

**Date:** 2022-09-12

**Subject:** **Heritage Conservation Plan, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel – Ward 6**

**Contact:** **Merissa Lompart  
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**Report Number:** Planning, Bld & Growth Mgt-2022-900

**Recommendations:**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated September 12, 2022, to the Brampton Heritage Board Meeting of September 20, 2022, regarding the **Heritage Conservation Plan, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel – Ward 6** be received; and
2. That the recommendations and requirements as detailed in the Heritage Conservation Plan by Parslow Heritage Consultancy Inc. be fulfilled; and
3. That any alterations to the Heritage Conservation Plan must be approved in written form by the Principal Planner/ Supervisor of Heritage.

**Overview:**

- **10244 Mississauga Road was listed on Brampton’s Municipal Register of Cultural Heritage Resources around 2005.**
- **A Heritage Impact Assessment was requested by Heritage Staff when a Pre-Consultation Application was submitted through the City of Brampton’s Development Services. This is part of a large Development**

**Application targeted for the lands bound by Bovaird Drive West to the south, Mississauga Road to the east, and the Canadian National Railway Tracks to the north.**

- **10244 Mississauga Road, the Clark/McClure House meets Designation criteria under Regulation 9/06 of the Ontario Heritage Act under Design/Physical Value, Historical/Associative Value and Contextual Value.**
- **A Designation report was prepared by City Heritage Staff and approved earlier in 2022. The City and ARGO TFP Brampton II Ltd signed an agreement holding off passing the designation by-law for 5 years (2027) to allow time for reconstruction of the Clark/McClure House.**
- **10244 Mississauga Road, the Clark/McClure House was disassembled in June/July 2022 and is now located in a storage facility as outlined in the Heritage Conservation Plan.**
- **Lot 99 on the Draft Plan of Subdivision for the ARGO TFP Brampton II Ltd. development has been reserved for the Clark/McClure Heritage House reconstruction.**

### **Background:**

10244 Mississauga Road was listed on the City of Brampton's Municipal Register of Cultural Heritage Resources around 2005. A listing report does not exist for the property as it was likely batch listed after a study was done updating the City of Brampton's Municipal Heritage Register. Based on the evaluation criteria it was labelled a Class B resource. That evaluation criteria is now outdated and has since been updated with Regulation 9/06 of the Ontario Heritage Act. This Heritage Impact Assessment re-evaluates the property at 10244 Mississauga Road using regulation 9/06. It was deemed worthy of designation under all three categories of design/physical, historical/associative, and contextual value.

A Pre-Consultation Application for 10244 Mississauga Road was submitted to the City of Brampton's Development Services in March 2021. Heritage Staff provided comments on the file stating they would require both an Archaeological Assessment and Heritage Impact Assessment. The Heritage Impact Assessment was to address 10244 Mississauga Road as it is on the City of Brampton's Municipal Register of Cultural Heritage Resources. The Heritage Impact Assessment was completed by Parslow Heritage Consultancy Inc in 2021.

Since the HIA, Parslow Heritage Consultancy has also completed a Heritage Building Protection Plan which was approved and then used in June/July 2022 to disassemble the Clark/McClure house at 10244 Mississauga Road.

### **Current Situation:**

With the Clark/McClure House safely in storage, a full Heritage Conservation Plan, complete with reconstruction and addition drawings, as well as procedural specifics related to the reconstruction and longevity of the heritage resource was completed by Parslow Heritage Consultancy Inc (Chris Lemon, CAHP). Drawings for the reconstruction were completed by Sedgwick Marshall Heritage Homes and added as an appendix to the Conservation Plan.

Heritage Staff recommend this report to the Brampton Heritage Board as it meets the City of Brampton's Terms of Reference for Heritage Conservation Plans, as outlined in Section 8 of the Heritage Impact Assessment Terms of Reference.

Heritage Staff will continue to work with the applicant to ensure the best outcome for this Heritage Resource. Staff will also update the Brampton Heritage Board as this application progresses. This may be in the form of delegations or staff reports.

### **Corporate Implications:**

None.

### Financial Implications:

None.

### Other Implications:

None.

### **Term of Council Priorities:**

This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

### **Conclusion:**

It is recommended that the **Heritage Conservation Plan, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now**

**City of Brampton, Regional Municipality of Peel** be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

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Merissa Lompart  
Assistant Heritage Planner

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Charlton Carscallen  
Principal Planner/ Supervisor, Heritage

Reviewed by:

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Jeffrey Humble, MCIP, RPP  
Manager, Policy, Program &  
Implementation

**Attachments:**

**Appendix A** – Heritage Conservation Plan prepared by Chris Lemon, CAHP, Parslow Heritage Consultancy Inc. with drawings by Pamela Farrow of Sedgwick Marshall Heritage Homes.