of Chinguacousy. Red outline shows location of Project Area. ....	10
Image 4: Portion of 1909 Topographic Map of Brampton. Red outlined shows location of Project Area.....	10
Image 5: Portion of 1942 Topographic Map of Brampton. Red outlined shows location of Project Area.....	11
Image 6: Portion of 1954 Aerial image. Red outline shows approximate location of Project Area. Yellow arrow is red brick house. Purple arrow is location of steel frame structure .....	11
Image 7: View from the west looking into Project Area. ....	12
Image 8: View into Project Area from Embleton Road facing Southwest, 2257 is obscured by trees, 2267 is visible on right of image .....	13
Image 9: Looking south towards 2267 from Embleton Road .....	13
Image 10: Looking southeast towards 2257 from Embleton Road .....	14
Image 11: Looking southwest up Embleton Road from north edge of Project Area .....	14
Image 12: Looking east down Embleton Road from north edge of Project Area.....	15
Image 13: Front façade, facing east. ....	16
Image 14: Southwest side, facing northeast. ....	16
Image 15: Rear of structure, facing northwest. ....	17
Image 16: Rear of garage, facing west.....	17
Image 17: Closeup of concrete masonry portion of Garage, facing northeast .....	18
Image 18: Breezeway connection between residence and garage, facing east.....	18
Image 19: Front of steel frame outbuilding, facing southwest. ....	19
Image 20: Side of steel frame outbuilding, facing northwest.....	19
Image 21: Living room facing southeast .....	20
Image 22: Principal bedroom facing north .....	20
Image 23: Secondary bedroom, facing north .....	21
Image 24: Kitchen facing southeast .....	21
Image 25: Bathroom, facing southwest.....	22
Image 26: Stone fireplace in basement, facing southwest.....	23
Image 27: Typical framing as viewed from basement .....	23
Image 28: Interior of first floor of CMU portion of garage .....	24
Image 29: Framing of attic of CMU portion of garage .....	24
Image 30: Interior of steel outbuilding .....	25

Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel

Image 31: Front façade of 2267 Embleton Road, facing south ..... 26

Image 32: Front façade and west side, facing east ..... 26

Image 33: East side, facing west ..... 27

Image 34: Modern rear addition ..... 27

Image 35: connection between original red brick house and mid 20<sup>th</sup> century addition. Second modern addition is on left of photo. .... 28

Image 36: Breezeway between residence and garage ..... 28

Image 37: Contemporary detached garage with office space on left side. .... 29

Image 38: Rear of garage, facing northeast..... 29

Image 39: Example of red brick finish with matching red mortar joints. Stretcher bond is indicative of brick veneer 30

Image 40: Evidence of foundation settling as observe on northwest corner of structure. .... 30

Image 41: two story bay, non original, brick has been cut to accommodate it. .... 31

Image 42: Bracketed portico over front door with sunburst in pediment ..... 31

Image 43: Metal band set into brick work running around center of structure, may be indicative of a past veranda attachment. .... 32

Image 44: Typical window, note cast lug sill and oversized lintel. Facia and soffit has been clad in aluminum. .... 32

Image 45: first floor living room in original portion of residence ..... 33

Image 46: Kitchen, located in southeast corner of first floor original residence ..... 33

Image 47: First floor Livingroom in modern rear addition ..... 34

Image 48: Interior of mid 20<sup>th</sup> century addition, facing west ..... 34

Image 49: Interior of two storey bay window on west face of residence. .... 35

Image 50: Small bedroom second floor. .... 35

Image 51: Second bedroom, second floor, facing northwest ..... 36

Image 52: Second bedroom, facing southeast. .... 36

Image 53: Main bathroom, second floor ..... 37

Image 54: Principal bedroom, mid 20<sup>th</sup> century addition, facing east. .... 37

Image 55: Principal bedroom, mid 20<sup>th</sup> century addition, facing west. .... 38

Image 56: Sitting room, second floor, facing south ..... 38

Image 57: Sitting room, second floor, facing north ..... 39

Image 58: Interior of garage, facing north..... 39

Image 59: Interior of garage facing south ..... 40

Image 60: Living space in garage, facing northwest..... 40

Image 61: Living space in garage, facing south ..... 41

Image 62: basement under mid 20<sup>th</sup> century addition ..... 41

Image 63: Basement under main residence. .... 42

Image 64: Typical floor joists and subfloor ..... 42

Image 65: Closed in stair well in mid 20<sup>th</sup> century addition. .... 43

Image 66: Gable roof framing in rook of main residence ..... 43

Image 67: Attic space in main residence. .... 44

Image 68: Example of original floor grate..... 44

Image 69: Original wood front door ..... 45

Table 1: O.Reg.9/06 evaluation of 2257 Embleton Road..... 46

Table 2: Ownership History of 2257 Embleton Road PIN 14088-0012 ..... 47

Table 3 O.Reg.9/06 evaluation of 2267 Embleton Road ..... 49  
Table 4: Ownership History of 2267 Embleton Road PIN 14088-0011 ..... 51  
Table 5: Mitigation Options Pros and Cons ..... 53

- Appendix A: Qualifications
- Appendix B: Schematic of Proposed School
- Appendix C: 2257 Embleton Road Survey
- Appendix D: 2267 Embleton Road Survey

## 1. Executive Summary

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Parslow Heritage Consultancy, Inc. (PHC) was retained by Mohammed Ilyas, Managing Director of Al-Ameen Elementary School (Proponent) to undertake a Heritage Impact Assessment (HIA) for the properties located at 2257 and 2267 Embleton Road, Brampton Ontario (Project Area). The Proponent is undertaking the study as part of a Development Application to the City of Brampton to undertake the construction of a new school facility for the Al-Ameen Elementary School. The development plan is for the redevelopment of the property comprised of Parts of Lot 5, Concession 5 West of Centre Road, Chinguacousy Township, now City of Brampton, Regional Municipality of Peel, Ontario. The redevelopment will impact the properties municipally identified as 2257 and 2267 Embleton Road.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the properties. To evaluate the cultural heritage value or interest (CHVI) associated with the properties, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

The Project Area is located on the southeast side of Embleton Road west of the historic village of Huttonville. The Project area is comprised of two municipal addressed 2257 and 2267 Embleton Road, both part of Lot 5 Concession 5 West of Centre Road, Chinguacousy Township, now City of Brampton. 2257 Embleton Road contains a residential structure constructed c.1960 and a contemporary steel frame outbuilding. 2267 contains a single residential structure constructed c.1912, with two later additions as well as a contemporary two car garage connected to the residential structure by way of a breezeway.

The properties are not currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties (Brampton, 2020, Personal Communication Merissa Lompart).

The proposed development seeks the demolition of all current structures in order to accommodate the construction of a new elementary school building and associated infrastructure.

A site visit was conducted on June 3, 2021 to document the properties, structures, and surrounding landscape.

When evaluated against the criteria presented in Ontario Regulation 09/06, 2257 Embleton Road does not present Cultural Heritage Value or Interest (CHVI).

When evaluated against the criteria presented in Ontario Regulation 09/06, 2267 Embleton Road does present Cultural Heritage Value or Interest (CHVI); however the level of CHVI is insufficient to warrant designation.

It is recommended that demolition permits be issued for both 2257 and 2267 Embleton Road. As a condition of its demolition 2267 Embleton Road should be subject to salvage mitigation; If possible salvaged materials should be incorporated into the new development and any unused salvaged materials donated to the City of Brampton for re-use in other heritage resources throughout Brampton if and when necessary. It is further recommended that a commemoration be erected as part of the redevelopment that addresses the origin of the salvaged materials and acknowledges both the Kirk family and the historic agricultural use of the area.

## 2. Personnel

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Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage	Lead Cultural Heritage Specialist
Wilson West, Ph.D., CAHP	Technical Review, Cultural Heritage Specialist

### Acknowledgements

Mohammed Ilyas	Managing Director Al-Ameen Elementary School
Marissa Lompart	Assistant Heritage Planner, City of Brampton

### 3. Background

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Parslow Heritage Consultancy, Inc. (PHC) was retained by Mohammed Ilyas, Managing Director of Al-Ameen Elementary School (Proponent) to undertake a Heritage Impact Assessment (HIA) for the properties located at 2257 and 2267 Embleton Road, Brampton Ontario (Project Area). The Proponent is undertaking the study as part of a Development Application to the City of Brampton to undertake the construction of a new school facility for the Al-Ameen Elementary School. The development plan is for the redevelopment of the property comprised of Parts of Lot 5, Concession 5 West of Centre Road, Chinguacousy Township, now City of Brampton, Regional Municipality of Peel, Ontario. The redevelopment will impact the properties municipally identified as 2257 and 2267 Embleton Road.

This assessment will evaluate the potential Cultural Heritage Value or Interest (CHVI) of both 2257 and 2267 Embleton Road through review of historical documents, documentation of the property and evaluated against provisions of the Ontario Heritage Act (OHA) under Ontario Regulation 9/06 (O.Reg. 9/06) and the *Planning Act* (1990).

The site visit to assess the CHVI associated with 2257 and 2267 Embleton Road was conducted by Chris Lemon on June 3, 2021.

Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera, the collection of field notes and the creation of measured drawings where necessary. The assessment strategy was derived from the *National Historic Parks and Sites Branch Canadian Inventory of Historic Buildings* (Parks Canada, 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and practice of Architectural Conservation* (Fram, 2003), the *Historic American Building Survey - Guide to Field Documentation* (HABS, 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010). All accessible areas of the property and associated structures were accessed and documented.

## 4. Introduction to the Subject Property

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The Project Area is comprised of approximately 2.98 acres (ac). 2257 Embleton Rd accounting for 2.3ac and 2267 Embleton Rd accounting for the remaining 0.68 acres.

Neither 2257 or 2267 Embleton Road are currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties (Brampton, 2020). Communication with Merissa Lompart, Assistant Heritage Planner, at the City of Brampton indicated that no heritage files are currently available regarding the either property. Merissa also confirmed that 2267 Embleton Road has been identified by the City of Brampton as a property of interest and has been known to heritage staff for some time.

