GOLDER
MEMBER OF WSP

REVISED REPORT

Heritage Impact Assessment

4784 Castlemore Road, City of Brampton, Regional Municipality of Peel, part of Lot 11, Concession 10 Northeastern Division, former Township of Toronto Gore, County of Peel, Ontario

Submitted to:

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Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

In April 2021, Apoca Carpenters Ltd. (Apoca) retained WSP Canada Inc. (WSP), formerly Golder Associates Ltd., to conduct a Heritage Impact Assessment (HIA) for 4784 Castlemore Road (the property) in the City of Brampton, Regional Municipality of Peel, Ontario. Covering approximately 16.26 hectares (ha), the property is listed (not designated) on the City of Brampton's *Municipal Register of Cultural Heritage Resources*. The property includes a late-19th century storey-and-a-half vernacular brick farmhouse with fieldstone foundation.

Apoca intends to develop the property for a residential subdivision and relocate the farmhouse approximately 45 metres (m) northwest of its current location within the property. Since the property is listed under Section 27 of the *Ontario Heritage Act*, the City of Brampton (the City) requires an HIA as part of a condition of site plan approval.

Following guidelines provided by the Ministry of Citizenship and Multiculturalism (MCM), the City's *Official Plan* and *Heritage Impact Assessment Terms of Reference* (2019), as well as Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, describes the property's geographic and historical context, inventories the property's built and landscape features, and evaluates the property using the criteria prescribed in *Ontario Regulation 9/06* (*O. Reg. 9/06*). Based on this understanding of the property, it assesses the potential impacts of the proposed development and recommends future action.

From the results of historical research, field investigations, and comparative architectural analysis, WSP determined that:

- the main block of the farmhouse is a side gable and wing "common house" type with T-shaped plan. Its side gable and wing, as well as its north extension, have a stone foundation and interior framing possibly dating to the last quarter of the 19th century. The north extension was likely an early addition given the continuity of the foundation and brick work.

WSP's subsequent evaluation of the property concluded that:

- **the property meets one (1) criterion of *O. Reg. 9/06* for its farmhouse, which is considered a built heritage resource with design or physical value, and therefore has cultural heritage value or interest (CHVI).**

Impact assessment then determined that *without mitigation* the proposed development will result in:

- risk of minor to major negative impacts to the farmhouse from destruction, alteration (i.e., incompatible alterations), shadows, and land disturbances (i.e., vibration and dust)

As the property was evaluated to have CHVI and will be impacted by the proposed development, WSP identified three possible options to reduce or avoid the negative effects and concluded that Option 3, a rehabilitated structure relocated within the development, would see its heritage attributes conserved, a visual connection with its original parcel retained, and also maintain its visibility to the public.

To minimize or avoid the risk of negative impacts on the property's CHVI and heritage attributes (i.e., the farmhouse) due to incompatible alterations, shadows, vibration, and dust during the farmhouse's relocation and the property's overall development, WSP recommends the actions detailed in Section 8.5 and summarized below:

Short-term Conservation Actions (Planning & Pre-construction Phase)

1) compile a Heritage Building Protection Plan (HBPP) to stabilize and conserve the farmhouse in its current location until the proposed development is initiated. Include measures in the HBPP to mothball the structure until the conservation effort can begin

2) establish a regular inspection and monitoring protocol until the proposed development is initiated

3) prepare a Heritage Conservation Plan (HCP) detailing how the heritage attributes of the farmhouse will be conserved, protected, and enhanced, and the preferred conservation approach (i.e., rehabilitation for adaptive reuse), that balances the objectives of heritage conservation with economic and social sustainability

4) Document the farmhouse through measured drawings, rectified photography, and written notes prior to undertaking any intervention beyond minor stabilization or maintenance

5) In accordance with the MCM's *Heritage Resources in Land Use Planning Process*, design guidelines that harmonize massing, setback, setting and materials as a mitigation measure to reduce impacts to cultural heritage resources, the design of the dwellings immediately surrounding the farmhouse should be sensitively designed to reflect a similar massing, height, and materials

6) incorporate landscaping measures into the site planning to ensure vegetation related to the property is protected and/ or enhanced by the development or redevelopment

Medium-term Conservation Actions (Construction Phase)

- implement site control and communication
- create physical buffers
- manage fugitive dust emissions
- monitor construction within a 10-m zone around the farmhouse for vibration exceedance. This monitoring zone should be communicated to all site personnel.

Long-term Conservation Actions

- as the property met only one criterion of *O. Reg. 9/06*, the decision to designate the property under Part IV of the *OHA* may be considered by the City.

If Apoca commits to implement these mitigation strategies, WSP recommends that the City:

- ***approve the development as currently proposed***

Study Limitations

WSP has prepared this report in a manner consistent with the guidelines developed by the Ministry of Citizenship and Multiculturalism (MCM) and the City of Brampton, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments, and purpose described to WSP by Apoca Carpenters Ltd. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without WSP's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, WSP may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to WSP. The report, all plans, data, drawings and other documents as well as electronic media prepared by WSP are considered its professional work product and shall remain the copyright property of WSP, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of WSP. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of WSP's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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1.0 INTRODUCTION

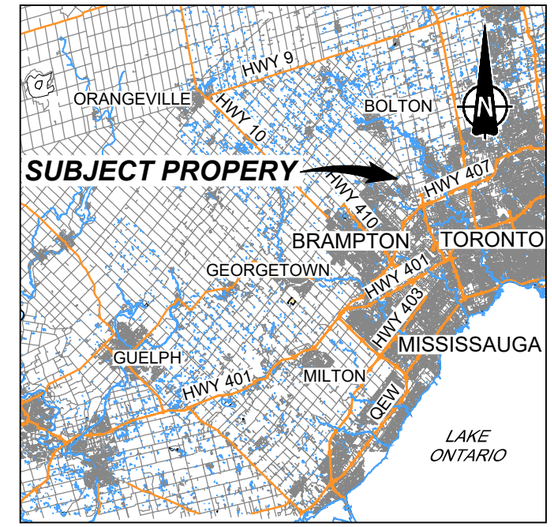
In April 2021, Apoca Carpenters Ltd. (Apoca) retained WSP Canada Inc. (WSP), formerly Golder Associates Ltd., to conduct a Heritage Impact Assessment (HIA) for 4784 Castlemore Road (the property) in the City of Brampton, Regional Municipality of Peel, Ontario (Figure 1). Covering approximately 16.26 hectares (ha), the property is listed (not designated) on the City of Brampton *Municipal Register of Cultural Heritage Resources*. The property includes a late 19th century storey-and-a-half vernacular brick farmhouse with fieldstone foundation.

Apoca intends to develop the property for a residential subdivision and relocate the farmhouse approximately 45 metres (m) northwest of its current location within the property. Since the property is listed under Section 27 of the *Ontario Heritage Act*, the City of Brampton (the City) requires a HIA as part of as a condition of site plan approval.

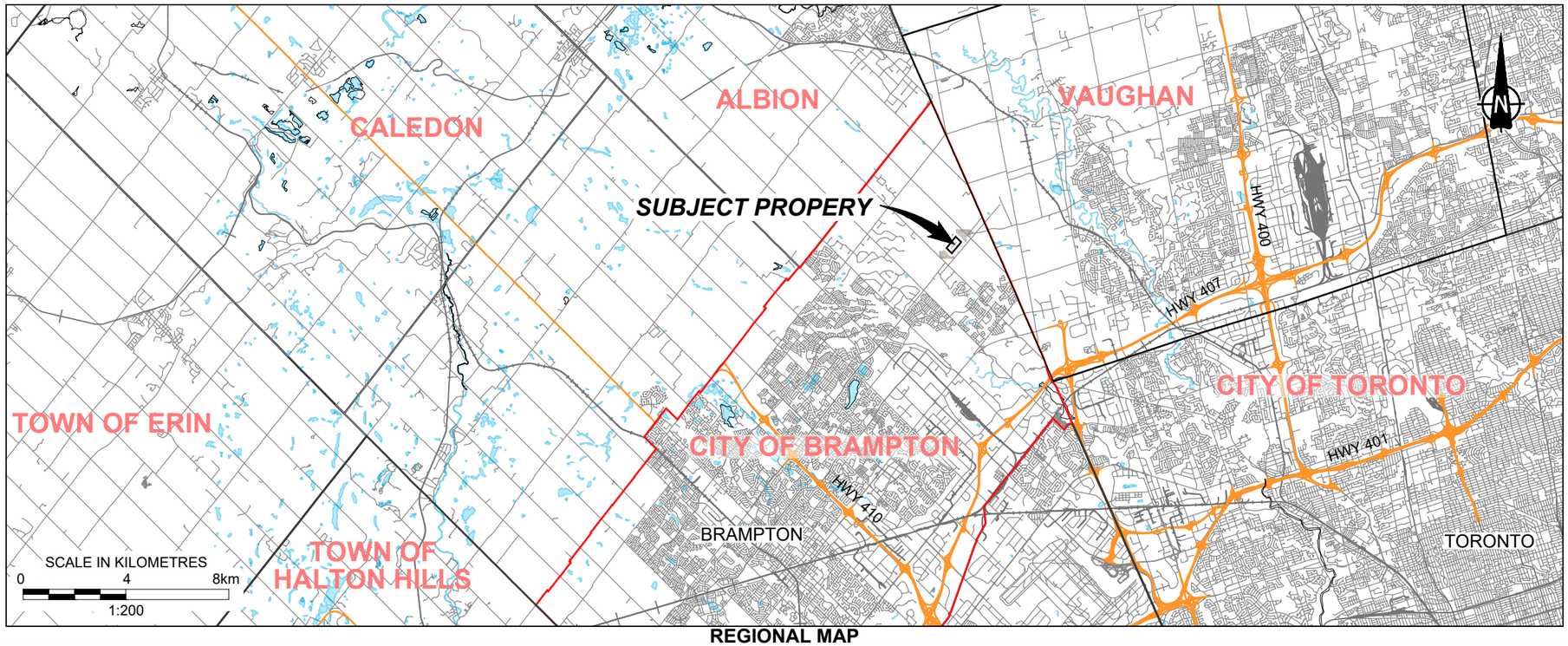
Following guidelines provided by the Ministry of Citizenship and Multiculturalism (MCM), the City *Official Plan* and *Heritage Impact Assessment Terms of Reference* (2019), as well as the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA:

- outlines the study's objectives and scope, and the methods used to investigate and evaluate cultural heritage resources on the property
- summarizes the international, federal, provincial, and municipal heritage policies relevant to integrating new development with built heritage resources and cultural heritage landscapes
- describes the property's geographic and historical context
- inventories the built elements and setting of the property, and discusses the structural history, architectural influences, integrity, and the physical conditions
- evaluates the property using the criteria for cultural heritage value or interest prescribed in *Ontario Regulation 9/06* (*O. Reg. 9/06*)
- describes the proposed works and assesses potential negative direct and indirect impacts, and
- recommends future action.

AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

— — —	APPROXIMATE SUBJECT PROPERTY
———	CITY OF BRAMPTON BOUNDARY
———	TOWNSHIP/MUNICIPALITY BOUNDARY
BRAMPTON	TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2021, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2021;

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CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE IMPACT ASSESSMENT
4784 CASTLEMORE ROAD, CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

TITLE

LOCATION PLAN

GOLDER
MEMBER OF WSP

PROJECT No.		21460927	FILE No. 21460927–1000–R01001
			SCALE AS SHOWN REV. 0
CADD	DCH	July 14/21	
CHECK	JK/MT	Oct 19/22	

FIGURE 1

Client: Apoca Carpentry Ltd.

Original Format is Tabloid 279mm x 432mm

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Jul 15, 2021 – 9:58am

Drawing file: 21460927–1000–R01001.dwg

2.0 OBJECTIVES, SCOPE, AND METHOD

The objectives of this HIA were to:

- understand the property's land use history, construction and architectural types, and degree of change through time
- determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in *O. Reg. 9/06*
- determine if the proposed development will negatively impact the property's CHVI and heritage attributes, if identified
- consider alternatives to avoid or reduce the identified impacts
- recommend mitigation or conservation measures, if required

To meet these objectives, WSP followed the typical process to investigate a property, evaluate its significance, assess impacts to the properties' CHVI and heritage attributes, and mitigate any adverse effects (Figure 2). This included the tasks to:

- consult municipal heritage staff (Section 2.1)
- review applicable international, provincial and municipal heritage policies and guidance (Section 3.0)
- trace the property's history through documentary records and mapping (Section 4.2.3)
- conduct field investigations to document existing conditions on the property (Section 5.0)
- analyse the structural history, integrity, and described the overall physical condition of the property's built elements (Sections 5.3, 5.4, and 5.5)
- evaluate the property using the criteria prescribed in *O. Reg. 9/06* in combination with provincial and municipal guidance (Section 6.0).
    - This included review of *Cultural Heritage Study, Highway 427 Industrial Secondary Plan (Area 47), Lots 11 to 17, Concessions 10 to 11 and Lots 13 to 17, Concession 12, Former Township of Toronto Gore, County of Peel, City of Brampton, Regional Municipality of Peel, Ontario* (Archaeological Services Inc. 2009a), which included an assessment of the property.
- assess the impacts from the proposed development using international, provincial, and municipal guidance (Section 8.0)
- develop recommendations for future action based on provincial guidance (Section 8.5).

Due to access restrictions resulting from the COVID-19 pandemic, all information was compiled from online sources, WSP's reference library and previous reports, and reports and other data provided by the City of Brampton. This included primary and secondary sources such as historical county and topographical maps, aerial imagery, Abstract Index Books, Census records, historical directories, and data uploaded to Ancestry.ca (APPENDIX A).

Cultural Heritage Specialist Ragavan Nithiyanantham conducted field investigations of the property on 18 May 2021, which included accessing the interior of the farmhouse and taking digital photographs using a Samsung Galaxy Note20 5G digital camera. The property was also documented using the *Canadian Inventory of Historic Buildings* (Parks Canada 1980) recording form.

Several widely recognized manuals related to determining impacts and conservation approaches to built heritage resources and cultural heritage landscapes were also consulted, including:

- *Ontario Heritage Tool Kit* (5 volumes) and *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Heritage Identification & Evaluation Process* (MCM 2006; 2014)
- *The Evaluation of Historic Buildings* and *Heritage Planning: Principles and Process* (Kalman 1979; Kalman & Létourneau 2020)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

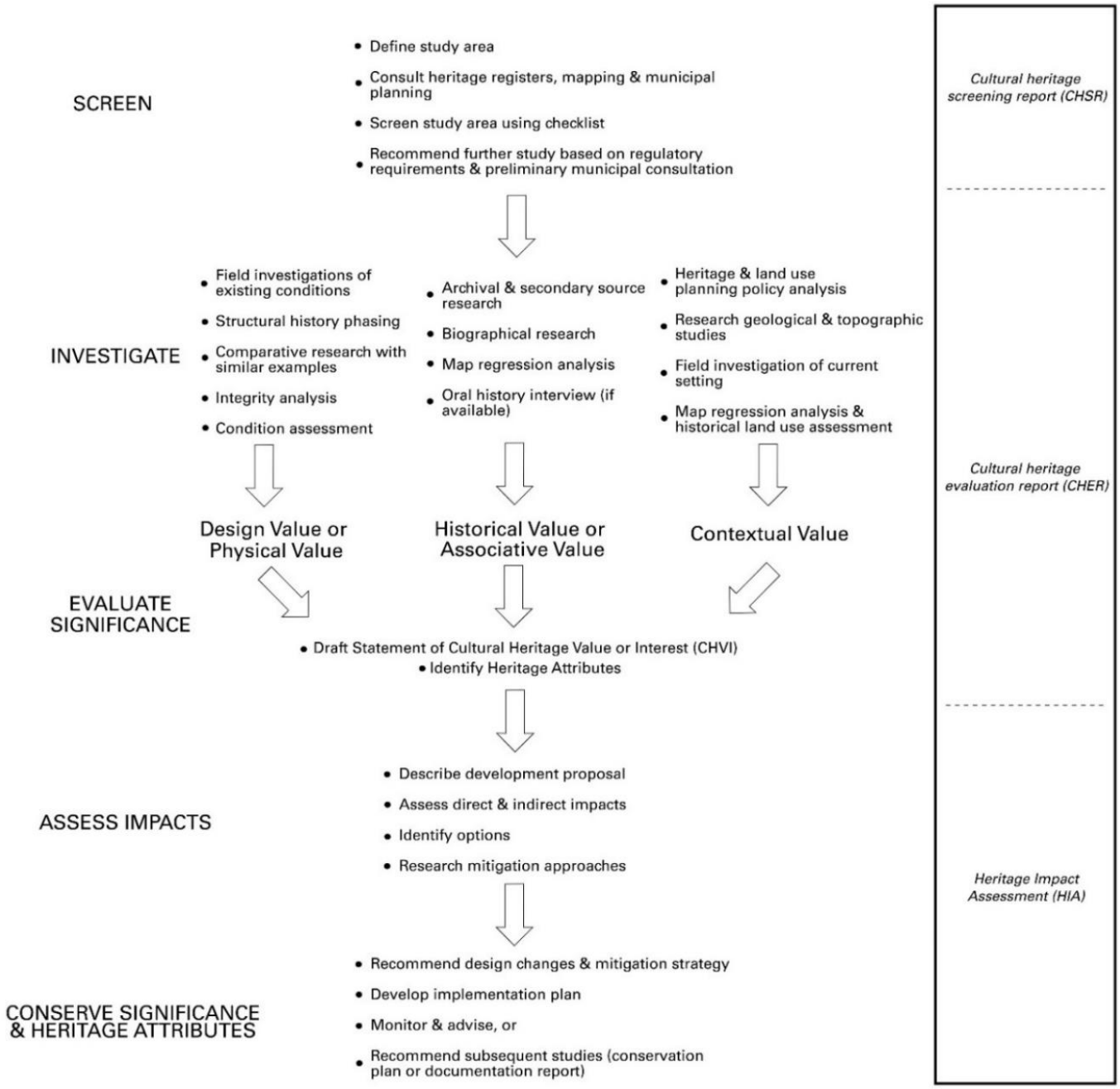


Figure 2: Typical process to investigate a property, evaluate its significance, assess impacts to its CHVI and heritage attributes, and mitigate any adverse effects.

2.1 Record of Engagement

Table 1 summarizes the results of engagement undertaken for this HIA.

Table 1: Results of engagement

Contact	Date & Type of Communication	Response
Pascal Doucet, MCIP, RPP, Heritage Planner, City Planning & Design Planning, Building and Economic Development	Email request 9 July 2021 seeking input on any information the City may have on file for the property, and if the City is aware of any architecturally comparable building in the Township of Toronto Gore. Email request 15 July 2021 requesting a copy of the Cultural Heritage Study for the Highway 427 Industrial Secondary Plan (Area 47)	Email reply on 19 July 2021 providing: ■ list of properties in the Township of Toronto Gore with a sufficient level of cultural heritage integrity ■ Cultural Heritage Study for the Highway 427 Industrial Secondary Plan (Area 47)

3.0 POLICY FRAMEWORK

Management of cultural heritage is guided by provincial and municipal legislation and planning policy regimes, as well as advice developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

3.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; CHP *Standards and Guidelines).* This document was drafted in response to international and national agreements such as which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (*Venice Charter*), 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia ICOMOS *Charter for Places of Cultural Significance* (*Burra Charter*, updated 2013). The latter is important for pioneering "values based" evaluation and management, an approach central to Canadian federal, and provincial and territorial legislation and policies for identifying and conserving cultural heritage. The CHP *Standards and Guidelines* define three conservation treatments — preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide "best practice" approaches for all historic assets (ICOMOS 2011).

3.2 Provincial Heritage Policies

3.2.1 *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement* 2020 (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved.
- 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.

