

**DEFERRED NOTICE OF AN APPLICATION FOR CONSENT**

An **amended** application for consent has been made by **PAUL PFUNDT AND ROBERTA ROSEMARIE ELIZABETH PFUNDT**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 15.77 hectares (38.97 acres). The proposed severed lot has an area of approximately 15.16 hectares (37.46 acres). The effect of the application is to separate the proposed retained lot which remains occupied by a single detached dwelling, a designated heritage building and an accessory structure (shed) from the proposed severed lot which is currently zoned Agricultural and Floodplain.

**Location of Land:**

Municipal Address: 10300 The Gore Road

Former Township: Toronto Gore

Legal Description: Part of Lot 7, Concession 4 WHS, Part 4, Plan 43R-30530

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, January 24, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant, the Minister, a specified person or a public body.

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023**

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**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	YES	File Number:
Zoning By-law Amendment:	YES	File Number:
Minor Variance:	YES	File Number: A-2022-0323

**Decision and Appeal**

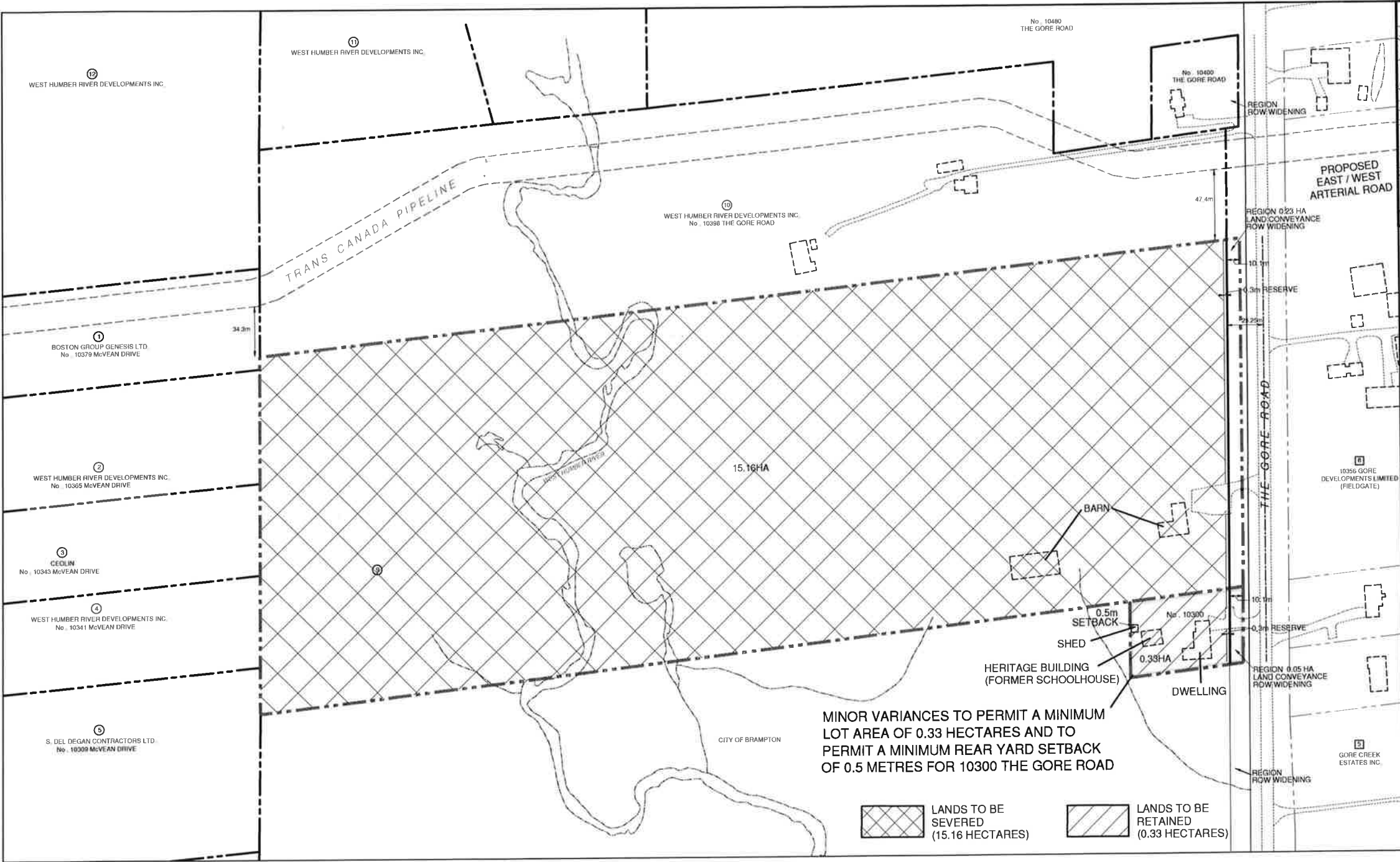
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Environment and Land Tribunals Ontario website at <https://olt.gov.on.ca/appeals-process/forms/>

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.


DATED AT THE CITY OF BRAMPTON THIS 5th Day of January, 2023.

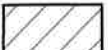
Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

**Jeanie Myers, Secretary-Treasurer**  
**City of Brampton Committee of Adjustment**  
**City Clerk's Office, Brampton City Hall**  
**2 Wellington Street West**  
**Brampton, Ontario L6Y 4R2**  
**Phone: (905)874-2117 Fax: (905)874-2119**  
[Jeanie.myers@brampton.ca](mailto:Jeanie.myers@brampton.ca)



MINOR VARIANCES TO PERMIT A MINIMUM LOT AREA OF 0.33 HECTARES AND TO PERMIT A MINIMUM REAR YARD SETBACK OF 0.5 METRES FOR 10300 THE GORE ROAD

- 

LANDS TO BE SEVERED  
(15.16 HECTARES)
- 

LANDS TO BE RETAINED  
(0.33 HECTARES)



KEY PLAN  
1:25,000

NO.	DESCRIPTION	DATE	BY
1	REVISIONS		

**CDC CANDEVCON LIMITED**  
CONSULTING ENGINEERS AND PLANNERS  
1000 GORE ROAD, SUITE 100  
BRAMPTON, ONTARIO L6Y 4R1  
TEL: (905) 274-0000 FAX: (905) 274-0001



PFUNDT (PROPERTY 9)

GORE MEADOWS  
SECONDARY PLAN (AREA 56)  
CITY OF BRAMPTON

**SEVERANCE PLAN**

PROJECT NO.	W22110
CHECKED BY	D.K.H.
SCALE	1:1000
DATE	NOV. 4th 2022

**SV-1**

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures**  
**How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**How to Participate in the Hearing:**

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, January 19, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, January 19, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, January 19, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, January 19, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

December 19, 2022

The City of Brampton  
Legal Services Division  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

ATTN: Ms. Jeanie Myers  
Secretary - Treasurer

Re: **Committee of Adjustment**  
**Consent Application & Minor Variance Application**  
**Paul Pfundt and Roberta Rosemarie Elizabeth Pfundt**  
**10300 The Gore Road**  
**Brampton Files No. B-2022-0015 & A-2022-0323**  
**Candevcon File No. W22110**

Dear Jeanie,

We enclose the following documents pursuant to the subject **amended** Consent and Minor Variance Applications:

1. A copy of the revised Severance Plan (SV-1), prepared by Candevcon Limited, dated November 4<sup>th</sup>, 2022.
2. A copy of the Scoped Heritage Impact Assessment, prepared by WSP, dated December 19<sup>th</sup>, 2022.

The subject applications previously appeared on the October 25<sup>th</sup>, 2022 Committee of Adjustment meeting where they were granted deferral in order to amend the Severance Plan and prepare a Scoped Heritage Impact Assessment. The applications are being amended to accommodate Region of Peel comments to request the gratuitous dedication of a Right of Way and 0.3m Reserve along The Gore Road, which have reduced the proposed lot areas of each parcel. A Scoped Heritage Impact Assessment was requested by Heritage Planning Staff to confirm that the proposed minor variances will have no impacts on the heritage resource on the retained lands.

The purpose of the Consent Application is to sever the property to facilitate the creation of a new lot on the subject lands. The Consent Application is being amended to reflect a change in the proposed severed lot as well as the proposed retained lot. The severed parcel will be approximately 15.16 hectares in size and is currently an agricultural lot, proposed for future residential development that will be consistent with the City of Brampton Official Plan and Gore Meadows Secondary Plan (SP56). The retained parcel is used for residential purposes and is approximately 0.33 hectares in size. A single detached dwelling, a heritage building (non-residential) and accessory shed currently occupy the retained lands.





