

10020-10054 Mississauga Road &
2036 Bovaird Drive West

Brampton, ON

HERITAGE IMPACT ASSESSMENT

May 9, 2023



EBA

Project # 20-060-02
Prepared by PE / SI / EC / JG

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EXECUTIVE SUMMARY

Background

ERA Architects Inc. (“ERA”) was retained by Glen Rouge Developments Inc. to prepare a Heritage Impact Assessment (“HIA”) for the proposed development at 10020-10054 Mississauga Road and 2036 Bovaird Drive West, Brampton (the “Site”). This HIA assesses the impact of the proposed development on the heritage resource at 10020 Mississauga Road, a one-and-a-half-storey brick farmhouse.

Heritage Status

The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the *Ontario Heritage Act* (“OHA”). The designation by-law (72-2021), attached in Appendix I, was enacted by Brampton City Council on April 21, 2021. While the designation applies to the entire property, the identified cultural heritage value and attributes are associated with the c. 1880s farmhouse.

Proposed Development

The proponent is proposing a mixed-use development on the Site, including residential and retail uses, with three high-rise residential towers, six blocks of stacked townhouses, and landscaped amenity spaces. The proposed development is part of a larger planned new community known as Mount Pleasant Heights.

In order to accommodate future growth in the area, the Region of Peel is planning to widen Mississauga Road from four to six lanes, necessitating the demolition or relocation of the farmhouse at 10020 Mississauga Road. As part of the proposed development, the farmhouse is proposed to be documented, salvaged, and demolished.

Impact Assessment

While the proposed demolition constitutes a negative impact to the property’s cultural heritage value and attributes, the farmhouse has been disconnected from both its on-site and surrounding agricultural context for many years. Currently, the farmhouse is the only remaining component of the historic farmstead on the Site, which originally included other built and landscape features. As a result, the property has lost the integrity of its original design, and no longer possesses the elements necessary to express its cultural heritage value as an historic Ontario farmstead.

Considered Alternatives

The relocation of the farmhouse was explored to limit the negative impact of demolition. In addition to structural considerations, this option is constrained by the relatively small size of the Site and limited open space. The relocation and restoration of the farmhouse alone is not an effective means of communicating the Site's agricultural heritage.

Recommendations

The recommended conservation and mitigation strategy is documentation, salvage, and interpretation of the heritage resource at 10020 Mississauga Road. This involves documenting the existing farmhouse through measured drawings and high-resolution photographs, salvaging materials (e.g. brick, stone), and interpreting the Site's agricultural heritage.

With respect to interpretation, a combination of on- and off-site strategies should be explored. The use of on-site strategies alone is not recommended. The recommended off-site interpretation program (within Mount Pleasant Heights) includes the following large-scale interpretive landscape design strategies:

- Interpreting the Site's history of agricultural food production, e.g. using fruit trees/orchards or community gardens;
- Public-realm elements referencing farmstead features; and
- Creative reuse and/or interpretation of extant building materials.

The recommended on-site program includes:

- Public art with rural/agricultural themes;
- Plaque(s) and street names interpreting the history of early settlers;
- Ground inlays marking historic features; and
- Potential for additional community contributions.

An Interpretation Plan is recommended as the development process moves forward to detail the full interpretation program, including the medium, location, and design of each strategy. In the interim, we recommend that the interpretation strategy be further articulated through discussions between the City, the proponent, neighbouring landowners, and community stakeholders.

1 INTRODUCTION

1.1 Report Scope

ERA Architects Inc. (“ERA”) was retained by Glen Rouge Developments Inc. to prepare a Heritage Impact Assessment (“HIA”) for the proposed development at 10020-10054 Mississauga Road and 2036 Bovaird Drive West, Brampton (the “Site”). This HIA is being submitted as part of an Official Plan Amendment and Zoning By-Law Amendment Application for the Site, to assess the impact of the proposed development on the heritage resource at 10020 Mississauga Road.