Each of the italicised terms is defined in Section 6.0 of PPS 2020, and those relevant to this report are provided below:

- ***Adjacent lands***: for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.
- ***Built heritage resource:*** means 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***: means 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 landscape:*** 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 in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- ***Development***: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
- ***Heritage attributes:*** 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).
- ***Protected heritage property:*** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.
- ***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*.

Importantly, the definition for *significant* includes a caveat that "criteria for determining significance…are established by the Province", and that "while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation." The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section.

3.2.2 *Ontario Heritage Act* and *Ontario Regulation 9/06*

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables council to "designate" individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of "cultural heritage value or interest" (CHVI). Evaluation for CHVI under the *OHA* (or *significance* under PPS 2020) is guided by *Ontario Regulation 9/06* (*O. Reg. 9/06*), which prescribes the *criteria for determining cultural heritage value or interest*. *O. Reg. 9/06* has three categories of absolute or non-ranked criteria, each with three sub-criteria:

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 ***historic 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.

Properties that meet at least one criterion of *O. Reg. 9/06* can be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property[1]; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

[1] The OHA definition "heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest."

Once a municipal council decides to designate a property, it is recognized through by-law and added to a "Register" maintained by the municipal clerk (*OHA,* Section 27[1]). Under Section 27 (1.2) of the *OHA*, a municipality may also "list" a property on the Register if "the municipality believes [it] to be of cultural heritage value or interest". Once listed, a property owner "shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice" (*OHA,* Section 27[3]).

The Town has listed the subject property under Section 27(1.2) of the *OHA.*

3.2.3 Provincial Heritage Guidance

For provincial properties, heritage planning must comply with the MCM *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MCM *Standards and Guidelines*). Though not applicable to private or municipal projects, the MCM *Standards and Guidelines* provides "best practice" approaches for evaluating cultural heritage resources and assessing impacts not under provincial jurisdiction. For heritage impact assessments, *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MCM *Info Bulletin 3*, 2017) of the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* advises on the contents and possible strategies.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the Province, through the MCM, has developed a series of guidance products. One used primarily for EAs is the MCM *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016). This checklist provides a screening tool for a study area to identify all the known or recognized cultural heritage resources, commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with structures 40 or more years old, or potential cultural heritage landscapes. If known or potential cultural heritage resources are identified, the MCM *Checklist* then advises whether further investigation as part of a Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is necessary.

Further guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MCM 2006) provides an outline for the contents of an HIA, which it defines as:

> is a study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment) …are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.

Heritage Resources in the Land Use Planning Process also provides advice on how to organize the sections of an HIA, although municipalities may draft their own terms of reference, such as the City of Brampton's *Heritage Impact Assessment: Terms of Reference* (n.d.), (see Section 1.0).

Determining the optimal conservation strategy where an impact is identified is further guided by the MCM *Eight Guiding Principles in the Conservation of Historic Properties* (2007):

1) **Documentary evidence** – restoration should not be based on conjecture

2) **Original location** – do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably

3) **Historic material** – follow "minimal intervention" and repair or conserve building materials rather than replace them

4) **Original fabric** – repair with like materials

5) **Building history** – do not destroy later additions to reproduce a single period

6) **Reversibility** – any alterations should be reversible

7) **Legibility** – new work should be distinguishable from old

8) **Maintenance** – historic places should be continually maintained

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MCM advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7).

3.3 Municipal Heritage Policies

3.3.1 Region of Peel

Consolidated in 2018, the Region of Peel *Regional Official Plan* (ROP) was developed with the objective to provide the Regional Council with "a long-term policy framework for decision making" that "sets the Regional context for more detailed planning by protecting the environment, managing resources and directing growth". It was drafted in response to the high level of population and employment growth in the Region, which is putting pressure on the ability to provide Regional services, the natural landscape and cultural heritage. Its goals include "to create healthy and sustainable regional communities for those living and working in *Peel* which is characterized by…a recognition and preservation of the *region's* natural and cultural heritage" (1.3.6.1) and "to support growth and *development* which takes place in a sustainable manner and which integrates the environmental, social, economic and cultural responsibilities of the *Region* and the Province" (1.3.6.4).

In the ROP's "Chapter 2: The Natural Environment" both natural and cultural heritage are considered, recognizing "there is an important interrelationship between these resources illustrating the historic link between the area municipal *community* and its surrounding environment" (2.1.1). Reference to cultural heritage resources is made throughout this chapter then more specifically addressed in Section 3.6 of "Chapter 3: Resources". Here the Region "*supports* identification, preservation and interpretation of cultural heritage features, structures, archaeological resources, and *cultural heritage landscapes* in *Peel*…according to the criteria and guidelines established by the Province". The objectives for cultural heritage are listed as subsections of Section 3.6.1:

- 3.6.1.1 - To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage* of the *region*, for present and future generations.
- 3.6.1.2 - To promote awareness and appreciation, and encourage public and private stewardship of *Peel's* heritage.
- 3.6.1.3 - To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.
- 3.6.1.4 - To *support* the heritage policies and programs of the area municipalities.

These objectives are then to be realized through eight policies that direct municipalities to include policies addressing cultural heritage in their respective official plans (see next section).

3.3.2 City of Brampton

3.3.2.1 Official Plan

The City's *Official Plan,* last consolidated in 2015, informs decisions on issues such as future land use, transportation, infrastructure and community improvement within the City's limits. Section 4.10 of the *Official Plan* outlines the goal and policies for cultural heritage resources, with the latter defined as:

> Structures, sites, environments, artefacts and traditions which are of historical, architectural, archaeological, cultural and contextual values, significance or interest. These include, but are not necessarily restricted to, structures such as buildings, groups of buildings, monuments, bridges, fences and gates; sites associated with a historic event; natural heritage features such as landscapes, woodlots, and valleys, streetscapes, flora and fauna within a defined area, parks, scenic roadways and historic corridors; artefacts and assemblages from an archaeological site or a museum; and traditions reflecting the social, cultural or ethnic heritage of the community.

The City's three objectives for cultural heritage policies include:

- conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.

For built heritage (Section 4.10.1), the *Official Plan* states that "retention, integration and adaptive reuse…are the overriding objectives in heritage planning" and, importantly, that the "immediate environs including roads, vegetation, and landscape that are an integral part of the main constituent building or of significant contextual value or interest should be provided with the same attention or protection". To conserve built heritage the City references the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) as well as the *Appleton Charter* (Section 4.10.1.8). Additionally, "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" and "alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided" (Section 4.10.1.9). Sections 4.10.1.15 through 4.10.1.18 address maintenance and minimum standards for heritage properties.

3.3.2.2 Heritage Impact Assessment: Terms of Reference

The City of Brampton developed the *Heritage Impact Assessment: Terms of Reference* (n.d.) to identify when a HIA is required and the format. A HIA is required for the following:

- any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications
- any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition
- any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act* (City of Brampton n.d.: 2)

A HIA may also be required for any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the *Ontario Heritage Act.*

HIAs must include: executive summary; background; introduction to the subject property; evaluation of cultural heritage value or interest; description and examination of proposed development/ site alterations; mitigation options, conservation methods, and proposed alternatives; and recommendations. This HIA was organized to comply with the requirements of the *Heritage Impact Assessment: Terms of Reference*.

3.3.2.3 Highway 427 Industrial Secondary Plan (Area 47)

In 2009, Archaeological Services Inc. on behalf of the City of Brampton, undertook a cultural heritage study for the Highway 427 Industrial Secondary Plan (Area 47). This study identified built cultural heritage resources and cultural heritage landscapes for conservation and/or further assessment. The study identified 4784 Castlemore Road to have CHVI and recommends it as a “strong candidate for conservation and integration within future land use development in the secondary plan area” as well as recommends “an HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures” (Archaeological Services Inc. 2011:48).

The Highway 427 Industrial Secondary Plan (2020), which is only partially in effect, was developed to provide policy guidelines for the development of approximately 1200 ha in northeast Brampton and is generally bound by Mayfield Road to the north, Castlemore Road to the south, Highway 50 to the east, and The Gore Road to the west. The Planning Vision for the Highway 427 Industrial Secondary Plan is to create a sustainable, complete, compact and healthy community that provides for a full range of residential and employment opportunities designed to be transit supportive (City of Brampton 2020). Development is to occur in a manner that protects the Area’s natural and cultural heritage features and integrates them to enhance the overall design and character of the community (City of Brampton 2020).

Development guidelines are provided in Section 4.2 and 9.0 in relation to cultural heritage, and are summarized here:

- Section 4.2.7, Retain and conserve buildings of architectural or historic merit on their original sites, where appropriate, and promote the integration of these resources into any plans which may be prepared for development on such sites in order that their heritage values, attributes and integrity are retained.
- Section 9.1, Conservation of Cultural Heritage Resources within Secondary Plan Area 47 shall be undertaken in accordance with Section 4.10 and other relevant policies of the Official Plan. For the purpose of this Chapter, cultural heritage resources shall include structures, sites, environments, artifacts and traditions that are of historical, architectural, archaeological, cultural and contextual values, significance or interest.
- Section 9.2, Schedule SP47(a) identifies cultural heritage resources that have been identified by the approved Secondary Plan Area 47 Cultural Heritage Study as retaining or exhibiting potential for retaining historical, architectural or contextual value and, as such, shall be subject to a Heritage Impact Assessment during the Block Plan stage, or draft plan of subdivision stage in the case of employment lands, which will indicate whether or not it is feasible from a structural, land use, programming and financial perspective, to preserve and conserve the resource, to the satisfaction of City Council.

- Section 9.3, Proponents of development are encouraged to conserve and integrate Cultural Heritage Resources into future land use development in the secondary plan area, when deemed feasible from a structural, land use, programming and financial perspective. If it is not feasible to retain and conserve the resources on their original sites, then they may be relocated elsewhere
- Section 9.6, Cultural heritage resources have been identified for retention through the approved Secondary Plan Area 47 Cultural Heritage Study. The integration of identified Cultural Heritage Resources into new development proposals based on their original use or an adaptive reuse is to be guided by a suitable Conservation Plan for each property. City Council shall obtain and consider, but not necessarily be bound by the recommendation of the Brampton Heritage Board as to whether existing cultural heritage resources should be retained, relocated or demolished.
- Section 9.7, Assuming that the resource identified in Section 9.2 is worthy of retention and conservation, then the applicant shall prepare a detailed Conservation Plan outlining requirements for stabilization, conservation, restoration, reuse or adaptive reuse, prior to development approval to the satisfaction of City Council, including heritage designation under the Ontario Heritage Act, as appropriate.
- Section 9.8, All development adjacent to or incorporating a cultural heritage resource should, from a built form perspective be respectful of the resource, having regard for scale, massing, setbacks, materials and design features.
- Section 9.10, Landowners are required to adequately maintain, protect, and secure any cultural heritage resource identified for retention in the approved Heritage Study.
- Section 9.11, Those cultural heritage resources identified for retention in the approved Heritage Study shall be subject to the standard subdivision financial security provisions. Upon completion of these conditions, to the satisfaction of the City, securities shall be reduced or released accordingly.

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The property is situated within the Peel Plain physiographic region. As described by Chapman and Putnam (1984:174):

> The Peel plain is a level-to-undulating tract of clay soils covering 300 square miles across the central portions of the Regional Municipalities of York, Peel, and Halton. The general elevation is from 500 to 750 feet a.s.l. and there is a gradual and fairly uniform slope toward Lake Ontario. Across this plain the Credit, Humber, Don, and Rouge Rivers have cut deep valleys, as have other streams such as the Bronte, Oakville, and Etobicoke Creeks.

Encompassing over 775 square kilometres of York, Peel and Halton regions, the Peel Plain is mainly flat except for some rolling hills and a steady slope towards Lake Ontario. Originally, the Peel Plain had extensive hardwood forest of sugar maple, beech, white oak, hickory, basswood and white pine (Chapman and Putnam 1984).

Soil on the property is primarily Chinguacousy clay loam originating from till containing large amounts of shale and limestone and often modified by a lens of clay. The soils of the Peel Plain are categorized as Class 1 and considered some of the best in the province for agriculture however the lack of aquifers in the area and rapid evaporation of the clay have often been problematic for farmers managing their water supplies (Town of Caledon 2003). Though sites are preferably settled in areas of well drained soils over clay or muck soils, factors such as a multitude of food resources have been observed at archaeological sites to compensate for poor soil conditions (Historic Horizon Inc. 2008).

A tributary of the West Humber River traverses the northeast portion of the property, approximately 100 m northeast of the farmhouse on the property. A second stream of the Humber River flows just outside of the southwest boundary of the property, approximately 350 m southwest of the farmhouse. The Humber River itself (west branch) is located approximately 5 km south of the property.

In reference to political boundaries, the property is in Ward 10 in the north-east portion of the City of Brampton, approximately 2.1 km south of the community of Coleraine, and 6.1 km north of the community of Woodhill. It is in the south-central portion of a former rural block bounded on the north by Countryside Drive, on the south by Castlemore Road, on the east by Clarkway Drive, and on the west by The Gore Road. The property is located along Castlemore Road, equal distance from The Gore Road and Clarkway Drive.

4.2 Historical Context

4.2.1 Indigenous Regional History

The earliest evidence of human activity in the Great Lakes area can be traced back approximately 11,000 years. These first arrivals, known as Paleo People, moved into Ontario as the last of the glaciers retreated northward (10,950 to 9,950 B.P.). The limited available evidence suggests that Paleo People were highly mobile hunters and gatherers relying on migratory caribou, small game, fish and wild plants found in the sub-arctic environment. Their sites have been located along the former shores of glacial lakes such as Lake Algonquin and along the north shore of present-day Lake Ontario. The end of the Paleo Period was heralded by numerous technological and cultural innovations that appeared throughout the subsequent Archaic Period. These innovations may be best explained in relation to the dynamic nature of the post-glacial environment and region-wide population increases.

During the succeeding Archaic Period (9,950 to 2,900 B.P.), the environment of southern Ontario became more temperate, yielding larger areas suitable for human inhabitation. Archaic groups were also hunter-gatherers, yet their tool kit was more varied, reflecting a greater reliance on local food resources instead of high mobility. In the Middle to Late Archaic Periods, extensive trade networks developed and included copper from the north shore of Lake Superior among other exotic items.

The appearance of cemeteries during the Late Archaic Period has been interpreted as a response to increased population densities and competition between local groups for access to resources. These cemeteries are often located on heights of well-drained sandy/gravel soils adjacent to major watercourses.

The Woodland Period (2,900 to 350 B.P.) is distinguished by the introduction of ceramics into southern Ontario. Extensive trade networks continued through the early part of this period and Early Woodland populations in Ontario appear to have been heavily influenced by groups to the south, particularly the Adena people of the Ohio Valley. The Late Woodland Period is widely accepted as the beginning of agricultural life ways in south-central Ontario. Researchers have suggested that a warming trend during this time may have encouraged the spread of maize into southern Ontario, providing a greater number of frost-free days (Stothers and Yarnell 1977). The first agricultural villages in southern Ontario date to the 10th century C.E. and, unlike the riverine base camps of previous periods, were located upland on well-drained sandy soils.

The property is located within part of the Mississauga Tract which was ceded to the British by the Mississaugas on the 28th of October 1818, under Treaty 19, for £522 and 10 shillings annually. Treaty 19 was the “Second Purchase” involving the Tract of which the “First Purchase” or “Mississauga Purchase” of 1805 allowed the British Crown to acquire over 74,000 acres of land in southern Peel County. Treaty 19 transferred an additional 648,000 acres of the Tract to the British who in 1819 surveyed the area and divided it into the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore (PAMA 2014).

4.2.2 Toronto Gore Township

The property is within the former Toronto Gore Township of Peel County, originally between the Townships of Chinguacousy, Toronto, Vaughan and Etobicoke. Active settlement of the area by emigrants commenced prior to the Crown Survey of Toronto Gore Township in 1819 (Tavender 1984:8). One of the earliest settler families to the township were the McVeans, Scottish immigrants who arrived in New York in 1817 and proceeded to Glengarry in Upper Canada a year later. In 1819, Alexander McVean, his wife, four sons and daughter arrived in York County with a grant for six hundred acres in the northern portion of Toronto Gore Township. Following the township’s separation from Chinguacousy Township in 1831, McVean erected a grist mill on Lot 5, Concession 8, using trees sawn at his son John’s sawmill (Tavender 1984:11). The following year, Simon Grant and his family settled on Lot 15, Concession 9 and established an inn. Other pioneer families began to settle in the area including the Grahams, Bells, Lawrences, Bowmans and Dobsons (Walker and Miles 1877:63).

By 1840, most of the lots in the township had been sold and the population continued to rise; the 1841 census enumerated 1145 settlers, and the 1851 census recorded 1820 inhabitants (Tavender 1984:8; Smith *et al.* 1977:28). In 1835, a trimmed log structure served as the first Protestant school in Toronto Gore Township (Tavender 1984:8) but by 1849, the number of pupils had outgrown the original schoolhouse and they moved into new frame building. This was replaced by a brick schoolhouse in 1890 (Tavender 1984:15).

Wheat farming brought enough prosperity in the mid-1800s for many Peel County farmers to build larger farmhouses. These were often made of red brick with buff brick detailing and became an architectural characteristic of the area (Town of Caledon 2003). After the Reciprocity Treaty with the United States between 1854 and 1865 and arrival of the Grand Trunk Railway (1858) and later Credit Valley Railway (Pope 1877), farmers diversified their crops beyond wheat and increase their livestock herds (Town of Caledon 2003).

4.2.3 Property History

The property was originally within Lot 11, Concession 7 NERV DIV of Toronto Gore Township. The 1837 *City of Toronto and the Home District Commercial Directory and Register* by George Walton indicates that the property was occupied by William Carefoot. According to a memorial erected in 1955 by Dr. R.L. Carefoot at the Hilltop Gore Cemetery in Lot 3, Concession 9, William Carefoot (1780-1840) was a pioneer from Queens County Ireland who settled on Lot 11, Concession 10 NERV DIV, Toronto Gore as early as 1825. Married to Elizabeth Carefoot (1780-1841), the memorial states that William had seven children; Thomas, Richard, William, John, Esther, Elizabeth and "Mrs. Chambers", and that he is the ancestor of all Carefoots in North America. A grave marker at Saint John's Anglican Cemetery located in Lot 9, Concession 9, Toronto Gore suggests that Carefoot's son William [Jr.] was born in 1817 and died in 1863 at the age of 46. It is unclear whether the 1837 directory refers to the elder William Carefoot or his son.

The 1846 *Toronto City and the Home District Directory* by George Brown lists another of William's sons, "John Cerefoot [sic]" as the sole occupant of the property. However, by the time of Roswell's 1850 *City of Toronto and County of York Directory* both John and William [Jr.] are included as residents of Lot 11, Concession 10 NERV DIV, Toronto Gore Township. This is corroborated by the 1859 *Tremaine's Map of the County of Peel* by George R. Tremaine, which depicts John Carefoot as the occupant of the west half of Lot 11 (referred to as the north half after 1888) and William Carefoot as the occupant of the east half of the lot (referred to as the south half after 1888) (Figure 3). William is also listed as the occupant of the adjacent west half of Lot 10, Concession 10 NERV DIV suggesting the family's prominence in the Castlemore area. No structures are illustrated within the subject property although typically 19th century county maps only depicted the buildings of paid subscribers to the atlas.

The 1859 map also shows two tributaries of the Humber River traversing through the centre and northwest corners of Lot 11 and southwest of the Carefoots' property is depicted the village of Castlemore at the crossroads of The Gore Road and Castlemore Road (Figure 3). One of the structures in the village is labeled "Travellers Home Inn".