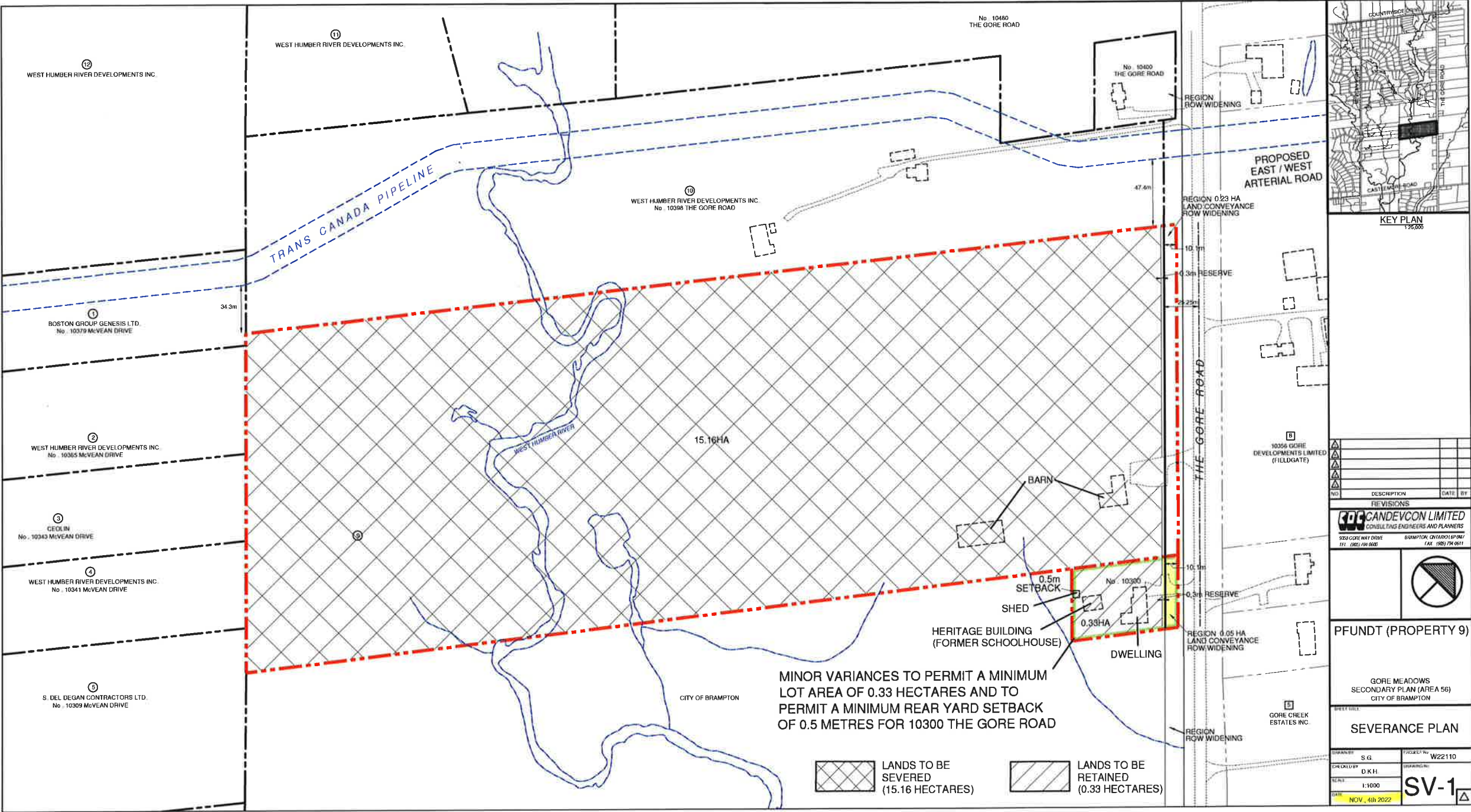
A Minor Variance is requested based on the approval of the severance, since the retained lands would contain a lot area below the minimum requirement and rear yard setback below the minimum requirement in the Zoning By-law. Therefore, a request to permit a minimum lot area of 0.33 hectares and a minimum rear yard setback of 0.5 metres is being proposed concurrently.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Sincerely,  
Candevcon Limited  
Steven Giankoulas, RPP Candidate

cc: Marco Marcante  
Nick Rapallo  
Paul & Roberta Pfundt  
Diarmuid Horgan  
Maria Jones





COUNTRYBIDE DRIVE

THE GORE ROAD

CASTLEMAN ROAD

KEY PLAN  
1:25,000

NO.	DESCRIPTION	DATE	BY
1	REVISIONS		

**303 CANDEVCON LIMITED**  
CONSULTING ENGINEERS AND PLANNERS  
9553 GORE WAY DRIVE BRAMPTON, ONTARIO L6P 0M4  
TEL: (905) 874 0000 FAX: (905) 794 0611

PFUNDT (PROPERTY 9)

GORE MEADOWS  
SECONDARY PLAN (AREA 56)  
CITY OF BRAMPTON

SEVERANCE PLAN

OWNER	SG	PROJECT NO.
CREATED BY	D.K.H.	W22110

SCALE: 1:1000

DATE: NOV, 4th 2022

**SV-1**

WEST HUMBER RIVER DEVELOPMENTS INC.  
PROJECT NUMBER: 221-12755-00

# HERITAGE IMPACT ASSESSMENT

## 10300 THE GORE ROAD, CITY OF BRAMPTON

DECEMBER 19, 2022

FINAL







# HERITAGE IMPACT ASSESSMENT

10300 THE GORE ROAD,  
CITY OF BRAMPTON

WEST HUMBER RIVER DEVELOPMENTS  
INC.

ORIGINAL REPORT

FINAL

PROJECT NO.: 221-12755-00  
DATE: DECEMBER 19, 2022

WSP  
582 LANCASTER STREET WEST  
KITCHENER, ON N2K 1M3

T: +1 519 743 8777  
WSP.COM



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# SIGNATURES

PREPARED BY



Alisha Mohamed, MA  
Archaeologist/ Cultural Heritage Specialist

December 19, 2022

Date

APPROVED<sup>1</sup> BY



Michael Teal, MA  
Director, Archaeology and Heritage, Ontario, Earth & Environment

December 19, 2022

Date

WSP Canada Inc. ("WSP") prepared this report solely for the use of the intended recipient, West Humber River Developments Inc., in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP, its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

This limitations statement is considered an integral part of this report.

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<sup>1</sup> Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

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# CONTRIBUTORS

## CLIENT

Future Property Owner (of the severed parcel)	West Humber River Developments Inc. c/o Marco Marcante 416-568-7181 ext. 320 marco@royalpinehomes.com
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## WSP

Field Review	Chelsey Tyers, BES, MCIP, RPP <i>Cultural Heritage Specialist</i>
Report Preparation	Chelsey Tyers, BES, MCIP, RPP  Alisha Mohamed, MA <i>Cultural Heritage Specialist</i> <i>Archaeologist</i>
Mapping/GIS	Tanya Peterson, BA (Hons) <i>Senior GIS Technician</i>
Report Review	Joel Konrad, PhD, CAHP <i>Cultural Heritage Lead, Ontario</i> <i>Cultural Heritage Specialist</i>

# EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by West Humber Developments Inc. (the future property owner of the severed parcel) c/o Marco Marcante, to complete a scoped Heritage Impact Assessment (HIA) for the property located at 10300 The Gore Road in the City of Brampton. This report was undertaken to accompany a severance application to divide the subject property into two lots.

The subject property is designated under Part IV of the *Ontario Heritage Act* by By-law 233-2015 for the former Castlemore School S.S. #6. The City of Brampton required a scoped HIA primarily to identify whether the proposed severance would have any negative impacts on the heritage attributes identified in the designation by-law and to recommend appropriate alternatives, conservation and mitigation measures to reduce negative impacts.

Review of the proposed severance application has determined that there will be few impacts to the heritage attributes identified in the designation by-law by the proposed severance, but that there are potential impacts to the views of the former schoolhouse from The Gore Road (pursuant to the future development of the severed parcel). Additionally, future development of the severed lands may have additional impacts on the property's heritage attributes.

As such, WSP submits the following recommendations:

1. That future development of the severed lands maintain views to the front facade and north elevations of the former schoolhouse from The Gore Road through the appropriate placement of buildings;
2. That any future application under the *Planning Act* for the severed lands be accompanied by a Heritage Impact Assessment to review potential negative impacts and provide appropriate alternatives and/or mitigation measures.



