

**Date:** 2023-05-23

**Subject:** **8935 Mississauga Road – Heritage Impact Assessment**

**Contact:** Harsh Padhya, Heritage Planner, Integrated City Planning,  
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**Report Number:** Planning, Bld & Growth Mgt-2023-470

**Recommendations:**

1. That the report titled: **8935 Mississauga Road – Heritage Impact Assessment – Ward 4 (HE.x 8935 Mississauga Road)**, to the Brampton Heritage Board Meeting of June 20, 2023, be received; and
2. That the recommendation within the Heritage Impact Assessment prepared by Parslow Heritage Consultancy Inc. (PHC), dated November 2022, for removing the property from the heritage register, be approved.

**Overview:**

- The property at 8935 Mississauga Road is included on the City of Brampton’s Municipal Register of Cultural Heritage Resources ‘Listed’ Heritage Properties.
- The property contains a storey-and-a-half ‘L’ shaped residence with rear addition, a free standing ‘granny flat’, and a two bay three bent 20th century timber frame outbuilding.
- The property fronts onto Mississauga Road, in close proximity to the Credit River. The property was historically associated with the village of Huttonville.
- The owner is seeking to redevelop the property and is undertaking a Cultural Heritage Evaluation Report (CHER) as due diligence in advance of a development application.
- HIA concludes that the property does not meet any of the criteria for cultural heritage value or interest prescribed under Ontario Regulation 9/06.

## **Background:**

8935 Mississauga Road is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. The register identifies the current residence as the Hutton House.

The subject property fronts on Mississauga Road, in close proximity to the Credit River, and was historically associated with the village of Huttonville. Currently the lot contains a storey-and-a-half "L" shaped residence with rear addition, a free standing "granny flat," and a two bay three-bent 20th century timber frame outbuilding.

The residence is set well back from Mississauga Road, located at the top of a break in slope and therefore elevated above the grade of Mississauga Road. The residence is largely obscured from view by a mix of mature trees and dense brush.

The subject property has been significantly altered from its as-built configuration and has been divided into two independent apartment units. The structure has been subject to multiple renovations including a gable roofed rear addition that was later altered in 1973. The interior of the residence no longer retains its original layout, and few examples of period finishes are present. Only the front unit retains examples of the original period trim.

Parslow Heritage Consultancy Inc. (PHC) was retained by the applicant to complete the Cultural Heritage Evaluation Report (CHER).

## **Current Situation:**

The proponent is seeking to redevelop the property and this CHER is prepared as due diligence in advance of a Development Application. The Proponent intends to construct a single, custom home on the subject property and the adjacent property at 8921 Mississauga Road.

The purpose of this assessment was to review relevant historical documents and identify any cultural heritage resources associated with the property. The criteria identified in Ontario Regulation 9/06 under the Ontario Heritage Act (OHA) were applied to evaluate the cultural heritage value or interest (CHVI) associated with the property. A site visit to assess the CHVI associated with 8935 Mississauga Road was conducted by PHC on September 30, 2022. Subsequently, a site visit by heritage staff was undertaken on May 3, 2023 in order to assess the existing conditions of the property and review the evaluation.

Heritage Staff have reviewed the submitted report against the City's Terms of Reference document and it is considered to be complete.

The following recommendation are put forth for consideration:

1. Based on the evaluation under O. Reg. 9/06 the subject property does not exhibit Cultural Heritage Value/ Interest (CHVI); it is recommended the Subject Property

be removed from the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties.

**Corporate Implications:**

None.

Financial Implications:

None.

Other Implications:

None.

**Term of Council Priorities:**

The approval of the Heritage Impact Assessment discussed within this report is consistent with the Term of Council Priority "Well Run Government". The proposed relocation of the heritage dwelling allows the development of the lands to proceed while conserving a local heritage resource within the community.

**Conclusion:**

It is recommended that the Heritage Impact Assessment for 8935 Mississauga Road and the recommendations therein be approved by the Brampton Heritage Board.

Authored by:

H.A.Padhya

Reviewed by:

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Director, Integrated City Planning

Approved by:

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Steve Ganesh, RPP, MCIP  
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**Attachments:**

Appendix 1 – Heritage Impact Assessment – 8935 Mississauga Road