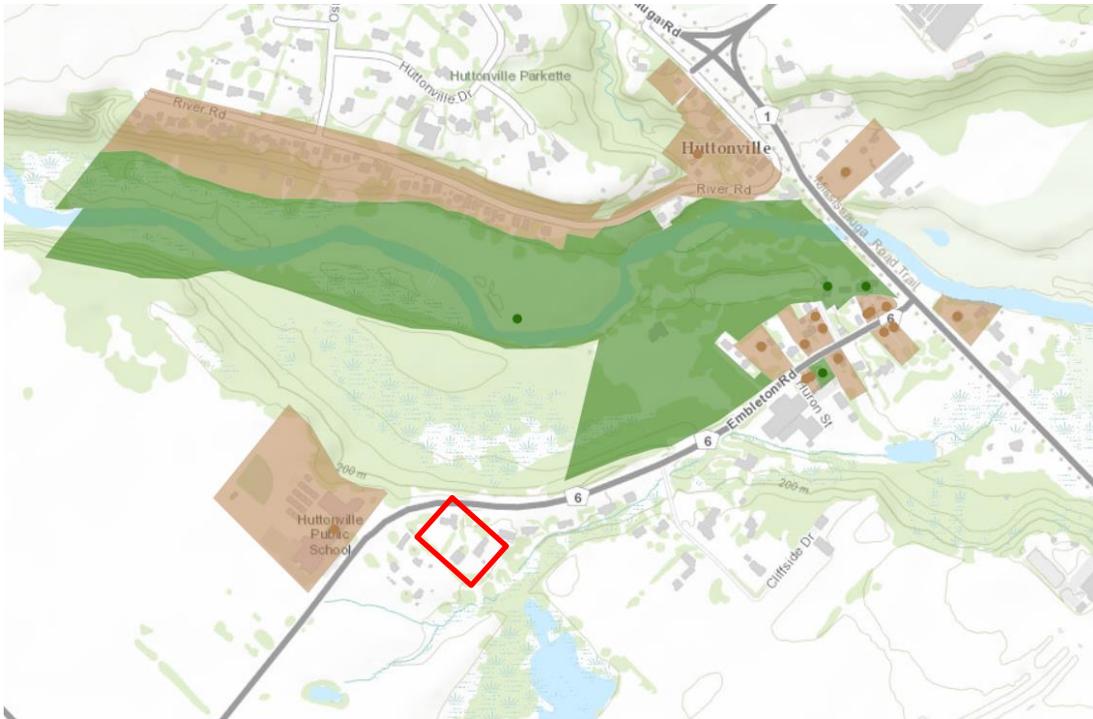
2257 and 2267 Embleton Road are located west of the historic core of Huttonville. Large portions of Huttonville are listed and or designated as per the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties. The City of Brampton maintains a GIS database of heritage points and properties. The data base utilizes a system of colour coded dots and polygons to differentiate heritage properties. Green and light green polygons and dots indicate properties that are designated or currently undergoing designation while brown polygons and dots indicate listed properties. A screen capture from this database is provided to illustrate the location of the project area in relation to identified heritage resources (Image 1).

The Project Area fronts onto Embleton Road and is constrained to the northeast and southwest by extant residential structures and to the southeast by a small body of water. (Figure 1).

Portions of the Project Area are visible from Embleton Road; 2267 is highly visible and is located immediately adjacent to Embleton Road, while 2257 is set back from Embleton Road and is largely obscured from view by mature trees.

Until the start of the late 19<sup>th</sup> century both 2257 and 2267 Embleton Road were part of the 100 acres of land that historically comprised the West Half of Lot 5 Concession 5 WCR. In 1894 three acres of land were severed. These three acres remained linked until the mid-20<sup>th</sup> century when the current lot configurations took shape. The 0.02 ac of the original 3 ac severance were removed from 2267 Embleton road as part of an infrastructure installation associated with Part 14 of Plan 43R-438

Both 2257 and 2267 Embleton Road are currently occupied and both properties are in good repair and surrounded by manicured lawns and gardens.

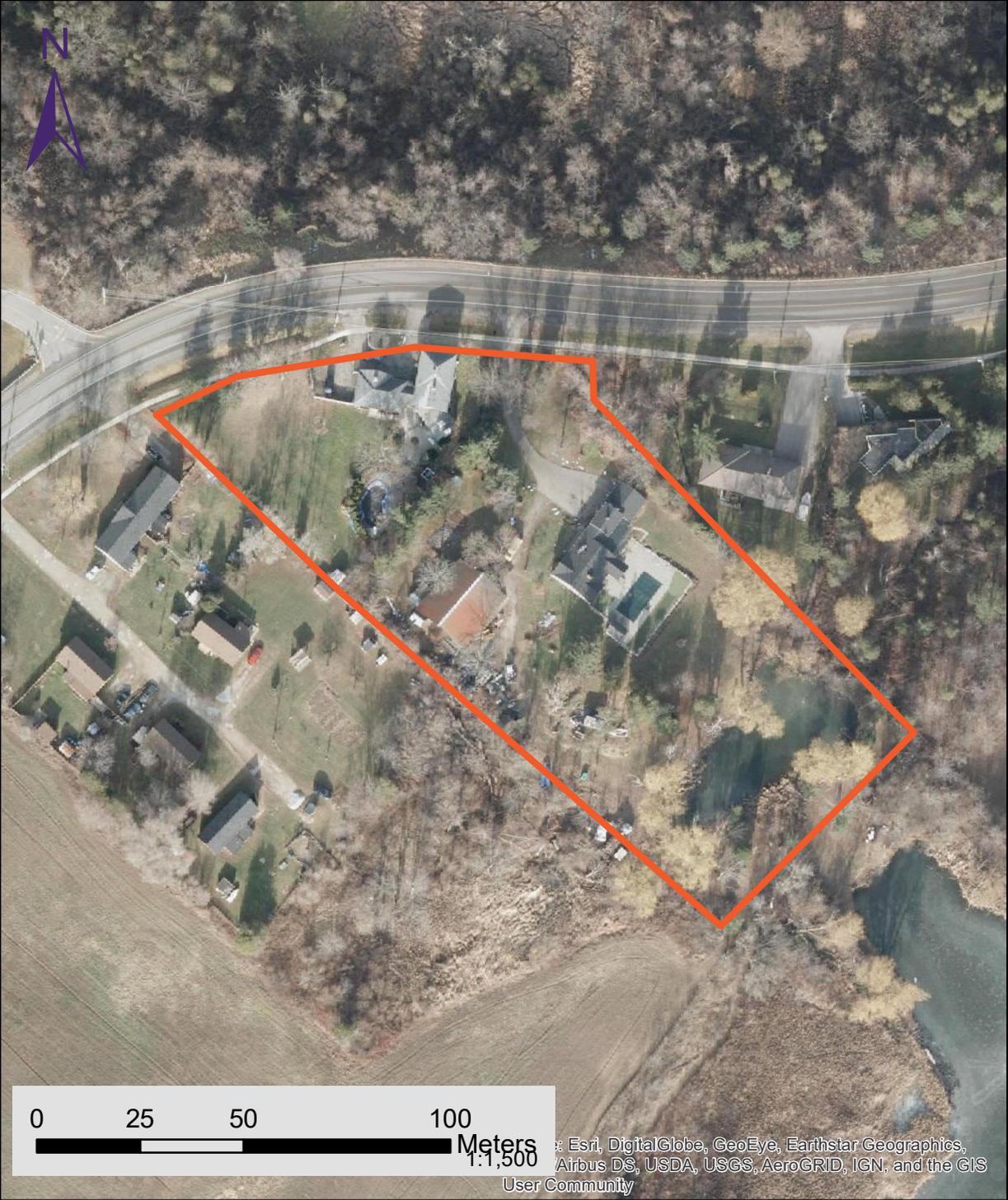


**Image 1: Portion of Brampton Planning Viewer displaying heritage points and heritage properties in proximity to Huttonville. Red Outline indicates approximate boundaries of Project Area**

#### 4.1 Applicant Information

Mohammed Ilyas – Managing Director  
Al-Ameen Elementary School  
389 Main Street North  
Brampton ON  
L6X 3P1

# Figure 1: Aerial Image Showing Limit of Project Area



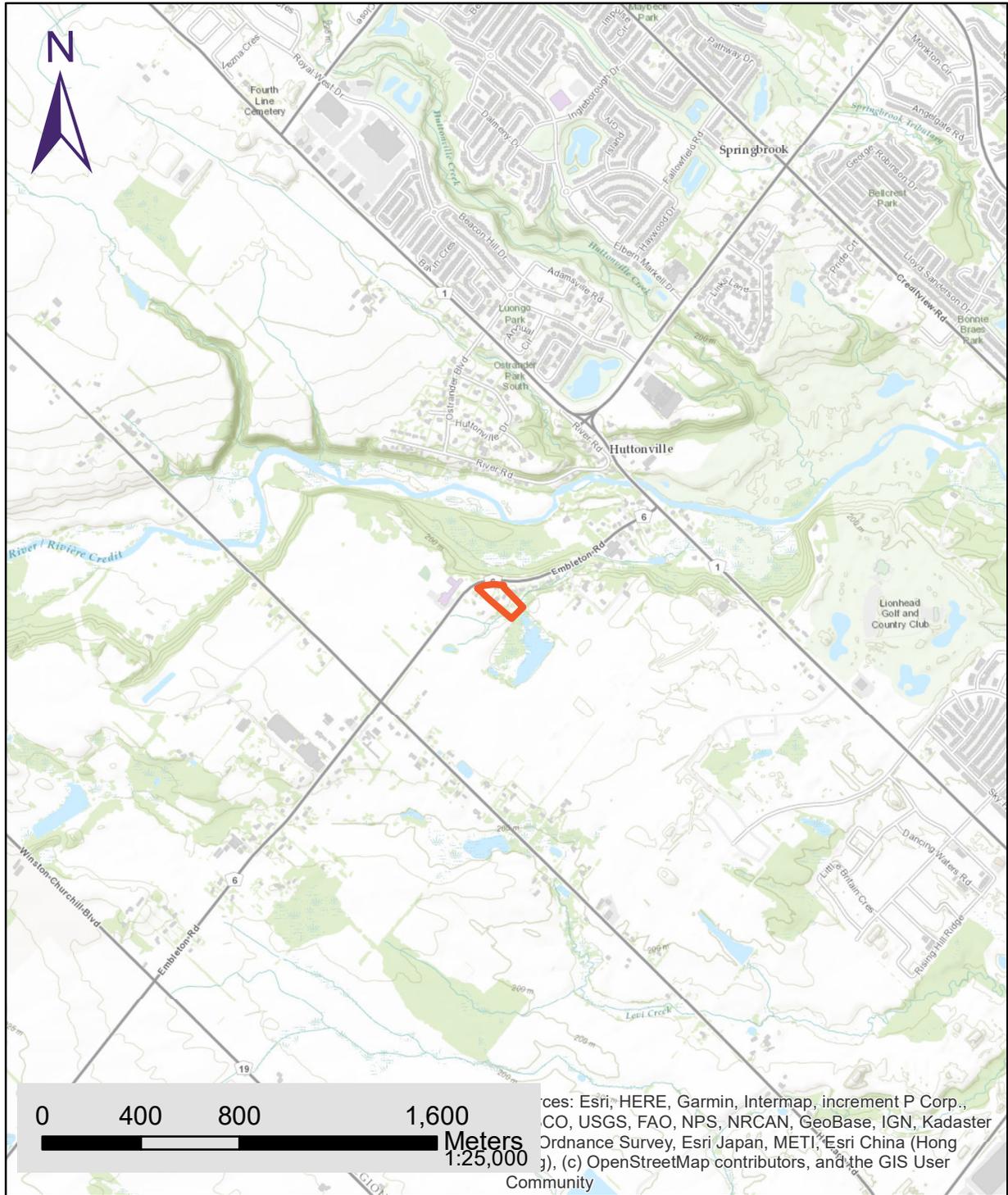
## Legend

 Subject Property

### Heritage Impact Assessment - 2257 and 2267 Embleton Road, Brampton



# Figure 2: Topographic Map Showing Limits of Project Area



## Legend

 Subject Property

## Heritage Impact Assessment - 2257 and 2267 Embleton Road, Brampton



## 4.2 The Project Area

Located approximately 0.5 kilometres (km) west of the village of Huttonville, the Project Area is located on the east side of Embleton Road, between Heritage Road and Mississauga Road. It is situated in an area of mixed use comprised of agricultural lands and residential development situated on oversized lots. Embleton Road runs parallel to a break in slope overlooking the Credit River; the Project Area currently contains four primary structures as well as two free standing sheds.