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## APPENDICES

A	SEVERANCE PLAN
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# 1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by West Humber Developments Inc. c/o Marco Marcante (the client) in November 2022 to conduct a Heritage Impact Assessment (HIA) for the property at 10300 The Gore Road in the City of Brampton, Ontario (Figure 1). The property is designated under Part IV of the *Ontario Heritage Act* by By-law 233-2015 for the former Castlemore School S.S. #6. The former Castlemore School S.S. #6 reflects the typical design of a one-room nineteenth century schoolhouse with its one-and-a-half storey height, front facing gable roof with bell tower, and the use of red brick with buff brick accents.

The approximately 15.49 hectare property also contains a more modern dwelling located between the former schoolhouse and The Gore Road, a single storey accessory structure near the former schoolhouse, two barn buildings, cultivated agricultural fields and an enclosed pasture.

The client is seeking to subdivide the subject property into two separate lots. The lands to be retained will consist of 0.33 hectares and include the modern dwelling and former schoolhouse. The lands to be severed are 15.16 hectares in area and will include the two farm buildings and cultivated agricultural area. There are no development plans for the severed land at this time.

This HIA has been structured to adhere to the City of Brampton's Heritage Impact Assessment Terms of Reference (n.d.) as scoped by the City's Heritage Planner Shelby Swinfield in email correspondence between November 7<sup>th</sup> and 9<sup>th</sup>, 2022. Guidance from the Ministry of Citizenship and Multiculturalism's (MCM; formerly Ministry of Tourism, Culture and Sport) *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006), the OHA, Section 2(d) of the *Planning Act*, Section 2.6.3 of the *Provincial Policy Statement* (2020) and Section 4.10 of the City of Brampton's *Official Plan* is also taken into consideration. This document will provide:

- A background on the project and introduction to the development site;
- Descriptions of the policy framework;
- A summary of the historical context;
- A description of existing conditions with an emphasis on the former Castlemore School S.S.#6;
- A copy of the statement of cultural heritage value or interest from the designation by-law;
- A description of the proposed development and a summary of potentially adverse impacts;
- An assessment of alternative options, mitigation measures and conservation methods to be considered to avoid or limit negative impacts to the cultural heritage value or interest (CHVI) of the subject property, as required; and,
- Recommendations for conservation methods and proposed strategies, as required.



**LEGEND**

PROJECT LOCATION

WATERCOURSE

WATERBODY

**NOTE(S)**

1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO

2. COORDINATE SYSTEM NAD 1983 UTM ZONE 17N

3. IMAGERY, CITY OF BRAMPTON, 2021

**CLIENT**

WEST HUMBER DEVELOPMENTS INC.

**SUBJECT**

CULTURAL HERITAGE EVALUATION REPORT

10300 THE GORE ROAD

BRAMPTON, ONTARIO

**TITLE**

LOCATION MAP

CONSULTANT	YYYY-MM-DD	2022-11-30
DESIGNED	---	---
PREPARED	TP	---
REVIEWED	AM	---
APPROVED	JK	---

PROJECT NO.	CONTROL	REV	FIGURE
221-12755-00	0001	A	1



## 2 POLICY FRAMEWORK

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### 2.1 UNITED NATIONS DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES

On June 21, 2021, the Canadian federal government enacted the *United Nations Declaration on the Rights of Indigenous Peoples Act* and confirmed that the *United Nations Declaration on the Rights of Indigenous Peoples* (Declaration - 2007) “must be implemented in Canada.” As a result, Indigenous peoples in Canada are recognized as having unique rights, including those that pertain to the conservation of Indigenous heritage. As per Articles 11 and 31 of the Declaration:

11. 1) Indigenous peoples have the right to practice and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.
31. 1) Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.  
  
2) In conjunction with Indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

These rights to historical sites, ceremonies, cultural traditions, etc. (collectively understood as Indigenous heritage) are pertinent to the planning process through Articles 25 and 26 of the Declaration, which state that:

25. Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.
26. 1) Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.  
  
2) Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.  
  
3) States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions, and land tenure systems of the Indigenous peoples concerned.

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## 2.2 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) (Ministry of Municipal Affairs and Housing (MMAH), 2020) issued under Section 3 of the *Planning Act*, provide Ontario-wide policy direction on land use planning. All decisions affecting land use planning “shall be consistent with” the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved.

The importance of identifying, evaluating and conserving built heritage resources and cultural heritage landscapes is noted in two sections of the PPS 2020:

- Section 2.6.1 – “Significant built heritage resources and significant heritage landscapes shall be conserved”; and,
- Section 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.”

The following concepts, as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

**Built heritage resources** (BHR) are defined as “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.”

**Conserved** is defined as “the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

**Cultural heritage landscapes** (CHL) “means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.”

**Heritage attributes** “means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).”

**Significant** means “in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

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## 2.3 ONTARIO HERITAGE ACT

The OHA gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants authority to municipalities and the province to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list properties that are considered to have CHVI on their Register, which provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Under Part IV, Section 27, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. Section 27 (1.1) states that the Register shall be kept by the Clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include a property that has not been designated, but that the municipal council believes to possess CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA as designated properties, but are acknowledged under Section 2 of the *PPS* (MMAH, 2020).

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## 2.4 ONTARIO REGULATION 9/06

The evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06* (O. Reg 9/06), which provides three principal criteria with nine sub-criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or,
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or,

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or,

iii. is a landmark. O. Reg. 9/06, s. 1 (2).

If a potential cultural heritage resource is found to meet any one of these criteria, it can then be considered an identified resource.

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## 2.5 MCM HERITAGE RESOURCES IN LAND USE PLANNING

The MCM's *Heritage Resources in Land Use Planning Process* (2006) identifies HIAs as an important tool to evaluate cultural heritage resources and to determine appropriate conservation options. The document identifies what an HIA should contain and any specific municipal requirements.

To determine the effect that a proposed development or site alteration may have on a significant cultural heritage resource, the MCM's *Heritage Resources in Land Use Planning Process* outlines seven potential negative or indirect impacts:

- **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.

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## 2.6 CITY OF BRAMPTON OFFICIAL PLAN

The City of Brampton's *Official Plan* (2006, Office Consolidation September 2020) addresses cultural heritage in Section 4.10. Policies relevant to this report include:



#### 4.10.1 Built Heritage

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.

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

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

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

#### 4.10.9 Implementation

4.10.9.4 The City shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and landscapes.

4.10.9.5 Landowner cost share agreement should be used wherever possible to spread the cost of heritage preservation over a block plan or a secondary plan area on the basis that such preservation constitutes a community benefit that contributes significantly to the sense of place and recreational and cultural amenities that will be enjoyed by area residents.

4.10.9.11 The relevant public agencies shall be advised of the existing and potential heritage and archaeological resources, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.

4.10.9.13 Lost historical sites and resources shall be commemorated with the appropriate form of interpretation.

4.10.9.14 The City will undertake to develop a signage and plaquing system for cultural heritage resources in the City.

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## 2.7 FEDERAL AND PROVINCIAL HERITAGE GUIDELINES

In accordance with the City of Brampton's *Official Plan*, additional guidelines were considered including Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010), hitherto referred to as Parks Canada's *Standards and Guidelines*; the Appleton Charter for the Protection and Enhancement of the Built Environment (1983), the former Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* (1997) and *Heritage Conservation Principle's for Land Use Planning* (2007); and *Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (1988).

### 3 PROJECT METHODOLOGY

An HIA evaluates the proposed impact of development on the property's defined heritage attributes. This HIA is guided by the City of Brampton's *Heritage Impact Assessment (HIA) Terms of Reference* (n.d.) and the *MCM Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2005).

To address the requirements of a HIA, this report provides the following information:

- A description of the policy context;
- A brief summary of the history of the area relevant to the subject property;
- Photographic documentation of the subject property and context;
- A written description of the existing conditions and context of the subject property;
- A copy of the Statement of Cultural Heritage Value or Interest and List of Heritage Attributes from the designation by-law;
- Review of the proposed development;
- Identification of negative impacts to the heritage attributes;
- The identification and analysis of mitigation opportunities, as required;
- The preferred strategy recommended to best protect and enhance the CHVI and heritage attributes of the cultural heritage resource, as required; and,
- Conservation and implementation recommendations, as required.

# 4 HISTORICAL CONTEXT

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## 4.1 PRE-EUROPEAN CONTACT PERIOD

The first populations to occupy southern Ontario are referred to as Paleoindians (Ellis and Deller, 1990:39). Paleoindian period populations moved into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP).

Early Paleoindian period groups are identified by their distinctive projectile point morphologies, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism. These Early Paleoindian group projectile morphologies include Gainey (ca. 10,900 BP), Barnes (ca. 10,700 BP), and Crowfield (ca. 10,500 BP) (Ellis and Deller, 1990:39-43). By approximately 10,400 BP, Paleoindian projectile points transitioned to various unfluted varieties such as Holcombe (ca. 10,300 BP), Hi-Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These morphologies were utilized by Late Paleoindian period groups (Ellis and Deller, 1990:40).