"John Cairfoot [sic]" had been listed in the 1851 Census of Canada West as a 32-year-old Irish farmer and Church of England Protestant residing in Toronto Gore Township with his wife Margaret and five kids; however, the Census does not provide any information for his brother William. The earliest census data for a William Carefoot residing in Toronto Gore Township dates to 1861 when he is listed as 42 years old, an inn keeper, a person who was blind, and single.

Following William's death in 1863, the 1866 *General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel* lists Myles Campbell and William Hassard as the occupants of Lot 11, Concession 10 NERV DIV, Toronto Gore, along with inn keeper Francis Hassard and teacher Thomas G. Lyons. The earliest available entry for the property in the Abstract Index Books for Peel County (LRO 43) dates to 1868 when William Burton purchased, via Bargain and Sale, 97 acres in the east half of the lot from William Taylor et al. for a $3,100.00 consideration. The 1871 Census described Burton as a 40-year-old Scottish farmer and member of the United Presbyterian Church residing in Toronto Gore Township with his wife Jane and four children.

Subsequent transactions in the Abstract Index Books from 1874 pertain to the southeast corner of Lot 11 (referred to as the southwest corner after 1899), in the village of Castlemore. These entries document the transfer of 3 acres from Francis Hassard to the John Hassard, as well as the acquisition of another 4 acres of William Burton's property by Elizabeth Hassard, suggesting Burton's ownership was reduced to 93 acres in the east half of Lot 11 by 1874. Despite this partitioning and unlike the 1866 directory, the 1874 *Directory of the County of Peel* by John Lynch includes only one resident —William Burton— as the occupant of the property.

Pope's 1877 *Illustrated Historical Atlas of the County of Peel* lists Burton on the east half of Lot 11, minus a small part in the southeast corner at the village junction for Castlemore (Figure 3). Within the larger parcel the map illustrates a structure and orchard west of the Humber River tributary that traverses the centre of the lot, and the structure is depicted in approximately the same location as where the farmhouse on the property stands today. John Carefoot continues to be listed as the owner of the west half of Lot 11 (Figure 3).

As the subject property is located within the east half of Lot 11, only Burton's portion of the lot was examined in the subsequent historical records for the late 19th and early 20th centuries. The next entry in the Abstract relating to the subject property dates to 1888 when Colin Cameron acquired 93 acres, now referred to as the south half of Lot 11, from William Burton *et ux* (and wife) for $6,400. In 1893, William Kersey acquired 93 acres of the south half of Lot 11 from Colin Cameron *et ux* for $5,500.00. The decrease in property value from 1888 to 1893 suggests no improvements were made during the Cameron occupation.

The property appears to have remained in the Kersey family into the 20th century with a 1913 quit claim for all 93 acres issued by Thomas H. Kersey to John L. Kersey and William E. Kersey for $1,500.00, and a 1927 grant from John L. Kersey to William E. Kersey for $14,000.00. As the property was valued at $5,500.00 when the Kerseys acquired it in 1893, it is possible the family undertook major land improvements or structural renovations to increase this value to $14,000.00 by 1927.

The 1914 and 1919 versions of the *Topographic Map Ontario – Bolton Sheet* by the former Department of Militia of Defence indicates a masonry structure on Kersey's property in the approximate location of where the farmhouse stands today (Figure 4). The 1940 version of the *Bolton Sheet* shows little change from the 1914-1919 series, although the construction material is no longer specified (Figure 4). An outbuilding can be seen east of the farmhouse in a 1951 aerial photograph and the 1963 *Topographic Map Ontario – Wildfield Sheet* shows both the farmhouse and barn (Figure 5).

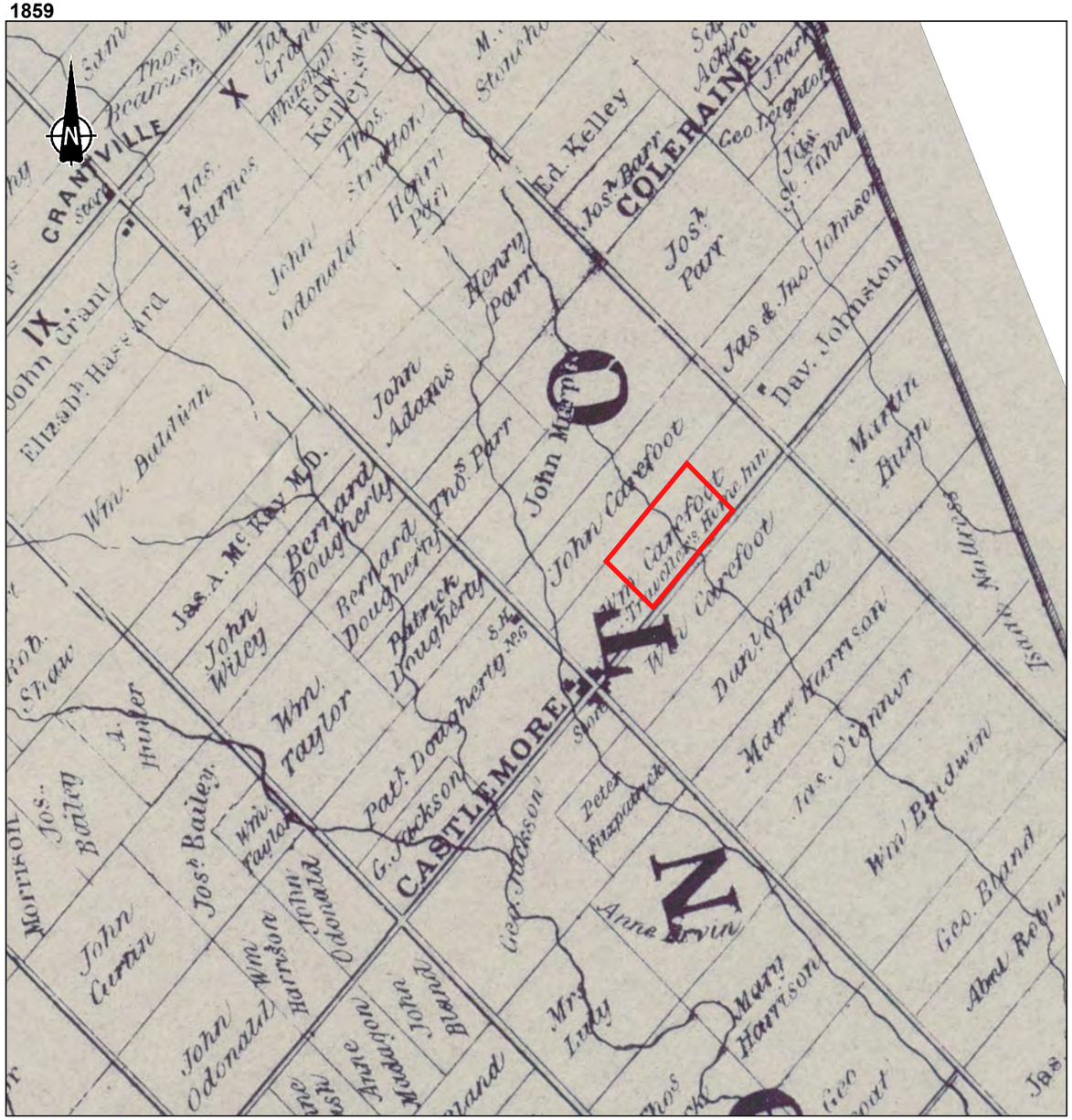
Despite parcelling out small 1-to-2-acre part-lots, the Abstract Index Books suggest the Kersey family maintained the property into the late 20th century; in 1978 a certificate of Treasurer's Consent was issued to the Laurie L. Kersey estate.

When documented for the *Cultural Heritage Study for the City of Brampton: Highway 427 Industrial Secondary Plan (Area 47)* (Archaeological Services Inc. 2011) in 2011, the property had an L-shaped and gable-roof bank barn approximately 33 m to the east of the farmhouse as well as several outbuildings approximately 15 m north of the farmhouse. Aerial imagery indicates the barn and most outbuildings were demolished between 2012 and 2020.

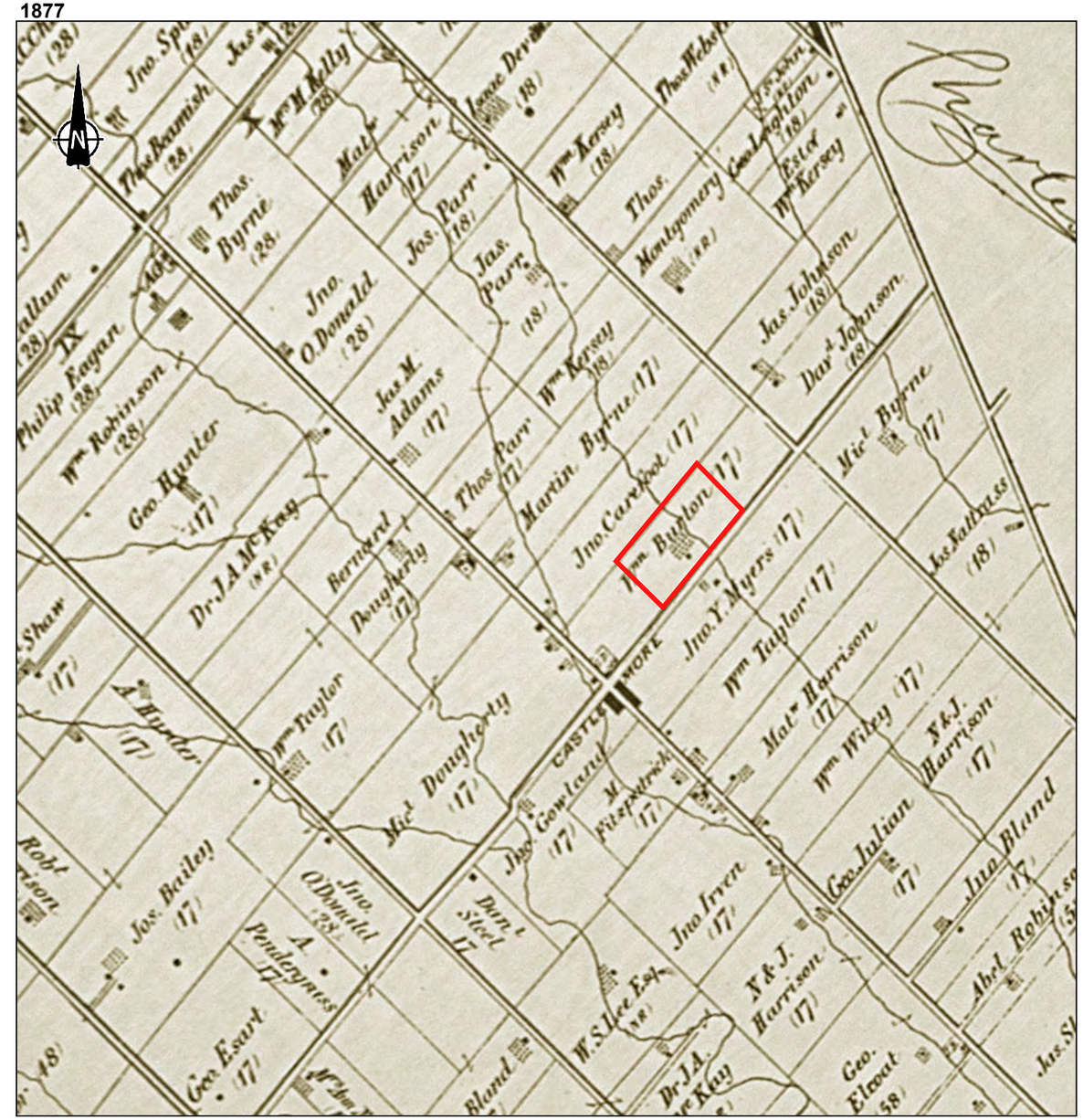
4.2.4 Summary of Key Findings

- The Carefoot family occupied the property from c. 1825-1837 to 1863
- The Campbell, Hassard, and Taylor families occupied the property c. 1866 to 1868
- The Burton family occupied the property from c. 1868 to 1888
  - The 1877 map shows a structure in the approximate location of the extant farmhouse
- The Cameron family occupied the property from 1888 to 1893
- The Kersey family occupied the property from 1893 to c. 1978
  - A decrease in property value suggests there were no improvements between 1888 and 1893.
  - The 1914 topographic map depicts a brick structure in the approximate location of the extant farmhouse
  - An increase in property value in 1927 suggests significant land improvements (i.e., new construction or rebuilding, possibly erecting the barn that can be seen in the 1951 aerial photo)

1859



1877



LEGEND

APPROXIMATE SUBJECT PROPERTY

REFERENCE

DRAWING BASED ON

1858 TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST, COMPILED & DRAWING BY GEO. R. TREMAINE, PUBLISHED BY G.R. & G.M. TREMAINE, TORONTO;

1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONTARIO, COMPILED AND DRAWN BY J.H. POPE, ESQ., PUBLISHED BY WALKER & MILES, TORONTO.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE IMPACT ASSESSMENT
4784 CASTLEMORE ROAD, CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

TITLE

SUBJECT PROPERTY OVERLAID ON 19th CENTURY HISTORICAL MAPS

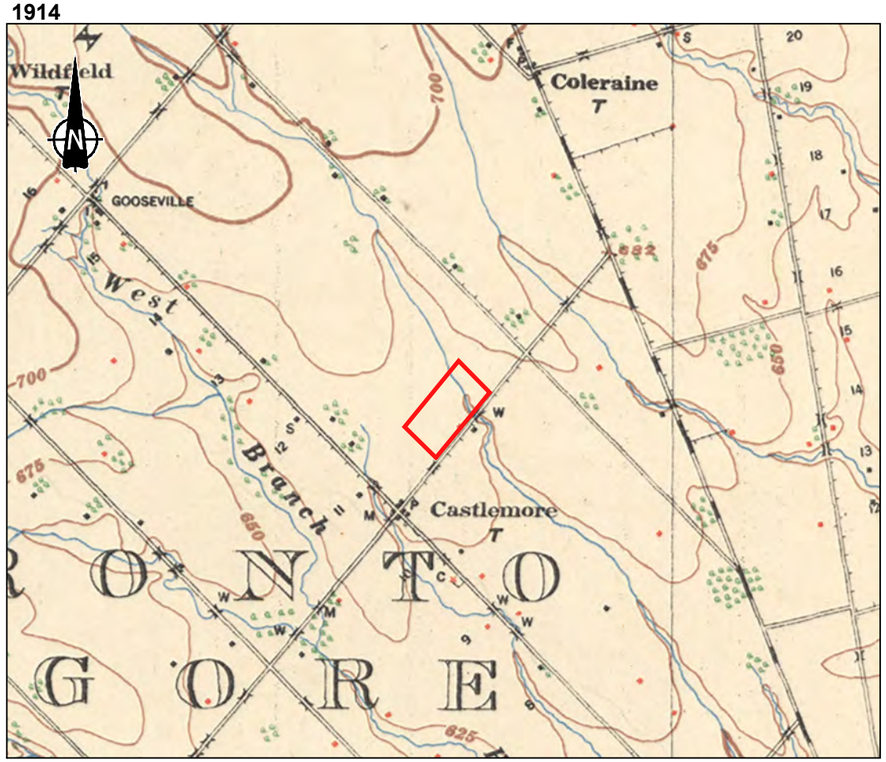
GOLDER
MEMBER OF WSP

PROJECT No.		21460927	FILE No. 21460927-1000-R01003
			SCALE NTS REV. 0
CADD	DCH	July 23/21	
CHECK	JK/MT	Oct 19/22	

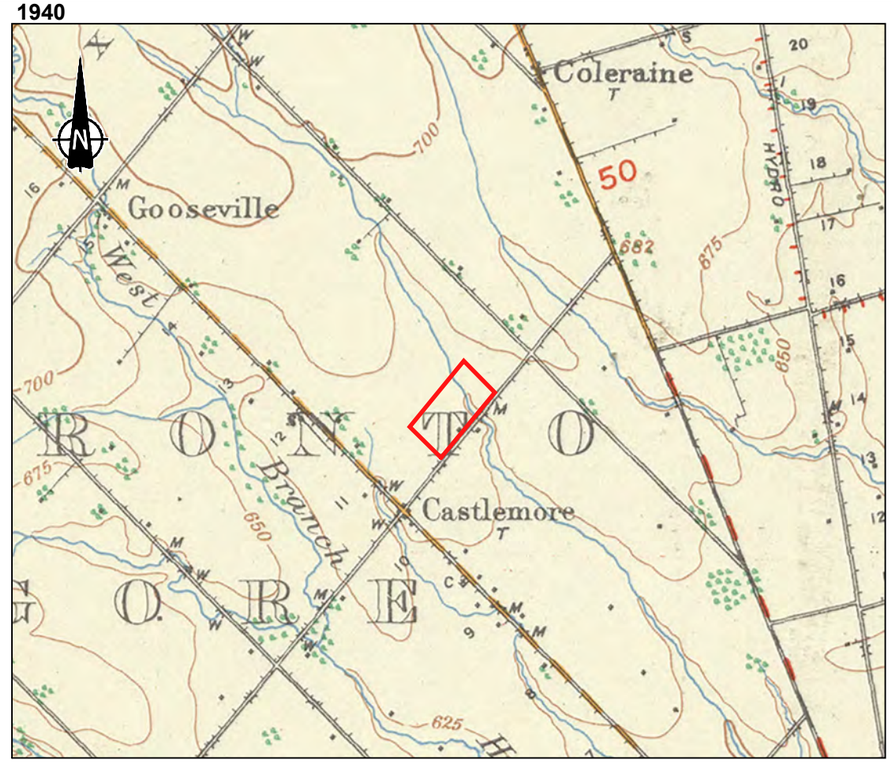
FIGURE 3

Drawing file: 21460927-1000-R01003.dwg Jul 23, 2021 – 10:17am 0 25mm Original Format is Tabloid 279mm x 432mm Client: Apoca Carpentry Ltd.