The Project Area is highly visible from Embleton Road but only the structures associated with 2267 Embleton Road are visible from Embleton Road itself (Image 7).

The Project Area is currently owned by Al-Ameen Elementary School with 2257 and 2267 Embleton Road being occupied by rental tenants.

Overall, the Project Area is in excellent condition. Both 2257 and 2267 Embleton Road are well maintained and present with no obvious structural issues. Detailed analysis of each municipal address is provided below.

## 4.3 Project Area History

Located in the Geographic Township of Chinguacousy and comprising Part of the west half of Lot 5, Concession 5 West of Centre Road (WCR) The Project Area is located 0.5 km west of the village of Huttonville.

Chinguacousy Township was originally part of the Home District which was later divided into York, Peel, and Ontario Counties in 1851. Chinguacousy Township as surveyed in 1819 by Richard Bristol, with Center (Huronario) Street serving as the baseline for concessions being established both east and west of center road. Chinguacousy Township was surveyed using the “Double Front System”. The Double Front System produced lots that fronted onto the established concessions with the rear boundaries being established in the middle of the concession. Each rectangular lot was 200 acres in size; Crown Patents were usually issued in 100 acre lots, resulting in the division of these lots into eastern and western halves.

The historic settlement that would become Huttonville began as a milling complex established c.1820 on the banks of the Credit River. When first established, the area was known as “Bully Hollow” or “Brown’s Mills” (Marshall, 2012). In 1855 James Hutton purchased the mills and named the area after himself, calling it Hutton’s Mills. In 1865 a community post office was established and the name adjusted to Huttonsville. The community remained Huttonsville until 1875 when the current name of Huttonville was adopted (NG,2020, Marshall, 2012). Historically The lands surrounding the Project Area were home to apple orchards and fruit farms (Marshall, 2012, Personal Communication Joel Champlin).

The West half of Lot 5 Concession 5 WCR enters the historic record in 1858 when the Crown Patent for 100 acres is issued to Robert Arthurs. Almost immediately Arthurs sells his 100 ac to John Blaim. Between 1858 and 1902 the 100 acres comprising Lot 5 Concession 5 WCR changes hands a total of eight times. The final transaction pertaining to the full 100 acres occurred in July of 1894 when Darrius McClure purchases the property; Darrius is part of a well-known farming family with substantial land holdings throughout Chinguacousy Township. In 1902 Darius McClure

sells off what amounts to 3 ac of Lot 5 Concession 5 WCR. Portions of these three acres are owned individually by Charles Kirk and Fred. C. Brown until 1920 when Charles Kirk acquires the full three acres. In 1956 the lots that will become 2257 and 2267 Embleton road take shape with 2267 being severed and sold by Frank L. Marshall to James C. Rollings. In 1957 Frank L. Marshall sells off 2257 Embleton Road to Ronald F. Kee and Shirley C. Kee.

#### 4.3.1 2257 Embleton Road

Ronald and Shirley Kee purchased 2257 Embleton Road in 1957 and retained the property until 2000 when Joel Champlin and Wendy Anne Wyman purchased the property. Joel Champlin and Wendy Anne Wyman owned the property until the current sale to Al-Ameen Elementary School. At the time of site visit Joel Champlin and Wendy Anne Wyman continued to reside at 2257 Embleton Road as tenants. Personal communication with Joel Champlin revealed that Ronald and Shirley Kee commissioned the construction of the extant home and moved in in 1960. Joel also confirmed that the current steel frame outbuilding occupies the footprint of a previous wood frame structure.

#### 4.3.2 2267 Embleton Road

In 1902 Charles Kirk acquired an unknown quantity of land from Darius McClure and in 1920 purchased a second piece of land from Fred C. Brown. Assessment of available land records indicate that in 1920 Charles Kirk owned three acres severed from Lot 5 Concession 5 WCR by Dairis McClure. Historic documentation indicates Charles Kirk owned three acres of land and that he commissioned the extant red brick structure in 1912. Municipal address 2267 Embleton road comes into existence in 1956 when Frank L. Marshall severs and sells his land holdings (HBC,1996).



**Image 2: Portion of Tremaine's 1859 map of Peel County. Red outline depicts location of Project Area.**

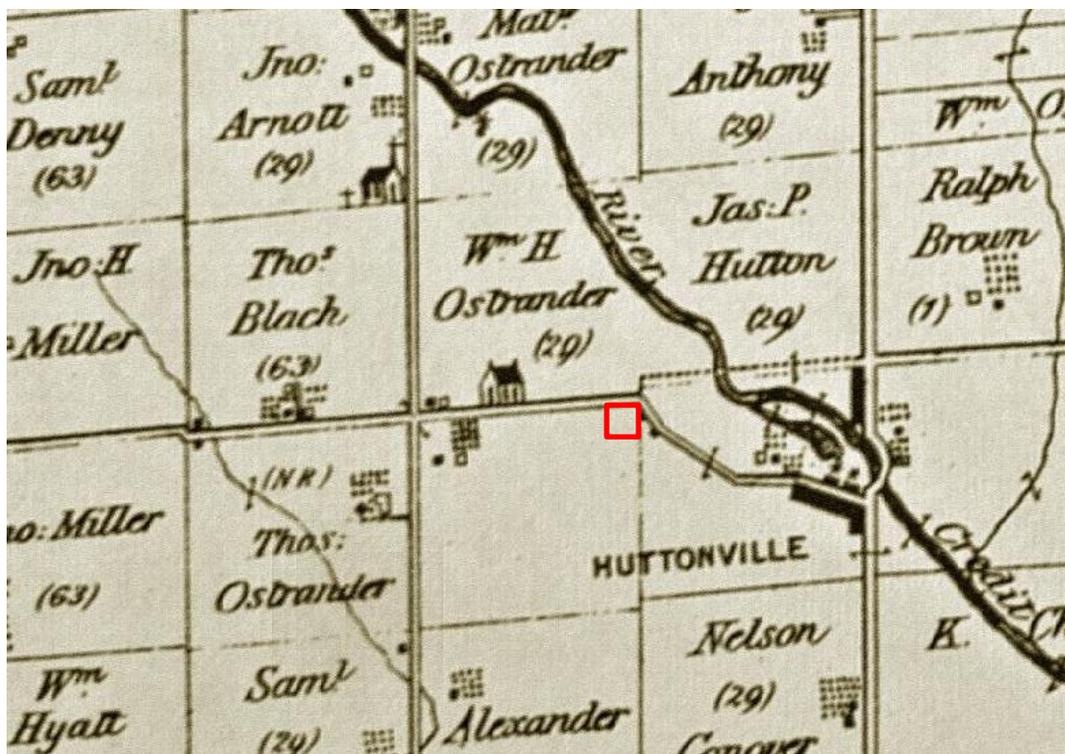


Image 3: Portion of 1877 Historic Atlas map of Chinguacousy. Red outline shows location of Project Area.



Image 4: Portion of 1909 Topographic Map of Brampton. Red outlined shows location of Project Area



Image 5: Portion of 1942 Topographic Map of Brampton. Red outlined shows location of Project Area



Image 6: Portion of 1954 Aerial image. Red outline shows approximate location of Project Area. Yellow arrow is red brick house. Purple arrow is location of steel frame structure

## 5. Evaluation of Cultural Heritage Value or Interest

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During the property visit the Project Area and surrounding area was photo documented.

### 5.1 Photo Documentation

#### 5.1.1 Surrounding Area



**Image 7: View from the west looking into Project Area.**



**Image 8: View into Project Area from Embleton Road facing Southwest, 2257 is obscured by trees, 2267 is visible on right of image**



**Image 9: Looking south towards 2267 from Embleton Road**



Image 10: Looking southeast towards 2257 from Embleton Road



Image 11: Looking southwest up Embleton Road from north edge of Project Area



**Image 12: Looking east down Embleton Road from north edge of Project Area**

5.1.2 2257 Embleton Road

Exterior



Image 13: Front façade, facing east.



Image 14: Southwest side, facing northeast.



Image 15: Rear of structure, facing northwest.



Image 16: Rear of garage, facing west



**Image 17: Closeup of concrete masonry portion of Garage, facing northeast**



**Image 18: Breezeway connection between residence and garage, facing east**



Image 19: Front of steel frame outbuilding, facing southwest.



Image 20: Side of steel frame outbuilding, facing northwest.

Interior



Image 21: Living room facing southeast



Image 22: Principal bedroom facing north



Image 23: Secondary bedroom, facing north



Image 24: Kitchen facing southeast



Image 25: Bathroom, facing southwest



Image 26: Stone fireplace in basement, facing southwest



Image 27: Typical framing as viewed from basement



Image 28: Interior of first floor of CMU portion of garage



Image 29: Framing of attic of CMU portion of garage



Image 30: Interior of steel outbuilding

5.1.3 2267 Embleton Road

Exterior



Image 31: Front façade of 2267 Embleton Road, facing south



Image 32: Front façade and west side, facing east



Image 33: East side, facing west



Image 34: Modern rear addition



Image 35: connection between original red brick house and mid 20<sup>th</sup> century addition. Second modern addition is on left of photo.



Image 36: Breezeway between residence and garage



Image 37: Contemporary detached garage with office space on left side.