Both Early and Late Paleoindian period populations were highly mobile, participating in the hunting of large game animals. Paleoindian period sites often functioned as small campsites (less than 200 m<sup>2</sup>) where stone tool production and maintenance occurred (Ellis and Deller, 1990).

By approximately 8,000 BP the climate of Ontario began to warm. As a result, deciduous flora began to colonize the region. With this shift in flora came new faunal resources, resulting in a transition in the ways populations exploited their environments. This transition resulted in a change of tool-kits and subsistence strategies recognizable in the archaeological record, resulting in what is referred to archaeologically as the Archaic period. The Archaic period in southern Ontario is divided into three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP) and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al., 1990).

The Archaic period is differentiated from earlier Paleoindian populations by a number of traits such as: 1) an increase in tool stone variation and reliance on local tool stone sources, 2) the emergence of notched and stemmed projectile point morphologies, 3) a reduction in extensively flaked tools, 4) the use of native copper, 5) the use of bone tools for hooks, gorges, and harpoons, 6) an increase in extensive trade networks and 7) the production of ground stone tools. Also noted is an increase in the recovery of large woodworking tools such as HIAels, adzes, and axes (Ellis and Deller, 1990:65- 66). The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990). Over the course of the Archaic period populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more seasonal rounds. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior site where deer hunting was likely a primary focus with some wild edibles likely being collected (Ellis and Deller, 1990:114). This steady increase in population size and adoption of a more localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.



The Woodland period is characterized by the emergence of ceramic technology for the manufacture of pottery. Similar to the Archaic period, the Woodland period is separated into three primary timeframes: the Early Woodland (approximately 800 BC to 0 AD), the Middle Woodland (approximately 0 AD to 700/900 AD) and the Late Woodland (approximately 900 AD to 1600 AD) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 900 to 500 BC) and the Middlesex Complex (ca. 500 BC to 0 AD). During this period the life ways of Early Woodland population differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decorations. These early ceramics exhibit cord impressions, likely resulting from the techniques used during manufacture (Spence et al., 1990).

The Middle Woodland period is differentiated from the Early Woodland period by changes in lithic tool morphologies (projectile points) and the increased elaboration of ceramic vessels (Spence et al., 1990). In southern Ontario, the Middle Woodland is observed in three different cultural complexes: the Point Peninsula Complex to the north and northeast of Lake Ontario, the Couture Complex near Lake St. Claire and the Saugeen Complex throughout the remainder of southern Ontario. These groups can be identified by their use of either dentate or pseudo-scalloped ceramic decorations. It is by the end of the Middle Woodland period that archaeological evidence begins to suggest the rudimentary use of maize (corn) horticulture (Warrick, 2000).

The adoption and expansion of maize horticulture during the Late Woodland period allowed for an increase in population size, density, and complexity among Late Woodland populations. As a result, a shift in subsistence and settlement patterns occurred, with the adoption of a more sedentary village life and reliance on maize horticulture, with beans, squash and tobacco also being grown. Nearing the end of the Late Woodland Period (approximately 1400 AD) villages reached their maximum size. During this period, increased warfare resulted in the development of larger villages with extensive palisades.

Early contact with European settlers at the end of the Late Woodland, Late Ontario Iroquoian period resulted in extensive change to the traditional lifestyles of most populations inhabiting southern Ontario.

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## 4.2 POST-EUROPEAN CONTACT PERIOD

Early European presence within the area around the subject property began as early as 1615 with the travels of the French explorer Etienne Brulé who travelled with the Huron along the major portage route known as the Toronto Carrying Place Trail, which connected Lake Ontario with Lake Simcoe to the north by way of the Humber River and the Holland Marsh. By the 1650s, the Neutral had been dispersed as a result of increasing conflicts with the Haudenosaunee, and the warfare and disease that had arrived with European colonization. A significant number of the Neutral had also been adopted into Haudenosaunee populations. The large-scale population dispersals gave way for the Haudenosaunee to occupy the territory along the north shore of Lake Ontario where they settled along inland-running trade routes. Due to increased military pressure from the French in the late 1600s, and the return of the Anishinaabe Nations (Ojibwa, Odawa, Potawatomi, and Mississauga) who had previously retreated to the north, the Haudenosaunee abandoned their villages along the north shore of Lake Ontario.

The subject property is situated within the boundaries of Treaty No. 19, also known as the Ajetance Purchase. This treaty was signed on October 28, 1818, between representatives of the Crown and Anishinaabe peoples. The treaty covers approximately 6,500 km<sup>2</sup>. The Ajetance Purchase is named for the Chief of the Credit River Mississaugas. Some signatories of this Treaty also signed Treaty 18, such as James Givins, who worked with Reverend Peter Jones at the Credit Mission (Government of Ontario, 2022).

## PEEL COUNTY

Originally formed in 1788, as part of the "Nassau District," an extensive area later known as the "Home District," Peel extended "so far westerly as to a north and south line intersecting the extreme projection of Long Point into Lake Erie" (Walker and Miles 1877:84). Prior to European settlement, this area was occupied by the Mississauga First Nation. In 1797, Governor Simcoe purchased land (3,450 acres) at the head of Lake Ontario from the Mississauga that Chief Joseph Brant had chosen in payment for his service to the Crown during the American Revolutionary War, but it proved more difficult to negotiate a price for the Mississauga Tract. This was finally accomplished in 1805-06 with the Toronto Purchase and the Head of the Lake Purchase, securing the townships of Nelson, Trafalgar, Toronto, Etobicoke and York (Surtees 1994:109). The County was largely occupied by 1819, populated primarily by migrants from New Brunswick, the United States and parts of Upper Canada who settled in the front of Toronto Township, otherwise known as the 'Old Survey' (Walker and Miles 1877:85). In the New Survey portion of the Toronto Township, a large colony of ethnic Irish peoples from New York settled in 1819, while Chinguacousy was primarily settled by United Empire Loyalists (those loyal to the British crown after the American Revolutionary War).

Formed in 1852 from portions of York County after the abolishment of Districts alongside the Counties of York and Ontario, Peel County did not become separate until 1865. With a population of 12,993 in 1841, the number of inhabitants had increased to 25,011 by 1871. By 1877, several Townships were found within the County, including Albion, Caledon, Chinguacousy, Gore of Toronto, Toronto, as well as the incorporated Town of Brampton and Villages of Streetsville and Bolton. Found on the shore of Lake Ontario, Port Credit was the harbour. Several major waterways are located within the County, including the Credit and Humber, which allowed the development of many mills.

## TOWNSHIP OF TORONTO GORE

The Township of Toronto Gore (also known as the Gore of Toronto or Toronto Gore) was first surveyed in 1818 and was settled in the following year. The township derives its name from its wedge like shape. United with Chinguacousy until 1831, it broke away to form its own independent township. The first recorded settlers are Archie McVean and his family, who arrived in 1819 and erected the first log home, named Terbulgen, after the house they left behind in Scotland (Fix, 1967: 263).

Early villages and settlements that developed within Toronto Gore included Grahamsville, Castlemore, Claireville, Coleraine, Ebenezer, Gore and Stanley's Mills, Tormore, Tullamore, Wildfield, and Woodhill's Corners (Fix, 1967: 263-269).

The largest settlement within Toronto Gore is Malton which lies on the border of the Township of Toronto and Toronto Gore. Malton served as a hub for enterprise for the area having a Grand Trunk Railway Station connecting Toronto and Brampton (Walker & Miles, 1877).

When Peel County was reorganised as the Regional Municipality of Peel in 1974, the Town of Brampton merged with Chinguacousy Township, Township of Toronto Gore, and part of the Town of Mississauga to become the new City of Brampton (Brampton History, n.d.).

## 5 EXISTING CONDITIONS

The subject property at 10300 The Gore Road is a 15.49 hectares (154,900 m<sup>2</sup>) with a roughly rectangular boundary that includes a nineteenth century schoolhouse (Castlemore School S.S. #6), a dwelling constructed in the second half of the twentieth century, an accessory structure and two farm buildings. The property is located on the west side of The Gore Road between Castlemore Road and Edgeforest Drive and is largely surrounded by agricultural fields and the Gore Meadows Community Centre & Library to the south.

The subject property is designated under Part IV of the *Ontario Heritage Act* by By-law 233-2015 for the former Castlemore School S.S.#6.

The following descriptions of the subject property are based on a site visit conducted on November 15, 2022, by Chelsey Tyers, Cultural Heritage Specialist. Access to the entire property was granted, including the exterior of the former schoolhouse.