1914



1940



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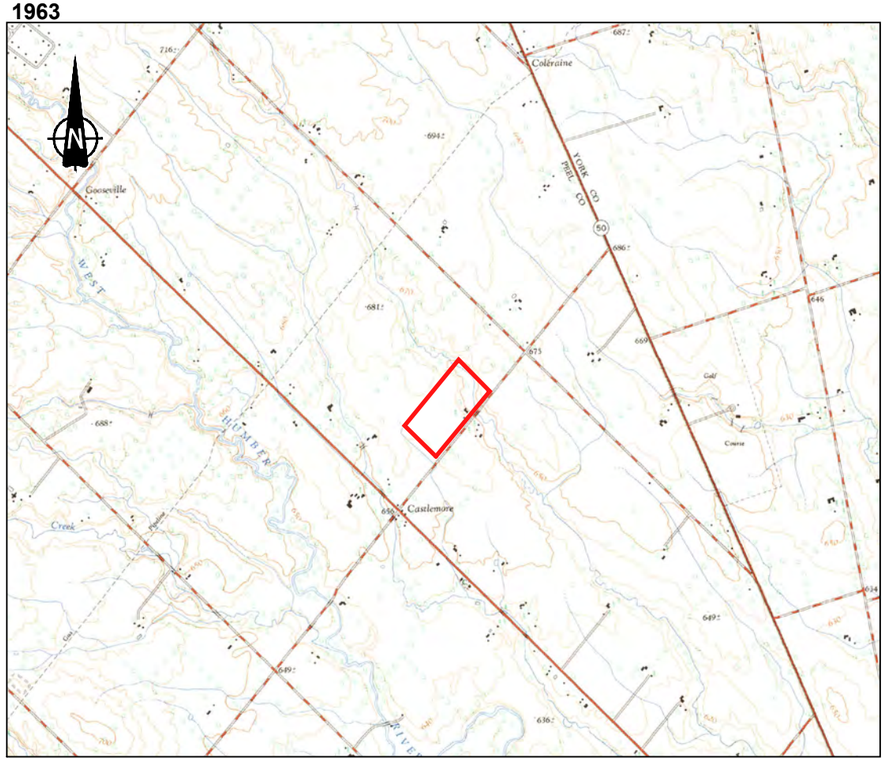

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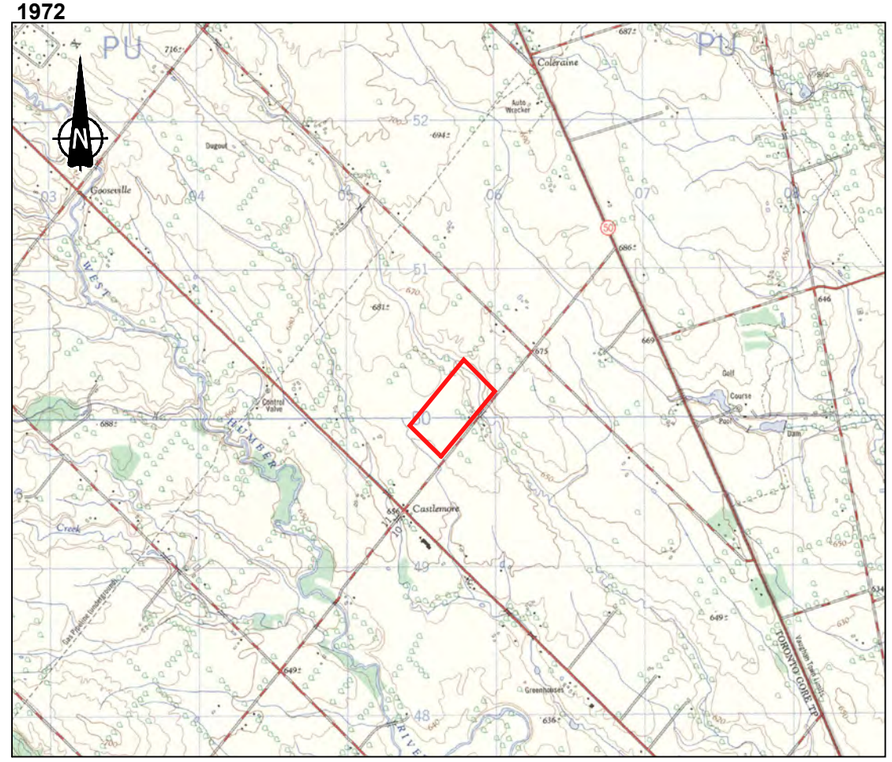


LEGEND

APPROXIMATE SUBJECT PROPERTY

REFERENCE

DRAWING BASED ON
1914, BOLTON, ONTARIO, MAP SHEET 030M13, [ED. 1], SURVEY DIVISION, DEPARTMENT OF MILITIA AND DEFENCE;

1940, BOLTON, ONTARIO. 1:63,360, MAP SHEET 030M13, [ED. 7], GEOGRAPHICAL SECTION, GENERAL STAFF, DEPARTMENT OF NATIONAL DEFENCE;

1963, WILDFIELD, ONTARIO, 1:25,000. MAP SHEET 030M13B, ED. 1, SURVEYS AND MAPPING BRANCH, DEPARTMENT OF ENERGY, MINES AND RESOURCES;

1972, WILDFIELD, ONTARIO, 1:25,000. MAP SHEET 030M13B, ED. 2, SURVEYS AND MAPPING BRANCH.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

SCALE IN KILOMETRES
0 0.5 1km
1:40

PROJECT
HERITAGE IMPACT ASSESSMENT
4784 CASTLEMORE ROAD, CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

TITLE
SUBJECT PROPERTY OVERLAID ON 20th CENTURY TOPOGRAPHIC MAPS

GOLDER
MEMBER OF WSP

PROJECT No.	21460927		FILE No. 21460927-1000-R01004
			SCALE AS SHOWN REV. 0
CADD	DCH	July 15/21	
CHECK	JK/MT	Oct 19/22	

FIGURE 4

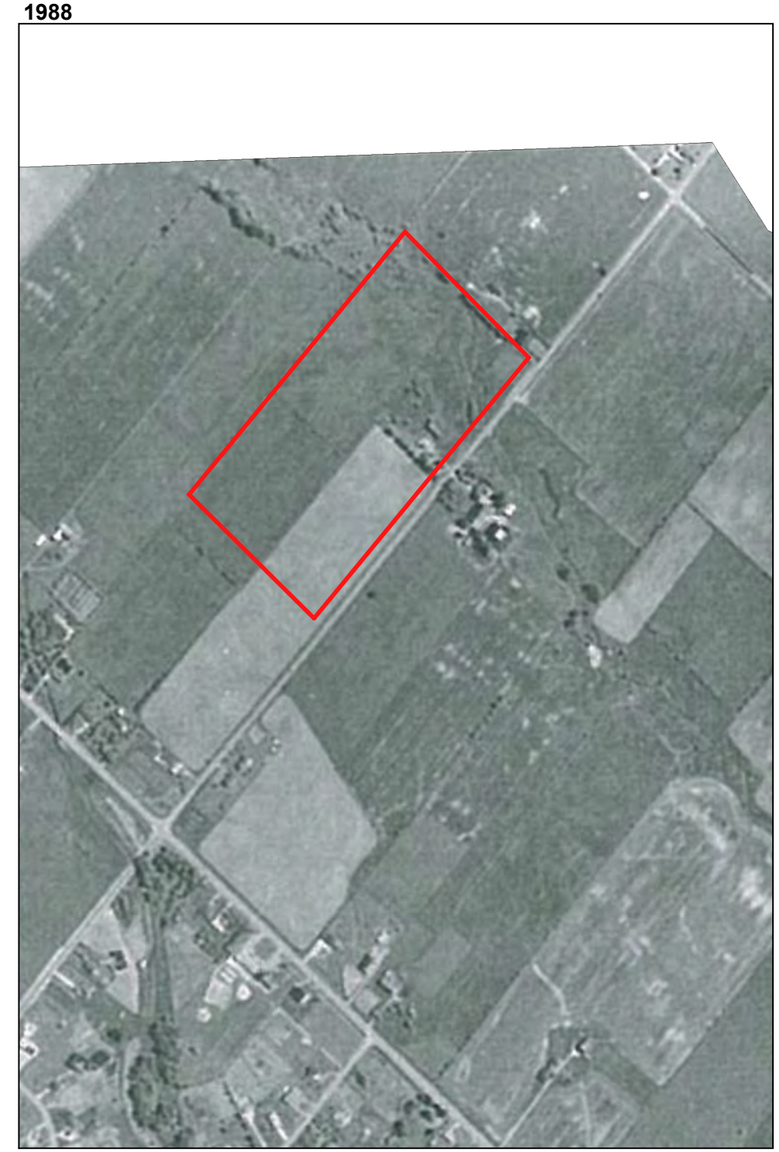
Client: Apoca Carpentry Ltd.
Original Format is Tabloid 279mm x 432mm
25mm 0
Jul 23, 2021 – 10:15am
Drawing file: 21460927-1000-R01004.dwg

Client: Apoca Carpentry Ltd.

Original Format is Tabloid 279mm x 432mm

Jul 23, 2021 – 10:13am

Drawing file: 21460927–1000–R01004.dwg



SCALE IN METRES
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1:10,000

LEGEND

APPROXIMATE SUBJECT PROPERTY

REFERENCE

DRAWING BASED ON

1951 IMAGE PROVIDED BY ERIS;

1954 IMAGE PROVIDED BY THE UNIVERSITY OF TORONTO LIBRARIES, MAP AND DATA LIBRARY "https:/mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index" as of JUNE 23 - 2021;

1988 IMAGE PROVIDED BY ERIS.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE IMPACT ASSESSMENT
4784 CASTLEMORE ROAD, CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

TITLE

SUBJECT PROPERTY OVERLAID ON 20th CENTURY AERIALS

GOLDER
MEMBER OF WSP

PROJECT No.		21460927	FILE No. 21460927–1000–R01004	
			SCALE AS SHOWN	REV. 0
CADD	DCH	July 23/21		
CHECK	JK/MT	Oct 19/22		

FIGURE 5

5.0 EXISTING CONDITIONS

5.1 Setting

The general character of the property's setting is mixed with rural agricultural and estate lots to the immediate north, urban medium density residential to the south, and a riverine environment associated with a tributary of the West Humber River bisecting the east half of the property (Figure 6 to Figure 8). Overall, the surrounding topography is flat. It is approximately 200 m above-sea-level near the house but rises gradually to the north, and also slopes toward the creek bed to the northeast.

Trees on the property are a mix of deciduous and coniferous varieties, with deciduous varieties acting as hedge lines between the agricultural fields and a mixed row of deciduous and coniferous varieties lining the west side of the farmhouse. A major water feature of the property is the creek, which passes under Castlemore Road northeast of the farmhouse via a concrete culvert.

In its south-central portion the property is divided into a front yard and domestic area around the farmhouse and shed, while the remaining acreage has two regular shaped fields (Figure 9 to Figure 12). Hedge lines demarcate the boundaries of each field. The house is set back approximately 20 m from Castlemore Road and 50 m south from the shed. Both buildings are oriented to Castlemore Road, which is four lane (two in each direction) with a wide median and sidewalks on either side. It was widened and improved in 2011 and continues to follow the alignment of the original survey. Access to the property is via a straight driveway that runs directly from Castlemore Road. Land use on the property is agricultural and worked by an off-site farmer and the farmhouse is currently vacant.

Views from and into the property are clear and open, though divided into east and west views due to the vegetation directly west of the farmhouse.

Figure 6: View facing west from Castlemore Road showing the property to the north and urbanization to the south

Figure 7: View facing west from Castlemore Road showing urbanization to the south of the property

Figure 8: View facing east from Castlemore Road showing the property to the north and urbanization to the south

Figure 9: View facing north from Castlemore Road of the property's driveway, front lawn, and farmhouse

Figure 10: View facing east from the southwest portion of the property of the property's agricultural field and development south of the property

Figure 11: View facing northwest from the centre of the property of the agricultural field and hedge line.

Figure 12: View facing west from the centre of the property of the north field

5.2 Built Environment

The built environment includes a storey-and-a-half and single-detached farmhouse and a single storey shed. Each component are described in the following subsections.

5.2.1 Farmhouse

The farmhouse is composed of a main block with T-shaped plan with three bays (one on the side gable and two on the wing) and a shed-roof extension on the north (Figure 13 to Figure 18).

Figure 13: West side of the front or south façade

Figure 14: South façade

Figure 15: East side of the south façade

Figure 16: East end walls

Figure 17: North façade of the north extension

Figure 18: West end walls

5.2.1.1 Main Block

5.2.1.1.1 Exterior

The four-bay and storey-and-a-half main block has a T-shaped plan oriented north-south and measures approximately 10.2 m on its long axis, 10 m on its east-west axis and 4.3 m on the east end wall of the wing. It stands on a random split fieldstone foundation with plinth or water table formed with four brick courses topped by a course of splayed stretchers (Figure 19). Since all walls are laid entirely in stretcher bond there is potential that the brick is a single-wythe veneer over wood-framed walls.

Both the side gable and wing sections have medium gable roofs clad in asphalt shingle and the projecting eaves and verges have a plain wood soffit and fascia with prefabricated aluminium gutters and rainwater leaders (Figure 20). Fenestration is symmetrical throughout except for the two main entrances. Window openings have plain wood lug sills and segmental arch heads with soldier brick voussoirs (Figure 21). Openings on the first level are slightly wider than those on the second level. All windows are one-over-two panes, with a fixed top sash and a horizontal sliding bottom sash. The frame and top sash of the windows appear to be original, while the bottom sashes appear to have been replaced.

There are two main or front entrances, one on the west wall of the wing and a second that is off-centre right on the south façade of the side gable (Figure 22 and Figure 23). Both entrances are covered with a hipped roof verandah with square posts and decorative woodwork. Straight wooden stairs provide access to the verandah and entrances. Both door openings have segmental arch heads formed with brick voussoirs and single leaf and glazed metal storm door over a glazed wood door. A single-stack brick chimney is set to the side right centre of the side gable and has a metal flue and cap, while a metal exhaust extends from the west side of the basement wall on the side gable portion (Figure 24).

Figure 19: Rubble foundation of the wing and watertable with splayed stretcher

Figure 20: Projecting eaves and verges of the main block wing with plain fascia, soffit, and prefabricated gutter

Figure 21: First level window on the south façade of the wing portion

Figure 22: Main entrance on the south façade of the side gable and decorative verandah

Figure 23: Main entrance on the west end wall of the wing

Figure 24: Single-stack brick chimney on the side right centre of the side gable

5.2.1.1.2 Interior

Overall, the house is double pile (two rooms deep on the side gable and east half of the wing) and has first, second, and basement levels.

5.2.1.1.2.1 First Level

The first level is divided into four spaces. The side gable entrance opens into a large open room, last used as a living room (Figure 25 and Figure 26). The living room opens to the west to another large room with a large window, probably last used as a dining room (Figure 27). The south wall of the living room as well as the dining room opens into a passage in the wing, which provides access to a small bedroom to the east and a hallway to the west that terminates at set of stairs to the second level (Figure 28 to Figure 30). The main entrance of the wing opens into this hallway.

The living room is floored in hardwood, the dining room and bedroom are floored in carpet, and the wing's hallway is covered in vinyl. Apart from the living room wall, which is covered one-third in beadboard and the remainder in painted plasterboard, the first level walls are covered in painted plasterboard. All ceilings are covered in painted plasterboard. The trim around the openings and baseboard are original (Figure 31).

5.2.1.1.2.2 Second Level

The stairway from the first level hall opens to landing hall at the second level with two doors on the east and three doors on the west (Figure 32). The wing includes a storage space under the stairs and a small bedroom to the east (Figure 33 and Figure 34). The side gable has two small bedrooms to the west and a large bedroom to the east, which use to have a wood stove (Figure 35 to Figure 38). The large bedroom provides access to the attic and stairs to the first level of the north extension.

The storage room and large bedroom have wood strip flooring, and the remaining rooms carpeted, which is likely overlaid on a similar wood strip flooring. All rooms retain their original trim around the openings and baseboards, and some rooms retain their original panelled doors (Figure 39). Walls are finished in painted plaster or wallpaper.

Figure 25: Living room in the side gable portion, facing south

Figure 26: Living room and dining room (background) in the side gable portion, facing west

Figure 27: Dining room in the side gable portion, facing south

Figure 28: Hall in the west half of the wing portion provides access to the second level (background), a bedroom in the wing (left), and main entrance of the wing (right), and side gable, facing south

Figure 29: Bedroom on ground floor of the wing, facing south

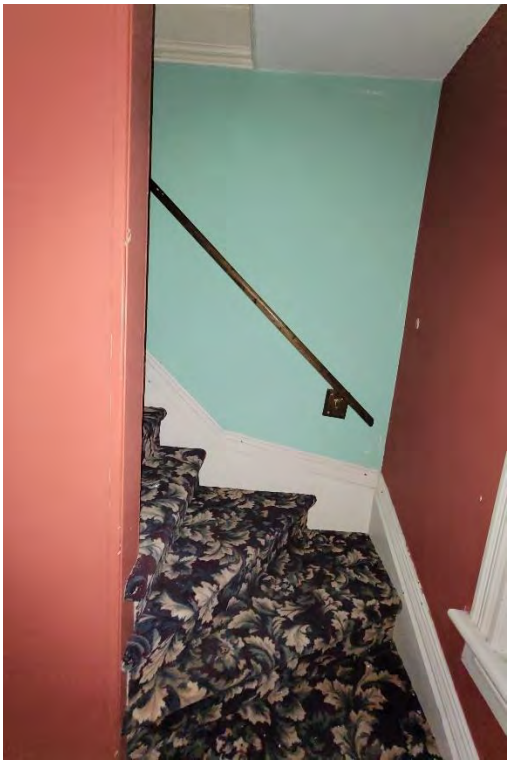

Figure 30: Stairs to the second level in the wing

Figure 31: Decorative trim around opening and baseboards, facing east

Figure 32: The second level landing hall, facing north

Figure 33: Southwest room on second level of the wing portion, facing north

Figure 34: Southeast room on second level of the wing portion, facing north

Figure 35: Southwest room on the second level of the side gable portion, facing west

Figure 36: Northwest room on the second level of the side gable portion, facing east

Figure 37: East room on the second level of the side gable portion, facing northwest

Figure 38: East room on the second level of the side gable portion, facing east

Figure 39: Wood panel door of a room on the second floor

5.2.1.1.2.3 Basement

Entrance to the basement is via wood straight stairs from a doorway in the north extension (Figure 40). Access within the basement was hindered due to flooding, and only part of the basement was visible. A full below ground basement is visible beneath the side gable and wing (Figure 41). The space beneath the side gable has exposed random rubble and is lit by windows near the top of the wall. The south wall of the side gable provides access to wing through a door.

The floor joists within the side gable are circular sawn members left in the rough (Figure 42).

Figure 40: Straight stairs leading from the north extension to the basement

Figure 41: Exposed floor joists in the basement of the side gable portion, facing southwest

Figure 42: Exposed floor joists with circular sawn marks left in the rough in the side gable portion

5.2.1.2 North Extension

The two-bay, one storey north extension has a rectangular plan oriented east-west and measures approximately 10 m on its long axis and 2.9 m on its east-west axis (Figure 43 to Figure 44). It extends from the north wall of the main block and like it stands on a random split fieldstone foundation with watertable. The brick masonry, which may be an exterior cladding, is also entirely in stretcher bond.

With the main block, the extension's shed roof forms a saltbox and has projecting eaves with plain soffit and fascia and aluminium gutters. Fenestration is asymmetrical with a tall one-over-two fixed upper sash and horizontal sliding bottom sash window in a wood frame on the east façade and an off-centre entrance and tall one-over-two window to the right of the entrance on the north wall. There are no openings on the west façade. The window openings have plain wood lug sills and segmental arch heads with brick voussoirs.

The door opening also has a segmental arch head formed with brick voussoirs and holds a single leaf, glazed metal storm door outside an eight-panel wood door.

5.2.1.2.1 Interior

The entrance provides access to large open space, last used as a kitchen. Inside at ground level the floor is covered in vinyl tile and the walls and ceiling covered in horizontal board (Figure 45) An opening on the south wall directly in line with the entrance provides access to the main block living room (Figure 46). To the east of the entrance are two doors – a small laundry room and entrance to the basement. In the northeast corner, accessed through the living room of the side gable portion, is a three-piece bathroom, as well as stairs to the second level (Figure 47 and Figure 48).

The stairway from the first level opens to small landing at the second level with a small door to the attic and a door to the east room of the side gable. The exposed rafters appear to be circular sawn members left in rough that are overlain with rough wood sheathing (Figure 49).

As mentioned above, entrance to the basement is via wood straight stairs. The space beneath the extension has concrete parged random rubble and is lit by windows near the top of the wall (Figure 50). The beam between the main block gable and extension appears to be a reclaimed hand-hewn beam that was squared with a circular saw. The floor joists are circular sawn members left in the rough (Figure 51).

Figure 43: East end wall and north façade

Figure 44: West end wall and north façade

Figure 45: Kitchen in the west portion of the extension, facing east

Figure 46: Passage to the living room in the side gable (centre) and access to the laundry room and basement (left), facing south

Figure 47: Bathroom in the east portion of the extension's ground floor, facing north

Figure 48: Straight stairs to the second level from the extension, facing northwest

Figure 49:Rough wood sheathing within the attic of the extension

Figure 50: Basement beneath the extension, facing west

Figure 51: Exposed floor joists with circular sawn marks left in the rough beneath the north extension

5.2.2 Shed

5.2.2.1 Exterior

The single storey shed has a rectangular plan on concrete pad oriented north-south and measures approximately 6 m by 4.3 m (Figure 52 to Figure 54). The exterior is covered with plywood and capped by a medium gable front roof clad in metal sheeting, and there is a large, double leaf plywood door on the south façade. The interior was inaccessible.

