



Cultural Heritage Impact Assessment Report *Revised*

8265 Churchville Road,
Brampton, Ontario

Date:
August 2022

Prepared for:
Essence Homes Ltd.

Prepared by:
**MacNaughton Hermesen Britton
Clarkson Planning Limited (MHBC)**

200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Our File: '21353A'

Table of Contents

Project Personnel.....	3
Acknowledgment of Indigenous Communities.....	3
1.0 Executive Summary.....	4
2.0 Introduction.....	7
2.1 Location of Subject Property.....	7
2.2 Description of Context & Adjacent Land Uses.....	8
2.3 Heritage Status.....	9
2.4 Adjacent Cultural Heritage Resources.....	10
2.5 Terms of Reference & Guiding Documents	11
3.0 Policy Context.....	13
3.1 The Planning Act and Provincial Policy Statement 2020.....	13
3.2 Ontario Heritage Act, R.S.O. 1990, c. O.18.....	14
3.3 City of Brampton Official Plan.....	14
4.0 Property Research and Historical Context.....	18
4.1 Indigenous Communities.....	18
4.2 8265 Churchville Road, Chinguacousy Township.....	18
5.0 Detailed Property Description.....	26
5.1 Description of 8265 Churchville Road.....	26
5.1.1 Built Features.....	26
Dwelling.....	26
Garage.....	34
19 th Century Outbuilding.....	36
6.0 Condition of Built Features.....	38
6.1 Condition Summary	38
6.1.1 Dwelling.....	38
6.1.2 Garage.....	39
6.1.3 19 th Century Outbuilding.....	39

6.2 Summary of Structural Condition Report.....	40
7.0 Cultural Heritage Evaluation.....	42
7.1 Methodology	42
7.2 Evaluation of 8265 Churchville Road.....	43
7.2.1 Design/Physical Value.....	43
7.2.2 Historical/Associative Value.....	46
7.2.3 Contextual Value	47
7.3 Evaluation of 8265 Churchville Road as a Cultural Heritage Landscape (CHL)	48
7.4 Statement of Cultural Heritage Value or Interest and Heritage Attributes.....	48
8.0 Description of Proposed Development.....	51
9.0 Impact Analysis.....	53
9.1 Introduction.....	53
9.2 Analysis of Potential Adverse Impacts.....	53
10.0 Mitigation & Conservation.....	55
10.1 Consideration for Alternative Development Approaches	55
10.1.1 Retain Existing Dwelling In-Situ	55
10.1.2 Retain Existing Dwelling and Re-Locate within the Draft Plan of Subdivision.....	57
10.1.3 Retain Existing Dwelling and Re-Locate Off-Site.....	59
10.1.4 'Do Nothing' Alternative	59
10.2 Mitigation Recommendations.....	59
10.2.1 Commemoration Recommendations.....	61
10.3 Conservation Recommendations & Protection Plan.....	61
11.0 Conclusions.....	63
12.0 Bibliography.....	65
Appendix A – Draft Plan of Subdivision.....	67
Appendix B – Title Search.....	68
Appendix C – Town’s Heritage Register Evaluation of 8265 Churchville Road	69
Appendix D – Photo Map.....	70
Appendix E – City of Brampton Terms of Reference for Heritage Impact Assessments	71
Appendix F – Structural Condition Report.....	72
Appendix G – Curriculum Vitae	73
Appendix H – Photographic Documentation (USB).....	74

Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Project Manager, Senior Review
Vanessa Hicks, MA, CAHP	<i>Associate, Senior Heritage Planner</i>	Research, Author

Acknowledgment of Indigenous Communities

This HIA acknowledges that the subject property at 8265 Churchville Road is situated in the territory of the Haudenosaunee and the Huron-Wendat. This territory is associated with the Head of the Lakes Purchase Treaty, signed on September 12, 1806 between representatives of the Crown and the Mississauga peoples. (Source: whose.land/en;Ontario.ca)

1.0 Executive Summary

MHBC was retained by Essence Homes Ltd. in 2021 to prepare a Cultural Heritage Evaluation Report for the property located at 8265 Churchville Road, Brampton. The purpose of the CHER was to evaluate the property as per *Ontario Regulation 9/06* and to determine whether or not the property warrants long-term conservation. The intent of the CHER was to provide input into future plans for the property, where the owner intends to demolish existing built features and develop the lot as part of a residential subdivision. The development of the subject property includes the creation of thirty-four blocks which includes thirty residential lots along Churchville Road, Walnut Road, and an extension thereto. The CHER report (MHBC, 2021) determined that the cultural heritage value of the property is modest. The report was submitted to the City of Brampton in November, 2021. MHBC received comments from City staff regarding the Heritage Cultural Heritage Evaluation Report. Comments from City Staff identified that a Heritage Impact Assessment was required.

The proposed development includes the subject property located at 8265 Churchville Road, as well as a lot which was severed from the property at 8395 Creditview Road in October, 2012¹. The proposed development includes the removal of all buildings and features to permit the construction of a residential subdivision. Given that only the property at 8265 Churchville Road is listed on the City of Brampton Heritage Register, the scope of this Heritage Impact Assessment is specifically related to 8265 Churchville Road.

Summary of Impact Analysis:

This HIA has demonstrated that the existing dwelling is the only feature of the property which is of CHVI. Further, the value of the building is considered *modest*. Therefore, the impact of the removal of the existing dwelling can be identified as a moderate adverse impact. Given that the remaining features of the subject property have not been identified as heritage attributes which would contribute to its CHVI, the removal of all other features included on the subject property is considered a negligible impact.

¹ See City of Brampton Committee of Adjustment File no. A12-165

Summary of Alternative Development Options:

This report evaluated a range of alternative development options other than the proposed option going forward. This includes the following, which are organized in terms of those which result in the least impacts to cultural heritage resources, and which results in the most impacts to heritage resources:

- Retaining the existing dwelling in-situ;
- Retain existing dwelling and re-locate within the Draft Plan of Subdivision;
 - Note that a range of potential locations are available within the Draft Plan, two of which were explored in detail in this report;
- Retain the existing dwelling and re-locate off-site a new location;
- Do nothing (i.e. the property is not developed and remains in-situ in its existing condition).

Summary of Mitigation Recommendations:

- Document the site through photographs to supplement the historic record through the completion of:
 - A photo map of the property noting the location of photographs, as well as photographs of all existing buildings and features from the exterior (as provided in this Heritage Impact Assessment); and
 - Historical documentation of the property (as provided in this Heritage Impact Assessment).
- It is recommended that the owner consider demolition companies which separate materials so that bricks which may be re-used are set aside and either sold or donated at the discretion of the owner and/or demolition company as opposed to being deposited as landfill;
- That bricks be salvaged and safely set aside on-site so that they can be incorporated as landscape features within the proposed development;
- These bricks should be cleaned using gentle methods, such as steam, and mortar should be removed;
- Bricks should be stacked on pallets and covered with tarps so that they are not damaged through exposure to the elements until they are ready to be re-used;
- That a selection of bricks of good condition be set aside, repaired, and safely stored until they can be utilized as part of the development concept;
- Potential landscape features could include the following: entrance signage into the subdivision, landscape features in public parks, brick pillars, columns, or art features;

- That a plaque be erected noting the date of construction of the house, its demolition date, and its original location; and
- That details regarding the preferred design of salvaged bricks, plaque and commemorative feature be determined at the appropriate date in the future as part of Site Plan Application through the submission of a Commemoration Plan.

Summary of Conservation & Protection Recommendations

- The property should be inspected on-site on a monthly basis to ensure that the dwelling continues to be appropriately boarded-up and the building is not exposed to the elements as a result of vandalism, pests, damage, etc.; and
- The structural condition report has identified that there is currently a hole in the roof. It is recommended that this be tarped and boarded-up until such a time the Council of the municipality makes a decision on any forthcoming demolition Application;
- Any removal of boards to ensure that the dwelling is secured should be repaired and replaced immediately.

2.0 Introduction

2.1 Location of Subject Property

The property at 8265 Churchville Road (the “subject property”) is situated at the north side of Churchville Road, east of Creditview Road and south of Walnut Road. The subject property is approximately 1.4 hectares (3.6 acres) in area with approximately 148.2 metres (486.2 feet) of frontage on Churchville Road and approximately 126.1 metres (413.8 feet) of frontage on Walnut Road. The subject property includes a single-detached residential building, garage, and 19th century accessory structure.



Figure 1: Aerial photograph noting the location of the subject lands at 8265 Churchville Road

2.2 Description of Context & Adjacent Land Uses

The subject property is located west of the former Credit Valley Railway, and east of the Credit River. The property at 8265 Churchville is situated within an area which consists primarily of low density residential uses. Contemporary subdivisions are located within the context of the area, primarily east of Churchville Road (accessed from Honour Oak Crescent) and west of Churchville Road (accessed from Gladeview Crescent).

A review of Schedule A of the City of Brampton Official Plan indicates that the land uses surrounding the subject property are primarily residential and open space (See Figure 2).



Figure 2: Excerpt of Brampton Official Plan Schedule A: General Land Use Designations. Approximate location of the subject property noted with red arrow within an area designated residential (light yellow) and open space (green). (Source: Brampton Official Plan, accessed 2022)

The property at 8265 Churchville Road is zoned A (Agricultural). The properties located at the south side of Churchville Road (between Walnut Road and Creditview Road) are also zoned Agricultural. The properties located at the east side of Creditview Road, adjacent to the subject property are also zoned Agricultural. These properties do not include working agricultural farmsteads, but can be described as low density residential lots with generous landscaped open space and amenity areas with mature trees and vegetation.

2.3 Heritage Status

As per a review of the City of Brampton Municipal Register of Cultural Heritage Resources, the property located at 8265 Churchville Road is “listed” (non-designated) under Section 27 of the *Ontario Heritage Act*. The subject lands are not located adjacent (contiguous) to properties identified by the City of Brampton as being of cultural heritage value or interest.

The subject property was listed in 2009 by recommendation of the Brampton Heritage Board and through support from the Listing Candidate Summary Report (LCSR). The LCSR describes the property as a “2 ½ storey, buff brick, Dutch Colonial style home” and provided the following statement of cultural heritage value:

“This home is of cultural heritage value related to its design and physical value as well as its contextual value. It is a good example of a Dutch Colonial Revival inspired home with some Dutch Colonial Revival with Arts & Crafts/Craftsman influences style influences. The home is a 2 1/2 storey buff brick home that dates back to 1918. The home is located on 3.5- acre parcel of land, which is characterized by dense and mature vegetation. The site is elevated and the home acts somewhat like a landmark.”
(City of Brampton, 2009)

The LCSR identifies that the dwelling includes a gambrel roof, half timbering, 2 ½ storey buff brick, 1916 date stone², stone lintels, and box bay windows. An assessment of the historical/associative value of the property was not included in the report. The contextual value was described as, “large mature trees, coniferous and deciduous,” and, “elevation allows the property to have somewhat of landmark status” (City of Brampton, 2009).

² Note: No date stone marked “1916” or any other date was found during the site visit.



Figures 3 & 4: (left) View of the single detached dwelling and detached garage on the subject property facing northwest from the eastern driveway entrance, (right) View of west-facing covered porch attached to the single-detached dwelling facing north from the western driveway entrance. (Source: City of Brampton, 2009)

2.4 Adjacent Cultural Heritage Resources

The City of Brampton Official Plan defines the term, “adjacent lands” as:

“Adjacent Lands” means lands that are contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature, or area. The extent of the adjacent lands to specific natural heritage features or areas are provided in Ontario Ministry of Natural Resources’ Natural Heritage Reference Manual.” (2006, p. 5-3)

Adjacent Lands is defined in Provincial Policy Statement, 2020 as follows:

d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”. (2020, p. 39)

Our review of the City of Brampton’s Municipal Heritage Register of Cultural Heritage Resources identifies that the subject lands are not located adjacent to identified cultural heritage resources (See Figure below).

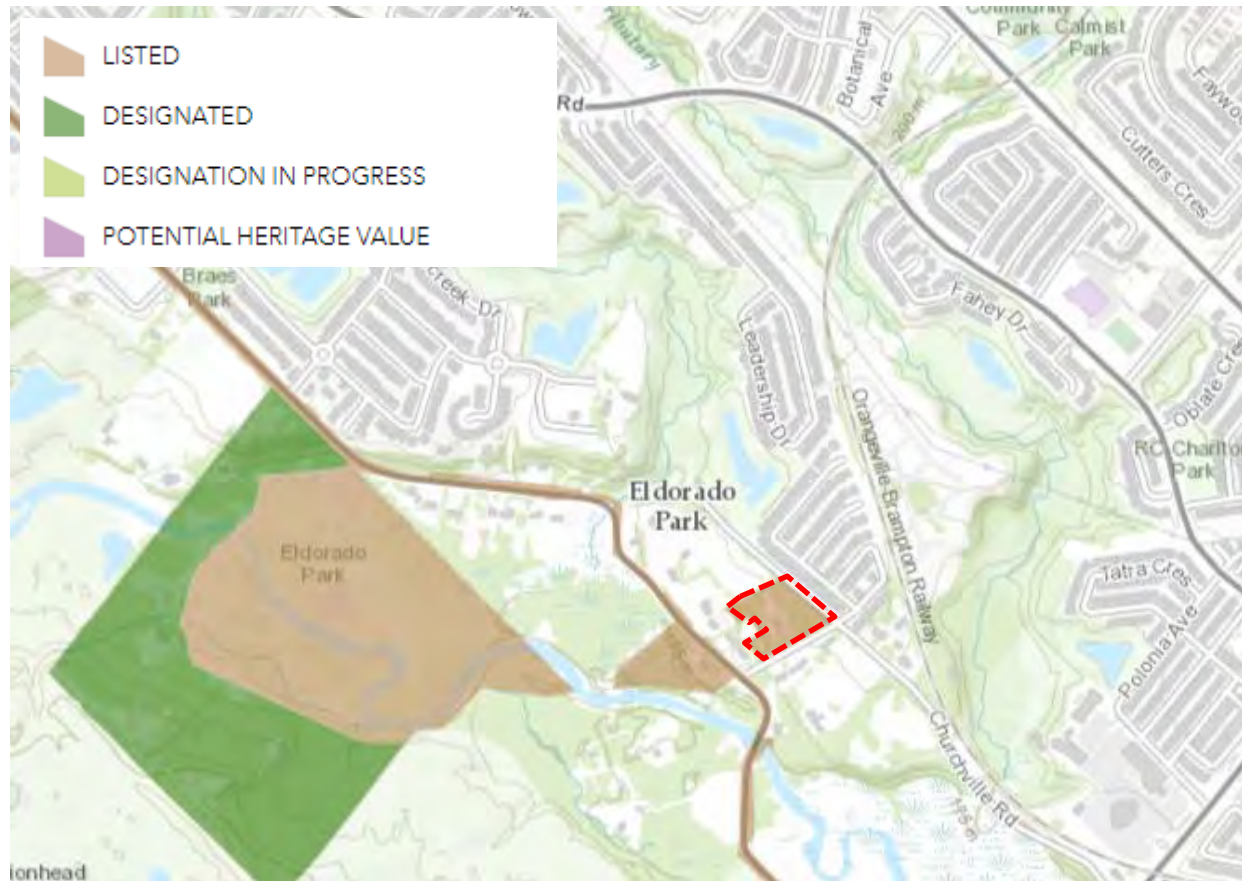


Figure 5: Excerpt of the City of Brampton Interactive Map noting the location of identified Cultural Heritage Resources. Approximate location of the subject property at 8265 Churchville Road outlined in red. (Source: City of Brampton, accessed 2021)

The remains of the Eldorado Mill sluice, dam, and millpond along Creditview Road were added to the Municipal register in 2006. However, the location of the Mill in relation to the subject property does not meet the definition of adjacent per the above-noted definitions. These features are sited away from the subject property and is therefore included as part of this Heritage Impact Assessment.

2.5 Terms of Reference & Guiding Documents

Guidance for undertaking the assessment of cultural heritage resources are provided by the Ministry of Heritage, Sport, Tourism and Culture Industries ("MHSTCI"), PPS 2020, the Standards and Guidelines for the Conservation of Historic Places in Canada, and the *Ontario Heritage Act* (Ontario Regulation 9/06).

This HIA is also guided by the City of Brampton Heritage Impact Assessment Terms of Reference (See **Appendix E**). According to this document, a Heritage Impact Assessment must include the following main components:

- Background Information;
- Introduction to the Subject Property;
- Evaluation of CHVI;
- Description and Examination of Proposed Development/Site Alterations;
- Mitigation Options, Conservation Methods, and Proposed Alternatives;
- Recommendations; and
- Executive Summary.

3.0 Policy Context

3.1 The Planning Act and Provincial Policy Statement 2020

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, (...)

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

3.2 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *Ontario Heritage Act*, R.S.O., 1990, c.O.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This Cultural Heritage Evaluation Report (CHER) has been guided using the criteria provided in *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

3.3 City of Brampton Official Plan

The current Official Plan for the City of Brampton contains policies to guide municipal decisions on physical development and land-use until 2031. The policies therein frame community goals in the context of built form, transportation, the environment, land use, heritage, and many other areas.