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### 5.1 CASTLEMORE SCHOOL S.S.#6

The former schoolhouse (Image 1-Image 12) faces and is setback approximately 60 m from The Gore Road where it is situated immediately behind a more modern dwelling. The roofline of the schoolhouse is visible among the trees that line the west side of the property from further south along The Gore Road and part of the front (east) facade and north elevation are visible from further north along The Gore Road.

The former one-room schoolhouse is one-and-a-half storeys in height with a front facing gable roof. The gable roof includes a bell tower at the front, three-dormers on each side of the gable and a brick chimney at the rear gable peak. The bell tower is fully enclosed with horizontal siding on all sides, but would have originally been open on all four sides allowing the sound of the school bell to be heard from a distance. The former schoolhouse sits on a stone foundation which is largely underground and the red-brick is arranged in a common bond with header rows every sixth row. A dichromatic brick pattern in the shape of a cross (+) is located under the eaves of the gable ends, and a projecting buff brick in a corbeled pattern adorns the under eaves along the side elevations. The use of dichromatic brick is continued on the buff brick quoins, around the bullseye window and in the brick lintels above the original door and window openings.

The front (east) facade is almost symmetrically arranged with a central front door that includes a buff-brick lintel with a central stone keystone, a set of concrete steps and landing, the bullseye window located centrally in the gable peak and a horizontally oriented rectangular window opening to the north of the front door. Four tie rods are visible between the first and second floor and prevent the building from shifting. The front door consists of a five-paneled wood door and includes a storm door with a metal frame and glass inserts. The bullseye window is a circular window divided equally into six lites.

The rear (west) elevation has been recently rebuilt and consists of red-brick construction. This elevation includes a small one-storey addition enclosed with horizontal siding above which extends a wood porch which provides access to an elevated deck space. A door opening and a rectangular window opening are located within the gable peak and a small rectangular window opening is also located on the one-storey addition clad in siding.

The north elevation of the schoolhouse is divided into three-bays. It originally had three rectangular window openings with buff brick lintels and stone keystones and concrete sills, but the central window opening has been replaced with a garage door opening. Notwithstanding that the central window has been removed, the buff brick lintel with keystone was left in place.

The south elevation of the schoolhouse is divided into three-bays, with a door opening with a large transom window at the west bay and rectangular window openings at the central and east bays. The door and window openings have buff brick lintels with stone keystones and concrete sills.



**Image 1: View of the front (east) facade of the schoolhouse.**





Image 2: Detail of the bullseye window and dichromatic brick pattern under the gable eaves.



Image 3: View of the schoolhouse's front door.



**Image 4: View of the rear (west) elevation of the schoolhouse.**



**Image 5: View of the north elevation of the schoolhouse.**





**Image 6: View of a window opening on the north elevation of the schoolhouse.**



**Image 7: View of the garage door on the north elevation of the schoolhouse, note the remnant buff brick lintel with keystone from the former window opening.**



Image 8: View of the rear elevation and south elevation of the schoolhouse.



Image 9: View of the south elevation of the schoolhouse.





**Image 10: View of the door on the south elevation of the schoolhouse.**



**Image 11: Detail of a concrete lintel on the south elevation of the schoolhouse.**



**Image 12: View of the foundation from the south elevation.**

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## **5.2 ADDITIONAL BUILDINGS AND LANDSCAPE**

While the former schoolhouse on the subject property is the only structure identified as having cultural heritage value or interest in the designation by-law, there is also a more modern single-storey dwelling, an accessory structure and two barn buildings on the subject property. Cultivated agricultural fields are located west and north of the farm buildings and a pasture enclosed with a wood and wire fence provides a grazing area for the horses.

The dwelling on the property appears to have been built in the late 1960s or early 1970s and consists of a single storey, concrete foundation, yellow brick cladding and a cross-hipped roofline (Image 13). An asphalt driveway off The Gore Road leads to the dwelling.





**Image 13: View of the dwelling on the subject property.**

A single-storey accessory structure with a gable roof is located immediately west of the former schoolhouse (Image 14). It consists of a concrete foundation and is clad in metal siding on all elevations with a door opening on the north side.



**Image 14: View of the accessory structure on the subject property.**

Two farm buildings are located north of the dwelling and the former schoolhouse. The westmost farm building includes a shallow pitched cross-gable roof clad in metal and all sides are clad in metal siding with doors of various sizes and rectangular window openings (Image 15-Image 16). The eastmost farm building includes a medium pitched cross-gable metal clad roof and all sides are clad in metal siding (Image 17-Image 18). This building includes large sliding and hinged doors and appears to be built on a concrete foundation.



Image 15: View looking northeast towards the westmost farm building.



Image 16: View looking west towards the westmost farm building.





**Image 17: View looking southwest towards the eastmost farm building.**



**Image 18: View looking southeast towards the eastmost farm building.**

The landscape on the property reflects the rural nature and use of the area (Image 19-Image 21). Manicured lawn surrounds the modern dwelling, former schoolhouse, and the eastmost farm building and some coniferous trees surround the south side of the dwelling and the north side of the former schoolhouse. Cultivated fields are located west and north of the two farm buildings, and a fenced in pasture surrounds the westmost farm building. There were no identifiable nineteenth century farm landscape elements on the property, such as walking paths, post-and-rail or stone fencing, or nineteenth century barn foundations.



**Image 19: View of the manicured lawn between the dwelling and farm buildings.**



**Image 20: View of the agricultural field north of the farm buildings.**



**Image 21: View of the enclosed pasture area.**

# 6 DESIGNATION BY-LAW

The following Statement of Cultural Heritage Value or Interest is taken directly from the designation by-law for the subject property (By-law No. 233-2015).

## 6.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 10300 The Gore Road (former Castlemore School S.S.# 6) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

### 6.1.1 DESIGN/PHYSICAL VALUE

The cultural heritage value of the former Castlemore Schoolhouse S.S. # 6 at 10300 The Gore Road is related to its design or physical value, as it is a representative and good example of a vernacular one-room schoolhouse. The schoolhouse is well designed in a typical one-room schoolhouse style. It has a gable roof with a prominent tower on the east end. The bullseye window in the gable peak has replaced a circular wood label. The schoolhouse is constructed out of brick with common bonds and header rows every sixth row. A di-chrome brick pattern decorates the front frieze and around the bullseye window. The building also features buff brick quoins, and buff brick flat segmental arch with stone keystones over the windows and front door.

### 6.1.2 HISTORICAL/ASSOCIATIVE VALUE

The property also has historical value as it can be associated with both the village of Castlemore and the former one room schoolhouses of Toronto Gore Township. It is also historically significant due to its previous use as Castlemore School S.S. #6 for 89 years. The village of Castlemore had a population of about 100 people in 1877. It was a small village on The Gore Road, ten miles from Brampton. The Peel County Atlas (1877) describes the village having a Post Office and store, a blacksmith shop, a hotel, an English Church, and a "good" schoolhouse. The first public school situated near Castlemore was frame construction. It was located on the 9th concession, in the east half of lot 11, Toronto Gore. It was built on a small parcel sold to the school trustees by Patrick Doherty. It was replaced in 1873 by the present brick building on a new site containing one acre of land in the 9th concession on the east half of lot 12. The schoolhouse remains in its original location today.

The one-room schoolhouse style illustrates the trend in the Ontario education system at the time. One-room schoolhouses were promoted by Dr. Edgerton Ryerson, the "father" of the Ontario education system, and were the model of Ontario education for generations. There were two other one-room schools in Toronto Gore Township:

- Union Section #4 Toronto Gore, #18 Chinguacousy, known as Tullamore, and;
- Union Section #10 Toronto Gore, #23 Vaughan, or Ebenezer.

School Section #6 Toronto Gore, or Castlemore, was the only school not in a union section with another township. Progressing along with the trend away from one-room schools and towards graded schools, it was decided that the three one-room schools in the Toronto Gore Township would be consolidated into one new school, Castlemore Public School on the Gore Road just south of Castlemore Road. The three schools in Townships Castlemore, Ebenezer, and Tullamore, closed on June 19th, 1962.

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### 6.1.3 CONTEXTUAL VALUE

The former Castlemore Schoolhouse S.S. # 6 also holds contextual value as it is visually and historically linked to its surroundings. It also supports, reflects and contributes to the rural character of the former Toronto Gore Township and the village of Castlemore. Although set back on the property, the school's tower can be seen along The Gore Road and from the intersection of Castlemore Road and The Gore Road. The schoolhouse is one of the last remnants of rural heritage in an area that is becoming urbanized.