Figure 52: Front or south facade of the shed

Figure 53: South facade and east elevation

Figure 54: East elevation and north end wall

5.3 Physical Condition

The condition assessment presented for the property in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment. A physical condition assessment was only completed for the farmhouse.

Table 2: Physical Condition Assessment

Element	Observed Conditions
General structure	■ Overall, the house is in good condition
Roof	■ Asphalt roofing is in good condition for all components
Rainwater disposal	■ All gutters and rainwater leaders in good condition
Walls, foundations & chimneys, exterior features	■ Brick veneer, foundations, and chimney in good condition
Windows & doors	■ Doors are in good condition ■ Windows are in fair condition – some glass panes are broken
Internal roof structure/ceilings	■ Physical condition of internal roof structure is unknown, but ceilings are in good condition
Floors	■ The floors appear to be in overall good condition ■ Basement is flooded
Stairways, galleries, and balconies	■ Stairway in good condition. Verandas are in good condition.
Interior decorations/finishes	■ Plasterboard, wood trim and paints are in overall good condition
Fixtures & fittings	■ Fixtures and fittings appear to be in working condition
Building Services	■ Services are inactive
Site & environment	■ The property is well maintained and landscaped with no areas of standing water.
General environment	■ Overall good condition

5.4 Structural History & Analysis

Three developmental phases could be identified from the structural evidence. Phase 1 is represented by the construction of the farmhouse and is believed to span the Burton occupation (1868 to 1888). Phase 2 is represented by the construction of the gable bank barn (now demolished) and is restricted to the Kersey occupation (1893 to c. 1978), while Phase 3 includes all demolitions since 2012. Each are described below with an architectural analysis of the fabric representing each phase.

5.4.1 1868 to 1892

This phase includes construction of:

- Main block and north extension

The farmhouse was constructed in a vernacular form that does not adhere to any specific architectural style. With its symmetrical fenestration and side gable and wing plan, it probably most closely aligns with the American Gothic Revival style (1830-1860) made popular by architects like Andrew Jackson Downing in the mid-19th century, and in Ontario was popular to 1900 (Blumenson 1990; Brosseau 1980). Its saltbox roof formed by the main block roof with shed extension is also American-influenced, a Colonial style of architecture attributed to the New England area (Heritage Cramahe 2019). The simple design dates to the 1650s (Heritage Cramahe 2019; Linley, Stokes and Smith 1967:12).

Although it could not be confirmed, it is probable the house was built before 1877, when a structure is shown in the same location on the 1877 atlas. Further support for a date of construction in the last quarter of the 19th century was the milled lumber used in the farmhouse floor construction. With the advent of the railways, this material was more widely available and most often left in the rough with clear evidence of the vertical or circular saw marks used in its milling. It predated planing, which in the late 19th century was primarily used for doors and mouldings. It was not until the 1920s that lumber sizes were standardized, which required planing to meet these requirements (Gottfried 1995; US Department of Agriculture 1964:6).

Based on this information, it can be assumed the farmhouse was built during the Burton occupation at some point after 1868 and before 1877.

5.4.2 Phase 2: 1893 to c. 1978

This phase includes construction of:

- Gable-roof bank barn and other outbuildings

Even accounting for inflation, the property's sale cost in 1893 versus 1927 represents a substantial increase in value and suggests that the Kersey made major improvements during their occupation. This investment most likely included construction of the now demolished gable bank barn in timber-framing with stone foundation (Figure 55 to Figure 56).

Figure 55: Former gable bank barn with stone foundation (ASI 2011:91)

Figure 56: Timber-framing from the demolished gable barn

Based on the three-bay English barn, Central Ontario Barns are generally between 60 and 100 feet long, 40 to 50 feet wide, and either has a ramp providing access to the second level central bay, or is built into slope, leading to their common moniker “bank barn” (Figure 57) (Ennals 1972:256). The Central Ontario Barn popularity began during the late 1860s, with gable roofs characterizing the earliest phase of up to 1880, after which the gambrel roof was introduced (Ennals 1972:267). The central bay served as a drive floor, threshing floor, or work and equipment storage space, while the other two bays provided storage space or mows for hay, straw, or grain, as well as a granary.

Full scale mechanization, development of silage, and manufacturing standardization led to decline in the need for a “big barn” and with it went knowledge of traditional framing techniques (Visser 1997:57-58). However, this transition was not complete until after the Second World War, so it was not unusual for a Central Ontario Barn like the one previously on the property to be built in a manner that mirrored its mid 19th century to early 20th century predecessors in form and sometimes construction into the 1950s (Visser 1997:57-58; McIlwraith 1999:80).

Also, it cannot be assumed that a barn dates to the 19th century because it has a stone foundation, as there is widespread evidence that large barns were being built in timber-frame on stone foundations into the 1920s (Glassie 1974:195, Vlach 2003:21, Collins 2001:81).

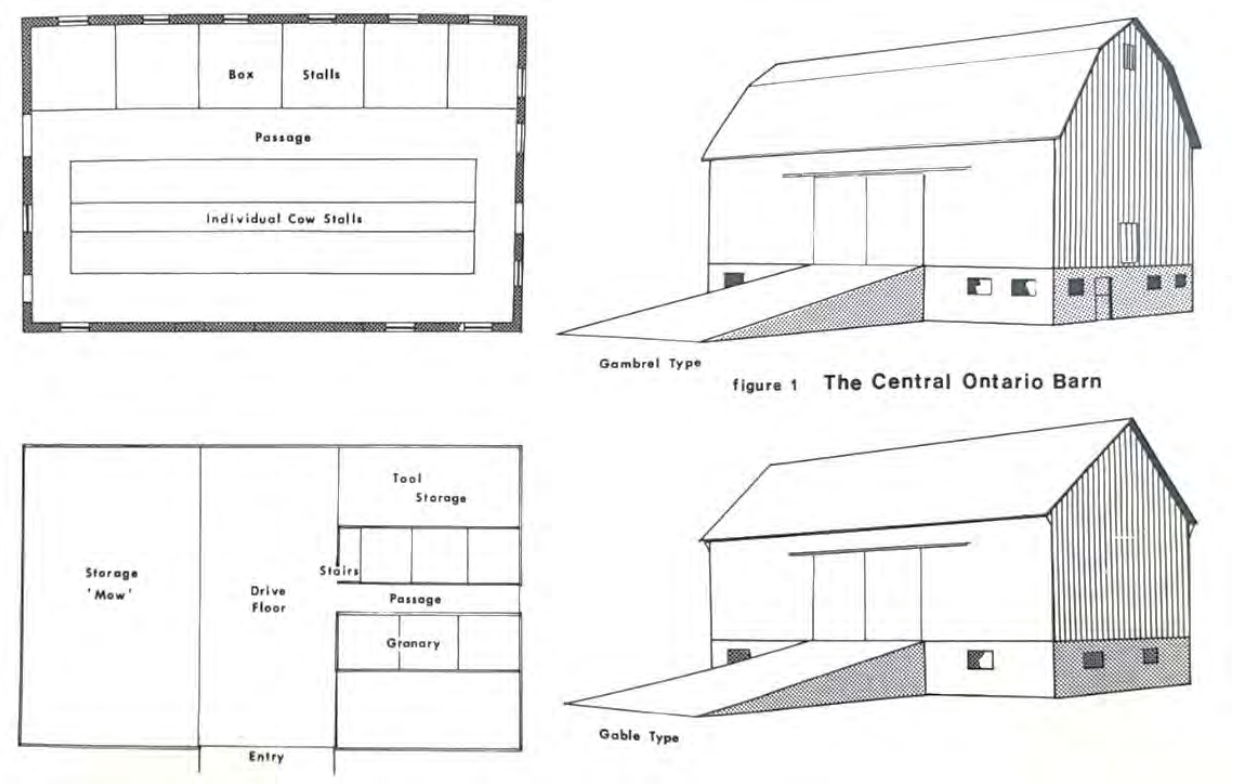

Figure 57 Plan and aspect of the Gambrel and Gable types of the Central Ontario Barn (Ennals 1968:19).

5.4.3 Phase 3: c. 1978 to present

This phase includes demolition of:

- barn (demolished 2012)
- other outbuildings (demolished between 2019 and 2020)

In the latter years of this phase the farmhouse, barn and outbuildings discontinued in use and the barn and most outbuildings were demolished and/or removed by 2020.

5.5 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of “wholeness” or “honesty” of a place. The MCM *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is “complete” or changed from its original or “valued subsequent configuration” (English Heritage 2008:45; Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for “Integrity” with sub-elements of “Site”, “Alterations”, and “Condition” to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the property are presented in Table 3, and are considered when determining the CHVI of the property (see Section 6.0).

Table 3: Heritage Integrity Analysis for the Property

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Setting	Rural with two lane (one in each direction) roads and farmhouses, outbuilding complexes, and agricultural lands on larger lots	Urbanization to the immediate south. Severances in the east and west portion for estate lots.	50	Fair	There has been significant urban development to the south, which is beginning to transform the rural setting and connection to the agricultural past. Although there are remaining agricultural properties to the immediate east, west and north, the property has been subdivided and is now zoned for development.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Site location	South-central portion of property fronting Castlemore Road	No alterations to the farmhouse location.	100	Good	No additional comment
Footprint	Side gable and wing with T-plan	North extension	100	Very Good	The north extension was likely an early addition based on the continuity of the brick masonry work.
Wall	Milled lumber	None	100	Very Good	No additional comment
Foundation	Rubble stone	None.	100	Very Good	Note that this rating refers to heritage integrity, not structural integrity
Exterior doors	Wood panelled	Replaced	0	Poor	No original exterior doors have been retained
Windows	Wood	Bottom sash of all windows has been replaced. Wood framing survives. Sills replaced.	60	Good	Most windowpanes are damaged from vandalism
Roof	Possibly wood shingle	House reclad since 1953	0	Poor	No additional comment
Chimneys	Two brick chimneys (centre left and right) on side gable	Centre left chimney removed.	50	Fair	No additional comment
Water systems	Unknown, possibly copper for house	All water systems replaced	0	Poor	No additional comment
Exterior decoration	Exterior cladding: red brick in stretcher bond; decorative woodwork on verandahs	None	100	Very good	No additional comment

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Exterior additions	North extension	None	100	Very Good	The north extension was likely an early addition based on the continuity of the brick masonry work.
Interior plan	Double pile	None	100	Very Good	No additional comment
Interior walls and floors	Lathe-and-plaster walls and wood strip flooring	Some walls overlaid with wallpaper and living room walls are covered in beadboard 1/3 the height of the wall. Some flooring covered in carpet and vinyl.	90	Very Good	Alterations are reversable
Interior trim	Tall baseboard with decorative trim around openings	None.	100	Very Good	No additional comment
Interior features (e.g., stairs, doors)	Wood stairs and doors	Some interior doors have been replaced	50	Fair	No additional comments
Landscape features	Domestic yard and farmyard features such as gardens and fencing and surrounding fields	Farmyard features removed; Most fields have been severed	50	Fair	The property's landscape features have not been significantly altered through the 20th century
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			**67.6**	**Good**	**Rating of Good is based on original element survival rate of between 51 to 75%**

5.5.1 Results

Overall, the property has a good level of integrity and has not experienced extensive change over the course of the 20th century and has retained most of its late-19th century building fabric.

6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

A roadside survey by Archaeological Services Inc. for a City of Brampton study in 2009 identified the property to have architectural value for its farmhouse, which is "representative rural Victorian Gothic dwelling built in the nineteenth century, featuring dual front entrances to either side of the front elevation, cross-gabled roofline, rear saltbox extension, and wood decorative detailing along the front verandah", and farm complex, which is a "good example of an intact, moderately maintained, rural property. The craftsmanship of the barn and house can be described as good, and alterations/additions are complimentary to the original form. Alterations to the house include the addition of modern windows" (Archaeological Services Inc. 2011:89-90).

The report also identified the property to have historical value for its association "with the Carefoot family, early settlers to the township and part of the early history of the hamlet at Castlemore", its continued contribution to the "area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice", and for its potential to "yield further information to understanding settlement patterns and township development" given its association with the Carefoot family (Archaeological Services Inc., 2011:89). The property also was identified to have contextual value for its "intact farm complex", which "contributes to the agricultural landscape and reinforces the area's character", its "farm complex, which includes a nineteenth century farmhouse, a gable roof barn, and a number of out buildings", which are "physically, functionally, visually and historically linked to its surroundings", and as a landmark for its farm complex (farmhouse and barn), which is "easily visible from Castlemore Road given their proximity to the right of way, their dimensions and architectural quality" (Archaeological Services Inc. 2011:90).

The following evaluation provides an independent evaluation using the criteria prescribed in *O. Reg. 9/06* based on the field investigations, research, and analysis conducted as part of this HIA.

6.1 Design Value or Physical Value

Criteria	Meets criterion (Yes/No)
(i) Is a rare, unique, representative, or early example of a style, type, expression, material or construction method.	Yes
Rationale: The property has design value or physical value for its farmhouse, which has a high level of heritage integrity, virtually unchanged from its original construction approximately 150 years ago, making it a representative example of a late 19th century side gable and wing type. As a whole, the property is not a rare or unique example of a farmstead, nor is it a representative one since its outbuildings have been demolished. Using as a model the "Historic Ontario Farmstead Typology" developed by ERA Architects (2020), it also lacks other typical features such as an entrance driveway framed by vegetation, shelterbelts, farmyard, and a woodlot.	

Criteria	Meets criterion (Yes/No)
(ii) Displays a high degree of craftsmanship or artistic merit.	No
Rationale: The farmhouse does not display a high degree of craftsmanship or artistic merit. The masonry of the main block and extension was built in a manner typical of its time with no evidence that a high level of skill was involved, and the other sections of the farmhouse are constructed in common form and materials with no evidence of craftsmanship in the design or assembly. The masonry may also be a veneer laid against a wood frame core, although this could not be confirmed.	

Criteria	Meets criterion (Yes/No)
(iii) Demonstrates a high degree of technical or scientific achievement.	No
Rationale: As relatively small residence erected on a site that did not present any challenging terrain, the farmhouse does not demonstrate a high degree of technical or scientific achievement.	

6.2 Historical Value or Associative Value

Criteria	Meets criterion (Yes/No)
(i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No
Rationale: The property does not have direct associations with any themes, events, beliefs, persons, activities, organizations, or institutions that are significant to Brampton or the former Toronto Gore Township. Although the property was once owned by members of the Carefoot family, who had a local importance as pioneering a family in Toronto Gore (Archaeological Services Inc. 2011), there is no physical evidence surviving from the Carefoot occupation —all the building fabric suggests construction during the late 19th century, during the Burton family occupation. Additionally, the loss of the barn and outbuildings as well as other farmstead features, combined with urbanization of the surrounding lands, has reduced the heritage integrity of the property and its ability to “continue to contribute to this area’s predominately agricultural landscape” and demonstrate the “themes of early settlement and agricultural practice” noted by Archaeological Services Inc in 2010 (p.89).	

Criteria	Meets criterion (Yes/No)
(ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.	No
Rationale As the property’s building fabric primarily dates to the late decades of the 19th century, further study of the property is unlikely to yield information that contributes to an understanding of Toronto Gore’s pioneer settlement or vernacular architecture.	

Criteria	Meets criterion (Yes/No)
(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
Rationale: None of the property's buildings nor overall landscape demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. The farmhouse is of a vernacular form that could not be linked to any specific architectural theory or pattern book. There is also no physical evidence surviving from the Carefoot occupation, who had a local importance as pioneering a family in Toronto Gore that Archaeological Services Inc. suggested "may yield further information to understanding settlement patterns and township development" (2011:89).	

6.3 Contextual Value

Criteria	Meets criterion (Yes/No)
(i) Is important in defining, maintaining or supporting the character of an area.	No
Rationale: Due to the modest scale of the farmhouse and the absence of any farm buildings (i.e., barn), the property is not important in defining the rural character of the area of the larger area, which is experiencing ongoing change first through rural estate lot development in the immediate area, and more recently through medium density residential development to the south. Although the property is still farmed, the farmhouse is no longer integral to the operation and therefore do not serve to maintain or support the historical land use and agricultural character of the area.	

Criteria	Meets criterion (Yes/No)
(ii) Is physically, functionally, visually or historically linked to its surroundings.	No
Rationale: The property is not physically linked to its surroundings in that it does not have a "material connection between the property and its surroundings" (MCM 2014:17), nor are there important visual relationships between the property and any features in the wider context. The farmhouse no longer has a functional relationship to the property's use for agriculture and there is no significant historical linkage between the property and its context apart from its continued cultivation.	

Criteria	Meets criterion (Yes/No)
(iii) Is a landmark.	No
Rationale: Although Archaeological Services Inc. presents that the property is "a familiar farm complex in the area" and "the house and barn are easily visible from Castlemore Road given their proximity to the right of way, their dimensions and architectural quality" (Archaeological Services Inc. 2011:90), the barn is no longer extant, and based on the research and views from Castlemore Road, the property and its farmhouse are not considered a local landmark.	

6.4 Evaluation Results

The preceding evaluation has determined that the property:

- **Meets one criterion of *O. Reg. 9/06* for its farmhouse, which is considered a built heritage resource with design or physical value, and therefore has CHVI**

Based on this evaluation, the decision to designate the property under Part IV of the *OHA* may be considered by the City. A Statement of CHVI is proposed in Section 7.0 of this report.

7.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property – 4784 Castlemore Road, City of Brampton

The property is located at 4784 Castlemore Road, formerly part of Lot 11, Concession 10 NERV DIV, in the Geographic Township of Toronto Gore, Peel County, now the City of Brampton, Regional Municipality of Peel. The 16.26-hectare rural property includes a late 19th century storey-and-a-half centre and wing vernacular farmhouse with T-shape plan and north extension.

Statement of Cultural Heritage Value or Interest

The property has design value or physical value for its storey-and-a-half vernacular farmhouse. Believed to have been constructed during the Burton occupation from 1868 to 1888, the farmhouse was constructed in a vernacular form that does not adhere to any specific architectural style. With its symmetrical fenestration and side gable and wing plan, it probably most closely aligns with the American Gothic Revival style (1830-1860) made popular by architects like Andrew Jackson Downing in the mid-19th century, and in Ontario was popular to 1900 (Blumenson 1990; Brosseau 1980). Its saltbox roof formed by the main block roof with shed extension is also American-influenced, a Colonial style of architecture attributed to the New England area (Heritage Cramahe 2019).

Heritage Attributes

Heritage attributes that reflect the design value or physical value of the property include its:

- storey-and-a-half side gable and wing vernacular farmhouse with north extension
- T-shaped plan
- random split fieldstone foundation
- red brick stretcher bond masonry —possibly a veneer— on all façades
- two main entrances with segmental arch heads and decorative verandahs
- symmetrical placement and openings with segmental arch heads and plain wood lug sills

8.0 IMPACT ASSESSMENT

8.1 Proposed Works

Apoca intends to relocate the farmhouse approximately 45 m northwest from its current location on the property to a new parcel (Lot HH 111) and develop the property as a mixed-use subdivision (APPENDIX B) with:

- residential low/medium density, Lots 1-111, 4.25 ha
- residential reserve, Block 1, 0.01 ha
- residential medium density, Blocks 2-4, 1.01 ha
- residential high density, Block 5, 2.4 ha
- park, Block 6, 0.23 ha
- vista, Block 7, 0.04 ha
- stormwater management pond, Block 8, 1.45 ha
- natural heritage system, Block 9, 3.77 ha
- natural heritage system buffer, Blocks 10-10A, 0.45 ha
- district retail, Block 11, 0.09 ha
- streets, Streets ‘A’ to ‘E’, 2.67 ha
- 0.3 m reserves, Blocks 12-12C, 0.01 ha
- right-of-way widening, Block 13, 0.01 ha

Preparation of the property will involve:

- relocation of the farmhouse approximately 45 m northwest to a new parcel (Lot HH 111) proposed to contain a minimum frontage of 18.3 m and minimum depth of 27.5 m
- removal of the shed
- grubbing and vegetation removal
- grading and excavation
- site servicing
- laydown areas and development of temporary access roads and the movement of construction-related traffic and heavy equipment

8.2 Impact Assessment

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MCM *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[2]
- *Alteration* that is not sympathetic, or is incompatible, with the historic fabric and appearance[3]
- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden[4]
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship[5]
- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features[6]
- *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[7]
- *Land disturbances* such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource[8]

Other potential impacts may also be considered such as encroachment or construction vibration (Figure 58). Historic structures, particularly those built in masonry, 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).