Within the City's Official Plan are six pillars to support physical development. The fifth pillar, "*Community Lifestyle*", encompasses the community goal of providing service excellence in areas most important to residents including, among others, Brampton's rich history. This goal is embodied in policy 2.4.5 e), stating that it is the objective of the Official Plan to:

2.4.5 e) *Conserve and integrate cultural heritage resources with the development of the City's natural heritage and recreational open space systems, its social development and its physical design, as appropriate.* (City of Brampton, 2006, p. 2-11)

Section 3.1, "*Sustainable Planning Framework*" provides opportunity to implement the above noted objective (among others) into sustainable local planning frameworks. With respect to heritage, Section 3.1 states that it is the goal of the City to:

- *"Promote retention, integration and adaptive reuse of heritage resources through proactive designation of significant resources in accordance with the Ontario Heritage Act and the use of all available financial incentives;*
- *Integrate heritage conservation objectives including the natural heritage system into the planning process at the earliest possible stage; and*
- *Promote public awareness, enjoyment and stewardship of Brampton's heritage, notably the Flower City tradition."* (City of Brampton, 2006, p. 3-5)

Section 4.10 of the Official Plan discusses further policies to guide the general use and development of heritage resources as follows:

4.10.1 *Retention, integration and adaptive reuse of heritage resources are the overriding objectives in heritage planning while insensitive alteration, removal and demolition will be avoided.*

4.10.1.3 *All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration*

Section 4.10.1.4 begins discussion on criteria for assessing heritage significance of cultural heritage resources:

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.*

The City's Official Plan contains a variety of policies regarding the demolition of cultural heritage resources. These policies are as follows:

4.10.1.6 *The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.*

4.10.1.13 *In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.*

The City's Official Plan also contains policies to provide direction on mitigation procedures for cultural heritage resources. These policies are as follows:

The City of Brampton Official Plan provides the policies as it relates to Heritage Impact Assessments:

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.*

4.10.1.11 A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

4.10.1.12 All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:

- (i) On-site retention in the original use and integration with the surrounding or new development;*
- (ii) On site retention in an adaptive re-use;*
- (iii) Relocation to another site within the same development; and,*
- (iv) Relocation to a sympathetic site within the City.*

4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.

4.10.1.15 Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.

4.10.1.18 The City's "Guidelines for Securing Vacant and Derelict Heritage Buildings" shall be complied with to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.

4.10.1.19 Adoption of the Guidelines may be stipulated as a condition for approval of planning applications and draft plans if warranted.

4.0 Property Research and Historical Context

4.1 Indigenous Communities

The subject property is situated within the recognized territory of the Haudenosaunee and the Huron-Wendat. This territory is associated with the Head of the Lakes Purchase Treaty, signed on September 12, 1806 between representatives of the Crown and the Mississauga peoples. The City of Brampton and Peel Region do not currently have an Archaeological Master Plan or comparable report which provides information on the occupational history of the Municipality.

The history of Ontario is rich in the history of its Indigenous Communities which is preserved in their material culture and oral histories and traditions. The periods of occupation in Ontario includes the Paleo period (approximately 9,000 – 7,500 B.C.), Archaic Period (approximately 8,000 – 10,000 B.C.), Woodland Period (1,000 B.C. – 1650 A.D), as well as the periods of European contact and colonization. During the period of European Contact, the French and English interacted with those residing along the Credit River, including the Chippewa, Ojibwa and Mississauga (Amick Consultants Ltd., 2007).

4.2 8265 Churchville Road, Chinguacousy Township

The property located at 8265 Churchville Road is legally described as Part of the west half of Lot 2, Concession 3, West Hurontario Street (WHS), Chinguacousy Township. According to land registry records, all 100 acres of the west half of Lot 2 was patented to Robert Copeland in 1821. All 100 acres were then sold to Timothy Street in 1821. Timothy Street sold all 100 acres to Jacob Snure in 1834. Jacob Snure owned the property until 1858 when it was sold to George W. Snure.

According to available Tax Assessment records, the west half of Lot 2 (Concession 3) was occupied by John Copeland and he resided in a log cabin by 1842. It cannot be conclusively determined whether or not the cabin was located on the property at what is now 8265 Churchville Road.

The 1861 Tremaine map of Chinguacousy Township indicates that by this time all of the west half of Concession 3, Lot 2 were owned by Jacob Snure. The property is located adjacent to the Credit River and a mill pond and “Eldorado Mills”, north-west of the historic community of Churchville. The

individual features of the map are difficult to decipher. A small dot is indicated in the vicinity of 8265 Churchville Road. It is unknown whether or not this is a dwelling, outbuilding, or other.



Figure 6: Approximate location of the subject property indicated with red arrow. (Source: 1861 Tremaine Map of Chinguacousy Township)

Jacob Snure erected a flour mill (also known as a gristmill) along the Credit River, situated on the west half of Concession 3, Lot 2 (south-west of the subject property). The settlement was first known as "Snuretown" and later "Eldorado Mills" (as indicated on the 1861 Tremaine Map) (Source: D.N. Hoover, 2021). Jacob Snure is noted in the 1861 census of Chinguacousy Township as a miller, residing in a 3 storey frame house with his son, George, who is noted as a labourer.

According to land registry records, George W. Snure mortgaged the west ½ of the property to the Edinburgh Life Assurance Co. in 1861. In 1866, the property was sold by the Edinburgh Life Assurance Co. to Noah Barnhart for \$2,178.00. At this time, the mortgage defaulted and the transaction was a power of sale. Noah Barnhart sold the property to Kenneth Chisholm in 1866 for

\$1.00. It cannot be conclusively determined whether or not the subject property was occupied during this time.

According to the 1873-1874 Directory of the County of Peel (Lynch, 1874), Kenneth Chisholm is not noted as a resident of Concession 3, Lot 2. It is likely that the property was tenanted at this time.

According to the 1877 Illustrated County Atlas of Peel, the lands were occupied by Jno. Trimble and included a farm complex at the north side of what is now Churchville Road. The map indicates that Jno. Trimble owned three farms on Lot 2, Concession 3. One of these farms is located at what is now 8265 Churchville Road.

According to land registry records, the property was owned by Kenneth Chisholm between 1866 and 1887. It is possible that Jno. Trimble was renting or tenancing the lands while they were the ownership of Chisholm.

The Biographical Dictionary of Canada identifies that Kenneth Chisholm was a Veteran of the War of 1812, local Merchant, Reeve of Brampton and Warden of the County of Peel. He was also elected as a Member of Parliament in 1873. The Biographical Dictionary notes that he was a former Clerk in Churchville. He is noted in the 1861, 1871 and 1881 census as a resident of Brampton and employed as a merchant. It is likely that he acquired the lands near Churchville when he worked there as a clerk and held ownership of the lands until they were sold in 1887. While he owned the lands between 1866 and 1887, he did not reside on the subject property.

Several members of the Trimble family are included on the 1871 and 1881 census of Chinguacousy Township. The 1871 census notes Joseph Trimble (b. 1837) as a farmer of Irish descent as well as Alexander Trimble (b. 1836) as a farmer of Irish descent. The 1881 census notes John A. Trimble (b. 1855) as a farmer of Irish descent and continues to note Alexander Trimble (b. 1836) as a farmer of Irish descent. It cannot be conclusively determined which member of the Trimble family may have been residing at what is now 8265 Churchville Road during this period. However, given that the lands were likely not occupied during the ownership of Kenneth Chisholm, the members of the Trimble family were most likely responsible for the use of the property as a farm.



Figure 7: Approximate location of the subject property indicated with red arrow. (Source: 1877 Illustrated County Atlas of Peel)

According to the assessment records, Kenneth Chisolm sold the west ½ of Lot 2 to William B. Smith in 1887 for \$2,000.00. The 1896 Directory of Chinguacousy Township identifies that B. Smith was not a resident of Concession 3, Lot 2. At this time, the only families residing on Lot 2, Concession 3 included Copeland, Driver, Ingram, Robinson, and Trimble.

William B. Smith owned the property until it was sold to Mary A. Copeland in 1901 for \$5,200.00. The transaction indicates that it includes Part of the east ½ of the lot and 6 ¾ acres of the west half of the lot.

Mary A. Copeland sold to her son, Erlin E. Copland in 1911. Erlin Copeland, his wife Elizabeth, and their son Clayton are noted in the 1911 census as residing on Lot 2, Concession 3. Erlin is identified as a farmer.

James		M	Son	S	June	1891	10
Henry		M	Son	S	April	1891	5
Copeland Erlene	Lot 2 Con 3	M	Head	M	June	1868	43
Elizabeth		F	wife	M	Feb	1867	42
Clayton S.		M	son	S	May	1893	18
Greenville Roy	Lot 2 Con 3	M	head	M	Feb	1866	25
Matilda		F	wife	M	Feb	1869	22

Figure 8: Excerpt of the 1911 census noting Erlin Copeland as the head of family and resident of Lot 2, Concession 3 (Sub District 18, Enumeration District 4) (Source: Ancestry.ca)

Mary Ann Copeland died in June 1918 and is noted as residing on Lot 2, Chinguacousy, Churchville.

Copeland	Leave this space for binding
Mary Ann	
Female	
86 years	
June 30th 1918	
Ireland	
Lot 2 Chinguacousy	
Churchville	

Figure 9: Excerpt of the death certificate of Mary Ann Copeland, aged 86 years, resident of Lot 2, Churchville, (Source: Ancestry.ca)

Erlin Copeland sold to George E. Langford in 1919, after the death of Mary Ann Copeland. George E. Langford sold to Clifford T. Bennett in 1921 for \$5,800.00. The transaction indicates that the lot included the "west ½ except parts". The death certificate of Clifford Thomas Bennett (b. 1857, d. 1936) identifies him as a retired Minister of the United Church and resident of the 3rd Concession West, Chinguacousy Township (Eldorado).

The estate of Clifford T. Bennett sold to Marion S. Bennett in 1946 for \$3,500.00. Marion S. Bennett sold to Robert J. Peel in 1957 for \$19,500.00. At this time, the property is noted as a lot containing 5.5 acres and was severed from surrounding fields. Robert J. Peel owned the property between 1957 and 1982 when it was purchased by Margo Vandenberg for \$2.00. At this time, the lot is

described as “Part 1 on 43R-6763”, which reflects the existing parcel, being approximately 3.5 acres. Margo Vandenberg owned the property until it was sold to Gabrielle Jurewicz in 2004.

The features of the property are readily identifiable with the 1968 aerial photo. The dwelling, garage, 19th century outbuilding, and other features such as the driveway and linear spruce trees are visible. One dwelling is indicated to the south-west along Creditview Road.



Figure 10: 1968 aerial photo noting the approximate location of 8265 Churchville Road in white dotted line (Source: University of Toronto Digital Library)

The individual features noted of the property are noted on both the 1968 and 1979 aerial photos, though not as clear in 1979. The main components of the property, including the dwelling are visible amongst the vegetation.



Figure 11: 1979 aerial photo noting the approximate location of 8265 Churchville Road in white dotted line (Source: University of Toronto Digital Library)

The 2000 aerial photo provides additional evidence of the components of the property. While the surrounding properties had been developed, the main features of the subject property remained largely the same between the mid. 20th century and the late 20th century.

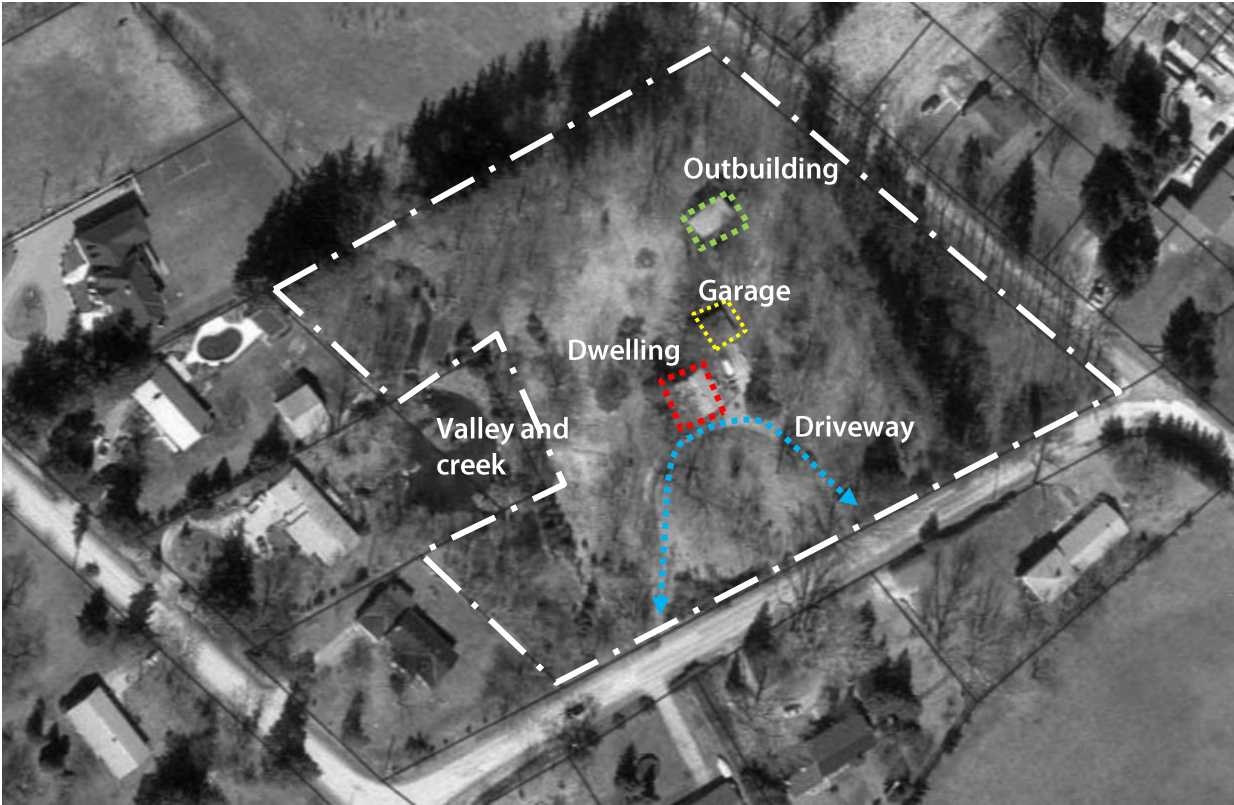


Figure 12: 2000 aerial photo noting the approximate location of 8265 Churchville Road in white dotted line (Source: University of Toronto Digital Library)

5.0 Detailed Property Description

5.1 Description of 8265 Churchville Road

The property located at 8265 Churchville Road, Brampton, is accessed via a 'U-shaped' driveway at Churchville Road. The entirety of the frontage is densely vegetated, obscuring views of the built features from Churchville Road. The dwelling is situated at the apex of the driveway. A detached garage is situated adjacent to the dwelling. A 19th century wood frame accessory structure is located north-east of the dwelling.

To the north of the single-detached dwelling is a clearing acting as a rear yard. Historically, this rear clearing may have included orchards (as noted in the Illustrated County Atlas). However, no evidence of an orchard remains. The westerly limit of the subject property includes mature vegetation as well as a valley and stream. Topographically, the property is relatively flat except for the valley to the west where the land slopes down towards the stream.

A photo map providing geo-referenced notations is provided in **Appendix D** of this report in order to document the existing features of the subject property.

5.1.1 Built Features

The subject lands contain three built features which are described in this report as the dwelling, garage, and 19th century outbuilding. The following provides a detailed description of each of these features as they appeared during the site visit conducted in August, 2021.

Dwelling

The single-detached dwelling was originally constructed with the front elevation facing west towards the Credit River, likely to take advantage of the scenic view offered by the sloping topography.



Figure 13: Aerial photograph of 8265 Churchville Road showing west facing original front elevation of dwelling (Source: Brampton Interactive Map).

The single-detached dwelling on site can be described as a Dutch Colonial Revival building with Arts & Crafts/Craftsman influences. The dwelling was originally constructed of buff/brown brick on a concrete foundation. The Arts & Crafts/Craftsman influences are evident primarily with the features of the brick columns and verandah at the front (west) elevation.

Front (west) Elevation

The front elevation (west-facing) includes a covered verandah accessed by a three-step concrete and brick staircase. The northern half of the porch has been enclosed as a sun-room. The front entrance door opening is off-centre at the front elevation. The roof covering the porch is not connected to the gambrel roof. The dwelling includes a gambrel roof. Shed-style dormer windows are located within the steep roof on the west elevation.