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### 6.1.4 DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY

The heritage attributes comprise all facades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

#### DESIGN/PHYSICAL VALUE:

- One-and-a-half storey, one-room schoolhouse
- Gable roof
- Bullseye window
- Bell tower
- Dichrome brick patterning under front facade eaves
- Corbel brick pattern under eaves
- Quoining
- Buff brick flat segmental arches with stone keystones over windows

#### HISTORICAL/ASSOCIATIVE VALUE:

- Functioned as Castlemore School S.S. # 6 for 89 years (1873-1962)
- Illustrates the trend of one room schoolhouses
- Associated with the rural schools of the Toronto Gore Township, one of a few still standing

#### CONTEXTUAL VALUE:

- Visually marks the former rural community of Castlemore
- Visible along The Gore Road



# 7 PROPOSED DEVELOPMENT

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## 7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The client is seeking to sever the subject property into two parcels (Appendix A). The lands to be retained will consist of 0.33 hectares and include the modern dwelling and former schoolhouse. The lands to be severed are 15.16 hectares in area and will include the two farm buildings and cultivated agricultural area.

There are no development plans for the lands to be severed at the time of the writing of this report.

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## 7.2 POTENTIAL IMPACTS

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MCM's *Heritage Resources in the Land Use Planning Process* advises that the following "negative impacts" be considered:

- *Destruction* of any, or part of any, significant heritage attributes, or features<sup>2</sup>
- *Alteration* that is not sympathetic, or is incompatible, with the historic fabric and appearance<sup>3</sup>
- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden<sup>4</sup>
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship<sup>5</sup>
- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features<sup>6</sup>
- *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<sup>7</sup>
- *Land disturbances* such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource<sup>8</sup>

Other potential impacts may also be considered such as encroachment or construction vibration (Image 22). Historic structures, particularly those built with masonry elements, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery, subsidence from utility line failures, or excessive dust (Randl 2001:3-6).

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<sup>2</sup> This is used as an example of a *direct* impact in the MCM *Info Bulletin 3*.

<sup>3</sup> A *direct* impact in the MCM *Info Bulletin 3*.

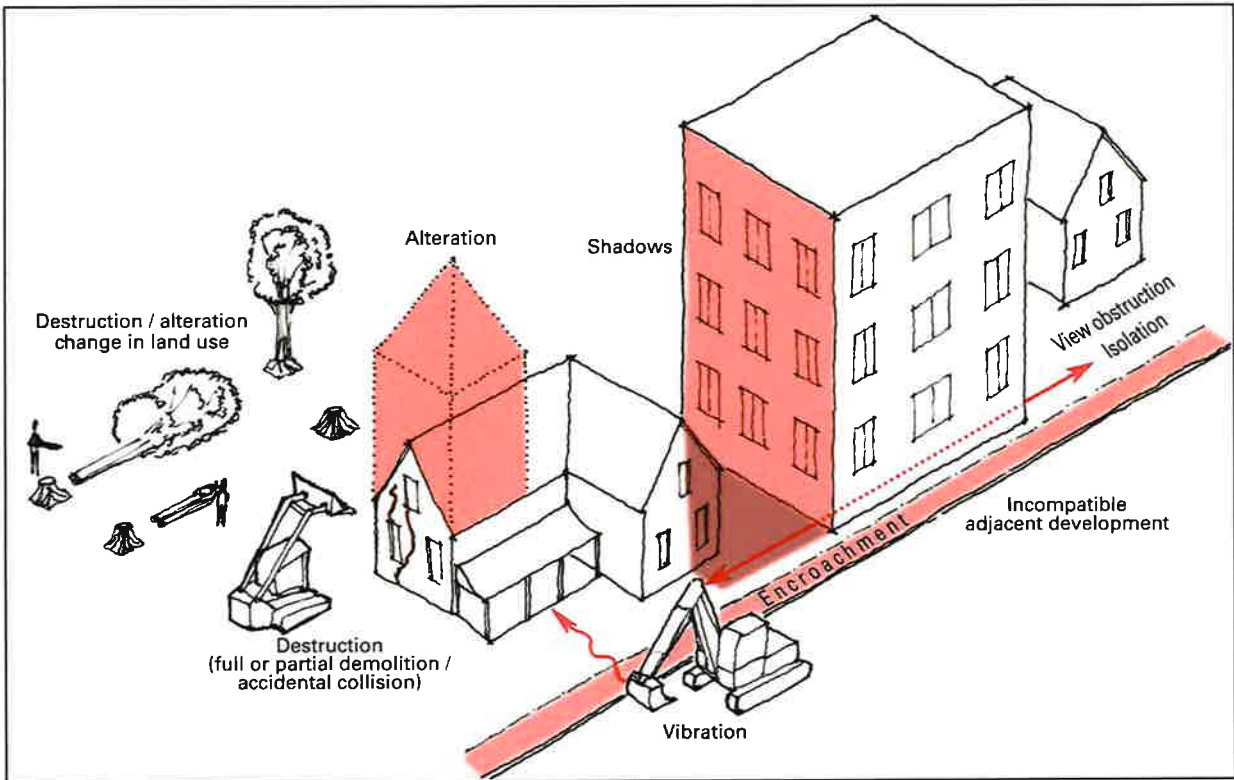
<sup>4</sup> An *indirect* impact in the MCM *Info Bulletin 3*.

<sup>5</sup> An *indirect* impact in the MCM *Info Bulletin 3*.

<sup>6</sup> An example of a *direct* and *indirect* impact in the MCM *Info Bulletin 3*. It is a direct impact when significant views or vistas within, from or of built and natural features are obstructed, and an indirect impact when "a significant view of or from the property from a key vantage point is obstructed".

<sup>7</sup> A *direct* impact in the MCM *Info Bulletin 3*.

<sup>8</sup> In the MCM *Heritage Resources in the Land Use Planning Process* this refers only to archaeological resources but in the MCM *Info Bulletin 3* this is an example of a *direct* impact to "provincial heritage property, including archaeological resources".



**Image 22: Examples of negative impacts**

Although the MCM's *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MCM's *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- **Magnitude** - amount of physical alteration or destruction that can be expected
- **Severity** - the irreversibility or reversibility of an impact
- **Duration** - the length of time an adverse impact persists
- **Frequency** - the number of times an impact can be expected
- **Range** - the spatial distribution, widespread or site specific, of an adverse impact
- **Diversity** - the number of different kinds of activities to affect a heritage resource

Since advice to describe magnitude is not included in the MCM's *Guideline* or any other Canadian guidance, the ranking provided in the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011: Appendix 3B) is adapted here. While developed specifically for World Heritage Sites, it is based on a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts developed for the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) (Bond & Worthing 2016:166-167) and aligns with approaches developed by other national agencies such as the Irish Environmental Protection Agency (reproduced in Kalman & Létourneau 2020:390) and New Zealand Transport Agency (2015). The grading of impact is based on the "Guide to Assessing Magnitude of Impact" summarized in Table 7-1 below.

Table 7-1: Impact Grading

Impact Grading	Description
Major	Change to heritage attributes that contribute to the CHVI such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many heritage attributes, such that the resource is significantly modified. Changes to the setting of a heritage property, such that it is significantly modified.
Minor	Change to heritage attributes, such that the asset is slightly different. Change to the setting of a heritage property, such that it is noticeably changed.
Negligible/Potential	Slight changes to heritage attributes or the setting that hardly affects it.
None	No change to heritage attributes or setting.

An assessment of potential impacts resulting from the proposed development on the property's CHVI and heritage attributes is presented in Table 9-2.

### 7.3 EVALUATION OF IMPACTS

Below, Table 7-2 will evaluate impacts to the subject property.

Table 7-2: Evaluation of Impacts to the subject property at 10300 The Gore Road.

CRITERIA	EVALUATION
<b><i>Destruction of any, or part of any, significant heritage attributes or features;</i></b>	<b>Impact:</b> None  <b>Rationale:</b> The proposed severance of the property will not result in the destruction of any of the identified heritage attributes.
<b><i>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</i></b>	<b>Impact:</b> None  <b>Rationale:</b> The proposed severance of the property does not include plans to develop the retained and severed lands; as such, there will be no alteration to the identified physical/design heritage attributes. Consideration of impact to the contextual heritage attributes are discussed under the 'direct or indirect obstruction' criteria.
<b><i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</i></b>	<b>Impact:</b> None  <b>Rationale:</b> The proposed severance of the property does not include plans to develop the retained or severed lands. As such, there will be no shadow impacts.  Future development of the severed lands may have shadow impacts.