[2] This is used as an example of a *direct* impact in the MHSCTI *Info Bulletin 3*.

[3] A *direct* impact in the MHSCTI *Info Bulletin 3*.

[4] An *indirect* impact in the MHSCTI *Info Bulletin 3*.

[5] An *indirect* impact in the MHSCTI *Info Bulletin 3*.

[6] An example of a *direct* and *indirect* impact in the MHSCTI *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”.

[7] A *direct* impact in the MHSCTI *Info Bulletin 3*.

[8] In the MHSTCI *Heritage Resources in the Land Use Planning Process* this refers only to archaeological resources but in the MHSCTI *Info Bulletin 3* this is an example of a *direct* impact to “provincial heritage property, including archaeological resources”.

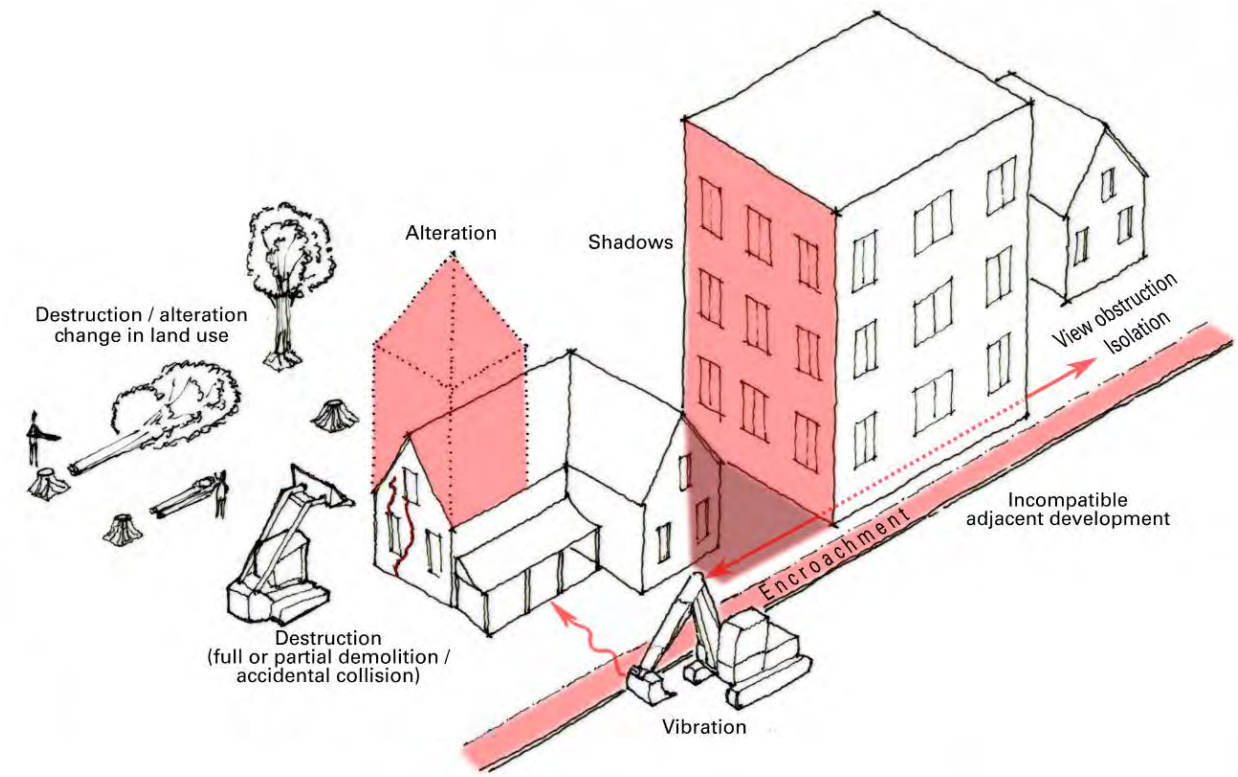

Figure 58: Examples of negative impacts.

Although the MCM *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 *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 *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 ICOMOS impact assessment ranking is:

- Major
  - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
  - Change to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
  - Slight changes to historic building elements or setting that hardly affect it.
- No impact
  - No change to fabric or setting.

An assessment of potential impacts resulting from the proposed development on the property's CHVI and heritage attributes is presented Table 4. Additionally, and as requested by the City, Table 4 compares the impacts of relocating the farmhouse against those of retaining the structure in-situ.

Table 4: Impact assessment

Potential negative impact	Analysis of potential impact		Summary of potential impact *without* mitigation		Summary of impact *with* mitigation	
	Maintaining the farmhouse in-situ	Relocating the farmhouse	Maintaining the farmhouse in-situ	Relocating the farmhouse	Maintaining the farmhouse in-situ	Relocating the farmhouse
***Destruction** of any, or part of any, significant heritage attributes, or features*	If the farmhouse is retained in-situ on its own parcel, the development will not destroy any, or part of any, significant heritage attributes, or features of the property.	If the farmhouse is relocated, the development may result in inadvertent damage the structure and fabric of the farmhouse. This could range in magnitude from a minor to major direct impact, from reversible to irreversible, and from site-specific to widespread change that will occur once over a short period of time. With mitigation, the impact on the CHVI and heritage attributes of the property (which are tied to the farmhouse's physical/ design value rather than contextual value) could be minimized or avoided.	No impact	At worst case, the development will result in a major direct impact to the farmhouse from accidental damage during relocation that is irreversible, widespread, and will occur once over a short period of time.	No mitigation required.	By implementing the mitigation measures recommended in Section 8.5, the potential direct impact from accidental damage during relocation will be reduced to negligible or no impact to the CHVI and heritage attributes of the property (i.e., the farmhouse).
***Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance*	Even if the farmhouse is retained in-situ, the development may still result in alteration to the farmhouse that is not sympathetic or is incompatible with its historic fabric and appearance. This could range in magnitude from minor to major direct impact, from reversible to irreversible, and site-specific to widespread change that will occur once over a short period of time. With mitigation, the impact on the CHVI and heritage attributes of the property (i.e., the farmhouse) to enable adaptive reuse could be minimized.	If the farmhouse is relocated, the development may result in alteration to the farmhouse that is not sympathetic or is incompatible with its historic fabric and appearance. This could range in magnitude from a minor to major direct impact, from reversible to irreversible, and from site-specific to widespread change that will occur once over a short period of time. With mitigation, the impact on the CHVI and heritage attributes of the property (i.e., the farmhouse) to enable adaptive reuse could be minimized.	At worst case, the development will result in a major direct impact to the farmhouse from incompatible alteration that is irreversible, widespread, and will occur once over a short period of time.	At worst case, the development will result in a major direct impact to the farmhouse from incompatible alteration that is irreversible, widespread, and will occur once over a short period of time.	By implementing the mitigation measures recommended in Section 8.5, the potential direct impact from incompatible alteration to the farmhouse will be reduced to negligible, reversible, and site-specific change over a short period of time.	By implementing the mitigation measures recommended in Section 8.5, the potential direct impact from incompatible alteration to the farmhouse will be reduced to negligible, reversible, and site-specific change over a short period of time.
***Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*	If the farmhouse is retained in-situ, the development would include Castlemore Road to its south, a low/medium density low-rise residential lot (single-detached house) to its north, a natural heritage system to its east, and a 24 m wide collector road separating a high density mid-rise[9] residential building (condominium apartments) to its west. As such, the development will not create any shadows on the north, east or south that will alter the appearance of the farmhouse. Despite the mid-rise building to the west, no adverse shadows are anticipated given the 24 m wide collector road. No natural features or plantings were identified as heritage attributes of the property.	If the farmhouse is relocated approximately 45 m northwest, the development would include a medium density low-rise residential building (stacked townhomes) to its south, a 17 m wide street separating a low/medium density low-rise residential lot (single-detached house) to its north, another single-detached house lot to its east, and a 24 m wide collector road separating a high-density mid-rise residential building (condominium apartments) to its west. As such, the development will not create any shadows on the north or east that will alter the appearance of the farmhouse. Despite the mid-rise building to the west, no adverse shadows are anticipated given the 24 m wide collector road. Concerning the low-rise building to	No impact	At worst case, the development will result in a minor indirect impact from shadows on the farmhouse which will be irreversible, site specific and a permanent occurrence for a short period of time every day.	No mitigation required.	By implementing the mitigation measures recommended in Section 8.5, the potential indirect impact from shadows will be reduced to negligible or no impact to the CHVI and heritage attributes of the farmhouse.

[9] Based on City of Brampton's "Transit Supportive Mid-Rise Development Guidelines" definition of a mid-rise building being 4-9 stories.

Potential negative impact	Analysis of potential impact		Summary of potential impact *without* mitigation		Summary of impact *with* mitigation	
	Maintaining the farmhouse in-situ	Relocating the farmhouse	Maintaining the farmhouse in-situ	Relocating the farmhouse	Maintaining the farmhouse in-situ	Relocating the farmhouse
		the south, conversations with Apoca indicate the proposed structure will not exceed two-storeys. Should the design plan change resulting in a height increase, the building could potentially create a shadow that may alter the appearance of the farmhouse. This is considered a minor, indirect, irreversible and site-specific impact that will be a permanent occurrence for a short period of time every day. With mitigation, the impact on the CHVI and heritage attributes of the property (i.e., the farmhouse) could be minimized or avoided. No natural features or plantings were identified as heritage attributes of the property.				
***Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship*	Even if the farmhouse is retained in-situ, the development will still isolate the farmhouse (i.e., the property's heritage attributes) from its surrounding agricultural fields and context. However, the farmhouse was severed from its original 93-acre agricultural lands throughout the 20th to 21st century. Also, with the agricultural fields being worked by an off-site farmer, the discontinued use of the farmhouse, and removal of the barn and agricultural outbuildings, no significant relationship between the farmhouse and its surrounding environment and context remains.	Though the relocation option will see the house remain within the original lot boundaries of the former farm property, the development will isolate the farmhouse (i.e., the property's heritage attributes) from its surrounding agricultural fields and context. However, the farmhouse was severed from its original 93-acre agricultural lands throughout the 20th to 21st century. Also, with the agricultural fields being worked by an off-site farmer, the discontinued use of the farmhouse, and removal of the barn and agricultural outbuildings, no significant relationship between the farmhouse and its surrounding environment and context remains.	No Impact	No Impact	No mitigation required.	No mitigation required.

Potential negative impact	Analysis of potential impact		Summary of potential impact *without* mitigation		Summary of impact *with* mitigation	
	Maintaining the farmhouse in-situ	Relocating the farmhouse	Maintaining the farmhouse in-situ	Relocating the farmhouse	Maintaining the farmhouse in-situ	Relocating the farmhouse
Direct or indirect obstruction *of significant views or vistas within, from, or of built and natural features*	If the farmhouse is retained in-situ, the original frontage on Castlemore Road will be preserved. However, this frontage was not determined to be a significant view. As no significant views or vistas within, from, or of built and natural features were identified, the development will not directly or indirectly obstruct any significant views.	If the farmhouse is relocated approximately 45 m northwest, the development will not preserve the original frontage on Castlemore Road. However, this frontage was not determined to be a significant view. As no significant views or vistas within, from, or of built and natural features were identified, the development will not directly or indirectly obstruct any significant views.	No impact	No impact	No mitigation required.	No mitigation required.
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*	The property is in the Highway 427 Industrial Secondary Plan (Area 47), which is zoned for low/medium density residential, medium density residential, high density residential, parkette, stormwater management facility, heritage resource, major collector road, district retail, Special Policy Area 9, and valleyland. As such, the development is in accordance with the designated land use of the property. Though the property is zoned for the proposed residential development, the current permitted uses are agricultural uses. Thus, the development will result in a change in land use, even if the farmhouse is retained in-situ. However, this change in land use will not affect the property's CHVI and heritage attributes as they are tied to the farmhouse and not the surrounding agricultural field.	The property is in the Highway 427 Industrial Secondary Plan (Area 47), which is zoned for low/medium density residential, medium density residential, high density residential, parkette, stormwater management facility, heritage resource, major collector road, district retail, Special Policy Area 9, and valleyland. As such, the development is in accordance with the designated land use of the property. Though the property is zoned for the proposed residential development, the current permitted uses are agricultural uses. Thus, the development will result in a change in land use, especially as the farmhouse will be relocated approximately 45 m northwest, i.e., within the former agricultural field. However, this change in land use will not affect the property's CHVI and heritage attributes as they are tied to the farmhouse and not the surrounding agricultural field.	No impact	No impact	No mitigation required.	No mitigation required.
Land disturbances *such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.*	Even if the farmhouse remains in-situ, the development will potentially result in land disturbances such as excessive vibration or dust that may negatively affect the structure. This could range in magnitude from minor to major direct impact, from reversible to irreversible, and site-specific to widespread change that will occur continually over a short period of time. With mitigation, the impact on the CHVI and heritage attributes of the property (i.e., the farmhouse) could be minimized or avoided.	If the farmhouse is relocated, the development will potentially result in land disturbances such as excessive vibration or dust that may negatively affect the structure. This could range in magnitude from a minor to major direct impact, from reversible to irreversible, and from site-specific to widespread change that will occur continually over a short period of time. With mitigation, the impact on the CHVI and heritage attributes of the property (i.e., the farmhouse) could be minimized or avoided.	At worst case, the development will result in a major direct impact to the farmhouse from land disturbances that is irreversible, widespread, and will occur continually over a short period of time.	At worst case, the development will result in a major direct impact to the farmhouse from land disturbances that is irreversible, widespread, and will occur continually over a short period of time.	By implementing the mitigation measures recommended in Section 8.5, the potential direct impact from land disturbance will be reduced to negligible or no impact to the CHVI and heritage attributes of the property (i.e., the farmhouse).	By implementing the mitigation measures recommended in Section 8.5, the potential direct impact from land disturbance will be reduced to negligible or no impact to the CHVI and heritage attributes of the property (i.e., the farmhouse).

8.3 Results of Impact Assessment

The preceding assessment concludes that *without mitigation* the proposed development of the property will result in:

- risk of minor to major direct impact from accidental damage to the farmhouse and its heritage attributes during relocation. This can range in magnitude from reversible to irreversible and site-specific to widespread change that will occur once over a short period of time.
- risk of minor to major direct impact from incompatible alterations to the farmhouse and its heritage attributes whether the structure is retained in-situ or relocated. This can range in magnitude from reversible to irreversible and site-specific to widespread change that will occur once over a short period of time.
- risk of minor indirect impact from shadows on the farmhouse and its heritage attributes if the structure is relocated. This will be an irreversible, site specific and permanent occurrence for a short period of time every day.
- risk of minor to major direct impact from excessive vibration or dust to the farmhouse and its heritage attributes. This can range in magnitude from reversible to irreversible and site-specific to widespread change that will occur continually over a short period of time.

8.4 Consideration of Alternatives

As the property was evaluated to have CHVI and will be impacted by the proposed development, WSP has identified three possible options to reduce or avoid the negative effects. These are informed by the objectives included in the City's *Official Plan* and are:

1) "Do Nothing": preserve and retain the property in its current form and continue the current and historic land use.
2) Retain the farmhouse on a reduced parcel within the new development and rehabilitate for adaptive re-use.
3) Relocate the farmhouse to a new lot within the new development and rehabilitate for adaptive re-use.

The advantages and disadvantages of each option are presented in the following subsections, then analysed for feasibility. It is only after an option is determined to be not feasible that the next preferred approach is considered.

8.4.1 Options Analysis

8.4.1.1 Option 1: "Do Nothing": preserve and retain the property in its current form and continue the current and historic land use

Under this option, the farmhouse would be preserved and retained unaltered in its original location within the current parcel and the surrounding farm would continue its current and historic use.

Advantages: This is generally the most preferred of conservation options since —through the principle of minimal intervention— it has the highest potential for retaining the structure's heritage attributes and retains evidence from the earliest phase in the history of the property. This option also involves the least amount of planning investment, while at the same time preserving the property's heritage authenticity as a working farm. This would be consistent with the direction in the City's Official Plan to conserve cultural heritage resources for existing and future generations.

Disadvantages: Preservation is not a "do nothing" approach: to ensure the farmhouse does not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for all exteriors and interiors. As identified in the MCM *Eight Guiding Principles* (2007), maintenance is required to avoid costly conservation projects in the future. As this option retains the property in its current form, the farmhouse will likely remain unused making maintenance efforts more difficult. Development surrounding the property would be significantly constrained and it may prove unworkable to maintain the property as a farm within a suburban setting; this would make it difficult to attract a future buyer for the property. The property is also not considered a cultural heritage landscape and while some heritage authenticity remains in its use as a working farm, the removal of the barn and outbuildings, as well as the disuse of the farmhouse, reduce that authenticity.

Feasibility: This option is not feasible because:

- High expense to stabilize, preserve and maintain the farmhouse as an unused structure
- Reduced viability of the property as a farm within a suburban context
- Challenges to long-term sustainability since potential buyers would have to invest extensive funds to preserve and maintain the property
- The property has been zoned for residential development

8.4.1.2 Option 2: Retain the farmhouse on a reduced parcel within the new development and rehabilitate for adaptive re-use

Under this option, the farmhouse would be retained and rehabilitated on a reduced parcel and all surrounding agricultural fields would be replaced with residential development.

Advantages: This option would conserve all of the property's identified heritage attributes in their original location while permitting a large proportion of the property to be developed. Furthermore, rehabilitation would enable adaptive re-use of the farmhouse. As outlined in the Canada's Historic Places *Standards and Guidelines*, rehabilitation and re-use can "revitalize" a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected, and heritage attributes understood, recognized and celebrated. Rehabilitation projects are generally more cost-effective, socially beneficial and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. This approach would also provide an opportunity to increase understanding and appreciation of the City's architectural heritage through the rehabilitation effort. While this option would require changing the proposed plan, there would still be sufficient land to create developable lots. This would be consistent with the direction in the City's *Official Plan* that retention, integration and adaptive reuse of heritage resources be the overriding objectives in heritage planning while insensitive alteration, removal and demolition be avoided.

Disadvantages: Though reduced in lot size, retaining the farmhouse on its current parcel would constrain the surrounding development, requiring substantial change to the proposed plan with potential for residences and communal amenity areas to be either removed from the development or substantially reduced.

Feasibility: This option is feasible because:

- It sustainably conserves all of the CHVI and heritage attributes of the farmhouse while also enabling development of the majority of the property

- It retains the structure's "embodied energy" (energy associated with building the structure) and encourages public understanding and appreciation of the farmhouse via the rehabilitation effort and contemporary setting
- It is consistent with the MCM's *Guiding Principle* that encourages maintenance of a resource's "original location"
- The City has zoned this property for residential development

8.4.1.3 Option 3: Relocate the farmhouse on a new lot within the new development and rehabilitate for adaptive re-use

Under this option, the farmhouse would be relocated and rehabilitated on a new lot, and its former site and all remaining agricultural fields would be replaced with residential development.