Figures 14 & 15: (left) View of front (west) elevation, (right) Secondary view of front verandah noting entrance to dwelling and enclosed porch. (Source: MHBC, 2021)



Figures 16, 17, & 18: (left) Detail view of contemporary windows at the south elevation, (centre) Detail of 20th century windows located within the enclosed verandah, north elevation (right) Detail of brick staircase at the west elevation of the verandah. (Source: MHBC, 2021)

Rear (east) Elevation

The east elevation includes a shed-style dormer window within the steeply sloped roof gable, similar to that of the front elevation. The east elevation includes a brick chimney which includes a coal chute. The access plate at the base of the chute identifies its manufacturer as, "CH&V.Co", also known as the Canadian Heating and Ventilation Company (Grey County, 2015). Diagonally

bisecting the north elevation is evidence of a previous lean-to structure, likely for coal or wood storage. The quarter-round brick feature located at the base of the chimney part of either air circulation or coal-loading.



Figures 19 & 20: (left) View of rear (east) elevation, looking north-west, (right) View of windows located within the roof line, adjacent to the chimney at second storey (Source: MHBC, 2021) **Note that all views of the east elevation are difficult to convey clearly given the extent of overgrown vegetation*



Figure 21: View of rear (east) elevation, looking north towards quarter-round chimney and evidence of former lean-to structure (Source: MHBC, 2021)

South Elevation

The south elevation includes a secondary door opening and a bay window with shed dormers. All windows at the south elevation have been replaced with contemporary windows. The window openings are various sizes and are primarily rectangular in shape. The gable end of the gambrel roof includes half-timbers and stucco. The cobblestones within the gable ends have been removed.



Figures 22 & 23: (left) View of south elevation looking north³ (right) Detail of door opening at the south elevation, (Source: City of Brampton, 2009 MHBC, 2021)



Figure 24: Detail view of side gable with half-timbering where cobblestones have been removed (Source: MHBC, 2021)

North Elevation

The north elevation has been altered and now includes a sliding door and the fixed rectangular-shaped window at the first storey has a replacement contemporary window. Two windows are located at the second storey which also include contemporary windows. The chimney at the north

³ Note that the extent of overgrown vegetation prevents clear views of the dwelling at the time of the site visit.

elevation extends above the roofline and is damaged. The side gable of the gambrel roof includes half-timbers and cobblestones.



Figure 25: View of north elevation looking south (Source: MHBC, 2021)



Figures 26 & 27: (left) Detail view of window openings, lintels and sills at the north elevation (right) Detail view of contemporary window at the north elevation, (Source: MHBC, 2021)



Figure 28: Detail view of north elevation side-gambrel roof with cobblestones and half-timber details (Source: MHBC, 2021)



Figure 29: Detail view of concrete foundation at the north elevation (Source: MHBC, 2021)

Garage

The front elevation of the garage faces south towards Churchville Road. The garage includes materials and construction techniques which are indicative of the early to mid. 20th century. This includes the use of screws and sawn lumber. The garage was likely constructed at the same period as the dwelling.



Figure 30: Map of 8265 Churchville Road showing south facing original front elevation of garage (Source: Brampton Interactive Map).

The garage includes a hipped roof and large garage door opening facing south. The garage is clad at the exterior with horizontal wood siding and includes windows at the north, east and west elevations.



Figures 31 & 32: (left) View of front (south) elevation of garage looking north, (right) View of west elevation of garage looking south-east. (Source: MHBC, 2021)



Figures 33 & 34: (left) Detail view of interior of garage roof peak, (right) Detail view of sawn wood and screws used in the construction of the garage (Source: MHBC, 2021)

19th Century Outbuilding

The structure located north of the dwelling is an accessory structure which includes materials and construction techniques indicative of 19th century construction. Views of all elevations of the dwelling are obscured by overgrown vegetation. The building is 2 storeys of wood construction and includes a lean-to shed roof. The building is clad at the exterior with horizontal wood siding which has decayed. A door opening is located at the south elevation. Fixed windows with single panes are located at the south, east, and north elevations. The west elevation previously included a large shed door opening which has been removed and is exposed.



Figures 35 & 36: (left) View of east elevation noting location of window openings (right) View of south (front) elevation looking north (Source: MHBC, 2021)

The interior of the building is visible from the west elevation where a shed door has collapsed. The interior of the outbuilding includes lath and plaster, and hand hewn beams with mortise and tenon joints and wood pegs which are typical of 19th century construction.



Figures 37, 38, & 39: (left) View of interior of the building with hand hewn beams, (middle) View of wood pegs and mortise and tenon joints, (right) Detail view of lath and plaster and square “cut” nails, (Source: MHBC, 2021)

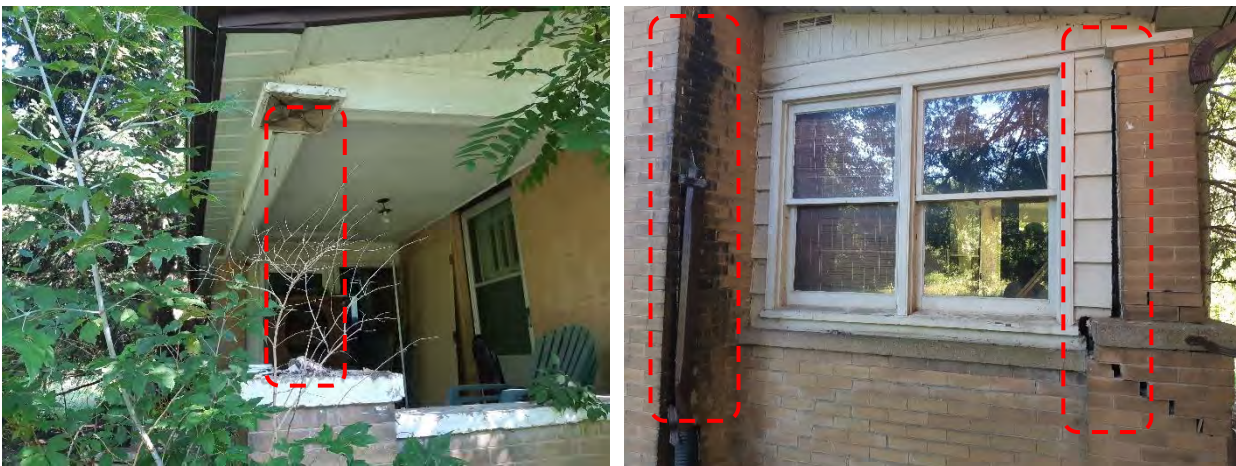
6.0 Condition of Built Features

6.1 Condition Summary

The site visit conducted on August 4, 2021 by MHBC staff included a visual analysis of condition issues which were readily identifiable at the exterior. Condition issues were found with all three structures located on the subject property.

6.1.1 Dwelling

Condition issues related to masonry and water damage are readily identifiable at the exterior of the dwelling. This includes structural and masonry issues with the front verandah, stairs, and sun room. The north elevation of the sun room shows evidence of structural detachment where the porch has pulled away from a brick pillar (**Figure 40**). At the west (front) elevation, brick pillars have decayed and fallen on the ground. The chimney at the north elevation is damaged above the roofline.



Figures 40 & 41: (left) Detail view of west elevation missing brick pillar (outlined in red), (right) Detail view of north elevation noting water damage as well as detachment between the sun room and brick pillars (Source: MHBC, 2021)

The interior of the dwelling had extensive black mould across the interior finishes. The majority of the interior of the building was not assessed due to the extent of mould and concerns related to health and safety.



Figures 42 & 43: (left) View of interior black mould in living room, (right) View of black mould on interior finishes and water damage. (Source: MHBC, 2021).

6.1.2 Garage

The exterior of the garage showed visible signs of potential structural instability, including bowed framing and a collapsing roof.



Figures 44 & 45: (left) View of south elevation noting bowed framing of roof, (right) Detail view of interior noting roof joints which are bowed and disconnected. (Source: MHBC, 2021).

6.1.3 19th Century Outbuilding

The 19th century outbuilding is partially collapsed and shows evidence of structural issues as a result of exposure to the elements and discontinued use.



Figures 46 & 47: (left) View of rotted wood framing, (right) Evidence of wood framing and beams rotted by termites or other insects (Source: MHBC, 2021)



Figures 48 & 49: (left) Detail view of framing at the base of the south-east corner of the building where the framing has become detached from the building (noted in red), (right) View of collapsed portions of the outbuilding and exposed roof (Source: MHBC, 2021)

6.2 Summary of Structural Condition Report

Renoasis Engineering completed a Structural Condition Assessment of the dwelling and garage in November 2021. A copy of this report is provided in **Appendix F**. The Renoasis' report identified the following:

The dwelling's interior finishes are covered in mould, the flooring is buckled in most places, and floor joists are significantly rotted. Significant water damage is present in the basement in addition

to active water infiltration. Additionally, the detached garage is in poor condition. The roof is sagging and the walls are bowing outwards.

Renoasis concluded that both the dwelling and detached garage are of generally poor condition with localized areas at risk of immediate collapse; neither of the buildings are structurally stable in their current conditions. In the opinion of Renoasis Engineering, the dwelling and detached garage are cost prohibitive to repair.



Figures 50 & 51: (left) Detail view of black mold on interior finishes of the dwelling (first storey), (right) View of black mold on interior finishes of the dwelling (second storey) (Source: Renoasis, 2021)

7.0 Cultural Heritage Evaluation

7.1 Methodology

The following evaluation of potential Built Heritage and Cultural Heritage Landscapes for this project is conducted in accordance with *Ontario Regulation 9/06* under the *Ontario Heritage Act*, as amended in 2005 and the guidelines presented in MTSC's *Ontario Heritage Tool Kit*.

Ontario Regulation 9/06 states the criteria for determining cultural heritage value or interest under the OHA. The regulation states that a property must meet one or more of the following criteria to be considered of cultural heritage value or interest:

1. *The property has design or physical value because it:*
 - a. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - b. *Displays a high degree of craftsmanship or artistic merit, or*
 - c. *Demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - a. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - b. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - c. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
 - a. *Is important in defining, maintaining or supporting the character of an area,*
 - b. *Is physically, functionally, visually or historically linked to its surroundings, or*
 - c. *Is a landmark.*

While *Ontario Regulation 9/06* and the Ontario Heritage Toolkit provide limited information as to the appropriate application of the above-noted criteria, the Ministry of Heritage, Sport, Tourism and Culture Industries provides additional guidance in the Heritage Identification and Evaluation Process document (2014). While this document is usually applied to the evaluation of Provincial

properties, it provides a more in-depth explanation of the criteria and sub-criteria provided above and can be applied to the evaluation of whether or not a property has CHVI as per *Ontario Regulation 9/06*.

A field investigation was undertaken by MHBC staff on August 4, 2021.

7.2 Evaluation of 8265 Churchville Road

7.2.1 Design/Physical Value

The property located at 8265 Churchville Road has design/physical value as it includes a representative example of a dwelling constructed in the early 20th century in the Dutch Colonial Revival architectural style with Arts & Crafts/Craftsman influences.

According to McAlester (1984), approximately 10% of Colonial Revival houses have gambrel roofs. The Dutch Colonial Revival architectural style is a sub-set of the Colonial Revival architectural style. The Colonial Revival style can be grouped into the Eclectic movement of the early 20th century which includes other architectural styles and trends such as Tudor and Beaux Arts. The Dutch Colonial Revival style has evolved from its earlier American Dutch precedents of the 17th and 18th centuries. Buildings of a Colonial Revival architectural style can be dated between 1895 and 1955. However, buildings with gambrel style roofs and shed dormers became prominent in the 1920s and 1930s. Dutch Colonial Revival buildings are easily identified by their gambrel roofs, shed dormer windows, and full-width porch.



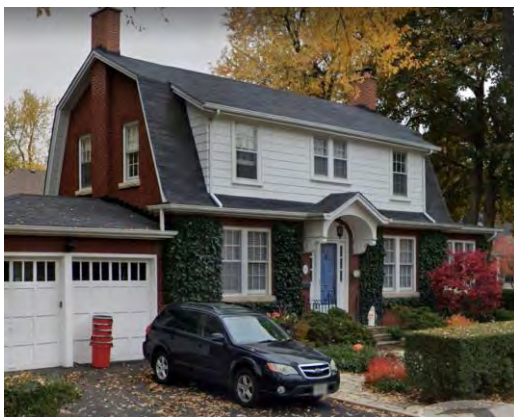
Figures 52 & 53: (left) Example of Dutch Colonial Revival house with gambrel roof and front shed dormer, (right) Example of Dutch Colonial Revival House with gambrel roof, shed dormers, and use of cobblestones/field stones (Source: McAlester, 1984)

The dwelling is not considered early, rare, or unique. The Brampton Register of listed properties identifies that an example of the Dutch Colonial architectural style is located at 18 David Street. An additional example of this style were identified through the Main Street South Heritage Conservation District Study at 117 Main Street South.

Other examples of the Colonial Revival architectural style are found in Brampton. A selection of these which includes gambrel roofs which have not been identified as cultural heritage resources by the Town of Brampton are located at:

- 99 Elizabeth Street South;
- 45 Elizabeth Street South;
- 43 Elizabeth Street South;
- 89 Elizabeth Street South; and
- 60 Mill Street.

Buildings constructed in the Dutch Colonial Revival style are not rare in Brampton. One such example located at 99 Elizabeth Street South is remarkably similar to that of a Sears Home Catalogue design, referred to as “The Van Jean”, which is identified as a “Dutch Colonial House” that could be purchased for \$2,636.00 between 1927 and 1932 (Source: Sears Archives accessed online at searsarchives.com).



Figures 54 & 55: (left) View of 99 Elizabeth Street South, (right) Example of a Dutch Colonial Revival with Arts & Crafts/Craftsman influences style dwelling with half-timber elements located below the roof gable, similar to that of 8265 Churchville Road. (Source: Google Streetview: Sears Homes 1927-1932 Catalogue, accessed online at searsarchives.com/homes/1927-1932.htm)

The dwelling includes features which are indicative of the Dutch Colonial Revival and Arts & Crafts/Craftsman architectural styles such as a gambrel roof, shed dormers and front verandah. Elements of the Arts & Crafts/Craftsman architectural style can be seen with the half-timbers and

cobblestones below the gable, and elements of the front elevation verandah, including brick columns.

This is likely not the original dwelling located on the subject property. Given that early maps and historic records indicate that the property was inhabited in the mid. 19th century and the existing dwelling exhibits construction methods and techniques of being constructed in the early 20th century, it is likely that the original dwelling on the property has been demolished.

The detached wood frame garage includes materials and construction methods which are indicative of the early half of the 20th century and does not include features of an architectural style which are of design/physical value.

The outbuilding located north-west of the dwelling was likely constructed in the mid to late 19th century and was part of the original farm operations. The building includes construction materials and techniques which are indicative of this period, such as wood pegs, mortise and tenon joints, and square-head "cut" nails. The specific construction date of this structure is difficult to confirm, but can be considered early in the context of Chinguacousy Township. The structure is not considered rare or unique as it includes features which are common to 19th century outbuildings. The specific use of the structure is unknown, but the installation of lath and plaster at the interior indicates that it may have been used as a year-round storage, workshop or similar accessory use of an agricultural farm complex. This structure does not provide any evidence of it being used as a dwelling, such as a chimney or other amenities. While the dwelling located on the property is the only built feature which is of design/physical value, it has been unsympathetically altered. These alterations include the removal of the majority of original windows, alterations to the front verandah and its enclosure, and removal of cobblestones and half-timbers under the gable at the south elevation.

As a result of these alterations, the integrity of the building has been compromised. The overall scale, form, massing and window and door openings remain, which make its architectural style identifiable.

Although *Ontario Regulation 9/06* does not consider the integrity of the resource or its physical condition, the Ministry of Heritage, Sport, Tourism and Culture Industries advises on *Integrity* (Page 26) in the *Ontario Heritage Toolkit* as follows:

Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality.

7.2.2 Historical/Associative Value

The property at 8265 Churchville Road has a degree of historical/associative value for its association with the general theme of 19th century agricultural settlement of Chinguacousy Township. The property is identified as including a farm on the 1871 Illustrated County Atlas and was likely tenanted by members of the Trimble family who owned two other farms in the context of Churchville. There is no evidence to suggest that what is now 8265 Churchville Road was directly related to the early milling operations (i.e. Eldorado Mills) under the ownership of either Jacob Snure or George Snure. Subsequent owners of the property, including members of the Copeland family are noted as farmers by occupation.

The property was purchased in 1921 by Clifford Thomas Bennett, a retired minister. The existing building was likely constructed by Clifford Bennett between 1921 and 1936. Buildings constructed in the Dutch Colonial Revival architectural style with gambrel roofs are commonly dated to the 1920s and 1930s (McAlester, 1984). It is unlikely that Clifford T. Bennet had a significant impact on the local community given that he was retired when he purchased the property in 1921 and available census records indicate that he was a Minister in Wiarton (Bruce County) in 1911. It is likely that the property was discontinued in use as a farm and used as a residential lot when it was purchased by Clifford Bennet. The property was severed in 1957 and became a 5 acre lot which was severed from surrounding agricultural fields which supported the use of the property as a farm. Therefore, while the property is generally associated with the general theme of the 19th century settlement of the Chinguacousy Township, the research conducted under the scope of the HIA has not provided evidence of a direct relationship or association with any significant person, organization, event, activity, or institution that is significant to the local community.