Image 38: Rear of garage, facing northeast



**Image 39: Example of red brick finish with matching red mortar joints. Stretcher bond is indicative of brick veneer**



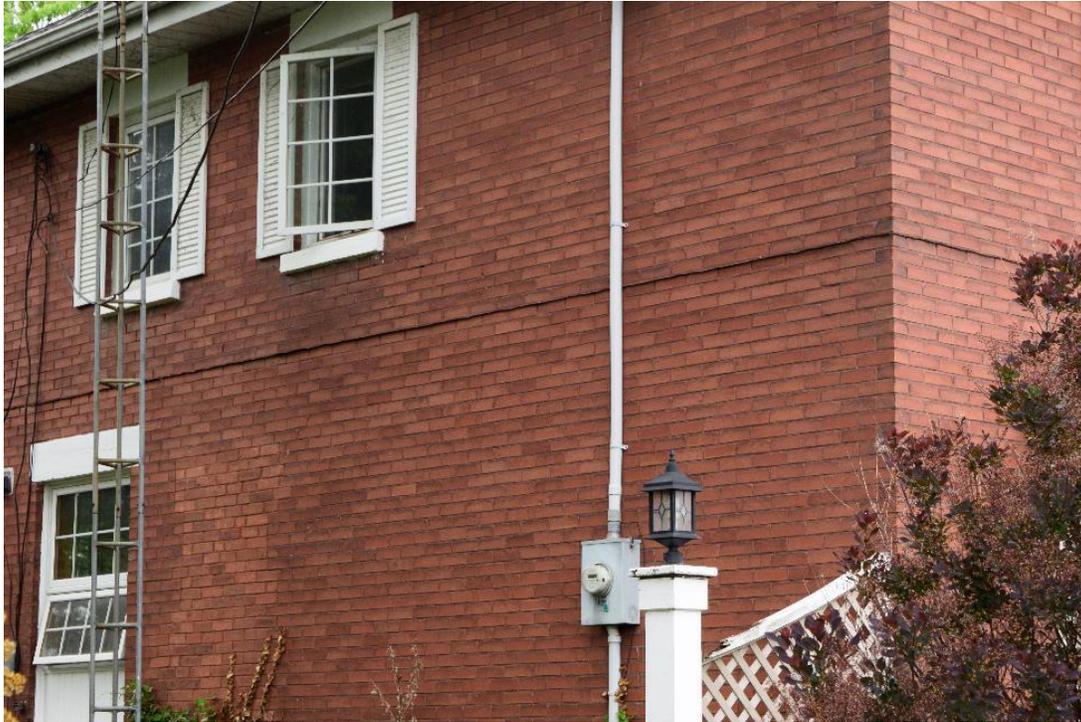
**Image 40: Evidence of foundation settling as observe on northwest corner of structure.**



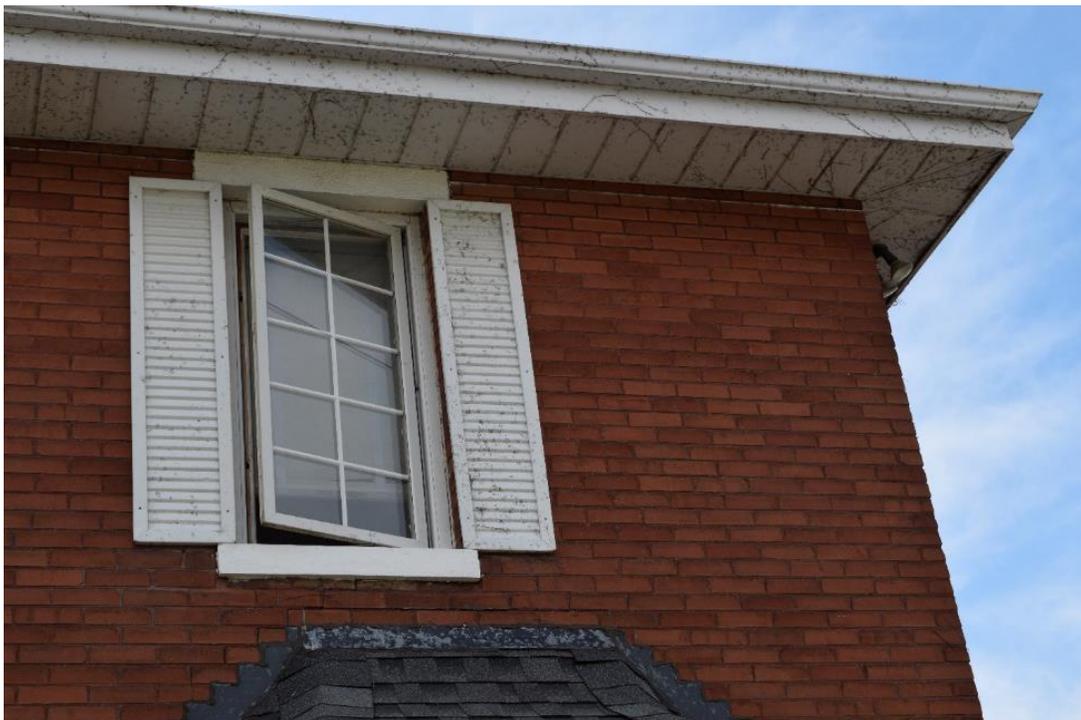
Image 41: two story bay, non original, brick has been cut to accommodate it.



Image 42: Bracketed portico over front door with sunburst in pediment



**Image 43: Metal band set into brick work running around center of structure, may be indicative of a past veranda attachment.**



**Image 44: Typical window, note cast lug sill and oversized lintel. Fascia and soffit has been clad in aluminum.**

### Interior



Image 45: first floor living room in original portion of residence



Image 46: Kitchen, located in southeast corner of first floor original residence



Image 47: First floor Livingroom in modern rear addition



Image 48: Interior of mid 20<sup>th</sup> century addition, facing west



Image 49: Interior of two storey bay window on west face of residence.



Image 50: Small bedroom second floor.



**Image 51: Second bedroom, second floor, facing northwest**



**Image 52: Second bedroom, facing southeast.**



Image 53: Main bathroom, second floor



Image 54: Principal bedroom, mid 20<sup>th</sup> century addition, facing east.



Image 55: Principal bedroom, mid 20<sup>th</sup> century addition, facing west.



Image 56: Sitting room, second floor, facing south



Image 57: Sitting room, second floor, facing north

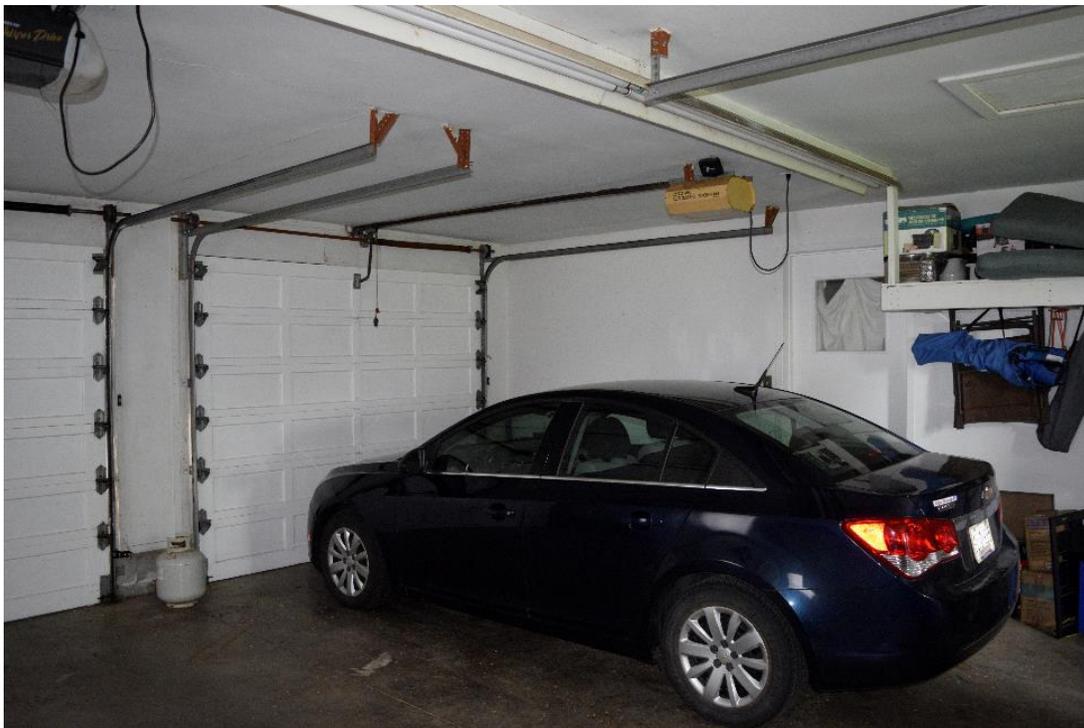


Image 58: Interior of garage, facing north



Image 59: Interior of garage facing south



Image 60: Living space in garage, facing northwest



Image 61: Living space in garage, facing south

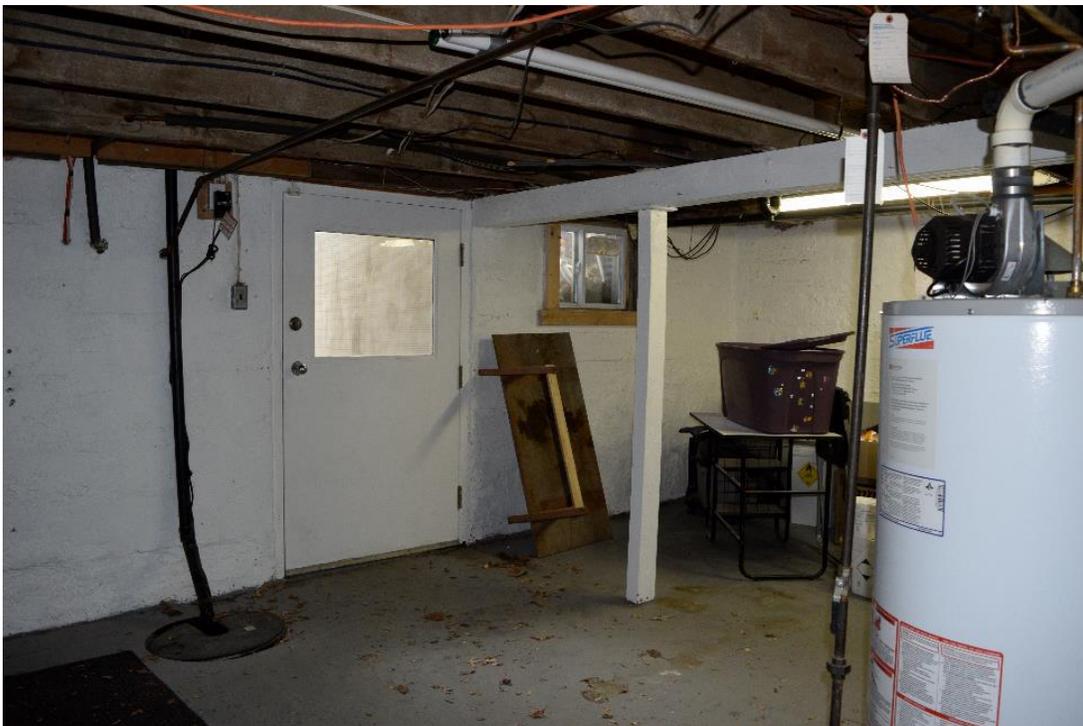


Image 62: basement under mid 20th century addition



Image 63: Basement under main residence.