Advantages: While its legibility as a farmhouse would be reduced, a rehabilitated structure relocated within the development would have "progressive authenticity" (Jerome 2008:4) where its heritage attributes are conserved, it retains a physical connection with its original parcel while also maintaining its visibility to the public. As previously stated, rehabilitation would enable adaptive re-use of the farmhouse and as outlined in the Canada's Historic Places *Standards and Guidelines*, rehabilitation and re-use can "revitalize" a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected, and heritage attributes understood, recognized and celebrated. Rehabilitation projects are generally more cost-effective, socially beneficial and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. This approach would also provide an opportunity to increase understanding and appreciation of the City's architectural heritage through the relocation and rehabilitation effort. In addition, it would enable the property to be fully developed as a new community, sustainably integrating the farmhouse through retention of most of its "embodied energy". This would be consistent with the direction in the City's *Official Plan* that retention, integration and adaptive reuse of heritage resources be the overriding objectives in heritage planning while insensitive alteration, removal and demolition be avoided.

Disadvantages: Relocating the farmhouse would place the structure at risk of accidental damage during the relocation operation, or total loss due to accident or unforeseen structural issues discovered during the relocation process. It is also in direct opposition to the MCM *Guiding Principle* for "original location" which states that buildings should not be moved "unless there is no other means to save them since any change in site diminishes heritage value considerably". Loss of setting and connection to the surrounding farm will also occur, reducing understanding of its heritage as a farmhouse.

Feasibility: This option <u>is feasible</u> because:

- It sustainably conserves the CHVI and heritage attributes of the farmhouse, while also enabling full development of the remainder of property
- It retains most of the structure's "embodied energy" and encourages public understanding and appreciation of the farmhouse via the relocation and rehabilitation efforts, and contemporary setting
- Despite the MCM *Guiding Principle* for "original location", significant structures across North America have been frequently relocated, both historically and in the contemporary period, and under the US National Register for Historic Places this is acceptable when "a building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event" (Sprinkle 2014:174).
- The City has zoned this property for residential development

8.5 Recommendations

In consideration of the Options Analysis outlined above, it is understood that, while from a conservation perspective Option 2 is preferred, retaining the farmhouse on its current parcel would constrain the surrounding development, requiring substantial change to the proposed plan with potential for residences and communal amenity areas to be either removed from the development or substantially reduced.

Discussions with Apoca have determined that Option 3 which involves relocating and rehabilitating the farmhouse on a new lot within the development, is supported by the landowner. While its legibility as a farmhouse would be reduced, a rehabilitated structure relocated within the development would have “progressive authenticity” (Jerome 2008:4) where its heritage attributes are conserved, it retains a visual connection with its original parcel while also maintaining its visibility to the public. As currently proposed, Apoca plans to rehabilitate the farmhouse with permitted design and materials appropriate and supportive of the attributes of the house as well as renovate the interior to make the house compliant with modern building codes.

In addition to the consideration of alternatives, as adverse impacts were identified to the CHVI and heritage attributes of the property due to the proposed development (Section 8.2), appropriate mitigation and conservation measures are also recommended. The MCM’s *Heritage Resources in Land Use Planning Process, Info Sheet 5: Heritage Impact Assessment and Conservation Plans* (MCM 2006) identifies potential mitigation or avoidance measures including: alternative development approaches (considered in Section 8.4); isolating development and site alteration from significant built and natural features and vistas; design guidelines that harmonize mass, setback, setting and materials; limiting height and density; allowing only compatible infill and additions; reversible alterations; and buffer zones, site plan control and other planning mechanisms. These measures are considered in the following recommendations.

To minimize or avoid the risk of negative impacts on the property’s CHVI and heritage attributes (i.e., the farmhouse) due to incompatible alterations, shadows, vibration, and dust during the farmhouse’s relocation and the property’s overall development, WSP recommends the following actions:

Short-term Conservation Actions (Planning & Pre-construction Phase)

- compile a Heritage Building Protection Plan (HBPP) to stabilize and conserve the farmhouse in its current location until the proposed development is initiated. Include measures in the HBPP to mothball the structure until the conservation effort can begin
  - Mothballing is a process for protecting a building from the environmental elements, neglect and vandalism. It includes stabilization and maintenance measures to ensure a building does not deteriorate. Mothballing is intended to be an interim solution undertaken while a property owner explores options for a building’s adaptive reuse on site, or while a building is vacant or is to be relocated off-stie and/or sold. An HBPP should be prepared by a qualified individual in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd Edition (Parks Canada 2010); the *Code of Ethics and Guidelines for Practices* by the Canadian Association of Conservation of Cultural Property and the Canadian Association of Professional Conservators (2009); the MHSTCI’s *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007); *Preservation Briefs 31: Mothballing Historic Buildings* (Park, 1993), and *Well-Preserved: The Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation* (Fram 1998).

  - as there is often a lengthy period between the formal submission of a planning application and rehabilitation of heritage buildings, structures can be vulnerable to neglect, loss and accidental damage. To mitigate this, the HBPP should also include a plan for potential physical impacts such as accidental damage from machinery, a plan for appropriate repairs should damage occur to the building, and communication protocols that identify who should be informed about the heritage attributes and who should be contacted if there is accidental damage

- establish a regular inspection and monitoring protocol until the proposed development is initiated
- prepare a Heritage Conservation Plan (HCP) detailing how the heritage attributes of the farmhouse will be conserved, protected, and enhanced, and the preferred conservation approach (i.e., rehabilitation for adaptive reuse), that balances the objectives of heritage conservation with economic and social sustainability.
  - The HCP should also include required actions and trades depending on approach, and an implementation schedule to conserve the farmhouse prior to, during, and after the relocation effort
- Document the farmhouse through measured drawings, rectified photography, and written notes prior to undertaking any intervention beyond minor stabilization or maintenance
- In accordance with the MCM's *Heritage Resources in Land Use Planning Process* design guidelines that harmonize massing, setback, setting and materials as a mitigation measure to reduce impacts to cultural heritage resources, the design of the dwellings immediately surrounding the farmhouse should be sensitively designed to reflect a similar massing, height, and materials
  - This includes efforts to limit the height of the mid-rise building to the south of the farmhouse, ideally to not exceed two-storeys, to reduce or avoid impacts from shadows cast on to the farmhouse
- incorporate landscaping measures into the site planning to ensure vegetation related to the property is protected and/ or enhanced by the development or redevelopment.
  - maintain the vegetation on the overall property as much as possible

Medium-term Conservation Actions (Construction Phase)

- implement site control and communication
  - clearly mark on project mapping the location of the farmhouse and communicate this to project personnel prior to mobilization.
  - where possible prevent heavy equipment traffic from being routed in the vicinity of the farmhouse to minimize potential effects from vibration.
- create physical buffers
  - erect temporary fencing or physical barriers around the farmhouse to prevent accidental collision with the structure

- manage fugitive dust emissions
  - construction activities often result in fugitive dust emission which can be detrimental to the long-term protection of heritage resources. To mitigate this, draft a fugitive dust emissions plan following practices outlined in the *Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources* (2017).
- monitor construction within a 10-m zone around the farmhouse for vibration exceedance. This monitoring zone should be communicated to all site personnel.
  - given the proximity of construction activities to the farmhouse, the current proposed development has the potential to create vibrations that could negatively impact the CHVI and heritage attributes. Continuous ground vibration monitoring should be carried out near the foundation of the farmhouse prior to relocation using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (i.e., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring (e.g., between 6-12 mm/s). The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
  - If vibration has exceeded the guideline limits specified, a stop work order should be issued immediately and the farmhouse promptly inspected for any indication of disruption or damage. If identified, the evidence of disturbance or damage should be documented, then closely monitored during construction for further change in existing conditions. Once work is complete, a post-construction vibration monitoring report or technical memorandum should be prepared to document the condition of the heritage attributes of the farmhouse and recommend appropriate repairs, if necessary.

Long-term Conservation Actions

- as the property met only one criterion of *O. Reg. 9/06*, the decision to designate the property under Part IV of the *OHA* may be considered by the City.
  - designation under Part IV of the *OHA* for the farmhouse would provide long term protection against demolition and unsympathetic alterations. If designated under the *OHA*, the property owner would be required to request permission from the City to make any alterations or to demolish any of the designated structures.

9.0 SUMMARY STATEMENT

Following applicable federal, provincial, and municipal guidance combined with analysis of research sources and field investigations, this HIA has assessed the potential impacts of the proposed development on the property. It has determined that without mitigation the proposed development will potentially result in a variety of adverse impacts ranging in magnitude from minor to major, which are summarized in Section 8.3.

As the property was evaluated to have CHVI and will be impacted by the proposed development, WSP identified three possible options to reduce or avoid the negative effects and concluded that Option 3, a rehabilitated structure relocated within the development, would see its heritage attributes conserved, a visual connection with its original parcel retained, and also maintain its visibility to the public.

To minimize or avoid the risk of negative impacts on the property's CHVI and heritage attributes (i.e., the farmhouse) due to incompatible alterations, shadows, vibration, and dust during the farmhouse's relocation and the property's overall development, WSP has recommended that Apoca implement the conservation or mitigation strategies outlined in Section 8.5.

If Apoca commits to implement these mitigation strategies, WSP recommends that the City:

- ***approve the development as currently proposed***.

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RN/HC/JK/MT/AM/ca

https://golderassociates.sharepoint.com/sites/143808/project files/6 deliverables/21460927-1000-r01-rev3 01mar2023-apoca 4784 castlemore rd hia.docx

APPENDIX A

Archival Records

TAKEN UNDER ACT 14th & 15th Vict. Chap. 49. Joseph Figg **ENUMERATOR.**

Information as to Mills, Factories, &c., &c., their cost, power, produce, &c.	Number of persons usually employed therein.	General Remarks of the Enumerator.
39	40.	41

PERSONAL CENSUS—ENUMERATION DISTRICT, No. 2 **OF**

	Names of Inmates.	Profession, Trade or Occupation.	Place of Birth.	Religion.	Residence if out of limits.	Age next birth day.	Sex. Male.	Sex. Female.
	1	2	3	4	5	6	7	8
1	Maria Johnstone	Children of A. Johnston	Canada	Ch of England		4		1
2	Alex^r Johnstone		"	"		2	1	
3	David Johnstone	Farmer	Ireland	"	X	40	1	
4	Eliz^th Johnstone	"	"	"	X	35		1
5	Eliz^th Johnstone	"	Canada	"		12		1
6	Sarah Johnstone	"	"	"		10	1	
7	Hell^n Johnstone	"	"	"		8	1	
8	Ann Jane Johnstone	"	"	"		6		1
9	Alex^r Johnstone	"	"	"		4	1	
10	Hannah Johnstone	"	"	"		2		1
11	Mary Johnstone	"	Ireland	Ch of England	XX	70		1
12	Eliz^th Stafford	"	"	"	XX	80		1
13	William Johnstone	Labourer	Ireland	Presbyterian		25	1	
14	John Kilpatrick	do	"	"		22	1	
15	John Cairfoot	Farmer	"	Ch of England	X	32	1	
16	Marg^t Cairfoot	"	"	"	X	30		1
17	Eliz^th Cairfoot	"	Canada	"		9		1
18	William Cairfoot	"	"	"		7	1	
19	Susanna Cairfoot	"	"	"		5		1
20	John Cairfoot	"	"	"		3	1	
21	Esther Cairfoot	"	"	"	1	1		1
22	Saml McCourt	"	"	"		7	1	
23	Patrick Doughertty	Farmer	Ireland	Catholic	X	56	1	
24	Bridget Doughertty	"	"	"	X	50		1
25	William Doughertty	Labourer	Canada	"		15	1	
26	Bridget Doughertty	"	"	"		13		1
27	Cath^n Doughertty	"	"	"		12		1
28	Jane Doughertty	"	"	"		11		1
29	Marg^t Doughertty	"	"	"		8		1
30	Anna Doughertty	"	"	"		4		1
31	John Murphy	Farmer	Ireland	Catholic	X	57	1	
32	Hannah Murphy	"	"	"	X	50		1
33	John Murphy	"	Canada	"		23	1	
34	Mich^l Murphy	"	"	"		21	1	
35	Patrick Murphy	"	"	"		16	1	
36	Charles Murphy	"	"	"		14	1	
37	Mary Murphy	"	"	"		12		1
38	Jane Murphy	"	"	"		10		1
39	Hannah Murphy	"	"	"		7		1
40	Charles O'Dillon	Sailor	Ireland	Roman Catholic		39	1	
41	Joseph Parr	Farmer	Ireland	Ch of England	X	40	1	
42	Hannah Parr	"	"	"	X	30		1
43	Henry Parr	"	Canada	"		11	1	
44	William Parr	"	"	"		9	1	
45	Eliza Parr	"	"	"		7		1
46	Ellen Parr	"	"	"		5		1
47	Joseph Parr	"	"	"		3	1	
48	Mary Ann Parr	"	"	"	2	1		1
49	William Finney	Labourer	Ireland	"		27	1	
50	Anne Sadlier	Servant	"	"		40		1
							24	26

1851 Census, Canada West, Peel County, Core of Toronto, Part 2

PUBLIC ARCHIVES
ARCHIVES PUBLIQUES
CANADA

PUBLIC ARCHIVES OF CANADA MICROFILMED 1955

5

PERSONAL CENSUS. Enumeration District, No. 2 of Toronto Gore in the County of Peel.

	NAMES OF INMATES.	PROFESSION, TRADE, OR OCCUPATION.	PLACE OF BIRTH.	Married during the year.	RELIGION.	RESIDENCE, IF OUT OF LIMITS.	Age next Birthday.	SEX. Male.	SEX. Female.	Married or Single.	Widowers.	Widows.	Colored Persons, Mulatto or Indian.	RESIDENTS. Members of Family. M.	RESIDENTS. Members of Family. F.	RESIDENTS. Not Members. M.	RESIDENTS. Not Members. F.	Members of Family Absent. M.	Members of Family Absent. F.	Deaf and Dumb.	Blind.	Lunatics or Idiots.	Attending School within the year. M.	Attending School within the year. F.	Persons over 20, who cannot read or write. M.	Persons over 20, who cannot read or write. F.	Births in 1860. M.	Births in 1860. F.	DEATHS IN 1860. No. M.	DEATHS IN 1860. No. F.	DEATHS IN 1860. Age and Cause of Death.	HOUSES. Brick, Stone, Frame, Log, &c.	HOUSES. No. of Stories.	HOUSES. No. of families living in house.	HOUSES. Vacant.	HOUSES. Being built.	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
1	Elizab. Hassard	Innkeeper	Ireland		E.		44		1	S		1																									1
2	William Do	—	U.C		"		25	1		S																											2
3	John Do	—	"		"		20	1		S																											3
4	Frank Do	—	"		"		18	1		S																											4
5	Thos Do		"		"		14	1		S																											5
6	Eliza Do		"		"		11		1																												6
7	Alex Do		"		"		6	1																													7
8	Wm Carefoot		"		"		42	1		S											1																8
9	Fanny Graham		"		"		23		1	S				6	2	1	1																				9
10	Wm Collston	Labourer	Ireland		R.C		45	1		S													1	1								Frame	2	1	—	—	10
11	Patrick Fanning	Blacksmith	"		"		57	1		m																											11
12	Mary Do		"		"		43		1	m																											12
13	Patrick Do		U.C		"		12	1																													13
14	Mary A. Do		"		"		10		1																												14
15	Willm Varson	Labourer	Ireland		"		35	1		S																											15
16	Mary Carroll		"		"		75		1			1		3	3								1	1							Frame	1	1	1	—	16
17	Milton Byrne	Labourer	"		"		31	1		m																											17
18	Sarah Do		"		"		31		1	m				1	1																Log	1	1	—	—	18
19	John Homer	Farmer	U.C		P.M.		27	1		S																											19
20	Mary Do		"		"		22		1	S				1	1																Log	1	1	—	—	20
21	Charles Murray	Farmer	U.C		R.C		20	1		S																											21
22	Robert Do		"		"		4	1																													22
23	Joseph Do				"		6	1																													23
24	Mary Pollard		Ireland		"		75		1			1																									24
25	Bridget Walsh		"		"		60		1			1																									25
26	John Rob		Scotland				17	1		S				3	1	1	1														Log	1	1	—	—	26
27	Saml. Wiley	Farmer	England		WM		52	1		m																											27
28	Mary Do		"		"		30		1	m																											28
29	John Do		U.C		"		12	1																													29
30	Elizabeth Do		"		"		10		1																												30
31	William Do		"		"		8	1																													31
32	Mary J. Do		"		"		6		1																												32
33	Rebecca Do		"		"		4		1																												33
34	Robt. H. Do		"		"		2	1																													34
35	James Do		"		"		1	1						5	4								2	1			1	—			Frame	2	1	1	—	35
36	Jas. A. McClay	Physician	Ireland		R.C		39	1		m																											36
37	Mary Do		U.C		E		24		1	m																											37
38	Thos L. Do		"		"		5	1																													38
39	Charles K. Do		"		"		3	1																													39
40	Richd C. Do		"		"		1	1						4	1			1									1				Log	2	1	—	—	40
41	James Shipley	Labourer	England		P.M		30	1		m																											41
42	Anne Do		"		"		26		1	m																											42
43	Fanny Do		U.C		"		4		1																												43
44	Ann Do		"		"		2		1					1	3																Log	1	1			44
45	Myles Cash	Tin Smith	Ireland		R.C		30	1		m																											45
46	Catherine Do		"		"		25		1	m																											46
47	James Do		"		"		10	1																													47
48	John Do		U.C		"		5	1																													48
49	Bridget Do		"		"		4		1																												49
50	Jane Do		"		"		1	1						4	2								1				1				Log	1	1	—	—	50
								30	21			4		28	18	2	2	1			1		5	3			3					9	12	9	1	—	

VERSO OF PREVIOUS SHEET BLANK

RECENSEMENT - CANADA OUEST 1861 CANADA WEST CENSUS

Page 48 — Census of 1871

Province of Ontario — District No. 39 Peel — Sub-District C, Toronto Gore Division No 1

Schedule No. 1.—Nominal Return of the Living. John Johnston Enumerator

Numbered in the order of visitation: Vessels.	Shanties.	Dwelling houses in construction.	Dwelling houses uninhabited.	Dwelling houses inhabited.	Families.	Names.	Sex.	Age.	Born within last twelve months.	Country or Province of Birth.	Religion.	Origin.	Profession, Occupation or Trade.	Married or widowed.	Married within last twelve months.	Instruction: Going to school.	Over 20 unable to read.	Over 20 unable to write.	Infirmities: Deaf and Dumb.	Blind.	Unsound mind.	Dates of Operations and Remarks.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
				159	159	O'Hara Daniel	M	30	—	Ontario	Rom Cath	Irish	Farmer	M	—	—	—	—	—	—	—		1
						" Mary	F	24	—	"	"	"	—	M	—	—	—	—	—	—	—		2
						" William	M	3	—	"	"	"	—	—	—	—	—	—	—	—	—		3
						" Ann	F	2	—	"	"	"	—	—	—	—	—	—	—	—	—		4
				160	160	O'Hara Mary	F	60	W	Ireland	"	"	—	W	—	—	—	—	—	—	—		5
						Byrne Ann	F	35	—	Ontario	"	"	—	M	—	—	—	—	—	—	—		6
				161	161	Long William	M	33	—	"	W Meth	English	Labourer	—		—	1	1	—	—	—		7
						" Rosanna	F	65	—	Ireland	Rom Cath	Irish	—	W	—	—	1	1	—	—	1		8
						Irvine John	M	14	—	Ontario	W Meth	E "	—	—	—	1	—	—	—	—	—		9
						" William H	M	10	—	"	"	"	—	—	—	1	—	—	—	—	—	April 12 J Johnston	10
				162	162	Byrne Martin	M	26	—	"	Rom Cath	"	Farmer	M	—	—	—	—	—	—	—		11
						" Mary Elizabeth	F	20	—	"	"	"	—	M	—	—	—	—	—	—	—		12
						" Martin	M	1	—	"	"	"	—	—	—	—	—	—	—	—	—		13
				163	163	Burton William	M	40	—	Ontario	W Presby	Scotch	Farmer	M	—	—	—	—	—	—	—		14
						" Jane	F	36	—	Scotland	"	"	—	M	—	—	—	—	—	—	1		15
						" Neil	M	7	—	Ontario	"	"	—	—	—	1	—	—	—	—	—		16
						" Margaret	F	5	—	"	"	"	—	—	—	1	—	—	—	—	—		17
						" Mary	F	3	—	"	"	"	—	—	—	—	—	—	—	—	—		18
						" John Henry	M	1	—	"	"	"	—	—	—	—	—	—	—	—	—		19
				164	164	Nattress Joseph	M	30	—	"	Prim Meth	English	Farmer	W	—	—	—	—	—	—	—		20