The property is not likely to yield further information that contributes to the understanding of a community. According to the MHSTCI (2014), this criterion is often associated with the assessment of cultural heritage value of archaeological sites, but can also be applied to sites where a property could have the ability to provide evidence of notable aspects of a community's history or history of a culture, offering new knowledge or greater understanding. Given that a) this HIA has already determined that the history of the site is related to 19th century farming practices, and was later subdivided into a residential lot, and b) that the Archaeological Report (Archeoworks Ltd., 2010) recommended that no further archaeological assessment be required, the subject property does not satisfy this criterion.

While the architect and builder is unknown, the existing building was constructed at some point between 1921 and 1957, likely for Clifford Thomas Bennett. There is no evidence in the historic record to confirm who may have designed or constructed the existing building. Should information

related to the architect and/or builder become available in the future, this information should be added to the historic record.

7.2.3 Contextual Value

The subject property does not demonstrate significant contextual value. According to MHSTCI (2014), in order for a property to be important in supporting the character of an area, it must determine, establish, or affirm the character of an area. Given that the 19th century features of the subject property have either been substantially altered or removed, it is no longer considered a representative example of a farm complex. The surrounding community was dominated by agricultural farmsteads from the mid. 19th century to the mid. 20th century. After 1957, the subject property became a residential lot. The original dwelling has been removed, the lot has been severed from agricultural lands and the subject property now functions in the same capacity as others in the community, which is a single detached residence located on a large lot in a suburban area of Brampton. The only difference between the subject property and those located in the immediate context of the area (i.e. along Creditview Road), is that the existing dwelling was constructed in the first half of the 20th century. Should the features of the subject property be removed, the local community would continue to function as a suburb of the City of Brampton.

According to the MHSTCI (2014), whether or not a property is functionally, visually, historically, or physically linked to its surroundings must be important in understanding the meaning of the property and/or its context. For example, a significant physical relationship includes a material connection between the property and its surroundings. A functional relationship is that which is needed to fulfill a particular purpose, and a visual connection is one which has meaning beyond merely being able to be seen from adjacent properties, streets, etc.

This report acknowledges that the subject property is historically related to its surroundings given that the adjacent lands were part of the agricultural fields and/or pasture lands which supported the former agricultural farm complex. However, this relationship does not substantially add to the cultural heritage value of the site.

The existing dwelling has a visual relationship with its surroundings, given that the existing dwelling was constructed to face south-west towards the Credit River. This view is not currently available given that the vegetation on the property is overgrown and the properties located along Creditview Road have been developed. The property is not functionally or physically related to its surroundings. For example, there is no evidence to support that the subject property was ever part of milling operations under the ownership of Jacob and George Snure as part of the Eldorado Mills operations.

According to the MHSTCI (2014) whether or not a property is considered a landmark must be established by key characteristics which often serve as memorable and easily discernible orientation guides, and/or local and regional tourist attractions. They must be prominent within the local context and a well-known marker in the community. Given this guidance, the property is not considered a landmark of the local community.

7.3 Evaluation of 8265 Churchville Road as a Cultural Heritage Landscape (CHL)

The subject property at 8265 Churchville Road is not considered a significant Cultural Heritage Landscape. It has evolved over time and no longer represents a working agricultural farm complex which makes a significant contribution to the understanding of the local community. The land title records confirm that the property was severed into a 5 acre residential lot by 1957 when it was sold by the executors of Clifford T. Bennett. The existing lot can be described as a residential lot approximately 3.5 acres in size. The property includes a dwelling which was likely constructed at some point between 1921 and 1936, as well as a garage which can be roughly dated to the same period. The 19th century outbuilding located north of the dwelling is the only remaining built feature of the property dated to the 19th century and the original farming operations. This building has partially collapsed and has been vacant and displays evidence of being exposed to the elements for a significant period of time. The changes to the property over time have resulted in the removal of the main components of the original agricultural farmstead, including a dwelling, barn, as well as the severance from surrounding agricultural fields. The existing features and overall functioning of the property as a single detached dwelling on a large residential lot in a suburban area of Brampton is not unique to the local community and is not important in communicating the history of the local community. Therefore, the property is not a significant cultural heritage landscape.

7.4 Statement of Cultural Heritage Value or Interest and Heritage Attributes

The subject property has a modest degree of design/physical value as it includes a representative example of a building constructed between 1921 and 1936 in the Colonial Revival Architectural Style. The property at 8265 Churchville Road has a degree of historical/associative value for its association with the general theme of 19th century agricultural settlement of Chinguacousy Township. The property was purchased in 1921 by Clifford Thomas Bennett, a retired minister. The existing building was likely constructed by Clifford Bennett between 1921 and 1936.

The following provides a list of heritage attributes for the property.

Dwelling:

- 2 storey Dutch Colonial Revival dwelling constructed of buff/brown “Milton” embossed bricks;
 - Gambrel roof with half-timbered elements at side-gables with cobblestones;
 - Shed window dormers;
 - Chimneys located at the north and east elevations;
 - Front (west elevation) verandahs supported by brick columns, oriented west to face the Credit River;
 - Front (west) entrance door opening; and
 - Original window openings with concrete sills and lintels.

Design/Physical Value		8265 Churchville Road
Is a rare, unique, representative or early example of a style, type, expression, and material or construction method.		Existing dwelling is a representative example of a building constructed in the Dutch Colonial Revival architectural style. The design of the building is not considered early, rare, or unique in the context of both Brampton or the Province of Ontario.
Displays a high degree of Craftsmanship or artistic merit.		No. The existing dwelling does not display evidence of having a high degree of craftsmanship beyond typical methods of construction of this time period. Further, a review of Sears and Eatons homes catalogue provides evidence that the building may have been constructed based on a set of pre-patented designs.
Demonstrates a high degree of technical or scientific achievement.		No. Given that the existing dwelling and accessory buildings located on the subject property are considered representative, with relatively modest design/physical value in terms of quality, craftsmanship and design, the subject property does not meet this criteria.
Historical/Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.		No. While the property is generally associated with the overall theme of the 19 th century settlement of Chinguacousy Township, this relationship is modest given that the property has been altered and the majority of 19 th century features of the property have been removed. The property is not directly associated with any event, belief, person, activity, organization, or institution that is significant to the local community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.		No. Given that a) this HIA has already determined that the history of the site is related to 19 th century farming practices, and was later subdivided into a residential lot, and b) that the Archaeological Report (Archeoworks Ltd.,

	2010) recommended that no further archaeological assessment be required, the subject property does not satisfy this criterion.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Unknown. The architect/builder is unknown but could be added to the historic record should this information become available in the future.
Contextual Value	
Is important in defining, maintaining or supporting the character of an area.	No. The character of the area has changed and evolved over time from rural/agricultural to that of residential lots and subdivisions.
Is physically, functionally, visually or historically linked to its surroundings.	Yes. The property is historically related to its surroundings. This report acknowledges that the subject property is historically related to its surroundings given that the adjacent lands were part of the agricultural fields and/or pasture lands which supported the former agricultural farm complex. However, this relationship does not substantially add to the cultural heritage value of the site. The existing dwelling has a visual relationship with its surroundings, given that the existing dwelling was constructed to face south-west towards the Credit River.
Is a landmark.	No. Whether or not a property is considered a landmark must be established by key characteristics which often serve as memorable and easily discernible orientation guides, and/or local and regional tourist attractions. They must be prominent within the local context and a well-known marker in the community. Given this guidance, the property is not considered a landmark of the local community.

8.0 Description of Proposed Development

The proposed development includes the removal of all buildings and features on the subject lands to permit the construction of a residential subdivision. A copy of the Draft Plan is provided in **Appendix A**. The Draft Plan of Subdivision includes the creation of 30 residential lots for the purpose of constructing single detached residential dwellings which are accessed via Walnut Road (See Figure below). The Draft Plan includes a Parkette (Block 32), as well as a 10 metre buffer area (Block 33) and Natural Heritage System (Block 34).



Figure 56: Draft Plan of Subdivision. Approximate location of subject lands outlined in red. Location of Blocks outlined in yellow. Approximate location of the existing dwelling at 8265 Churchville Road indicated with red star. (Source: Gagnon Walker Domes Professional planners, 2021)



Figure 57: Detail of Draft Plan of Subdivision. Approximate location of existing dwelling at 8265 Churchville Road indicated with red dashed line. (Source: Gagnon Walker Domes Professional planners, 2021)

9.0 Impact Analysis

9.1 Introduction

The Ontario Heritage Toolkit advises on potential sources of adverse impacts in *Infosheet #5*, Heritage Impact Assessments and Conservation Plans as follows:

- **Destruction:** of any, or part of any, significant heritage attributes or features;
- **Alteration:** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a heritage attribute from its surrounding environment, context or a significant relationship;
- **Direct or indirect obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The severity (or magnitude) of an impact can be evaluated taking into account whether or not the alteration is direct, indirect, permanent, reversible, or irreversible. Impacts can range in severity from no change (lowest magnitude), to negligible, minor, moderate, or major (highest magnitude). The following provides an analysis of anticipated impacts to the subject property and identified heritage attributes as a result of the work described in detail in Section 7.0.

9.2 Analysis of Potential Adverse Impacts

The evaluation provided in Section 7.0 of this report concludes that the only feature of the subject property which is of Cultural Heritage Value or Interest is the existing dwelling. The dwelling is considered a representative example of a dwelling constructed in the early 20th century in the Dutch Colonial Revival architectural style with Arts & Crafts/Craftsman influences. Removal of this physical feature of the property is considered permanent (i.e. not temporary or reversible). Given

that the building itself is not considered rare or unique, and does not represent a high degree of craftsmanship or artistic merit, the design/physical value of the building itself is considered *modest*. The property does not demonstrate a high level of either historical/associative or contextual value. Therefore, the impact of the removal of the existing dwelling can be identified as *moderate*. The removal of the building requires mitigation recommendations which are provided in Section 10.0 of this report.

Given that the remaining features of the subject property have not been identified as heritage attributes which would contribute to its potential CHVI, the removal of all other features included on the subject property is considered a negligible impact.

10.0 Mitigation & Conservation

10.1 Consideration for Alternative Development Approaches

The following sub-sections of this report provide recommendations regarding alternative development approaches as it relates to the proposed development.

According to the City of Brampton Terms of Reference for completing Heritage Impact Assessments, a Heritage Impact Assessment should consider a range alternative development options, including those which may result in less impacts to cultural heritage resources.

The following list ranks the following options from those which are likely to result in the least impacts to cultural heritage impacts, to those which would have the most impacts.

10.1.1 Retain Existing Dwelling In-Situ

This option includes retaining the existing dwelling in-situ. The figure provided below indicates that the existing dwelling is located on Block 21 of the Proposed Draft Plan of Subdivision. Should the existing dwelling remain in-situ (on proposed lot 21), the building would not conform to the orientation and setbacks of proposed new dwellings. Instead, the dwelling would be setback to the rear of the lot which would result in difficulties regarding circulation and access, rear yard amenity space, setback regulations, etc. Therefore, if the dwelling were to remain in-situ, the lot configurations would need to be revised. This includes options where part of blocks 21 and 30 would be consolidated to provide access from Churchville Road. This would likely result in additional alterations to the Draft Plan of Subdivision to accommodate for requirements related to circulation, access, setbacks, frontages, buffer areas, and natural heritage areas, for example. This option would result in retaining the existing dwelling in-situ, but would result in the creation of one less lot within the overall Plan of Subdivision.



Figure 58: Detail of Draft Plan of Subdivision. Approximate location of existing dwelling at 8265 Churchville Road indicated with red dashed line. (Source: Gagnon Walker Domes Professional planners, 2021)

This HIA acknowledges that this option would avoid demolition of the dwelling as well as its re-location. However, this HIA has also identified that the cultural heritage value of the existing dwelling is modest. Retaining the existing dwelling in-situ would require a reduction in the number of lots in order to provide access to the property from Churchville Road. Should this option be selected as the preferred option going forward, considerable work would be required in order to stabilize and repair the building so that it may continue to be used for residential purposes. Mitigation and conservation recommendations would be required related to alterations to ensure that the building is renovated while conserving remaining attributes which are indicative of the Colonial Revival architectural style.

10.1.2 Retain Existing Dwelling and Re-Locate within the Draft Plan of Subdivision

This Heritage Impact Assessment acknowledges that one of the options considered in this process is retaining the existing dwelling so that it could be re-located and incorporated into the Draft Plan of Subdivision. This option includes lifting the building off the existing foundation, and re-locating it as per the following two options:

a) Re-locate the dwelling approximately 30 metres to the northeast so that it may be situated on Block 21 with a similar setback as that of the proposed adjacent buildings (i.e. on Blocks 20 and 22). The removal of the existing foundation and the re-orientation of the building would be considered a minor/negligible impact. This option would include turning the building so that its original front elevation (i.e. the south elevation) faces the proposed new street (See Figure below). It is unknown whether or not retaining the existing building on Block 21 would be able to satisfy side yard setbacks. Should the building be identified as too wide for the lot, the Block Plan would need to be altered in order to provide appropriate space to accommodate the dwelling.

b) Re-locate the dwelling approximately 30 metres to the east so that it may be situated on either Block 29 or 30 (or a consolidated lot) along Churchville Road. As with Option a) (above), this option would include the removal of the existing foundation and the construction of a new foundation. The building would ideally be re-oriented so that the original front façade face east towards the proposed new street adjacent to blocks 20 and 22 (option a) or towards Churchville Road (option b) (See Figure below). It is unknown whether or not retaining the existing building on Block 30 would be able to satisfy side yard setbacks. Should the building be identified as too wide for the lot, the Block Plan would need to be altered in order to provide appropriate space to accommodate the dwelling or alternatively, Blocks 29 and 30 would need to be adjusted or consolidated.



Figure 59: Detail of Draft Plan of Subdivision. Approximate location of existing dwelling at 8265 Churchville Road indicated with red dashed line. Potential new locations indicated with green and blue dashed lines. (Source: Gagnon Walker Domes Professional planners, 2021)

Should either one of these options be identified as the preferred option going forward, a Structural report would be required in order to confirm that the building could withstand the physical act of re-location. The Renoasis Structural Condition assessment was updated in January 2022 in order to provide comments regarding the potential for re-location (**See Appendix F**). The report identifies that, “A successful building relocation requires the installation of a support structure that closely matches the existing building foundation. In this case, the framing that would be required to be supported by such a support structure is adequate in its current condition. Significant structural reinforcement and replacement of both floor framing and wall framing members would be required prior to attempting to relocate either of the structures described in this report. It is the

opinion of the undersigned that the required structural reinforcement required for relocation is cost prohibitive for the buildings described in this report and is not recommended."

10.1.3 Retain Existing Dwelling and Re-Locate Off-Site

This HIA considers options for re-locating the building to an alternative location off-site. Should this option be identified as the preferred option going forward, an appropriate receiving site would need to be secured. Given that this HIA has already identified that the building is not considered a good candidate for re-location as per the comments provided in the Renoasis structural report, this option is not being pursued as the preferred alternative going forward.

10.1.4 'Do Nothing' Alternative

The 'do nothing' alternative would prevent the development of the property as part of a residential subdivision. This would result in retaining all built features, including the dwelling as well as the garage and 19th century outbuilding. This option would likely result in the continued decay of the existing features. The existing dwelling has been vacant for a considerable period of time. The 'do nothing' option would likely result in continued decay and vacancy until such a time the property was purchased for either continued residential use or alternative plans for redevelopment. The 'do nothing' option is not recommended.

10.2 Mitigation Recommendations

The following provides a summary of mitigation recommendations for the proposed development in the context of the Terms of Reference for the City of Brampton Official Plan and Terms of Reference for completing Heritage Impact Assessments:

- Document the site through photographs to supplement the historic record through the completion of:
 - A photo map of the property noting the location of photographs, as well as photographs of all existing buildings and features from the exterior (as provided in this Heritage Impact Assessment); and
 - Historical documentation of the property (as provided in this Heritage Impact Assessment)

The above-noted recommendation supports Section 4.10.1.13 of the City of Brampton Official Plan as follows:

4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.

Note: The interior of the building cannot be documented given that the structural report identifies that "The building is not currently safe to enter for any period." Due to the presence and extent of black mold.

The City of Brampton Terms of Reference for Heritage Impact Assessments provides the following as it relates to consideration for appropriate mitigation recommendations. Specifically, this includes the requirement for "replication and reconstruction", as follows:

The Heritage Impact Assessment must provide a sound rationale to demonstrate whether conservation through replication and reconstruction is a valid scenario or if a demolition with a salvage, documentation and commemoration strategy is a more appropriate scenario. The Heritage Impact Assessment must look at all options and present a strong rationale for demonstrating the most optimal scenario in accordance with section 2.6 of the 2020 PPS and the Cultural Heritage Policies of the City's Official Plan (section 4.10).