Image 64: Typical floor joists and subfloor



Image 65: Closed in stair well in mid 20<sup>th</sup> century addition.

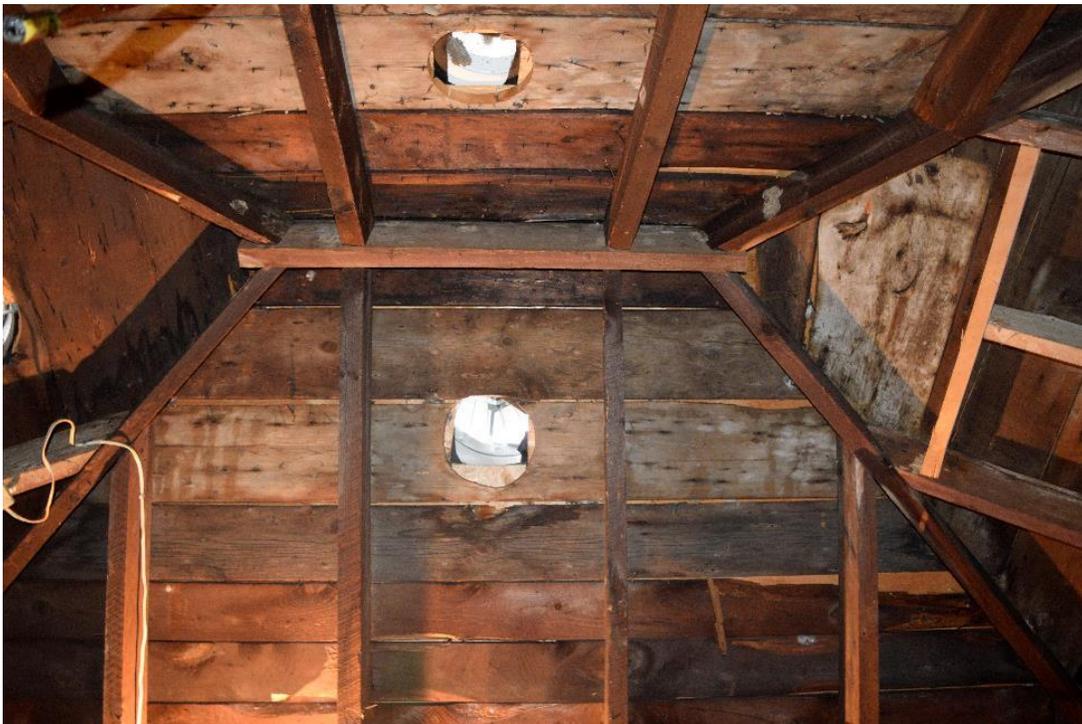


Image 66: Gable roof framing in rook of main residence



**Image 67: Attic space in main residence.**



**Image 68: Example of original floor grate**



Image 69: Original wood front door

## 6. Heritage Attributes

### 6.1 2257 Embleton Road

Observed heritage attributes associated with 2257 Embleton Road.

#### Exterior of 2257 Embleton Road

- ▶ None observed

#### Interior of 2257 Embleton Road

- ▶ None observed

#### Property as a Whole

- ▶ Incorporation of a Concrete Masonry Unit (CMU) structure with upper frame construction into garage.

#### 6.1.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria used for evaluating a property being considered for designation under section 29 of the OHA. Section 29 of the OHA outlines that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006a).

Table 1 lists O.Reg 9/06 criteria and identifies if and how criteria were met at 2257 Embleton Road.

**Table 1: O.Reg.9/06 evaluation of 2257 Embleton Road**

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	None Observed
II. displays a high degree of craftsmanship or artistic merit, or	N	None Observed
III. demonstrates a high degree of technical or scientific achievement.	N	None Observed
<b>The property has historical value or associative value because it,</b>		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	None Observed
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	None Observed

III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	None Observed
<b>The property has contextual value because it,</b>		
I. is important in defining, maintaining or supporting the character of an area,	N	None Observed
II. is physically, functionally, visually or historically linked to its surroundings, or	N	None Observed
III. is a landmark.	N	None Observed

### 6.1.2 Design Value or Physical Value

2257 Embleton Road is an example of common mid-20<sup>th</sup> century design and construction. An earlier CMU structure has been incorporated into the current structure and does not present CHVI

### 6.1.3 Historic Value or Associative Value

2257 Embleton does not display any historic or associative value.

### 6.1.4 Contextual Value

The property reflects residential development common to the mid-20<sup>th</sup> century. The property does not reflect or exhibit any particular historical value.

## 6.2 Summation of Cultural Heritage Value or Interest of 2257 Embleton Road

Evaluation of 2257 Embleton Road against O. Reg 9/06 does not find the structure to present with CHVI and does not warrant heritage designation under Part IV of the OHA.

### 6.2.1 Archaeological Value

2257 Embleton Road was subject to Stage 2 archaeological assessment. The assessment does not recommend further work (Earthworks Archaeology, 2021).

### 6.2.2 Chronological History of Development

The residence at 2257 Embleton Road was constructed c.1960 with subsequent alterations continuing into the 21<sup>st</sup> century. The oldest structure on the property is the CMU structure associated with the garage. It is not known what function this structure initially served.

#### Assumed Development Sequence

1. CMU outbuilding (c.1900)
2. Residence (c.1960)
3. Steel outbuilding (c.2000)

### 6.2.3 Ownership History 2257 Embleton Road

**Table 2: Ownership History of 2257 Embleton Road PIN 14088-0012**

Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	12 Jan 1858	The Crown	Robert Arthurs	100 Acres

4810	B&S	26 Jan 1858	Robert Arthurs et ux	John Blaim	ALL
4834	Mortgage	13 Feb 1858	John Blaim	Mary W. Ferris	All
01067	B&S	13 May 1860	Mary W. Ferris	Robert Rolston	All
10166	Grant	11 Feb 1862	Robert Rolston	James Richie	All
10167	Mortgage	4 April 1862	James Richie	Robert Rolston	All
10340	Snd M	17 June 1862	Robert Rolston	Maitland Young	All
391	B&S	13 July 1869	Maitland Young Jr	William Hughes	All
			William Hughes	Thomas Black	All
7351	B&S	1 July 1894	Thomas J. Black et ux	Darius McClure	All
92541	B&S	22 Mar 1902	Darius McClure et ux	Charles Kirk	Pt W ½
13467	B&S	1 April 1919	Darius McClure et ux	Fred C. Brown	Pt W ½
14252	B&S	27 Aug 1920	Fred C. Brown	Charles Kirk	½ ac
15553	Grant	7 Jan 1926	Charles Kirk Et ux	Charles Kirk and Annie Kirk as joint tennants	Part of Lot
19150	Grant	29 Dec 1942	Charles W. Kirk, Admrs. Annie Kirk et al	Prisella J. Marshall	Part of W ½
23078	Grant	28 June 1954	Robert Taylor et al Exct. Priscilla J. Marshall	Frank L. Marshall	Part of W ½ as in 19150
25328	Grant	12 Dec 1957	Frank L. Marshall	Ronald F. Kee and Shirley C. Kee	Part of W ½
PR11520	Transfer	17 Nov 2000	Ronald Fredrick Kee	Joel Wootton Champlin and Wendy Anne Wyman	Part W ½

#### 6.2.4 Historic Photographs

None Identified.

### 6.3 2267 Embleton Road

Observed heritage attributes of 2267 Embleton Road:

#### Exterior of 2267 Embleton Road

- ▶ Massing of two storey residential structure
- ▶ Edwardian architectural style
- ▶ Red brick exterior
- ▶ Hip roof
- ▶ Cast lintels and lug sills
- ▶ Original front entrance door

Interior of 2267 Embleton Road

- ▶ One original metal floor grate

Property as a Whole

- ▶ Visual prominence on Embleton Road
- ▶ Association with historic village of Huttonville

6.3.1 Criteria for Determining Cultural Heritage Value or Interest

Table 3 lists the O. Reg 9/06 Criteria and identifies if and how criteria were met at 2267 Embleton Road.

**Table 3 O.Reg.9/06 evaluation of 2267 Embleton Road**

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
IV. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The house is representative of the typical Edwardian architectural style popular between 1900 and 1930. Local history indicates the house was constructed 1912. While representative of a style type, it is noted that there are several representations of this style within the City of Brampton and many are better representations (i.e. less additions and exterior changes)
V. displays a high degree of craftsmanship or artistic merit, or	N	The residence does not display a high degree of craftsmanship or artistic merit. The home is utilitarian in nature.
VI. demonstrates a high degree of technical or scientific achievement.	N	None observed. The home displays construction techniques typical of the era.
<b>The property has historical value or associative value because it,</b>		
IV. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	House reflects the growth of Huttonville, while located too far out of Huttonville to be supportive of the historic character of Huttonville proper, it is associated with the historic village
V. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated structure do not present with the potential to yield information that could contribute to our understanding of a community or culture.
VI. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	None observed.
<b>The property has contextual value because it,</b>		
IV. is important in defining, maintaining or supporting the character of an area,	Y	Structure is supportive of the early 20 <sup>th</sup> century growth and continued Euro-Canadian occupation of the Huttonville area

V.	<b>is physically, functionally, visually or historically linked to its surroundings, or</b>	<b>Y</b>	The property reflects urban expansion indicative of the early 20 <sup>th</sup> century
VI.	<b>is a landmark.</b>	<b>N</b>	The residence does not serve as a local landmark

### 6.3.2 Design Value or Physical Value

2267 Embleton Road is an example of the Edwardian architectural style popular in the early 20<sup>th</sup> century between 1900 and 1930 (Blumenson, 1990). The structure does not present with any unique features and has been subject to notable alterations including the installation of modern windows, including a two-storey bay window on the south face involving the alteration of structural opening(s).

### 6.3.3 Historic Value or Associative Value

2267 Embleton Road reflective of the growth of Huttonville in the early 20<sup>th</sup> century and is a relic of the historic Euro-Canadian rural agricultural lifeways of the area.

### 6.3.4 Contextual Value

2267 Embleton Road is the oldest indicator of the historic village of Huttonville when approaching the village from the west. The structure reflects the historic Euro-Canadian rural agricultural lifeways of the lands surrounding Huttonville.

## 6.4 Summation of Cultural Heritage Value or Interest of 2267 Embleton Road

Evaluation of 2267 Embleton Road against O. Reg 9/06 indicates the residence retains CHVI. However, the CHVI observed does not warrant heritage designation under Part IV of the OHA. The extant early 20<sup>th</sup> century two-storey smooth brick veneer home depicts the Edwardian architectural style; a style that is common throughout the surrounding area and across southern Ontario. This structure stands as an isolated fragment of the rural agriculturally driven occupation of the area. The isolation of the structure does not impart an appreciation or understanding of its past connection with the agricultural use of the area, nor does it support the character of the hamlet of Huttonville in a way that is meaningful to the community. While a connection between the structure and Huttonville exists based on its proximity, the structure is not directly associated with or reflective of values, beliefs, ideas or persons significant to the community.