Page 49 — Census of 1871

Province of Ontario — District No. 39 Peel — Sub-District C Toronto Gore Division No 1

Schedule No. 1.—Nominal Return of the Living. John Johnston Enumerator

Numbered in the order of visitation: Vessels.	Shanties.	Dwelling houses in construction.	Dwelling houses uninhabited.	Dwelling houses inhabited.	Families.	Names.	Sex.	Age.	Born within last twelve months.	Country or Province of Birth.	Religion.	Origin.	Profession, Occupation or Trade.	Married or widowed.	Married within last twelve months.	Instruction: Going to school.	Over 20 unable to read.	Over 20 unable to write.	Infirmities: Deaf and Dumb.	Blind.	Unsound mind.	Dates of Operations and Remarks.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
						Nattress Ann	F	65	—	England	Prim Meth	English	Farmer	W	—								1
						" Isaac	M	5	—	Ontario	"	"	—		—	1							2
						" James Wm	M	3	—	"	"	"	—										3
				165	165	Wright Hannah	F	35	—	England	"	"	—	W	—								4
						" Hannah	F	12	—	"	"	"	—	—	—	1	—	—					5
						" John	M	14	—	"	"	"	—	—	—	1	—	—					6
						" Thomas	M	10	—	"	"	"	—	—	—	1	—	—					7
						" Mary	F	8	—	"	"	"	—	—	—	1	—	—					8
				166	166	Gowland John	M	26	—	Ontario	W Meth	"	Farmer										9
				167	167	Riley William	M	40	—	England	Eng Church	"	" "	M	—								10
						" Ann C	F	39	—	"	"	"	—	M	—								11
						" John Walter	M	14	—	Ontario	"	"	—	—	—	1	—	—					12
						" Maria	F	13	—	"	"	"	—	—	—	1	—	—					13
						" Ann Isabella	F	11	—	"	"	"	—	—	—	1	—	—					14
						" Newman	M	9	—	"	"	"	—	—	—	1	—	—					15
						" Wm Henry	M	7	—	"	"	"	—	—	—	1	—	—					16
						" George	M	5	—	"	"	"	—	—	—	1	—	—					17
						" Albert	M	3	—	"	"	"	—	—	—	—	—	—					18
	X			168		Lennon Rosanna	F	55	—	Ireland	Rom Cath	Irish	—	W	—	—	—	1	—	—	—		19
						" John	M	23	—	"	"	"	Labourer	—	—	—	—	—	—	—	—		20
							23																

99

Northern Division.

	CON.	NO.
Ackam Daniel....	8	
Allerson Sarah....	9	5
Armstrong Abra'm.	7	1
Beamish Richard..	8	12
Beamish Thomas..	10	16
Beamish Samuel..	10	16
Beaton Neil.....	11	14
Bland John	9	7
Bowman Robt	9	1
Braphy Geo	12	15
Burns Martin.....	11	10
Burwell Thomas ..	7	12
Cain Patrick	7	13
Carberry James...	3	15
Carefoot Wm	10	11
Carefoot Mary ...	10	10
Carefoot Richard..	10	10
Chase Daniel	10	4
Clark Thomas, sen	9	9
Clark Thomas, jun	9	8
Cornboy Thomas..	8	
Conner John	8	11
Cotter Dr.....	10	12
Cullen Mary	7	8
Cullen Alexander..	7	2
Dale John	7	7

Northern Division.

	CON.	NO.
Dixon Michael....	7	16
Dougherty Patrick.	9	11
Dougherty Michael	7	11
Dunn James H...	10	14
Eaton John	9	3
Erwine John	9	9
Erwine Wm.....	7	8
Fenelon John.....	9	12
Figg Wm.....	7	8
Fitzpatrick Peter..	9	10
Fletcher Dickenson	9	4
Foster Wm	9	6
Foster Thomas...	10	4
Fox Thomas	8	6
Fleming John		
Givins Lawrence ..	9	13
Grant Simon P....	9	15
Irwine Wm	7	8
Kearnes Michael..	10	13
Kelly Edward....	11	13
Lalor M	10	17
Langan Peter....	9	
Lawrence Elisha..	9	2
Lawson Wm	8	4
Linton Wm	9	4
Linton Moses.....	9	5
Longman Jas	7	12
Lougheed David..	7	
Lougheed Wm....	7	
Madgeon John....	8	10
Madgeon Dennis ..	8	10
Maheer Daniel ..	11	15
Mankaney Patrick.	9	11
Mankaney Anthony	9	11
Maxwell Samuel ..	7	

	LOT.	CON.
Acheson Charles	13	11
Ackens James	8	7
Allen James	4	7
Allison Sarah	5	9
Anderson Henry	8	7
Baldwin Connell	9	7
Barclay Joseph	12	8
Beaty J W	5	7
Beamish Samuel	16	10
Beamish Thomas	16	10
Bell Joseph	14	7
Bell Henry	14	7
Beres Henry	12	7
Berry N	17	8
Bland John	5	8
Bliss Thomas	12	7
Bowman Robert	1	9
Brown John	1	8
Brown Thomas	4	8
Brown Jacob	15	7
Brown James	1	7
Brophey Patrick	16	7
Brophey George	14	9
Buchanan John	6	7
Buchanan Malcolm	17	11
Bunell Thomas	12	7
Burgess John	5	7
Burns Martin	10	11
Bunell Thomas	15	8
Carbrey James	15	8
Caldwell Robert	17	7
Calligan Patrick	13	9
Chafee Isaac M	17	7
Chisholm John	6	7
Cene Thomas	13	7
Cerefoot John	11	10
Clark Thomas sen'r	15	11
Clark Thomas	8	9
Cole William	8	7
Cole Matthew	11	8
Conners James sen'r	9	10
Conners John	14	10
Cooke Hugh	11	7
Cortes John	12	8

	LOT.	CON.
Craven James	16	11
Crawley Eli	14	10
Cullen Alexander	10	7
Carruthers Robert	4	9
Deals James	8	10
Deals John	7	7
Densmore John	1	7
Dougherty M	11	9
Dougherty Barney	12	9
Dougherty Patrick	9	9
Dack Jonathan	9	9
Eaton John	4	7
Eady Charles	15	9
Eady Richard	14	9
Ebiem William	9	7
Ecroy Samuel	7	9
Ellcott George	7	9
Evans George	13	7
Hagh Patrick	11	8
Hallen George	14	11
Hamilton Samuel	16	7
Hawkins James	16	10
Harper Thomas	14	9
Harrison George	12	10
Harrison William	8	9
Hassard William	11	10
Hase James	9	8
Hase Mary	10	8
Hawlt Ware	11	8
Hawley George	17	12
Hayden James	9	8
Heglor C	16	12
Henry William	3	8
Henesly Michael	16	9
Herring Michael	9	8
Herrins Michael	13	10
Heys Cowan	13	8
Hogan James	14	8
Hogg Patrick	4	7
Holmes John	11	10

GORE OF TORONTO.

	LOT.	CON.
Abel James	2	9
Adams John	13	10
Agar Ames	5	10
Aikins James	4	7
Allen John	13	7
Allen Richard	17	7
Allen Robert	14	8
Allison Sarah	5	9
Bailey Joseph	12	8
Baker Jesse	7	7
Baldwin Col. Connell	9	7
Balfour George	12	7
Bath Robert	14	11
Baylay Henry	9	10
Beamish John	12	7
Beamish John	14	7
Beamish Samuel	16	10
Beamish Thomas	16	10
Bell Henry	14	7
Bell John	16	9
Bell Robert	13	7
Berry N. and C.	13	7
Blackwell James	1	8
Blackwell Thomas	11	8
Bland John	7	10
Bland John	10	8
Bland John, jr.	7	9
Bowman Robert	1	9
Brennan James	13	10
Brophy George	14	9
Brophy Patrick	16	10
Brown John	1	8
Brown Thomas	1	7
Brownley George	12	7
Buchanan John	6	7
Buchanan Malcolm	17	11
Bunell Thomas	15	7

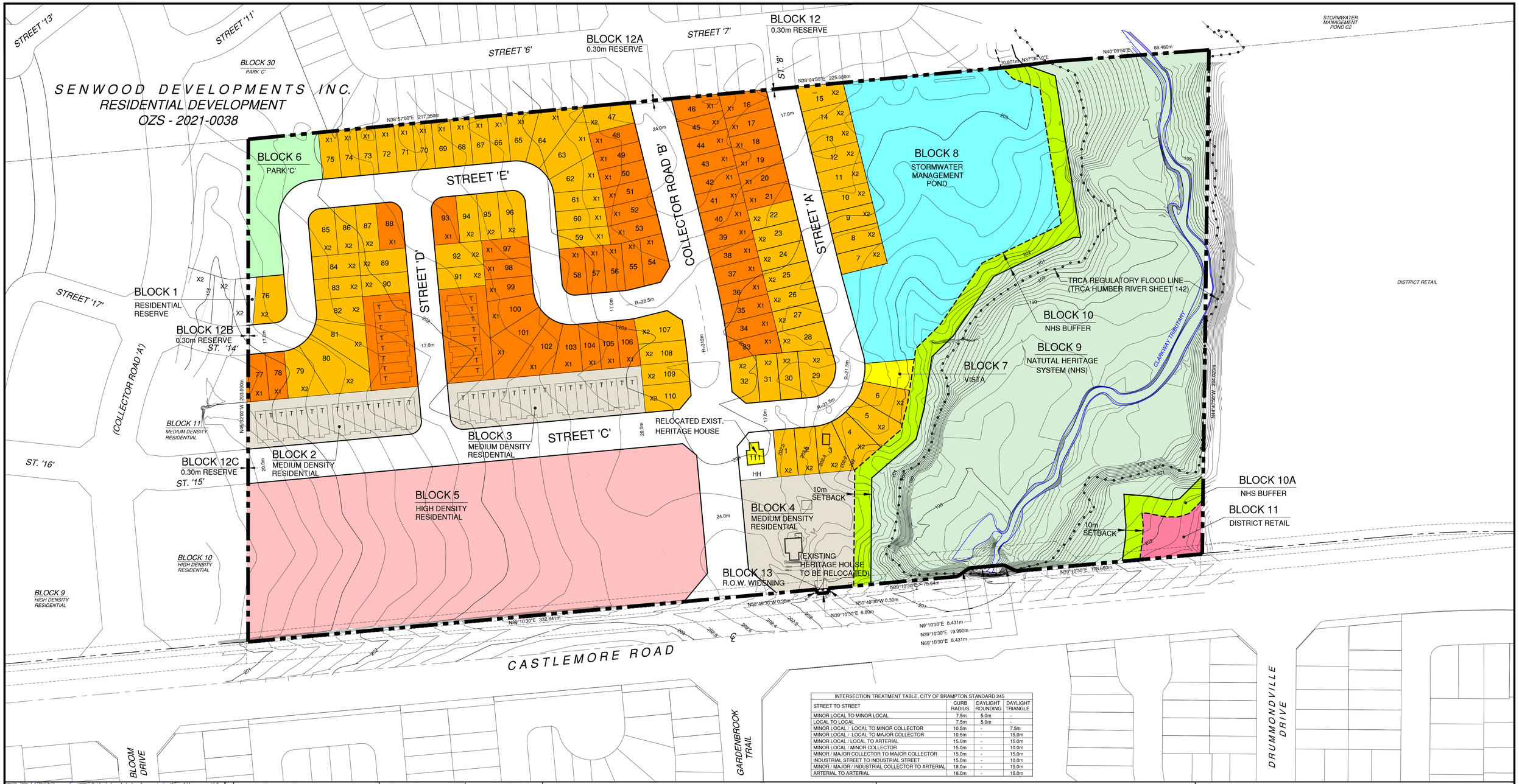
	LOT.	CON.
Burgess James	15	7
Burgess John	5	7
Burnett George	11	10
Burns Martin	10	11
Burns William	12	7
Burrell Thomas J.	11	7
Burrell Thomas I.	12	7
Burrell Thomas, sr.	11	7
Burrell Thomas	14	8
Cain Robert	13	7
Caldwell Robert	17	7
Castle George	12	8
Cerefoot John	11	10
Cerefoot William	11	10
Chafee Isaac M.	17	7
Chisholm John	6	7
Clarke John	15	7
Clarke Thomas	8	9
Clarke Thomas, sr.	15	11
Colahan W. and J.	15	10
Cole William	8	7
Connors James, sr.	9	10
Cook Henry	11	7
Cook Robert	1	7
Craven James	16	11
Craven James, jr.	17	10
Cudmore John	13	7
Cullen Patrick	13	7
Cullen Stephen	15	7
Curtis John	12	8
Dale James	8	8
Dale John	6	7
Dale John jr.	6	7
Dawson George	13	7
Dawson Robert	13	7
DeLaHaye John P.	15	8

	LOT.	CON.
Densmore John	1	7
Dobson William	3	10
Dodsworth William	12	7
Donnelly Mark	12	7
Dougherty Bernard	12	9
Dougherty Charles	13	9
Dougherty Patrick	11	9
Downs Michael	11	8
Duke John	12	7
Eady Charles	15	9
Eady Joseph	14	9
Eady Richard	14	9
Ellicott George	7	9

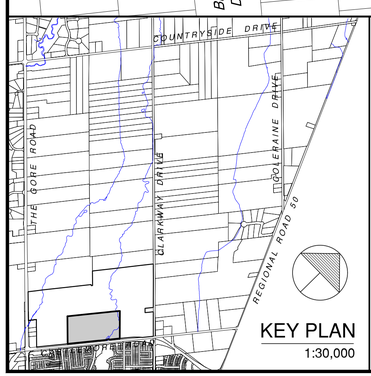
	LOT.	CON.
Heglor C.	16	12
Henesly Michael	16	8
Heron Michael	9	8
Hessy John	17	7
Hodgson James	14	8
Holmes Joseph	14	10
Hugill Samuel J.	5	10
Hugill William, sr.	5	10
Hugill William, jr.	5	10
Hunter Andrew	8	10
Husien Anne	10	8
Hutcheson John	11	9
Ibson Richard	10	7
Irwin John	9	9

APPENDIX B

Draft Plan of Subdivision (Candevcon Limited, 26 August 2022)



INTERSECTION TREATMENT TABLE, CITY OF BRAMPTON STANDARD 245			
STREET TO STREET	CURB RADIUS	DAYLIGHT ROUNDING	DAYLIGHT TRIANGLE
MINOR LOCAL TO MINOR LOCAL	7.5m	5.0m	-
LOCAL TO LOCAL	7.5m	5.0m	-
MINOR LOCAL / LOCAL TO MINOR COLLECTOR	10.5m	-	7.5m
MINOR LOCAL / LOCAL TO MAJOR COLLECTOR	10.5m	-	15.0m
MINOR LOCAL / LOCAL TO ARTERIAL	15.0m	-	15.0m
MINOR LOCAL / MINOR COLLECTOR	15.0m	-	10.0m
MINOR / MAJOR COLLECTOR TO MAJOR COLLECTOR	15.0m	-	15.0m
INDUSTRIAL STREET TO INDUSTRIAL STREET	15.0m	-	10.0m
MINOR / MAJOR / INDUSTRIAL COLLECTOR TO ARTERIAL	18.0m	-	15.0m
ARTERIAL TO ARTERIAL	18.0m	-	15.0m



KEY PLAN
1:30,000

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL LOW/MEDIUM DENSITY	LOTS 1-111	1.82 ha. (4.50 Ac.) 2.43 ha. (6.00 Ac.)
RESIDENTIAL RESERVE	BLOCK 1	0.01 ha. (0.03 Ac.)
RESIDENTIAL MEDIUM DENSITY	BLOCKS 2-4	1.01 ha. (2.50 Ac.)
RESIDENTIAL HIGH DENSITY	BLOCK 5	2.40 ha. (5.93 Ac.)
PARK	BLOCK 6	0.23 ha. (0.57 Ac.)
VISTA	BLOCK 7	0.04 ha. (0.10 Ac.)
STORMWATER MANAGEMENT POND	BLOCK 8	1.45 ha. (3.58 Ac.)
NATURAL HERITAGE SYSTEM (NHS)	BLOCK 9	3.77 ha. (9.31 Ac.)
NHS BUFFER	BLOCKS 10-10A	0.45 ha. (1.11 Ac.)
DISTRICT RETAIL	BLOCK 11	0.09 ha. (0.22 Ac.)
STREETS	STREETS 'A' TO 'E'	2.67 ha. (6.59 Ac.)
0.30m RESERVES	BLOCKS 12-12C	0.01 ha. (0.03 Ac.)
R.O.W. WIDENING	BLOCK 13	0.01 ha. (0.03 Ac.)
TOTAL		16.39 ha. (40.50 Ac)

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990 C.P. 13)

A) AS SHOWN ON DRAFT PLAN.
B) AS SHOWN ON DRAFT AND KEY PLAN.
C) AS SHOWN ON KEY PLANS.
D) AS SHOWN IN LAND USE SCHEDULE.
E) AS SHOWN ON DRAFT PLAN.
F) AS SHOWN ON DRAFT PLAN.
G) AS SHOWN ON DRAFT AND KEY PLANS.
H) MUNICIPAL SERVICES TO BE PROVIDED.
I) SOIL IS CLAYEY SILT.
J) AS SHOWN ON DRAFT PLAN.
K) MUNICIPAL SERVICES TO BE PROVIDED.
L) NONE.

LOT SCHEDULE					
DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOTS	NUMBER OF UNITS
SINGLE DETACHED	X1	11.00m (36.0')	27.50m (90.2')	45	45
SINGLE DETACHED	X2	12.20m (40.0')	27.50m (90.2')	65	65
HERITAGE HOUSE	HH	18.3m (60.0')	27.50m (90.2')	1	1
TOWNHOUSING	T	6.0m (19.7')	27.50m (90.2')	-	48
TOTAL				111	159

OWNER'S AUTHORIZATION:

THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

2022-09-27
DATE

APOCA CARPENTERS LTD.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN

AUG., 26th 2022
DATE

SPIRO SINNIS OLS, CLS/B.Sc.
IBW SURVEYORS, IBWSURVEYORS.COM
1234 REID STREET, RICHMOND HILL ON 1-800-667-0696

NO.	DESCRIPTION	DATE	BY
△			
△			
△			
△			

REVISIONS

DRAFT PLAN OF SUBDIVISION

PART OF LOT 11 CONCESSION 10 N.D.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
FILE No. 21T-

APOCA CARPENTERS LTD.
RESIDENTIAL SUBDIVISION - BLOCK 47-1

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS
TEL. (905) 794-0600 FAX (905) 794-0611

SCALE: 1:1000 (0m 10 20 30 40)
DATE: AUG., 26th. 2022
DWG. No. PL-1
PROJECT No. W20112

GOLDER
MEMBER OF WSP