Conservation replication and reconstruction may be considered an appropriate scenario in some cases when the building is too far gone to be restored, but its not always the most appropriate scenario or outcome. It depends greatly on what the loss represents for the community, neighbourhood, streetscape and surrounding context. The degree of rarity and uniqueness is another important factor to consider for making this determination. Whether reconstruction and replication is warranted is a question that the Heritage Impact Assessment will have to answer.

This Heritage Impact Assessment acknowledges that replication and reconstruction may be a viable alternative in some situations. These situations are noted in the Standards & Guidelines for the Conservation of Historic Places in Canada (2010). The Standards & Guidelines identify that the replication of some individual elements are appropriate in conservation projects, such as those related to rehabilitation. The Terms of Reference identifies that this HIA must determine *whether or not replication is warranted*. The option for replication and reconstruction of heritage elements would be part of the Urban Design review of the proposed new buildings (i.e. roof styles, projections, recessions, windows, etc.). According to the above-noted Terms of Reference, this

consideration is intended to mitigate the loss "...for the community, neighbourhood, streetscape and surrounding context." Given that the existing context of the subject lands primarily includes contemporary residential dwellings, replication of heritage attributes would not be reflective of the existing character of the area or be compensatory to the original attributes. Further, the evaluation provided in this HIA has identified that the existing dwelling is of modest design/physical value. As a result, the replication of heritage attributes as part of a new design is not warranted and is not recommended. Should the replication of heritage attributes be considered through Urban Design review, it is recommended that any replication be compatible with, and distinguishable from any authentic heritage resource.

10.2.1 Commemoration Recommendations

The City of Brampton Official Plan includes policies regarding the salvage of heritage features (i.e. Policy 4.10.1.13). The site visit conducted in August 2021 identified that the majority of existing heritage attributes are either of modest physical value or are in poor condition (as per the attached Building Condition report). It is recommended that bricks of good condition be salvaged so that they can be utilized as part of a commemorative feature on-site.

The following provides recommendations regarding any future commemorative feature:

- That a selection of bricks of good condition be set aside, repaired, and safely stored until they can be utilized as part of the development concept;
- Potential landscape features could include the following: entrance signage into the subdivision, landscape features in public parks, brick pillars, columns, or art features;
- That a plaque be erected noting the date of construction of the house, its demolition date, and its original location; and
- That details regarding the preferred design of salvaged bricks, plaque and commemorative feature be determined at the appropriate date in the future as part of Site Plan Application through the submission of a Commemoration Plan.

10.3 Conservation Recommendations & Protection Plan

The following provides conservation recommendations as it relates to the proposed demolition of the existing going forward until such a time when Council has made a decision on the request for the demolition of buildings on a listed property as per Part IV, Section 27 of the *Ontario Heritage Act*.

The City of Brampton Official Plan includes policies to ensure that vacant buildings are protected. This includes Policy 4.10.1.18 as follows:

4.10.1.18 The City's "Guidelines for Securing Vacant and Derelict Heritage Buildings" shall be complied with to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.

The owner of the property has boarded-up and secured the property as per the intent of the above-noted policy. The purpose of securing buildings is to ensure that theft, vandalism and unnecessary exposure to the elements is avoided. The building has been boarded-up as an interim measure and provide the following recommendations as it relates to monitoring and maintenance:

- The property should be inspected on-site on a monthly basis to ensure that the dwelling remains boarded-up and the building is not exposed to the elements as a result of vandalism, pests, damage, etc;
- The structural condition report has identified that there is currently a hole in the roof. It is recommended that this be tarped and boarded-up until such a time the Council of the municipality makes a decision on any forthcoming demolition Application;
- Any removal of boards to ensure that the dwelling is secured should be repaired and replaced immediately.

Given that the existing dwelling is not considered a strong candidate for long-term conservation under the *Ontario Heritage Act*, it is our opinion that the above-noted Building Protection measures are sufficient.

11.0 Conclusions

According to the Ontario Heritage Toolkit (Heritage Property Evaluation) of the MHSTCI (2006), a property which is being considered for individual protection under Part IV, Section 29 of the Ontario Heritage Act "...must undergo a more rigorous evaluation than is required for listing." (MHSTCI, 2006: 20). The property may meet criteria under *O-Reg 9/06* however, the property may not be considered a good candidate for long-term conservation and protection. The OHTK provides the following,

The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

Therefore, while this report acknowledges that the building meets two sub-criteria of *Ontario Regulation 9/06*, this report has determined that the property is not a good candidate for long-term conservation.

In order to mitigate the permanent removal of heritage fabric, the following provides a summary of recommendations.

Summary of Mitigation Recommendations:

- Document the site through photographs to supplement the historic record through the completion of:
 - A photo map of the property noting the location of photographs, as well as photographs of all existing buildings and features from the exterior (as provided in this Heritage Impact Assessment); and
 - Historical documentation of the property (as provided in this Heritage Impact Assessment).
- It is recommended that the owner consider demolition companies which separate materials so that bricks which may be re-used are set aside and either sold or donated at the discretion of the owner and/or demolition company as opposed to being deposited as landfill;
- That bricks be salvaged and safely set aside on-site so that they can be incorporated as landscape features within the proposed development;

- These bricks should be cleaned using gentle methods, such as steam, and mortar should be removed;
- Bricks should be stacked on pallets and covered with tarps so that they are not damaged through exposure to the elements until they are ready to be re-used;
- That a selection of bricks of good condition be set aside, repaired, and safely stored until they can be utilized as part of the development concept;
- Potential landscape features could include the following: entrance signage into the subdivision, landscape features in public parks, brick pillars, columns, or art features;
- That a plaque be erected noting the date of construction of the house, its demolition date, and its original location; and
- That details regarding the preferred design of salvaged bricks, plaque and commemorative feature be determined at the appropriate date in the future as part of Site Plan Application through the submission of a Commemoration Plan.

Summary of Conservation & Protection Recommendations

- The property should be inspected on-site on a monthly basis to ensure that the dwelling continues to be appropriately boarded-up and the building is not exposed to the elements as a result of vandalism, pests, damage, etc;
- The structural condition report has identified that there is currently a hole in the roof. It is recommended that this be tarped and boarded-up until such a time the Council of the municipality makes a decision on any forthcoming demolition Application;
- Any removal of boards to ensure that the dwelling is secured should be repaired and replaced immediately.

12.0 Bibliography

Amick Consultants Ltd. *Revised Report on the 2007 Stage 1-2 Archaeological of Brampton Block Plan 45-6, Part of the West Half of Lots 1 & 2, Concession 3, W.H.S (formerly within the Township of Chinguacousy), City of Brampton, Regional Municipal of Peel.* 2007

City of Brampton, (2006). *Official Plan*. Office Consolidation, September 2020. Retrieved September 8th, 2021.

D. Neil Hoover (2016-2021). *Snure-Johnston*. Retrieved August 2021 from <https://www.snure.ca/index.html>

Grey County. (2015). Grey Roots Museum & Archives – *Canadian Heating & Ventilating Company*. Retrieved September 1, 2021 from <https://greyroots.pastperfectonline.com/bysearchterm?keyword=Canadian+Heating+%26+Ventilating+Company+%28see+Empire+Stove+and+Furnace+Company%29>

McAlester, V. S., & McAlester, L. (1984). *A Field Guide to American Architecture*.

Minichillio, A., (2009). *MUNICIPAL REGISTER OF CULTURAL HERITAGE RESOURCES, LISTING CANDIDATE SUMMARY REPORT, 8265 Upper Churchville Road*.

Ministry of Municipal Affairs and Housing, (2005). *Provincial Policy Statement, 2005*. Retrieved September 8th, 2021 from <http://www.mah.gov.on.ca/AssetFactory.aspx?did=11112>

Ministry of Municipal Affairs and Housing, (2020). *Provincial Policy Statement, 2020*. Retrieved September 8th, 2021 from <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

Ministry of Tourism, Culture and Sport. *InfoSheet#5 Heritage Impact Assessments and Conservation Plans*, 2006

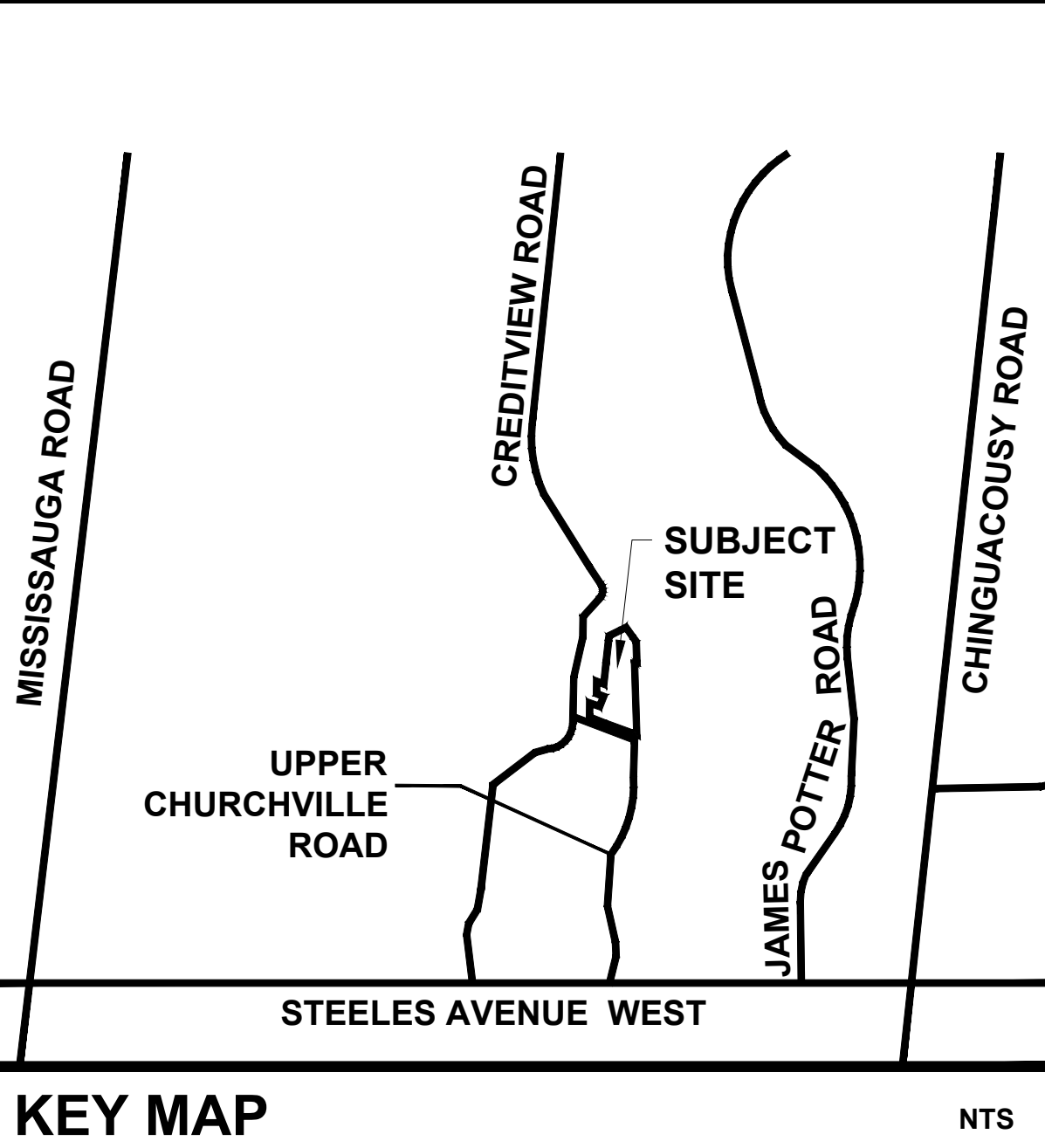
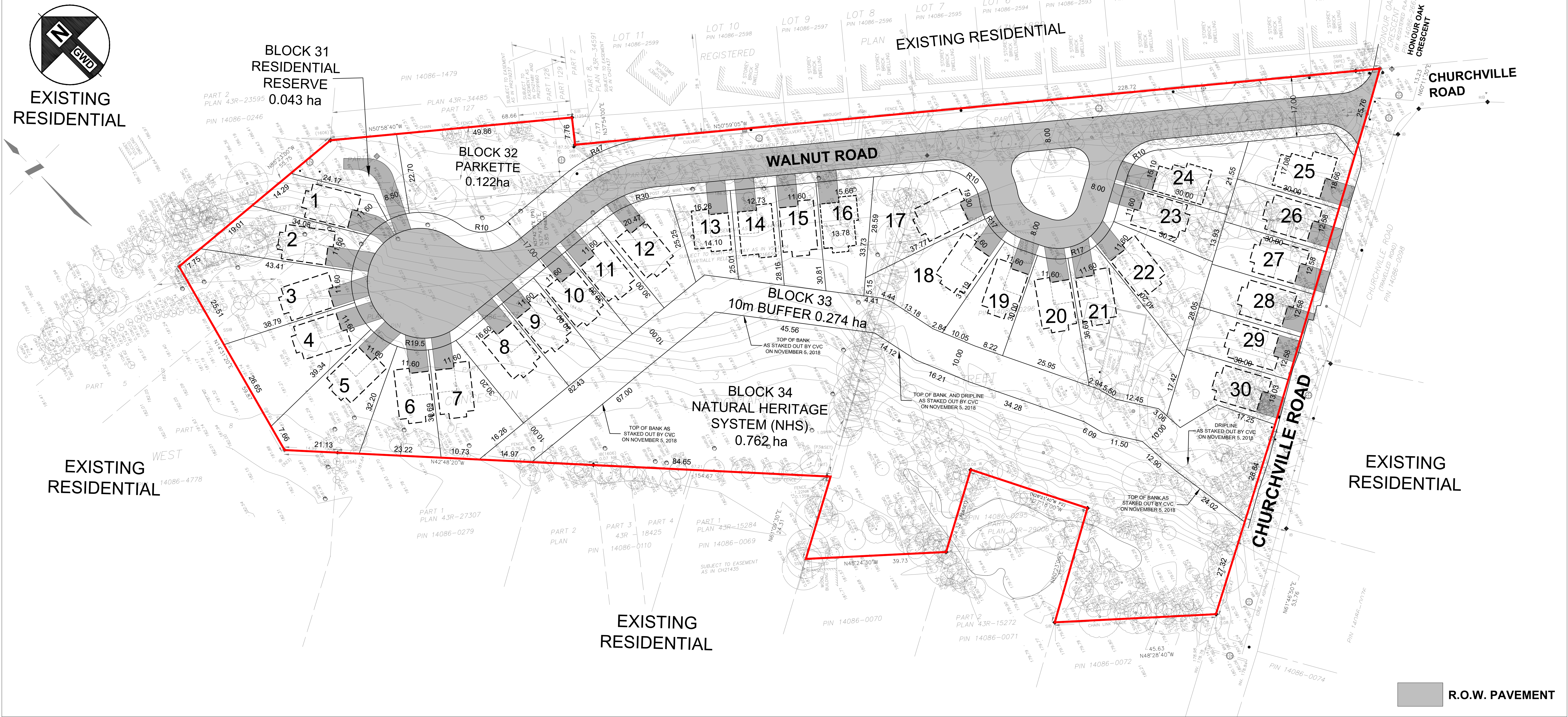
Ontario Architecture, n.d. Arts and Crafts, Arts and Crafts Architecture. Retrieved September 1, 2021 from <http://www.ontarioarchitecture.com/ArtsandCrafts.htm>

Ontario Heritage Trust. (2012). *Cultural Heritage Landscapes – An Introduction*. Ontario Heritage Trust. Retrieved online from https://www.heritagetrust.on.ca/user_assets/documents/HIS-020-Cultural-heritage-landscapes-An-introduction-ENG.pdf

Ontario. Ministry of Culture Communications. (1991). *Ontario Heritage Bridge Program - Ministry of Transportation and Ministry of Culture and Communications*. 1991.

Dictionary of Canadian Biography (2021). *Kenneth Chisolm*. Retrieved from http://www.biographi.ca/en/bio/chisholm_kenneth_13E.html.

Appendix **A** – Draft Plan of Subdivision



- SECTION 51, PLANNING ACT
ADDITIONAL INFORMATION
- A. AS SHOWN ON DRAFT PLAN
 - B. AS SHOWN ON DRAFT PLAN
 - C. AS SHOWN ON DRAFT PLAN
 - D. SEE SCHEDULE OF LAND USE
 - E. AS SHOWN ON DRAFT PLAN
 - F. AS SHOWN ON DRAFT PLAN
 - G. AS SHOWN ON DRAFT PLAN
 - H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
 - I. CLAY-LOAM
 - J. AS SHOWN ON DRAFT PLAN
 - K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
 - L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED: _____ DATE: _____

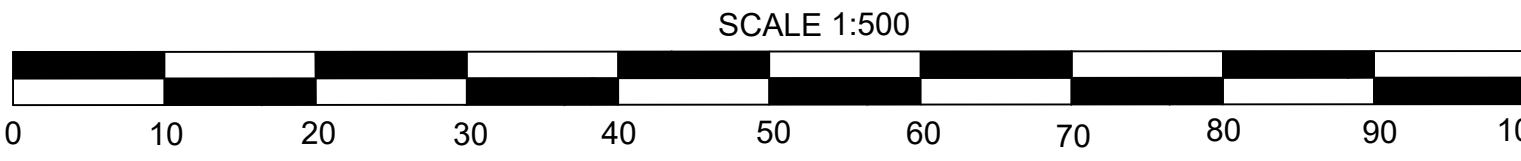
BORYS KUBICKI
ONTARIO LAND SURVEYOR
TARASICK McMILLAN KUBICKI LIMITED
4181 SLADEVIEW CRESCENT, UNIT 42,
MISSISSAUGA, ONTARIO L5L 5R2

OWNER'S CERTIFICATE

I/WE HEREBY AUTHORIZE GAGNON WALKER DOMES LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED: _____ DATE: _____

ESSENCE HOLDINGS INC.