2267 Embleton Road reflects occupation of the area by the Kirk family, with Charles Kirk commissioning the extant home in 1912, residing in the home for 18 years until his death in 1930. Charles is remembered as a hard-working active member of the farming community, never owning a substantial property of his own he and his son helped others clear land, mill lumber and harvest crops. The Kirks operated a small steam powered sawmill on the property where materials for an unknown number of structures were processed (HBC, 1996).

### 6.4.1 Archaeological Value

2267 Embleton Road was subject to Stage 2 archaeological assessment. The assessment does not recommend further work (Earthworks Archaeology, 2021).

### 6.4.2 Chronological History of Development

Presumed development sequence:

1. Red Brick Edwardian residence (c.1912)

2. Two story rear addition (early to mid-20<sup>th</sup> century)
3. Garage (mid-20<sup>th</sup> century)
4. One storey rear addition and breezeway (late-20<sup>th</sup> century)

#### 6.4.3 Ownership History of 2267 Embleton Road

**Table 4: Ownership History of 2267 Embleton Road PIN 14088-0011**

Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	12 Jan 1858	The Crown	Robert Arthurs	100 Acres
4810	B&S	26 Jan 1858	Robert Arthurs et ux	John Blaim	ALL
4834	Mortgage	13 Feb 1858	John Blaim	Mary W. Ferris	All
01067	B&S	13 May 1860	Mary W. Ferris	Robert Rolston	All
10166	Grant	11 Feb 1862	Robert Rolston	James Richie	All
10167	Mortgage	4 April 1862	James Richie	Robert Rolston	All
10340	Snd M	17 June 1862	Robert Rolston	Maitland Young	All
391	B&S	13 July 1869	Maitland Young Jr	William Hughes	All
Illegible	B&S	illegible	William Hughes	Thomas Black	All
7351	B&S	1 July 1894	Thomas J. Black et ux	Darius McClure	All
92541	B&S	22 Mar 1902	Darius McClure et ux	Charles Kirk	Pt W ½
13467	B&S	1 April 1919	Darius McClure et ux	Fred C. Brown	W ½
14252	B&S	27 Aug 1920	Fred C. Brown	Charles Kirk	½ ac
15553	Grant	7 Jan 1926	Charles Kirk Et ux	Charles Kirk and Annie Kirk as joint tennants	Part of Lot
19150	Grant	29 Dec 1942	Charles W. Kirk, Admrs. Annie Kirk et al	Prisella J. Marshall	Part of W ½
23070	Grant	28 June 1954	Robert Taylor exec of Priccilla J. Marchall	Frank L. Marshall	Part W ½ as in 19150
24513	Grant	2 Aug 1956	Frank L. Marshall	James C. Rollings and Jane w. Rollings	0.676 ac
583062	Grant	29 June 1981	Maggs Jean	Thomson, Carole	0.676 Ac as in 24513
R0977281	Transfer	19 July 1991	Thomson, Carole	Baechler, Barbara Jane	As in 583062

#### 6.4.4 Historic Photographs

None Identified.

## 7. Proposed Development

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The proposed development outlines the construction of a new private elementary school within the confines of the properties municipally identified as 2257 and 2267 Embleton Road. No renderings depicting the proposed development within the extant landscape are available at this time. A schematic of the proposed school is included as Appendix B.

### 7.1 Heritage Impacts

The proposed development will directly impact both 2257 and 2267 Embleton Road. The current proposal seeks to demolish all extant structures within the Project Area. The proposed development seeks to redevelop the Project Area to construct of a new private elementary school.

Huttonville Public School (2322 Embleton Road), a listed property is located southwest of the Project Area on the opposite side of Embleton Road and will not be impacted by the proposed development of 2257 and 2267 Embleton Road.

## 8. Mitigation Options, Conservation Methods, and Proposed Alternatives

### 8.1 Mitigation Options and Alternatives

The current development plan calls for the demolition of all extant structures within the Project Area. It has been concluded that 2257 Embleton Road does not exhibit CHVI (Section 6.1.1) and that 2267 Embleton Road does retain CHVI (6.3.1) but does not warrant designation by municipal by-law under section 29 of the OHA.

The following mitigation Options are presented. Mitigation options are presented in ranked order from most desirable to least desirable.

1. Retain the extant 1912 portion of the Red Brick Edwardian Residence and integrate it into the proposed re-development.
2. Reposition the 1912 portion of the extant Red Brick Edwardian within the Project Area and renovate for adaptive reuse.
3. Salvage of building materials and subsequent demolition of residence.

**Table 5: Mitigation Options Pros and Cons**

Option	Pros	Cons
1	<ul style="list-style-type: none"> <li>- Retention of embodied energy</li> <li>- Retention of historic structure</li> <li>- Opportunity for adaptive reuse of structure</li> </ul>	<ul style="list-style-type: none"> <li>- Limits egress to the proposed future use of property as an educational facility</li> </ul>
2	<ul style="list-style-type: none"> <li>- Retention of embodied energy</li> </ul>	<ul style="list-style-type: none"> <li>- Expenditure of resources to retain a structure with limited CHVI</li> </ul>
3	<ul style="list-style-type: none"> <li>- Diversion of waste from landfill</li> <li>- Opportunity for creative integration of heritage elements into new construction</li> <li>- Provides resources for the preservation of other listed and designated heritage features within Brampton</li> <li>- Provides for the retention of key heritage features while allowing for the development of infrastructure needed for the continued growth of the surrounding community</li> <li>- Opportunity to highlight heritage of the surrounding landscape and Huttonville</li> </ul>	<ul style="list-style-type: none"> <li>- Loss of heritage structure</li> </ul>

## 8.2 Conservation Methods

2267 Embleton Road should be subject to a structural assessment to determine the level of effort and structural practicality of integration into the proposed redevelopment of the Project Area.

2267 Embleton Road should be assessed by a qualified salvage and demolition company that specializes in heritage structures to determine a full list of salvageable materials and quantities.

Both 2257 and 2267 Embleton Road are currently occupied and as such no immediate conservation methods are required to protect the structures from unauthorized access. Should either property become unoccupied a plan will need to be developed to protect the structures from unauthorized access.

## 9. Recommendations

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Evaluation of 2257 Embleton Road against O. Reg 9/06 shows the residence to not exhibit CHVI and is not a candidate for designation by municipal bylaw under section 29 of the OHA. 2257 Embleton Road is an example of common mid-20<sup>th</sup> century design and construction,

Evaluation of 2267 Embleton Road against O. Reg 9/06 indicates the structure exhibits CHVI. However, the CHVI observed does not warrant heritage designation under Part IV of the OHA. The extant early 20<sup>th</sup> century two-storey smooth brick veneer home depicts the Edwardian architectural style; a style that is common in the surrounding area and across southern Ontario. The structure has been altered numerous times since its construction in 1912. Alterations have resulted in the alteration of the exterior finish to accommodate the installation of contemporary bay windows as well as the suspected removal of an L shaped veranda on the north and west faces of the structure. This structure stands as an isolated fragment of the rural agriculturally driven occupation of the area. The structure does not impart an appreciation or understanding of its past connection with the agricultural use of the area nor does it support the character of the hamlet of Huttonville in a meaningful way. While a connection between the structure and Huttonville exists based on its proximity, the structure is not directly associated with or reflective of values, beliefs, ideas or persons significant to the community.

While neither 2257 or 2267 Embleton road are candidates for municipal designation, the retention of existing structures is always the preferable to demolition; as the retention of existing infrastructure helps to retain embodied energy and reduces environmental impacts by diverting waste from landfills.

Given the contextual history of 2267 Embleton Road consideration should be given to the retention of the smooth red brick Edwardian structure. As such, the preferred mitigation option would be to retain the extant red brick structure and to incorporate it into the proposed redevelopment of the Project Area. Given that the proposed redevelopment is seeking to construct a school facility, retention and integration of the extant red brick residence has the potential to impose undue hardship.

It is recommended that:

1. The feasibility of integration of 2267 Embleton Road into the redevelopment be assessed.
2. Should integration not be feasible it is recommended that 2267 be subject to salvage mitigation prior to demolition. Salvageable materials include but are not limited to:
  - ▶ Smooth Red Brick
  - ▶ Cast lug sills and lintels
  - ▶ Bracketed portico
  - ▶ Wood framing
  - ▶ Wooden subfloor components
  - ▶ Original Front Door
  - ▶ Iron floor grate

If possible salvaged materials should be incorporated into the new development and any unused salvaged materials donated to the City of Brampton for re-use in other heritage resources throughout Brampton if and when necessary.

3. A demolition permit be issued for both 2257 and 2267 Embleton Road, with a condition of material salvage of 2267 Embleton Road.

A commemoration be erected as part of the redevelopment. Any commemoration would need to address the origins of any salvaged material integrated into the new construction, recognition of the Kirk family, the agricultural history of the property and surrounding area and acknowledge the connection between Lot 5 Concession 5 WCR. Suitable commemoration will be determined by collaboration between City of Brampton Heritage Staff and the Property Owner. Potential commemoration options are presented below in no particular order and include but are not limited to:

- i. A landscape feature with interpretive signage that is accessible to the public.
- ii. A sculpture or art installation with descriptive plaque erected in a place of prominence either on the property or in a public location close to the site.
- iii. Incorporation of salvaged materials into a prominent elevation of the redevelopment with descriptive plaque.
- iv. A permanent educational display within the new structure comprised of salvaged materials and interpretive signage.
- v. A “Welcome to the Historic Hamlet of Huttonville” sign coupled with an interpretive plaque located at all primary point of egress to Huttonville

As neither 2257 or 2267 Embleton Road are included on the Municipal Register of Cultural Heritage Resources and are currently occupied the production of a Conservation Plan is not recommended.

## 10. Bibliography

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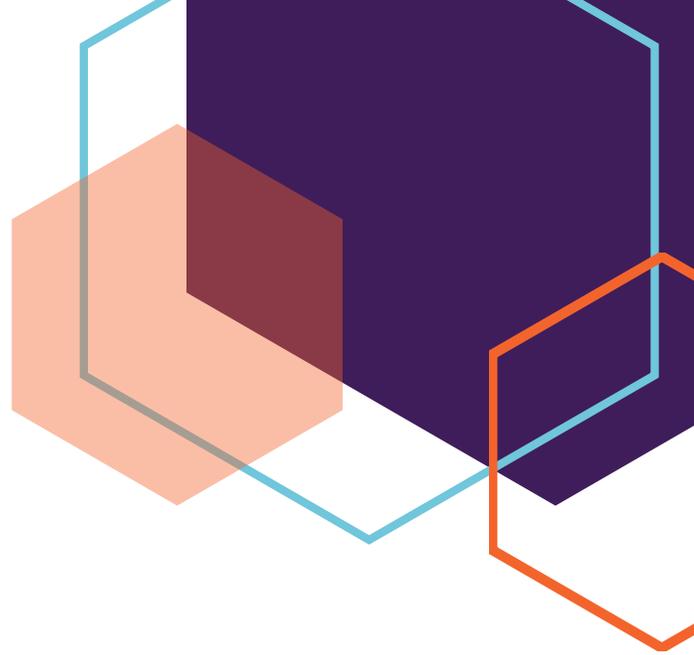
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University of Toronto

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# Appendix A

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## Qualifications

**Project Manager – Carla Parslow, PhD, CAHP Member in Good Standing:** Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall management of the work and is the primary point of contact. Dr. Parslow is also responsible for the overall quality assurance.

