

Date: 2023-01-10

Subject: **Heritage Impact Assessment for 10300 The Gore Road, Former Castlemore Schoolhouse S.S. #6 – Ward 10**

Contact: **Merissa Lompart**
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Report Number: Planning, Bld & Growth Mgt-2023-079

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated January 10, 2023 to the Brampton Heritage Board Meeting of January 24, 2023, regarding the **Heritage Impact Assessment, 10300 The Gore Road, Former Castlemore Schoolhouse S.S. #6 – Ward 10, dated December 2022** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by WSP be followed:
 - a. 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;
 - b. 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.
3. That the consent application for the severance of these lands be recommended for approval by Heritage staff through the appropriate planning processes as outlined by the Planning Act.

Overview:

- **10300 The Gore Road, the Former Castlemore School S.S. #6, was designated under the *Ontario Heritage Act* under By-Law 233-2015 in 2015.**
- **A Heritage Impact Assessment (HIA) was requested by Heritage staff when the proponent submitted a consent application for severance of the lands including the heritage resource.**
- **The HIA demonstrated that the proposed severance will not negatively affect the designated resource. The HIA recommends that if further development of the severed lands including the resource, and the severed lands directly to the north of resource is proposed, that a new HIA be completed to identify and mitigate any potential impacts.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**

Background:

10300 The Gore Road was designated under *Part IV of the Ontario Heritage Act* in 2015 for having Cultural Heritage Value or Interest. The schoolhouse was built in 1873, and functioned as such for the next 89 years. It is a good example of a vernacular one-room schoolhouse, and can be associated with the historic village of Castlemore.

A consent application for the severance of 15.16 Hectares, and the retention of 0.33 Hectares was filed with the City of Brampton in 2022. At this time a Heritage Impact Assessment was requested as the property is designated under the *Ontario Heritage Act*.

The proponent retained WSP for the Heritage Impact Assessment.

Current Situation:

The Heritage Impact Assessment (HIA) has been prepared to address impacts to the designated property and the resources on the property due to the proposed severance of the land into two parcels.

The HIA concluded that the impacts to the property are minimal, and provided the following two 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, and;
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.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This project covers the *Green* Term of Council Priorities by promoting re-use and restoration, the more sustainable option.

Conclusion:

It is recommended that the **Heritage Impact Assessment for 10300 The Gore Road – Ward 10** be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

Merissa Lompart
Assistant Heritage Planner



Charlton Carscallen
Principal Planner/Supervisor Heritage

Approved by:

Approved by:

Jeffrey Humble
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Henrik Zbogor
Director of City Planning & Design

Attachments:

Appendix A – Heritage Impact Assessment, WSP December 2022