SCHEDULE OF LAND USE			
TOTAL LAND AREA TO BE SUBDIVIDED = 3.320 ha			
Land Use	Units	Lot/Block	Area (HA.)
11.60m Single Detached Residential	22	Lots 1-12, 15-24	1.136
12.70m (Wide-Shallow) Single Detached Residential	2	Lots 13-14	0.069
12.58m Single Detached Residential	6	Lots 25-30	0.245
Residential Reserve		Block 31	0.043
Total Residential			1.493
Parkette		Block 32	0.122
10m Buffer		Block 33	0.274
Natural Heritage System (NHS)		Block 34	0.762
ROADS			
Walnut Road			
17.0m R.O.W. (349m length)			0.670
TOTAL	30		3.320

2.

1.

REVISION NO. REVISION DATE REVISION DESCRIPTION

DRAFT PLAN OF SUBDIVISION

APPLICATION NO. _____

CITY FILE NO. _____

PART OF LOT 8, CONCESSION 3, W.H.S

(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

DATE: January 10, 2022 LATEST REVISION:

LATEST REVISION NUMBER: PROJECT NUMBER: 07.1384.00

DRAWING NO. Draft Plan Concept DRAWN BY: D.S.

DESIGNED BY: D.S. CHECKED BY: D.S.

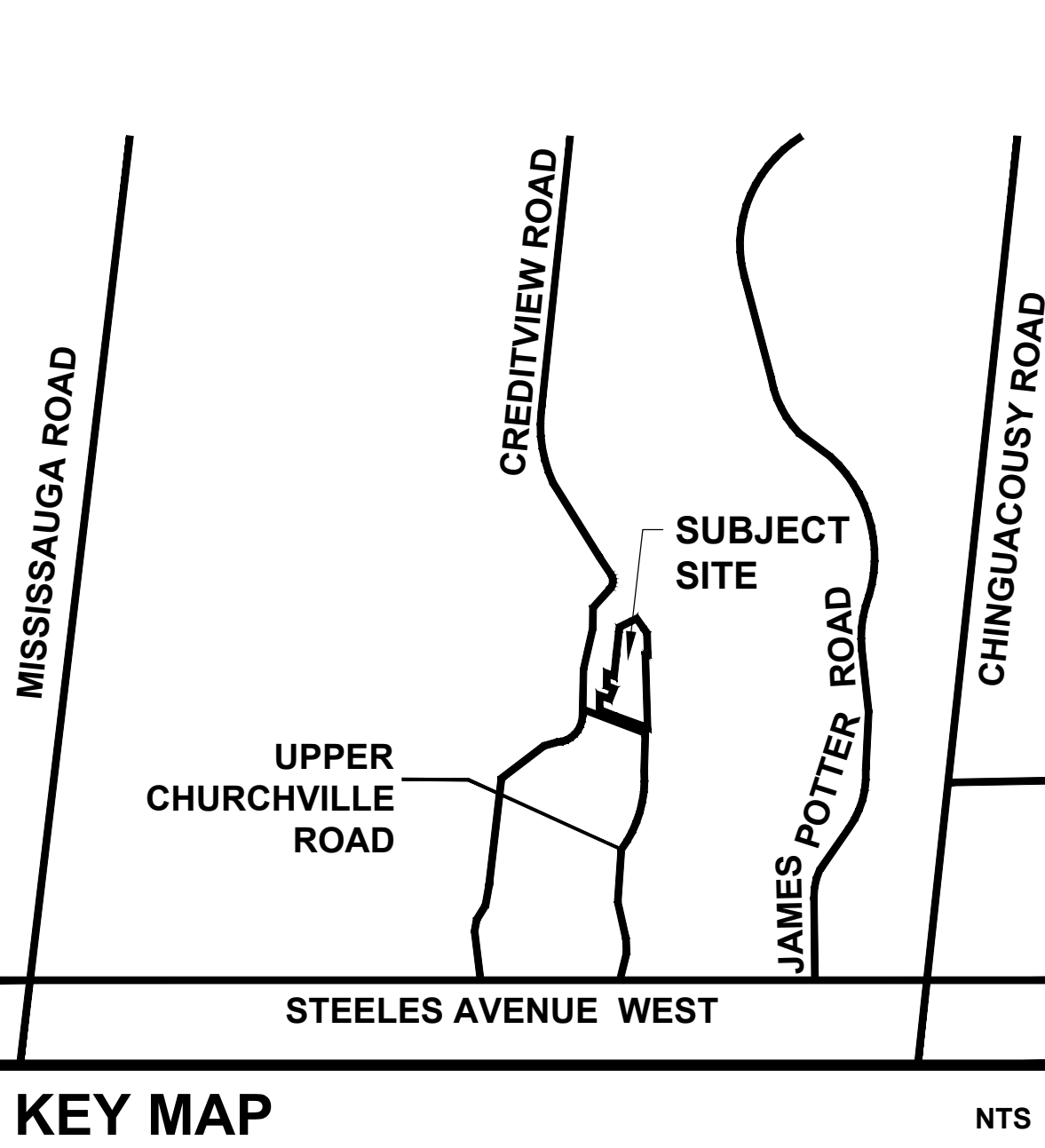
BRAMPTON
21 Queen Street East
Suite 500
Brampton, ON
L6W 3P1
P (905) 796 - 5790

GWD
Gagnon Walker Domes
PLANNERS & DESIGNERS

MARKHAM
3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

Toll Free
1 (855) 771-7266
www.gwdplanners.com

P.N.07.1384.00



SECTION 51, PLANNING ACT
ADDITIONAL INFORMATION

A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. SEE SCHEDULE OF LAND USE
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY-LOAM
J. AS SHOWN ON DRAFT PLAN
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED: _____ DATE: _____

BORYS KUBICKI
ONTARIO LAND SURVEYOR
TARASICK McMILLAN KUBICKI LIMITED
4181 SLADEVIEW CRESCENT, UNIT 42,
MISSISSAUGA, ONTARIO L5L 5R2

OWNER'S CERTIFICATE

I/WE HEREBY AUTHORIZE GAGNON WALKER DOMES LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED: _____ DATE: _____

ESSENCE HOLDINGS INC.

SCALE 1:500

SCHEDULE OF LAND USE			
TOTAL LAND AREA TO BE SUBDIVIDED = 3.320 ha			
Land Use	Units	Lot/Block	Area (HA.)
11.60m Single Detached Residential	22	Lots 1-12, 15-24	1.136
12.70m (Wide-Shallow) Single Detached Residential	2	Lots 13-14	0.069
12.58m Single Detached Residential	6	Lots 25-30	0.245
Residential Reserve		Block 31	0.043
Total Residential			1.493
Parkette		Block 32	0.122
10m Buffer		Block 33	0.274
Natural Heritage System (NHS)		Block 34	0.762
ROADS			
Walnut Road			
17.0m R.O.W. (349m length)			0.670
TOTAL	30		3.320

2.		
1.		
REVISION NO.	REVISION DATE	REVISION DESCRIPTION
AERIAL IMAGE UNDERLAY DRAFT PLAN OF SUBDIVISION APPLICATION NO. _____ CITY FILE NO. _____ PART OF LOT 8, CONCESSION 3, W.H.S (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY) CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL		
DATE: January 10, 2022		LATEST REVISION:
LATEST REVISION NUMBER:		PROJECT NUMBER: 07.1384.00
DRAWING NO. Draft Plan Concept		DRAWN BY: D.S.
DESIGNED BY: D.S.		CHECKED BY: D.S.
<div><div> 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790</div><div> Cognon Walker Domes 1 (855) 771-7266 www.gwdplanners.com</div><div> 3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556</div></div>		
P.N.07.1384.00		

Appendix **B** – Title Search

CHAIN OF TITLE REPORT

Project #: Speedy
Address: 8265 Churchville Road, Brampton
Legal Description: Part W/12 lot 2, Con 3 WHS (Ching)
as Part 1, 43R-6763

Searched at: Brampton
LRO #: 43

Page 1

PIN #: 14086-0296(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (100 acres)	13 03 1821	Crown	Robert COPELAND
4024	Deed	31 08 1821	Robert Copeland	Timothy STREET
11208	Deed	03 11 1834	Timothy Street	Jacob SNURE
6004	Deed	18 11 1858	Jacob Snure	George W. SNURE
9613	Mortgage	19 12 1861	George W. Snure	Edinburgh Life Assurance Co (Mortgagee)
14904	Deed (Power of Sale)	20 11 1866	Edinburgh Life Assurance Co (George W. Snure defaulted)	Noah BARNHART
14905	Deed	20 11 1866	Noah Barnhart	Kenneth CHISHOLM
5703	Deed	04 10 1887	Kenneth Chisholm	William B. SMITH
9085	Deed	18 04 1901	Daniel E.S. Smith & George W. Smith, exors. Of William B. Smith	Mary A. COPELAND

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: Speedy
Address: 8265 Churchville Road, Brampton
Legal Description: Part W/12 lot 2, Con 3 WHS (Ching)
as Part 1, 43R-6763

Searched at: Brampton
LRO #: 43

Page 2

PIN #: 14086-0296(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
11218	Deed	28 02 1911	Mary A. Copeland	Erlin E. COPELAND
13642	Deed	08 10 1919	Erlin E. Copeland	George E. LANGFORD
14358	Deed	17 10 1921	George E. Langford	Clifford T. BENNETT
20076	Deed	07 09 1946	Gordon Graydon, exor. Of the estate of Clifford T. Bennett	Marion S. BENNETT
25000	Deed	19 06 1957	Clifford A. Bennett, exor. Of the estate of Marion S. Bennett	Robert J. PEEL
RO612147	Deed	25 06 1982	Robert J. Peel (Alfretta Peel signs as third party)	Margo VANDENBERG
RO612149	Deed	25 06 1982	Margo Vandenberg	Glen Blair WRIGHT
PR716309	Deed	10 09 2004	Glen Blair Wright	Gabrielle JUREWICZ
PR3491636	Deed	12 06 2019	Gabrielle Jurewicz	Wanda JUREWICZ Eugeniusz JUREWICZ

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: Speedy
Address: 8265 Churchville Road, Brampton
Legal Part W/12 lot 2, Con 3 WHS (Ching)
Description: as Part 1, 43R-6763

Searched at: Brampton
LRO #: 43

Page 3

PIN #: 14086-0296(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
PR3542379	Deed	23 09 2019	Wanda Jurewicz Eugeniusz Jurewicz	Eugeniusz JUREWICZ
PR3754261	Deed (Present Owner)	18 12 2020	Eugeniusz Jurewicz	Essence Holdings Inc.

Appendix **C** – Town's Heritage Register Evaluation of 8265 Churchville Road

MUNICIPAL REGISTER OF CULTURAL HERITAGE RESOURCES

LISTING CANDIDATE SUMMARY REPORT



8265 Upper Churchville Road

Antonietta Minichillo, Heritage Coordinator

January 2009



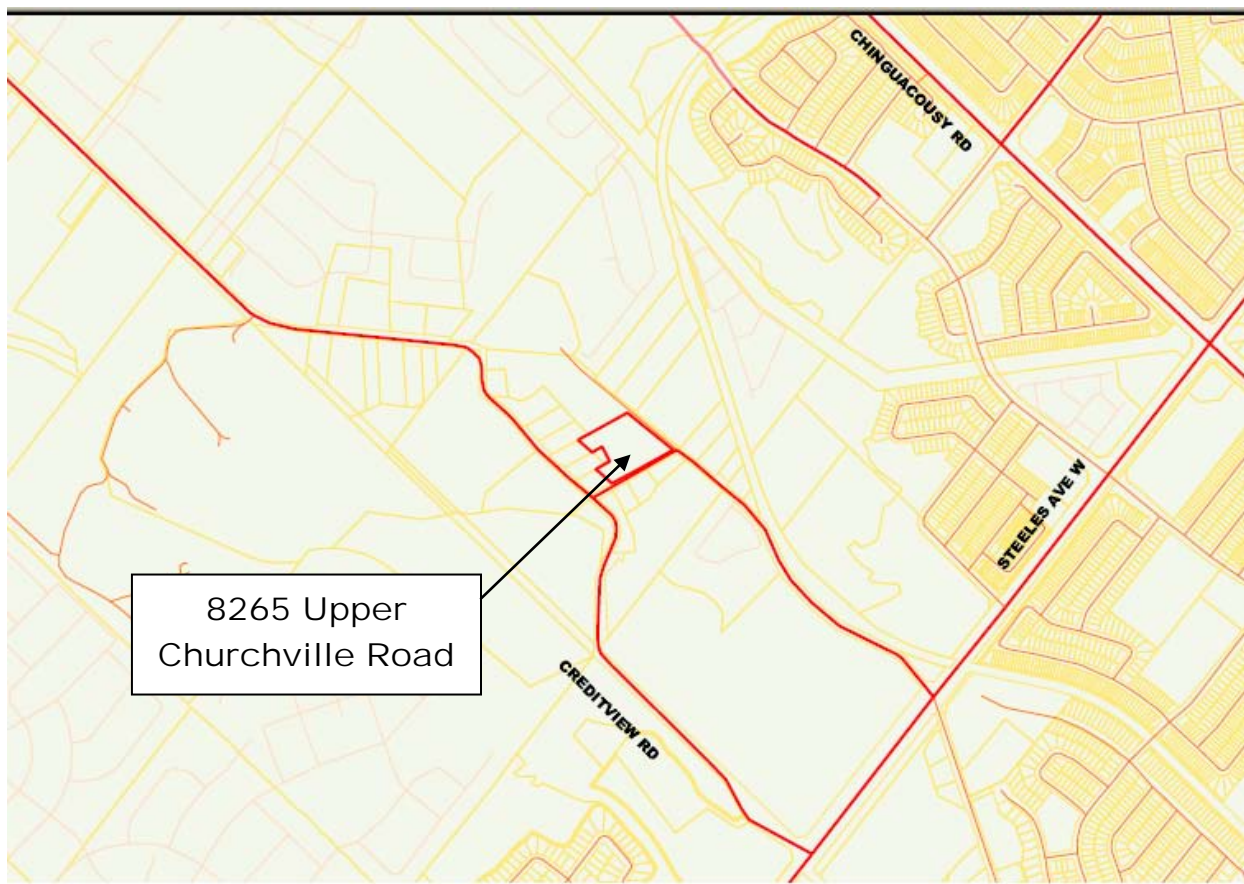
PROPERTY LOCATION DATA

ROLL NUMBER	10-08-0-011-09100-0000
PIN NUMBER	140860296
MUNICIPAL ADDRESS	8265 Upper Churchville Road
PROPERTY NAME	
LEGAL DESCRIPTION	CON 3 WHS PT LOT 2 RP 43R6763 PT PART 1
SECONDARY PLAN	
ZONING	
GPS COORDINATES	
WARD NUMBER	6
PROPERTY DESCRIPTION	2 ½ storey, buff brick, Dutch Colonial style home.