**Senior Heritage Specialist – Wilson West, Ph.D., CAHP Member in Good Standing:** Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans. Dr. West is a professional member of the Canadian Association of Heritage Professionals (CAHP).

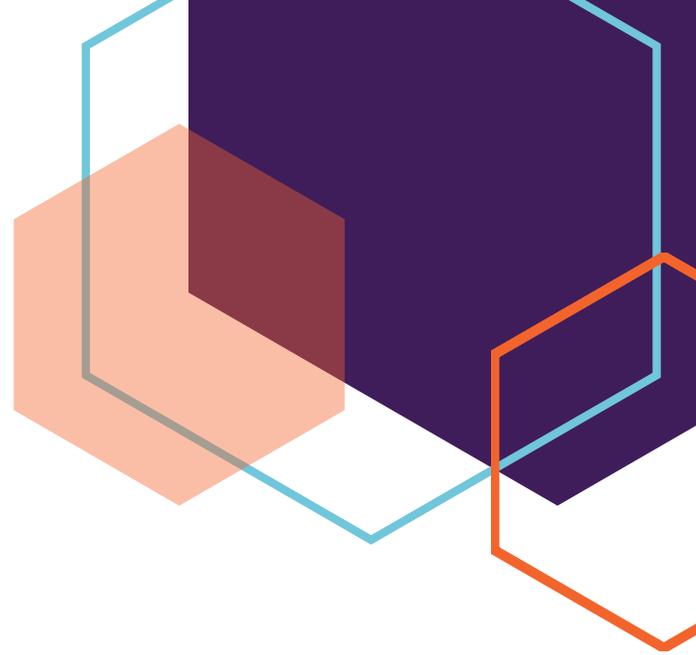
Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

**Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing:** Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris has an application for CAHP waiting for approval.

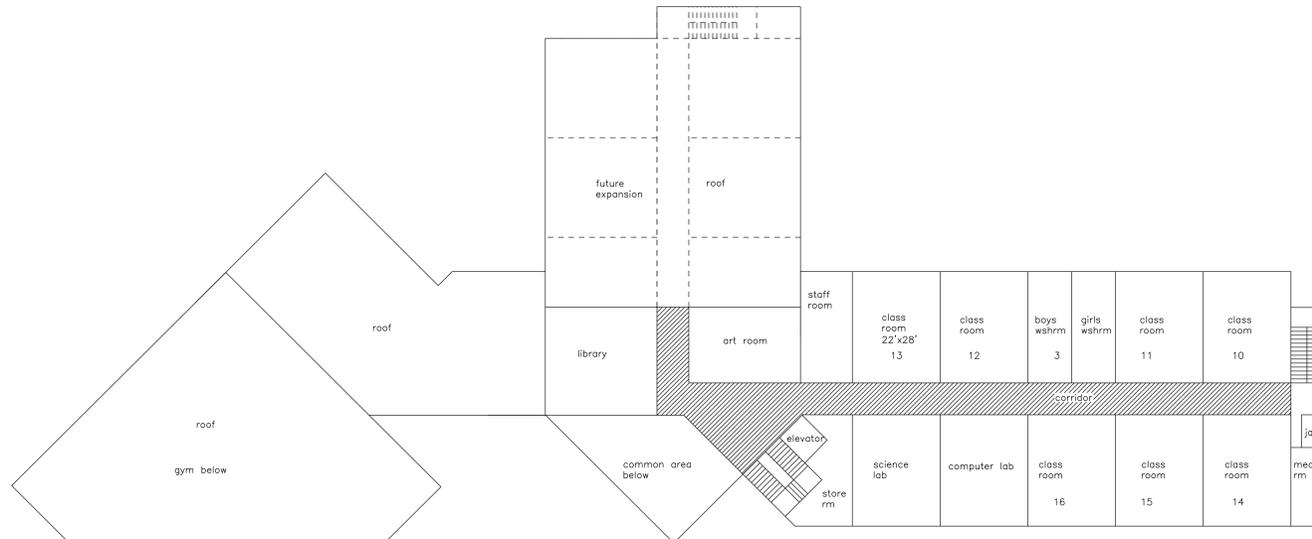
Mr. Lemon is responsible for research, reporting and analysis.

# Appendix B

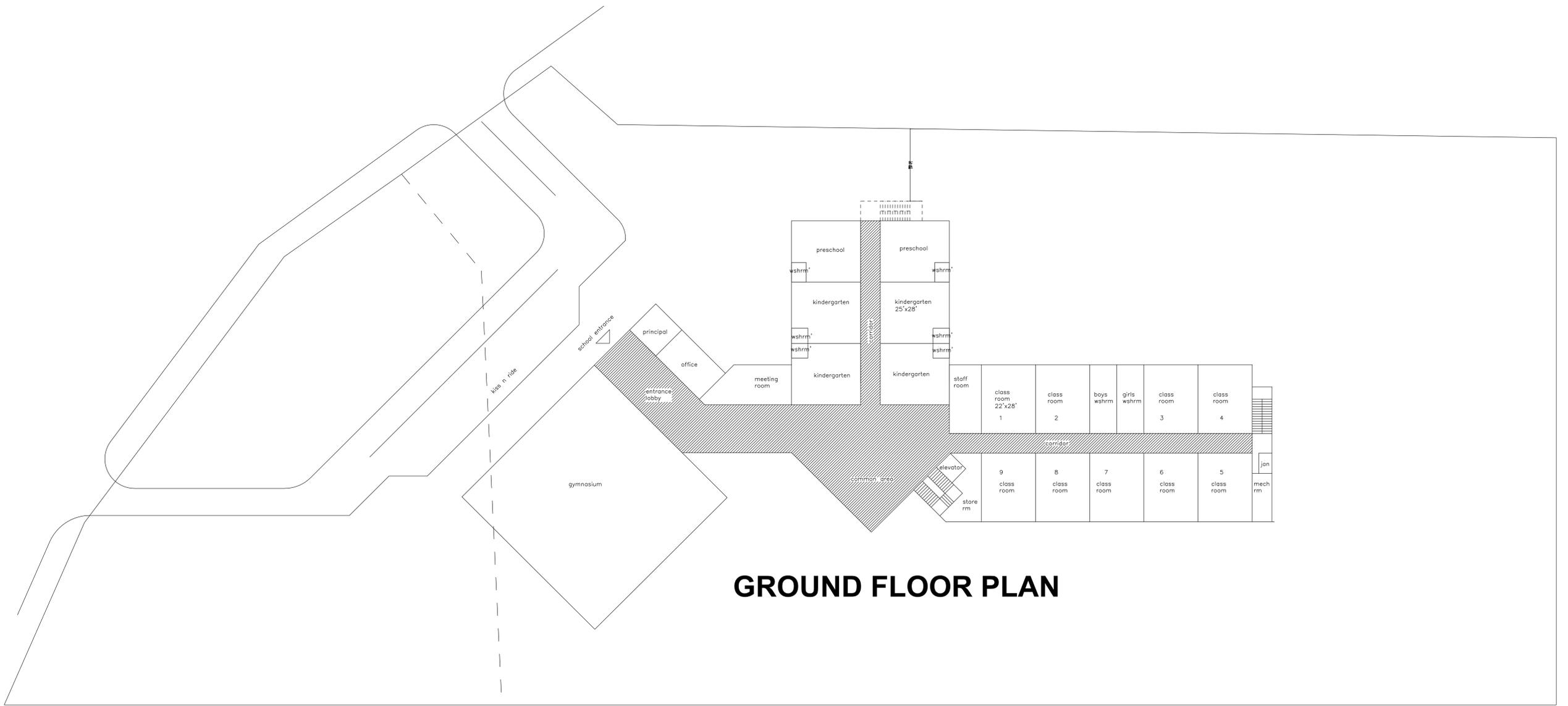
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Schematic of Proposed School