CRITERIA	EVALUATION
<b>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</b>	<p><b>Impact:</b> None</p> <p><b>Rationale:</b> The proposed severance of the property does not include plans to develop the retained and severed lands; as such, no heritage attributes will be isolated.</p> <p>Future development of the severed lands has the potential to partially isolate the former schoolhouse from its relationship with The Gore Road.</p>
<b>Direct or indirect obstruction of significant views or vistas within, from, or to built and natural features;</b>	<p><b>Impact:</b> Potential</p> <p><b>Rationale:</b> While the significant views identified in the list of heritage attributes will not be impacted by the proposed severance of the property as there are no development plans for the severed lands, the severance may reduce the City's ability to manage the views to the former schoolhouse's north elevation from The Gore Road as the severed land will not be directly subject to a designation by-law (instead it will be an adjacent property).</p>
<b>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;</b>	<p><b>Impact:</b> None</p> <p><b>Rationale:</b> The land use of this property will not change as a result of the proposed severance.</p>
<b>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</b>	<p><b>Impact:</b> None</p> <p><b>Rationale:</b> The proposed severance of the subject property will not result in any land disturbances.</p> <p>However, future development of the severed lands would result in land disturbances and an archaeological assessment should be completed as part of any future application for development under the <i>Planning Act</i>.</p>

## 7.4 RESULTS OF IMPACT ASSESSMENT

The preceding impact assessment has determined that the proposed severance will largely not result in any impacts to the heritage attributes identified in the designation by-law. However, potential impacts to the view of the former schoolhouse's north elevation from The Gore Road were identified as severance of the property may reduce the City's ability to manage this view given it will be a separate, adjacent property and not directly subject to the designation by-law. In addition, while there are no development plans for the severed land at present, development of this land in the future may result in impacts to the identified heritage attributes (i.e., the development of the severed lands will involve a Secondary Plan process including the proposal of an HIA).



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## 7.5 MITIGATION MEASURES

The potential impact to the views of the former schoolhouse's east elevation from The Gore Road can be effectively managed through mitigation measures, as such, alternative options to the proposed severance have not been considered.

WSP recommends that the design concept of any future development of the severed lands take into consideration the importance of views to the schoolhouse from The Gore Road and that buildings be placed strategically so as to allow for maintenance of the visual relationship between the former schoolhouse and The Gore Road.

Future development of the severed land should also be accompanied by a Heritage Impact Assessment to evaluate the impact of the development on the former schoolhouse's heritage attributes, including but not limited to the identified views.

## 8 RECOMMENDATIONS

The proposed development includes the severance of the subject property into two separate lots. The retained portion will include the existing dwelling and the former schoolhouse and the severed lands will include the two farm buildings and agricultural fields. There is no proposed development of the retained or severed lands as part of this severance application.

Review of the proposed severance application has determined that the severance will largely not impact the identified heritage attributes but has the potential to affect views of the front facade and north elevation from The Gore Road given the City will have less ability to regulate these views once the property is severed.

As such, the following recommendations are made:

1. That future development of the severed lands maintain views to the front facade and north elevations of the former schoolhouse from The Gore Road through the appropriate placement of buildings;
2. That any future application under the *Planning Act* for the severed lands be accompanied by a Heritage Impact Assessment to review potential negative impacts and provide appropriate alternatives and/or mitigation measures.

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# APPENDIX

## A SEVERANCE PLAN



September 26, 2022

The City of Brampton  
Legal Services Division  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

B-2022-0015, A-2022-0323

ATTN: Ms. Jeanie Myers  
Secretary - Treasurer

Re: **Committee of Adjustment  
Consent Application & Minor Variance Application  
Paul Pfundt and Roberta Rosemarie Elizabeth Pfundt  
10300 The Gore Road  
Candevcon File No. W22110**

Dear Jeanie,

We enclose herewith the following documents pursuant to the subject Consent and Minor Variance Applications:

1. A Consent Application form, with Authorization and Permission to Enter signed by the Owner;
2. A Minor Variance Application form, with Authorization and Permission to Enter signed by the Owner;
3. A copy of the Severance Plan (SV-1).
4. Cheques as per the application fee schedule.

The purpose of the Consent Application is to sever the property to facilitate the creation of a new lot on the subject lands. The severed parcel will be approximately 15.39 hectares in size and is currently an agricultural lot, proposed for future development that will be consistent with the City of Brampton Official Plan and Gore Meadows Secondary Plan (SP56). The retained land is used for residential purposes and is approximately size 0.38 hectares in size. A single detached dwelling, a heritage building (non-residential) and accessory shed currently occupy the retained lands.

A minor variance is requested based on the approval of the severance, since the retained lands would contain a lot area below the minimum requirement and rear yard setback below the minimum requirement in the Zoning By-law. Therefore, a request to permit a minimum lot area of 0.38 hectares and a minimum rear yard setback of 0.5 metres is being proposed concurrently.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Sincerely,  
Candevcon Limited



GTA WEST OFFICE (CORPORATE)  
9358 GOREWAY DRIVE  
BRAMPTON, ONTARIO L6P 0M7  
T: (905) 794-0600 F: (905) 794-0611

PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING  
TRANSPORTATION PLANNING  
TRAFFIC & PARKING STUDIES  
ROADS & BRIDGES  
DEVELOPMENT ENGINEERING SERVICES  
WATER RESOURCES  
ENVIRONMENTAL NOISE STUDIES  
LAND USE & ENVIRONMENTAL PLANNING  
STRUCTURAL ENGINEERING

**Steven Giankoulas, RPP Candidate**

**cc: Nick Rapallo  
Paul & Roberta Pfundt  
Diarmuid Horgan  
Maria Jones**







The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION  
Consent  
(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Paul Pfundt and Roberta Rosemarie Elizabeth Pfundt  
(print given and family names in full)  
Address 10300 The Gore Road  
Brampton, Ontario L6P 0A6  
Phone # 416-213-7181 Fax # \_\_\_\_\_  
Email marco@royalpinehomes.com

(b) Name of Authorized Agent Candevcon Limited (Steven Giankoulas)  
Address 9358 Goreway Drive  
Brampton, Ontario L6P 0M7  
Phone # 905-794-0600 ext 2060 Fax # 905-794-0611  
Email steven@candevcon.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.  
Specify: To sever the property to facilitate the creation of a new lot.

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.  
West Humber River Developments Inc.

4. Description of the subject land ("subject land" means the land to be severed and retained):  
a) Name of Street The Gore Road Number 10300  
b) Concession No. 9 Lot(s) 12  
c) Registered Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_  
d) Reference Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_  
e) Assessment Roll No. 10-12-0-001-17300-0000 Geographic or Former Township N.D.

5. Are there any easements or restrictive covenants affecting the subject land?  
Yes ☐ No ☒  
Specify: \_\_\_\_\_

6. Description of severed land: (in metric units)

a) Frontage 232.08m Depth 659.58m Area 15.39 ha

b) Existing Use Agricultural Proposed Use Residential and Open Space (Valleyland)

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing) Two non-residential structures

(proposed) None

d) Access will be by: Existing Proposed

Provincial Highway ☐ ☐

Municipal Road - Maintained all year ☐ ☐

Other Public Road ☐ ☐

Regional Road ☒ ☐

Seasonal Road ☐ ☐

Private Right of Way ☐ ☐

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by: Existing Proposed

Publicly owned and operated water system ☐ ☒

Lake or other body of water ☐ ☐

Privately owned and operated individual or communal well ☐ ☐

Other (specify): \_\_\_\_\_

g) Sewage disposal will be by: Existing Proposed

Publicly owned and operated sanitary sewer system ☐ ☒

Privy ☐ ☐

Privately owned and operated individual or communal septic system ☐ ☐

Other (specify): \_\_\_\_\_

7. Description of retained land: (in metric units)

a) Frontage 50.79m Depth 75.58m Area 0.38 ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing) One single detached dwelling, one designated heritage building and one accessory shed

(proposed) None

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

\_\_\_\_\_

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>A1-1520, Floodplain</u>	<u>A1-1520</u>
Official Plans		
City of Brampton	<u>Residential, Open Space</u>	<u>Residential, Open Space</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

File # \_\_\_\_\_ Status/Decision \_\_\_\_\_

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance	<u>A-2022-0323</u>	<u>CONCURRENT</u>
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?  
Yes ☒ No ☐

13. Is the subject land within an area of land designated under any Provincial Plan?  
Yes ☒ No ☐

14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes ☒ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Brampton  
this 27 day of September, 2022.

Check box if applicable:

[Signature]  
Signature of Applicant, or Authorized Agent, see note on next page

☐ I have the authority to bind  
the Corporation

#### DECLARATION

I, Steven Giannoulas of the City of Richmond Hill  
in the County/District/Regional Municipality of York solemnly declare that all the statements contained in t  
application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton  
in the Region of  Peel  
this 27<sup>th</sup> day of September, 2022

[Signature]  
Signature of applicant/solicitor/authorized agent, etc.