<p>STATEMENT OF CULTURAL HERITAGE VALUE</p>	<p>This home cultural heritage value is related to its design and physical value as well as its contextual value. It is a good example of a Dutch Colonial Revival inspired home with some craftsman style influences. The home is a 2 1/2 storey buff brick home that dates back to 1918. The home is located on 3.5-acre parcel of land, which is characterized by dense and mature vegetation. The site is elevated and the home acts somewhat like a landmark.</p>
<p>HERITAGE ATTRIBUTES</p> <p>Design/Physical</p> <p>Historical/Associative</p> <p>Contextual</p>	<ul style="list-style-type: none"> • Gambrel roof • Double pitched roof • Roof extends over front porch • Half timbering • 2 ½ storey buff brick • 1916 date stone • stone lintels • box bay windows <ul style="list-style-type: none"> • unknown at this time <ul style="list-style-type: none"> • large mature trees, coniferous and deciduous • elevation allows the property to have somewhat of landmark status

CONSTRUCTION OR CREATION DATE	
TYPE OF HERITAGE RESOURCE(S) -archaeological site -heritage district potential -building -cemetery-burial site -structure-object -historic site -historical associations -historic ruin -cultural heritage landscape	BUILDING
CRITERIA GRADE	B
CURRENT USES AND FUNCTIONS	RESIDENTIAL
SUBMISSION SOURCE	Heritage Resources Sub-Committee
EVALUATION DATE	January 2009
EVALUATION BY	ANTONIETTA MINICHILLO
SUBCOMMITTEE DATE	JANUARY 2009
BHB DATE	JANUARY 2009

MAP:



PHOTOGRAPHS:





Appendix **D** – Photo Map

Photo Map: 8265 Churchville Road, Brampton



Figure 1: Aerial photo of the context of the subject lands noting location of photographs taken. (Source: City of Brampton Interactive Maps, 2021)



Plate 1 & 2: (left) View of driveway looking north, (right) View of detached garage looking north from driveway, (Source: MHBC, 2021)



Plate 3 & 4: (left) View of east elevation of dwelling with cinder-block retaining wall, (right) View of windows at south elevation, (Source: MHBC, 2021; Renoasis, 2021)



Plate 5 & 6: (left) View of West (original front) elevation, looking east, (right) View of sloped terrain and vegetation looking west towards Creditview Road, (Source: MHBC, 2021)



Plate 7 & 8: (left) View of north (rear) elevation of dwelling, looking south towards Churchville Road, (right) View of west elevation of detached garage, (Source: Renoasis 2021; MHBC, 2021)



Plate 9 & 10: (left) View of north elevation of detached garage, (right) View of south elevation of 19th century outbuilding, looking north, (Source: MHBC, 2019)



Plate 11 & 12: (left) View of west elevation of 19th century outbuilding, (right) View of east elevation of 19th century outbuilding, (Source: MHBC, 2019)



Plate 13 & 14: (left) View of north elevation of 19th century outbuilding, (right) View of open field located north of the property line towards 8395 Creditview Road, (Source: MHBC, 2019)



Plate 15 & 16: (left) Partial view of east elevation of dwelling, looking past vegetation, (right) View of driveway looking south from entrance to detached garage, (Source: MHBC, 2019)



Plate 15 & 16: (left) View of open yard north of the dwelling, looking north (right) View of west entrance to driveway from Churchville Road, looking north-east, (Source: MHBC, 2019)

Appendix **E** – City of Brampton Terms of Reference for Heritage Impact Assessments

Heritage Building Protection Plan: Terms of Reference

1. INTRODUCTION

1.1 Intent of the Heritage Building Protection plan (HBPP)

All significant heritage buildings identified for retention on lands where a planning application is anticipated shall be maintained and secured at all times, particularly if the subject building is vacant or where vacancy is anticipated.

A Heritage Building Protection Plan (HBPP) is required to ensure that reasonable and prudent security measures are evaluated and consistently applied to protect vacant heritage buildings.

A HBPP is also required to ensure that critical stabilization and repair measures, necessary to delay or halt deterioration of building envelope and heritage fabric, are executed in a timely manner – regardless of occupancy status.

1.2 Guiding Principles

The guiding principles for the preparation of Heritage Building Protection plans are respect for documentary evidence, original location, historic materials, original building fabric, building's history, reversibility, legibility and maintenance.

2. SCOPE

A HBPP is required if a heritage resource is present on the lands subject to a development application and shall be applied to:

- a) any designated heritage buildings and structures pursuant to Section 27 (1.1) of the *Ontario Heritage Act*; or
- b) any non-designated (listed) heritage buildings and structures pursuant to Section 27 (1.2) of the *Ontario Heritage Act*.

3. PROTECTION OF HERITAGE BUILDINGS PRIOR TO AN APPLICATION

There is often a lengthy period between acquisition of land for future redevelopment and formal submission of a planning application. Heritage buildings can be vulnerable to

neglect and loss during this interim period, particularly if the building is already vacant or becomes vacant at a later date.

If a listed or designated heritage building is situated on lands acquired for future re-development, the City encourages landowners to consult with City staff on the recommended measures in the City's *Guidelines for Securing Vacant Heritage Buildings* that should be implemented to secure and maintain the heritage building.

The consultation should take place as soon as possible following transfer of title for the subject lands containing the heritage buildings or structures or upon request by the City of Brampton.

4. PREPARATION AND IMPLEMENTATION OF A HERITAGE BUILDING PROTECTION PLAN

4.1 When an HBPP is Prepared

Pursuant to Brampton Official Plan Amendment 2006-057 and Sections 34 (10.2 and 10.3) of the *Ontario Planning Act*, the submission of a "Heritage Building Protection Plan" shall be required to constitute a complete planning application where lands subject to a planning application are occupied by buildings that exhibit cultural heritage value or interest and are included in the Municipal Register pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act*.

In most instances the submission of a HBPP shall be prepared as part of a Heritage Impact Assessment (HIA). A HBPP may also be submitted as a 'stand-alone' document.

4.2 Who Prepares the Plan

Owners shall retain a qualified heritage consultant to prepare and execute a HBPP. Heritage consultants must be active members in good standing with the Canadian Association of Heritage Professionals (CAHP).

4.3 Timing of the Plan

If a HBPP is submitted as part of a complete land use planning application, the plan shall be fully executed within 3 months following approval by the City. Extensions to these time frames shall be permitted only if agreed to in writing by the City of Brampton.

The City shall be notified immediately following a change in the occupancy of any building subject to a HBPP.

4.4 Duration of the Plan

The HBPP shall run with the subject property for the duration of any corresponding planning review and approval process and shall not expire until the final disposition of the identified heritage buildings and structures on the subject property has been satisfied under the terms and conditions of an approved mitigation, conservation and/or adaptive reuse plan.

5. REQUIRED COMPONENTS OF HERITAGE BUILDING PROTECTION PLANS

A HBPP shall include the following sections (unless the information required in that section is provided in the HIA):

- Description of All Buildings and Structures: Description of all buildings and structures sufficient to adequately identify and locate them.
- Baseline Documentation Report: All standing heritage buildings and structures shall be professionally documented through rendering of measured drawings of elevations, floor plans, heritage building fabric, details and finishes and high resolution photographs. Photos shall be highest possible resolution in jpeg or tiff formats and must thoroughly document the building(s), context, landscape elements, trees and setting, all exterior elevations and interior spaces, detailing, finishes and characteristics.

Upon completion of any significant alterations or maintenance the City may at its option require an update to the baseline documentation report, where the updated report accurately depicts the alterations.

- Preventive Maintenance / Stabilization Plan: A plan that identifies and prioritizes critical, short-term building maintenance and stabilization requirements necessary to halt or delay deterioration or loss of building and heritage fabric.
- Security Plan for Vacant Buildings and Structures: The Owner shall assess and outline all measures necessary to secure any vacant buildings or structures subject to a HBPP or any buildings where vacancy is anticipated.
- Proof of Insurance: Proof of insurance in accordance with the requirements contained within these terms of reference.

6. PREVENTATIVE MAINTENANCE AND STABILIZATION

The Owner shall assess and prepare an on-going building inspection and preventative maintenance program for all buildings subject to a HBPP to ensure that routine property

and building maintenance issues are identified and addressed regularly, effectively and promptly.

The preparation and execution of a scheduled inspection, monitoring and maintenance checklist tailored to the each building or structure subject to a HBPP is recommended.

Preventive maintenance shall be undertaken in accordance with recognized standards and practices in built heritage conservation. If the building is vacant, the maintenance program should also include the maintenance elements prescribed in the City's *Guidelines for Securing Vacant Heritage Buildings*. A heritage permit may be required for certain works if the building is subject to a heritage designation.

7. SECURITY PLAN FOR VACANT BUILDINGS AND STRUCTURES

If the designated building is vacant or if vacancy is anticipated, the HBPP must focus on security provisions specific to the designated property. This is in addition to required preventive maintenance and care required to ensure the building is structurally sound and protected.

The security measures to be implemented must be in strict accordance with the City's *Guidelines for Securing Vacant Heritage Buildings* along with the *Minimum Maintenance (Property Standards) By-law* of the City of Brampton and the *Ontario Fire Code*.

8. INSURANCE REQUIREMENTS

The Owner shall, at all times, keep any building or structure subject to a HBPP adequately insured against normal perils that are coverable by a fire and extended coverage insurance policy in an amount equal to the actual cash value of the building. The terms "fire and extended coverage" and "actual cash value" are intended to be used as generally understood within the insurance industry. If the applicant can demonstrate that coverage for certain risks are not commercially available for a vacant building these coverages may be excluded subject to approval by the City.

Proof of insurance shall be provided with a HBPP.

9. FINANCIAL SECURITIES

A portion of the securities submitted for the development application at the time of approval may be reserved for the protection of the resource. The City reserves the right to not release a portion of the securities until the conservation or adaptive re-use plan is satisfactorily implemented.

9.1 Security Amount

The amount reserved shall be equal to the cost to complete the commemoration and other works required in the event of the total loss of the building as identified in the HBPP.

9.2 Release of Securities

Upon satisfactory completion and expiry of the HBPP, the Owner may apply for a release of the securities held by the City.

Prior to the release of the Letter of Credit the applicant may be required to provide evidence and documentation that terms and conditions have been implemented in good faith, as per the approved HBPP and conservation or adaptive re-use plan.

Final release is subject to sign-off by Director of Community Design that all obligations have been met.

10. REQUIREMENTS IN THE EVENT OF DAMAGE TO A BUILDING

The HBPP will identify the requirements in the event of damage to a building based on the provisions of this section. In the event of damage to a building, the Owner will be required to fulfill the requirements as established in the HBPP. If the damage occurs before approval of the application, conditions may be attached to the approval requiring the fulfillment of these obligations. After approval, the City reserves the right to use the portion of the securities reserved for the protection of the resource for the fulfillment of the obligations.

10.1 Requirements in the Event of Partial Damage

In the event of partial damage to the subject heritage building, the Owner shall return the building to a safe, repaired, protected, weather-tight and secure condition. Such works shall take place forthwith after the damage has occurred.

The Owner shall be required to promptly and adequately complete repairs to any building or structure subject to a HBPP in the event that it is damaged by fire, flood, vandalism or other insured perils.

10.2 Requirements in the Event of a Total Loss

In the event that a building or structure subject to a HBPP is totally destroyed, the Owner shall be required to undertake the following:

- a) Documentation: Professional documentation of the heritage resource shall be provided to the satisfaction of the City of Brampton. City heritage staff shall be invited to be present during key phases of the cleanup of the site to document any additional information or detail that may be revealed.
- b) Salvaging of Materials: Where important architectural heritage elements can be salvaged, the owner shall be responsible for salvaging the materials, storing them, and integrating them into a commemorative feature to the satisfaction of the City of Brampton.
- c) Commemoration: In addition to commemoration with the use of salvaged materials, the owner may also be required to commemorate the resource with plaques or the naming of parks, streets, or other features in the development.

11. OWNER'S OBLIGATIONS UNDER PLAN

The Owner shall at all times maintain buildings and structures subject to a HBPP in as good and sound a state of repair as a prudent Owner would normally do, so that no deterioration in the condition and appearance of buildings and structures shall take place except for reasonable wear and tear.

The Owner's obligation to maintain the buildings and structures shall require that the Owner undertake such routine, preventative maintenance, repair, stabilization and replacement whenever necessary to maintain and secure the buildings and structures in substantially the same or superior physical condition and state of repair as that existing on the date of this Plan or where applicable as shown in an updated baseline documentation and condition assessment reports.

The Owner shall take all necessary measures to adequately secure and protect the buildings and structures subject to a HBPP from vandalism, trespass, fire and inclement weather.

The Owner shall ensure that the any buildings subject to a HBPP are actively monitored and inspected regularly.

The Owner shall also maintain any landscape features that form part of the heritage significance in good condition and appearance and shall not substantially alter those landscape features or allow their neglect to negatively impact the appearance of the property or the fabric of built structures. Landscape features include but are not limited to trees, shrubs, lawns and other plantings, water features, vistas, view planes, walkways, paths, retaining walls, structures and other improvements.

11.1 Implementation

The Owner shall ensure that all components of the Plan are implemented to the satisfaction of the Commissioner, at the Owner's sole cost and expense.

11.2 Changes to Plans

The Owner agrees that any change to or deviation from the Plan shall be approved by the Commissioner.

11.3 Securing Guidelines

The Owner must acknowledge that he/she has read the City's Guidelines for Securing Vacant Heritage Buildings, and the Owner agrees to abide in good faith by such guidelines, at the cost of the Owner.

11.4 Notification

The Owner shall notify the Commissioner of any damage or destruction, imminent damage or destruction, and/or changes in occupancy status on the Property as soon as reasonably possible after it has come to the Owner's attention.

11.5 Form of Notices and Communications

Any notice or other communication required or permitted to be given by this Plan shall be in writing and shall be effectively given if:

- a) delivered personally;
- b) sent by prepaid courier service;
- c) sent by registered mail; or sent by fax, followed by a mail delivery;
- d) sent by electronic mail.

11.6 Standards

The Owner, in carrying out their respective responsibilities and duties under a HBPP shall, where applicable, be guided by the conservation standards and guidelines set out in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* as revised from time to time.

11.7 Demolition

The Owner acknowledges that any application for demolition of any buildings or structures subject to the Plan remains subject to the requirements of the Ontario Heritage Act, the Ontario Building Code Act and other applicable by-laws or legislation.

12. NON-COMPLIANCE

Failure to submit or execute a HBPP to the satisfaction of the Commissioner of Planning, Design and Development may result in the following:

- Refusal of City to process the land use planning application for the subject lands;
- Issuance of Compliance Orders under the Minimum Maintenance (Property Standards) By-law or Ontario Fire Code;
- Prosecution under the Ontario Heritage Act, Ontario Fire Code, Minimum Maintenance (Property Standards) By-law, Ontario Building Code Act;
- Retention of financial securities and application of securities to complete necessary repairs to buildings and structures subject to HBPP.

13. OTHER APPLICABLE BY-LAWS AND CODES

The City of Brampton shall not tolerate demolition by neglect. Notwithstanding requirements for a HBPP, the Minimum Maintenance (Property Standards) By-law, Ontario Fire Code, the City of Brampton Guidelines for Securing Vacant Heritage Buildings and any other applicable laws shall be applied in good faith by all landowners with regard to listed and designated heritage buildings. Landowners shall adhere to all specifications and requirements of the applicable by-laws and codes at all times.

14. RELATED DOCUMENTS:

Guidelines for Preparing Heritage Impact Assessments – City of Brampton.

Guidelines for Security Vacant Heritage Buildings – City of Brampton.

Maintenance By-law (Property Standards) – City of Brampton.

Appendix **F** – Structural Condition Report



Structural Condition Assessment

Project:	Structural Condition Assessment	Project #:	300641
Address:	8265 Churchville Road, Brampton, ON, L1S 6M1	Date:	January 19, 2022
Client:	Essence Homes Ltd. Deni Jankovic, deni@theessencegroup.ca	Pages:	14

Executive Summary

Structurally, the existing buildings were found to be in generally poor condition, with localized areas in danger of immediate collapse. Neither the main house nor the drive-shed are structurally stable in their current condition. The items of greatest structural concern were the brick masonry chimneys, the structural wood framing of the main house, and the roof framing of the drive-shed. It is recommended that a safe perimeter is maintained around the structures until they can be structurally stabilized or demolished.

The observed structural damage is extensive. It is the opinion of the undersigned that two structures at the above noted address are cost prohibitive to repair.

Background Information

Renoasis Engineering (Renoasis Ltd.) was retained by Deni Jankovic of Essence Homes Ltd. to perform a structural condition survey of the existing buildings located at the above noted address. The two buildings reviewed were a house and a small drive-shed. The main building is currently vacant with its most recent use being residential. The undersigned attended the site to review the existing structure on October 19, 2021. The purpose of this report is to summarize the structural condition of the existing buildings, highlight areas of structural concern and provide conceptual remedial repair recommendations as required.

Methodology

This report is based on a visual inspection only and does not include any destructive testing. The structures reviewed are assumed to have been constructed in accordance with best building practices common at the time of construction. No further structural analysis or building code analysis has been carried out as part of this report.

Document Review

No reference or existing drawings were made available to us at the time of this assessment. Our review was based on the condition of the buildings at the time of our site visit.

Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure and recommended remedial actions:

- **Condition States¹:**
 1. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
 2. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.
 3. Poor – Element(s) where severe or very severe defects are visible. These types of defects would typically require further remediation in the form of repair or replacement of the element.
- **Masonry / Concrete Cracking¹:**
 1. Hairline Cracks – Less than 0.1 mm wide.
 2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
 3. Medium Cracks – Between 0.3 and 1.0 mm wide.
 4. Wide Cracks – Greater than 1.0 mm wide.
- **Masonry / Concrete Spalling¹:**
 1. Medium – Spalled area measuring between 150 and 300 mm in any direction or between 25 mm and 50 mm in depth.
 2. Severe – Spalled area measuring between 300 mm and 600 mm in any direction or between 50 mm and 100 mm in depth.
- **Timber Checks, Splits and Shakes¹:**
 1. Medium – Extend between 5% and 10% into the member.
 2. Severe – Extend between 10% and 20% into the member.
 3. Very Severe – Extend more than 20% into the member.
- **Timber Cracking, Splintering and Crushing¹:**
 1. Light – Damage is superficial with less than 5% section loss.
 2. Medium – Considerable damage with 5% to 10% Section loss.
 3. Severe – Significant damage with 10% to 20% Section loss.
 4. Very Severe – Extensive damage with section loss in excess of 20%.
- **Timber Rot/Decay¹:**
 1. Light – Slight change in colour. The wood sounds solid and cannot be penetrated by a sharp object. Damage is superficial with less than 5% section loss.
 2. Medium – Surface is discoloured with black and brown streaks. The wood sounds solid and offers moderate resistance to penetration by sharp object. Considerable damage with 5% to 10% Section loss.
 3. Severe – Surface is fibrous, checked or crumbly and fungal fruiting bodies are growing on it. The wood sounds hollow when tapped and offers little resistance to penetration by sharp object. Significant damage with 10% to 20% Section loss.
 4. Very Severe – The surface can be crumbled and disintegrated with ease. Extensive damage with section loss in excess of 20%.

¹ Adapted from “Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)” by the Ministry of Transportation Ontario (MTO)

- **Immediate remedial action²:**
Items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.
- **Priority remedial action²:**
Items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
 1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 8 months.
 2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
 3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations for further review/investigation.
- **Routine maintenance²:**
Items that can be performed as part of a regularly scheduled maintenance program.

Note for Buildings of Interest

For buildings of interest from a heritage perspective, including both listed and designated buildings, the Standards and Guidelines for the Conservation of Historic Places in Canada provide direction about character-defining elements of a building, neighbourhood, or district. They also provide direction on maintaining, repairing, and replacing structural components or systems³. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

Cultural Heritage Evaluation Report

MHBC was retained by the client to provide a Cultural Heritage Evaluation Report for the above-mentioned property. A draft version of this report was made available to Renoasis for review as part of the structural investigation.

² Adapted from "Structural Condition Assessment", 2005, American Society of Civil Engineers/Structural Engineering Institute (ASCE / SEI)

³ "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd Edition, 2010, www.historicplaces.ca

Building Examination - House

The existing structure was a brick-clad, wood-framed building. The windows and doors had been boarded up, but access to the building was facilitated through the rear patio door. The general construction of the main house was as follows:

- **Foundation system:** Combination of concrete and masonry foundation walls.
- **Floors:** The floor framing consisted of timber plank decking spanning between heavy-timber floor beams.
- **Exterior walls:** The exterior walls were wood-stud framing that was clad with brick. The interior of many of the interior walls was clad with interior finishes preventing a detailed review.
- **Roof:** The roof framing consisted of conventional wood framing.

Building Examination – Drive-shed

The existing drive-shed was a single-storey, wood-framed structure. The general construction of the drive-shed was as follows:

- **Foundation system:** Assumed to be concrete slab on grade.
- **Exterior walls:** The exterior walls were constructed out of wood framing.
- **Roof:** The roof framing consisted of a combination of wood framing and heavy-timber wood trusses.

The following is a summary of the structural concerns that were observed during our review of both the main house and the drive-shed (refer to the respective photos to follow):

1. Wide cracking in the brick masonry walls was observed at the perimeter of the structure. Cracking was most severe at the two chimneys. Refer to Photo 1, Photo 2, Photo 7, and Photo 8.
2. The side porch on the main house was missing a support column and had wide cracking and severe masonry spalling in the brick piers (refer to Photo 2 and Photo 7).
3. The drive-shed was in poor condition. The roof had significant vertical deformation (sagging) under its own weight. The exterior walls were bowing outward. The foundation had experienced differential settlement of more than 6". Refer to Photos 3 and 4.
4. Active water infiltration was observed on the upper level of the house. Refer to Photos 10, 11, and 12.
5. Black mold was observed throughout the main house. Refer to Photos 9, 10, and 11. All interior wall finishes and ceiling finishes were covered with mold.
6. The flooring had buckled in most locations. The subfloor below the flooring was water damaged where it was visible in the basement. Refer to Photos 13, 14, and 15.
7. The wood floor joists were found to have very severe rot in most locations observed in the basement. Significant water staining and damage was observed. Evidence of active water infiltration was noted.



Photo 1 – Front view of boarded-up building



Photo 2 – Missing post at porch



Photo 3 – Front view of drive-shed



Photo 4 – Close-up of drive-shed exterior roof (significant vertical deformation)



Photo 5 – Interior of drive-shed (foundation supporting exterior wall significantly damaged)



Photo 6 – Interior view of drive-shed roof framing and prop supports



Photo 7 – Damage to exterior porch on side of house



Photo 8 – Exterior view of house, with damaged chimney noted



Photo 9 – Black mold on interior finishes (lower level)



Photo 10 – Significant water damage to interior finishes on upper level



Photo 11 – Water damage and black mold throughout the upper level of the house



Photo 12 – Active water infiltration observed in several locations on the upper level



Photo 13 – Water damage and staining on timber floor beams in basement



Photo 14 – Deterioration to floor beams and lintel in basement



Photo 15 – Water staining, active water infiltration and deterioration of wood framing in basement

Analysis

Based on our site review and engineering assessment of the building, it is our opinion that the observed damage is the result of the following:

- Mitigation of water infiltration is critical to the long-term health of this type of building. The integrity of the roofing material and exterior mortar is what prevents water from infiltrating the building envelope. It is important to address roofing damage and exterior wall cracking before the infiltration of water causes structural problems.
 - Observed damage to the brick masonry chimneys is the result of water infiltration from the sides and top of the chimney. As water infiltrates the exterior envelope, masonry walls are subject to damage from freeze-thaw cycles.
 - Water staining and damage observed on the interior of the building were the result of water infiltration through the roof. Evidence of active water infiltration was observed throughout the building. The amount of water regularly entering the building is accelerating the observed structural deterioration of the wood framing.

Recommendations

The following provides a summary of the recommended remedial actions for the structural concerns noted previously. If the intention is to repair and structural stabilize the building, these action items would be required to bring the building back to the expected service level.

Items requiring immediate remedial action:

1. Maintain safe perimeter around the structure until it can be structurally stabilized or demolished.
2. While not a structural concern, the black mold throughout the interior of the building will need to be removed prior to completion of any structural repair work to the inside of the building. The building is currently not safe to enter for any period.

Items requiring short-term remedial action:

1. Patch open areas of roof with plywood and roofing membrane.
2. If repair of exterior masonry will not proceed in a timely manner it is recommended that cap flashing, with drip-edge, be added to the top of each of the chimneys to mitigate water infiltration through the top of the concrete caps.
3. Add temporary shoring to roof framing of the existing drive-shed.
4. Add temporary shoring posts for side porch to support roof.

Items requiring medium-term remedial action:

1. Locally repair damaged brick masonry and mortar joints at exterior walls and chimneys. It is critical that the mortar used to repoint deteriorated joints is of similar strength and stiffness to the existing mortar. Mortar samples should be tested prior to choosing a repair mortar.
2. Significant structural reinforcement to the drive-shed roof framing, wall framing, and foundation will be required to restore it to an acceptable level of service.
3. Significant structural reinforcement to the main house roof framing, wall framing, and floor framing will be required to restore it to an acceptable level of service.
4. If the intention is to repair the building, the roof will need to be completely replaced.

Items requiring long-term remedial action:

1. No long term recommendations.

Items requiring routine maintenance:

1. The mitigation of water infiltration is critical to the long-term health of this type of building. Most problems found in building are due to water infiltration. Repair costs to address water infiltration are greatly reduced the earlier issues are identified and resolved.

Option to Relocate existing buildings

As part of this structural assessment, we were asked to comment on the suitability for the buildings described in this report to be relocated.

The water damage to the wood floor and wall framing was significant within both observed structures. A successful building relocation requires the installation of a support structure that closely matches the existing building foundation. In this case, the framing that would be required to be supported by such a support structure is adequate in its current condition. Significant structural reinforcement and replacement of both floor framing and wall framing members would be required prior to attempting to relocate either of the structures described in this report.

It is the opinion of the undersigned that the required structural reinforcement required for relocation is cost prohibitive for the buildings described in this report and is not recommended.

Conclusion

Structurally, the existing buildings were found to be in generally poor condition, with localized areas in danger of immediate collapse.

Neither the main house nor the drive-shed are structurally stable in their current condition.

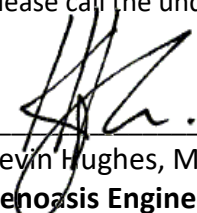
The items of greatest structural concern were the brick masonry chimneys, the structural wood framing of the main house, and the roof framing of the drive-shed. It is recommended that a safe perimeter is maintained around the structure until it can be structurally stabilized or demolished.

The observed structural damage is extensive. It is the opinion of the undersigned that two structures at the above noted address are cost prohibitive to repair.

If the intention is to stabilize the structure, structural repair recommendations have been provided to bring the building back to the expected level of the service for this type of building. Remedial work has been classified as either short-, medium-, or long-term action items. Failure to address concerns described in this report can result in further structural degradation to the building.

It is recommended that a complete set of drawings and specifications is prepared to address the remedial work described in this report. Please contact Renoasis if you would like further assistance with the preparation of a repair scope of work.

Please call the undersigned if there are any questions about the content of this report.


Kevin Hughes, M.A.Sc., P.Eng., CAHP
Renoasis Engineering
kevin@renoasis.ca
705-715-7585
www.renoasis-eng.ca



Appendix **G** – Curriculum Vitae



CURRICULUM VITAE

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, a Partner with MHBC, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of policy and development work. Dan has experience in a number of areas including strategic planning, growth plan policy, secondary plans, watershed plans, housing studies and downtown revitalization plans. Dan specializes in long range planning and has experience in growth plans, settlement area expansions and urban growth studies. He has provided expert planning evidence to the Local Planning Appeals Tribunal and heritage planning evidence to the Conservation Review Board.

Dan holds a Masters degree in Planning from the University of Waterloo, a Bachelors degree (Honours) in Planning from the University of Waterloo and a Bachelor of Arts degree from the University of Saskatchewan. He is a registered Professional Planner and a Member of the Canadian Institute of Planners and a Professional Member of the Canadian Association of Heritage Professionals.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals
Past Board Member, Town and Gown Association of Ontario

PROFESSIONAL HISTORY

2013 – Present	Partner, MacNaughton Hermsen Britton Clarkson Planning Limited
2009 – 2013	Associate MacNaughton Hermsen Britton Clarkson Planning Limited
2007 - 2009	Director, Policy Planning, City of Cambridge

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

EDUCATION

2016

Master of Arts in Planning,
specializing in Heritage
Planning

*University of Waterloo,
School of Planning*

2010

Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology

Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects (such as the Architectural Salvage Program).

Vanessa is a member of the Canadian Association of Heritage Professionals and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including Heritage Conservation Districts (HCDs), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques). Vanessa is also able to comment provide comments regarding Stages 1-4 Archaeological Assessments due to her experience as a practicing field archaeologist and experience writing archaeological reports submitted to the Ministry of Tourism, Culture and sport.

PROFESSIONAL EXPERIENCE

June 2016 - Present Cultural Heritage Specialist/ Heritage Planner
MacNaughton Hermsen Britton Clarkson Planning Ltd.

2012 - 2016 Program Manager, Heritage Planning
Town of Aurora

May 2012 - October 2012 Heritage Planning Assistant
Town of Grimsby

2007 - 2010 Archaeologist
Archaeological Research Associates Ltd.

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 728
F 519 576 0121
vhicks@mhbcplan.com
www.mhbcplan.com

CURRICULUM **VITAE**

Vanessa Hicks, M.A., C.A.H.P.

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs) 2016-2018

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge
 Heritage Impact Assessment - 47 Spring Street Waterloo, Albert/MacGregor Neighbourhood HCD
 Heritage Impact Assessment - 107 Concession Street, City of Cambridge
 Heritage Impact Assessment - 33 Laird Drive, City of Toronto
 Heritage Impact Assessment - Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington
 Heritage Impact Assessment - 362 Dodge Drive, City of Kitchener
 Heritage Impact Assessment - 255 Ruhl Drive, Town of Milton
 Heritage Impact Assessment - 34 Erb Street East, City of Waterloo
 Heritage Impact Assessment - 474 and 484 Queen Street South (and Schneider Haus National Historic Site), City of Kitchener
 Heritage Impact Assessment - 883 Doon Village Road, City of Kitchener
 Heritage Impact Assessment - 57 Lakeport Road, City of St. Catharines
 Heritage Impact Assessment - 8331 Heritage Road, City of Brampton
 Heritage Impact Assessment - 55 Fallbrook Lane, City of Cambridge
 Heritage Impact Assessment - Langmaids Island, Lake of Bays
 Heritage Impact Assessment - 28 Burgetz Avenue, City of Kitchener
 Heritage Impact Assessment - 1679 Blair Road, City of Cambridge
 Heritage Impact Assessment - 13373 Guelph Line, Milton
 Heritage Impact Assessment - 64 Margaret Avenue, City of Kitchener
 Heritage Impact Assessment - 51 David Street, City of Kitchener

CULTURAL HERITAGE EVALUATION REPORTS (CHERs) 2016-2018

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute
 Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville
 Cultural Heritage Evaluation Report - 317 Mill Street, 28/30 Elizabeth Street South, 16 Elizabeth Street South, Town of Richmond Hill

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 728
F 519 576 0121
vhicks@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage Landscape

Cultural Heritage Evaluation Report – 28 Burgetz Avenue, City of Kitchener

Cultural Heritage Evaluation Report – 13373 Guelph Line, Milton

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

Conservation Plan – 28 Burgetz Avenue, City of Kitchener

DOCUMENTATION AND SALVAGE REPORTS

Documentation and Salvage Report – Main Street Properties, Township of Whitchurch-Stouffville

Documentation and Salvage Report & Commemoration Plan – 474 and 484 Queen Street South, City of Kitchener

Documentation Report – 64 Grand Avenue South, City of Cambridge

Documentation and Salvage Report – 487424 30 Side Road, Town of Mono

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

CONTACT

540 Bingham Centre Drive,
Suite 200

Kitchener, ON N2B 3X9

T 519 576 3650 x 728

F 519 576 0121

vhicks@mhbcplan.com

www.mhbcplan.com

CURRICULUM **VITAE**

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

2000 - 2007	Senior Planner, City of Waterloo
1999 - 2000	Planner, City of Waterloo
1997 - 1998	Research Planner, City of Kitchener

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Township of West Lincoln, Smithville Northwest Quadrant Secondary Plan
 Township of Tiny Growth Management Strategy and Urban Expansion Analysis
 Niagara-on-the-Lake Mary Street Streetscape Study
 Richmond Hill, Bond Crescent Intensification Strategy
 City of Cambridge Climate Change Adaptation Policy
 Ministry of Infrastructure Pilot Test of Growth Plan Indicators Study
 Cambridge West Master Environmental Servicing Plan
 Township of Tiny Residential Land Use Study
 Township of West Lincoln Settlement Area Expansion Analysis
 Port Severn Settlement Area Boundary Review
 City of Cambridge Green Building Policy
 Township of West Lincoln Intensification Study & Employment Land Strategy
 Ministry of the Environment Review of the D-Series Land Use Guidelines
 Meadowlands Conservation Area Management Plan
 City of Cambridge Trails Master Plan
 City of Kawartha Lakes Growth Management Strategy
 City of Cambridge Growth Management Strategy
 Cambridge GO Train Feasibility Study
 City of Waterloo Height and Density Policy
 City of Waterloo Student Accommodation Study
 Uptown Waterloo Residential Market Study
 City of Waterloo Land Supply Study
 City of Kitchener Inner City Housing Study

CONTACT

540 Bingemans Centre Drive,
 Suite 200
 Kitchener, ON N2B 3X9
 T 519 576 3650 x 744
 F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM **VITAE**

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Port Credit Heritage Conservation District
 Town of Cobourg Heritage Master Plan
 Municipality of Chatham-Kent Rondeau Heritage Conservation District Plan
 City of Markham Victoria Square Heritage Conservation District Study
 City of Kingston Barriefield Heritage Conservation District Plan
 Burlington Heights Heritage Lands Management Plan
 Township of Muskoka Lakes, Bala Heritage Conservation District Study and Plan
 Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
 City of Guelph Brooklyn and College Hill Heritage Conservation District Plan
 Niagara Peninsula Conservation Authority St John's Master Plan
 City of Toronto Garden District Heritage Conservation District Study and Plan
 City of London Western Counties Cultural Heritage Plan
 City of Cambridge Heritage Master Plan
 City of Waterloo Mary-Allen Neighbourhood Heritage District Study
 City of Waterloo Rummelhardt School Heritage Designation
 Other heritage consulting services including:

- Heritage Impact Assessments
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

540 Bingemans Centre Drive,
 Suite 200
 Kitchener, ON N2B 3X9
 T 519 576 3650 x 744
 F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

Appendix **H** – Photographic Documentation (USB)



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E