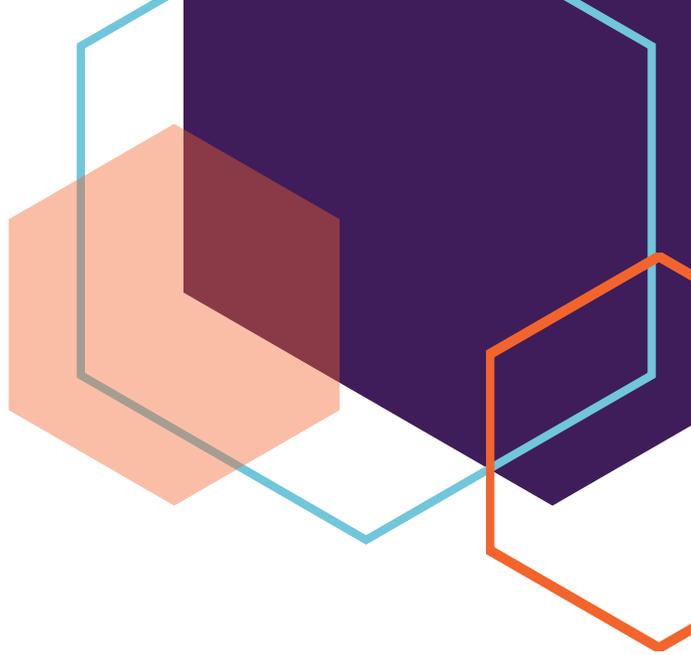
**SECOND FLOOR PLAN**



**GROUND FLOOR PLAN**

# Appendix C

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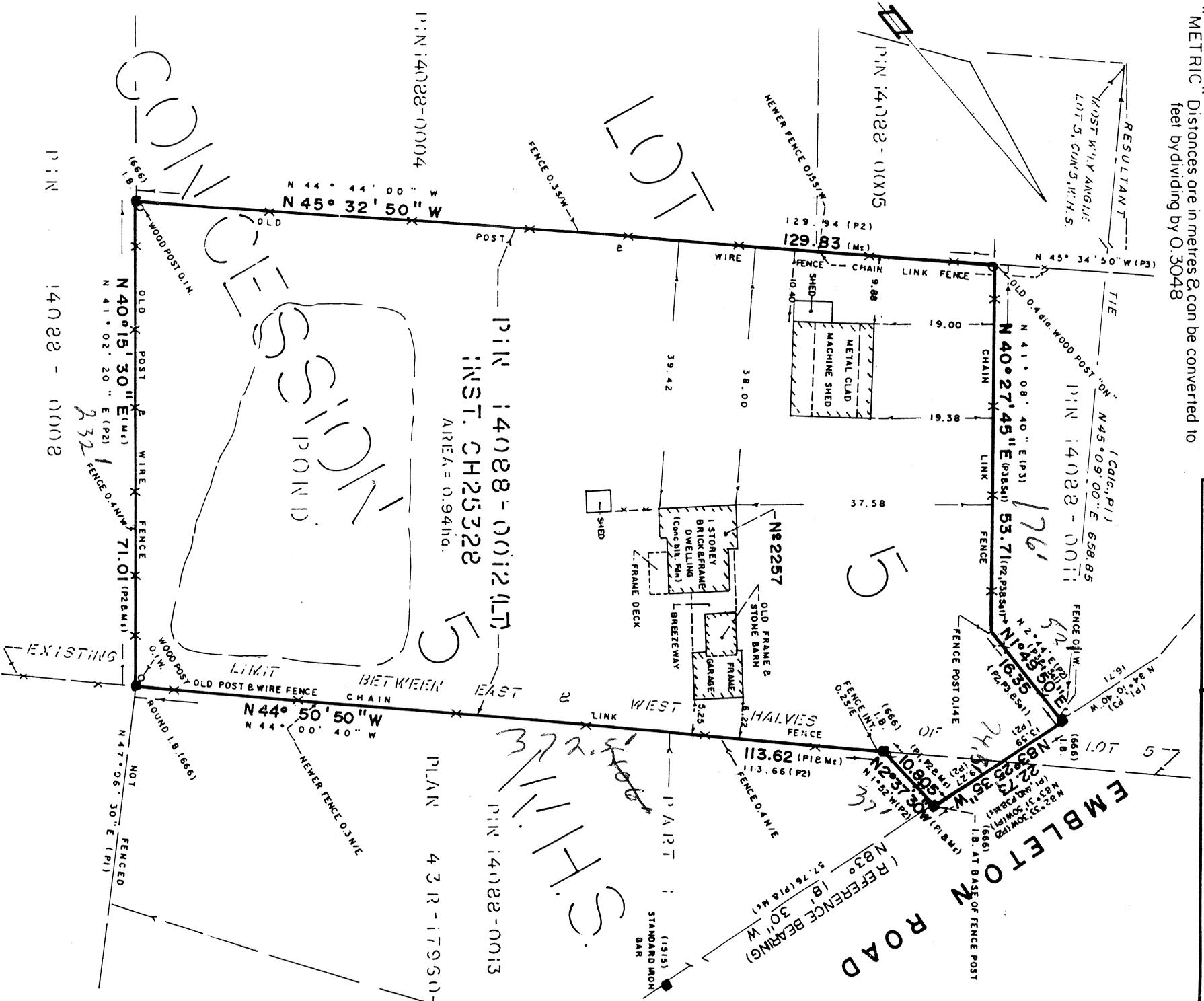
2257 Embleton Road Survey

SURVEYOR'S REAL PROPERTY REPORT  
**PART I**, PLAN OF  
**PART WEST HALF LOT 5**  
**CONCESSION 5 W.H.S. (CHIRAGUAGOUS?)**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

© COPYRIGHT - DASHWORTH, O.L.S., - 2000



Scale = 1:750  
 "METRIC" Distances are in metres & can be converted to feet by dividing by 0.3048



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**1323335**



THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 In accordance with  
 Regulation 1026, Section 29(3).

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION  
 WITH SURVEY REPORT DATED OCT. 31, 2000

NOTES

- BEARINGS ARE ASTRONOMIC, REFERRED TO THE N83°18'30"W OF THE SOUTHERLY LIMIT OF EMBLETON ROAD AS SHOWN ON PLAN 43R-17960
- DENOTES SURVEY MONUMENT FOUND
- I.B. DENOTES IRON BAR
- P1 DENOTES PLAN 43R-17960
- P2 DENOTES PLAN BY A DEATH O.L.S. ATTACHED TO INST. 25328
- P3 DENOTES SURVEY PLAN BY T. YOUNG, O.L.S. DATED JUNE 1991.
- W.H.S. DENOTES WEST OF HURONTARIO STREET

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT & THE REGULATIONS MADE UNDER THEM,

2) THE SURVEY WAS COMPLETED ON OCT. 26, 2000

*D.J. 31, 2000*  
 DATE

*Duncan Ashworth*  
 DUNCAN ASHWORTH  
 ONTARIO LAND SURVEYOR

THIS SURVEY AND REPORT WAS PREPARED FOR M. FRED KEE  
 & THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY  
 FOR USE BY OTHER PARTIES



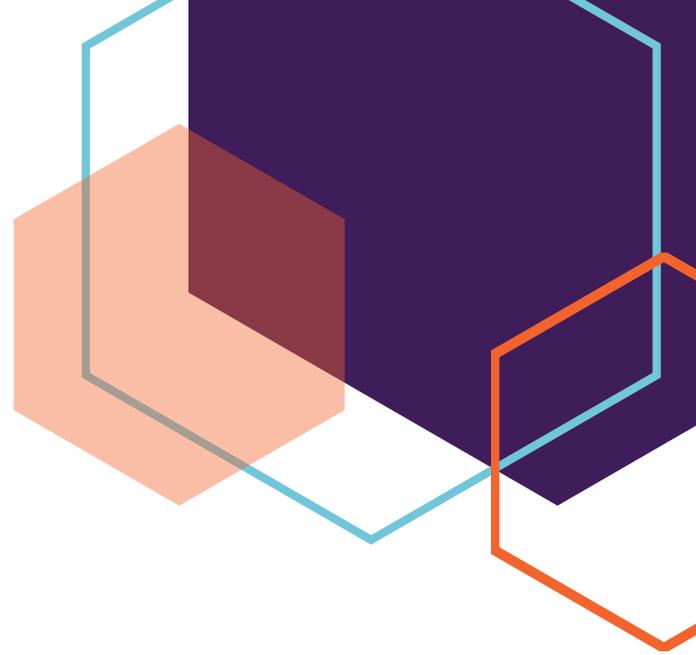
**DUNCAN ASHWORTH SURVEYING LTD.**

P.O. BOX 142, CHELTENHAM, ONT.,  
 L0P 1C0 (905) 453-1770

FILE: 944-2000

# Appendix D

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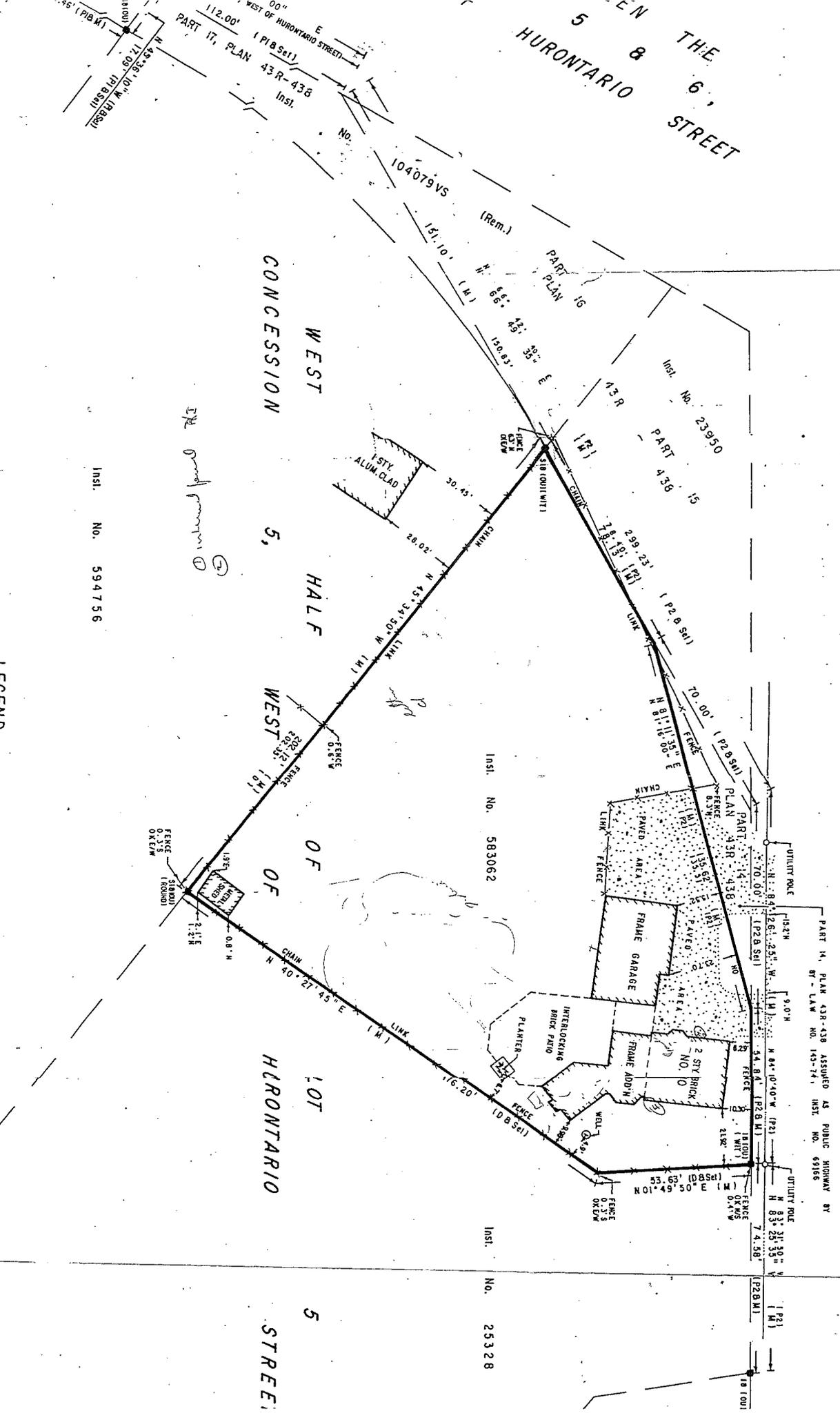


2267 Embleton Road Survey

LOT 5  
HURONTARIO STREET

5 8 THE  
HURONTARIO STREET

EMBLETON ROAD



Inst. No. 594756

Inst. No. 583062

Inst. No. 25328

PART 14, PLAN 438-438 ASSUMED AS PUBLIC HIGHWAY BY  
BY-LAW NO. 143-74, INST. NO. 69166

WEST HALF OF LOT 5 OF HURONTARIO STREET

*Handwritten note:* The ground plan is ①

LEGEND

© Parslow Heritage Consultancy Inc.

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