[Signature]  
Signature of a Commissioner, etc.

**Submit by Email**  
Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

#### FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

This application has been reviewed with respect to possible variances required and the results  
of the said review are outlined on the attached checklist.

[Signature]  
Zoning Officer

Oct 5, 2022

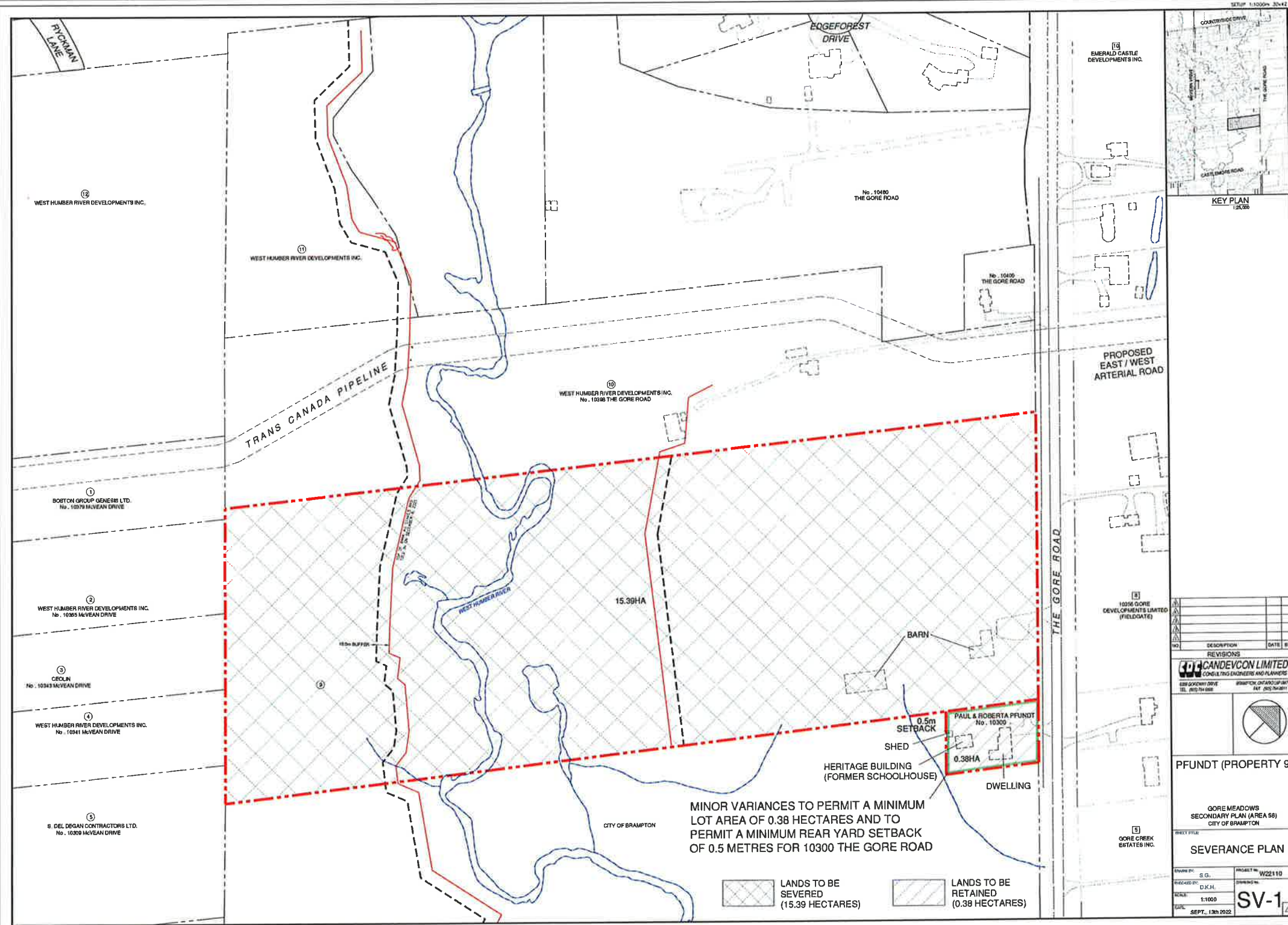
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

September 27, 2022





KEY PLAN  
1:25,000

NO.	DESCRIPTION	DATE	BY
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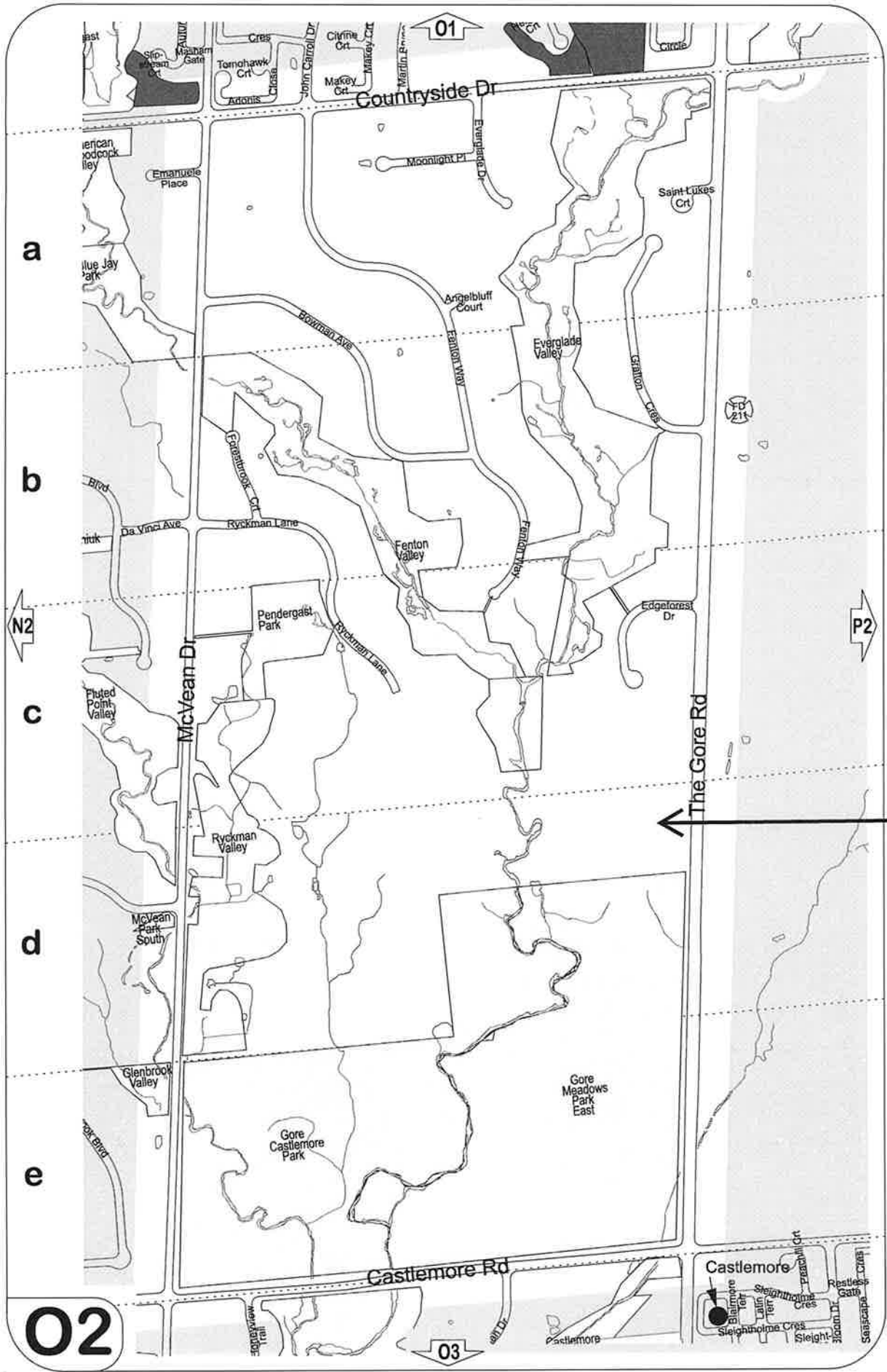
**PFUNDT (PROPERTY 9)**

GORE MEADOWS  
SECONDARY PLAN (AREA 58)  
CITY OF BRAMPTON

**SEVERANCE PLAN**

PREPARED BY: S.G. PROJECT NO. W22110  
CHECKED BY: D.K.H. DRAWING NO.  
SCALE: 1:1000  
DATE: SEPT. 13th 2022

**SV-1**



B-2022-0015  
A-2022-0323