According to the City of Brampton’s HIA Terms of Reference, an HIA is a report that “outlines any impact proposed development or site alteration will have on the resources, and makes recommendations toward conservation methods and/or mitigative measures that would minimize impacts to those resources”. This report was prepared with reference to the following documents (see Appendix III for heritage policy review):

- Standards and Guidelines for the Conservation of Historic Places in Canada;
- Provincial Policy Statement;
- Growth Plan for the Greater Golden Horseshoe;
- Region of Peel Official Plan;
- Brampton Official Plan;
- Mount Pleasant Secondary Plan; and
- Heritage Heights Secondary Plan (under appeal).

1.2 Site Description and Context

The Site comprises four contiguous properties in Brampton, known municipally as 10020-10054 Mississauga Road and 2036 Bovaird Drive West. Located on the northwest corner of Mississauga Road and Bovaird Drive West, the Site contains a one-and-a-half-storey brick farmhouse, a one-storey commercial building, a one-storey self-storage facility, a pair of one-storey detached houses, and surface parking lots. Since 1979, the property at 10020 Mississauga Road has been home to the Apple Factory, a farm market and grocery store.¹

The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the *Ontario Heritage Act* (“OHA”). The designation by-law (72-2021), attached in Appendix I, was enacted by Brampton City Council on April 21, 2021. While the designation applies to the entire property, the identified cultural heritage value and attributes are associated with the c. 1880s farmhouse. The Site is considered adjacent to one property that is listed on Brampton’s *Municipal Register of Cultural Heritage Resources*: the Andrew McCandless Plank House (1985 Bovaird Drive West).²

Contextually, the Site forms part of a rapidly evolving landscape on the edge of Brampton’s urban area. The area to the east of Mississauga Road is dominated by residential subdivisions – largely developed after 2006 – which include the Mount Pleasant neighbourhood, a new community centred around the GO Station. The area to the west of Mississauga Road is characterized by an agricultural landscape, which is transitioning to urban use. The Site’s immediate context includes a gas station and driving range to the south, and a development site to the north and west.

¹ The property includes the addresses of 10020 and 10024 Mississauga Road.

² Council stated its Notice of Intention to Designate the property in 2012, however the designation remains “in progress”.



Aerial image showing the Site, shaded blue (Brampton Geohub, 2022; annotated by ERA).

1.3 Site and Context Photographs



Looking west towards the Site from Bovaird Drive West and Mississauga Road (ERA, 2023).



Looking west towards the Site from Mississauga Road (ERA, 2023).



Looking north towards the farmhouse at 10020 Mississauga Road on the Site (ERA, 2023).



East elevation of the farmhouse (ERA, 2023).



South elevation of the farmhouse (ERA, 2023).



South and west elevation of the farmhouse (ERA, 2023).



West elevation of the farmhouse (ERA, 2023).



North elevation of the farmhouse



The Apple Factory building at 10024 Mississauga Road on the Site (ERA, 2023).



Self-storage facility at 2036 Bovaird Drive West on the Site (ERA, 2023).



House at 10042 Mississauga Road on the Site (ERA, 2023).



House at 10054 Mississauga Road on the Site (ERA, 2023).

2 HISTORICAL OVERVIEW

As the property at 10020 Mississauga Road is designated under Part IV, Section 29 of the OHA, no additional historical research or heritage evaluation is required for the purposes of this HIA. The Reasons for Heritage Designation report, attached in Appendix II, includes a detailed overview of the property's history of ownership and development.

Historically, the Site formed part of Lot 11, Concession 5 (West of Hurontario Street) in Chinguacousy Township, a 200-acre farm lot which was subdivided during the early 19th century. As illustrated by the 1877 Peel County Atlas, the eight acre parcel at the southeast corner of the lot (encompassing the Site) originally contained an orchard owned by Margaret Brien. In 1880, a farmer named James H. Scott purchased the land, where he built the extant farmhouse in the early 1880s.

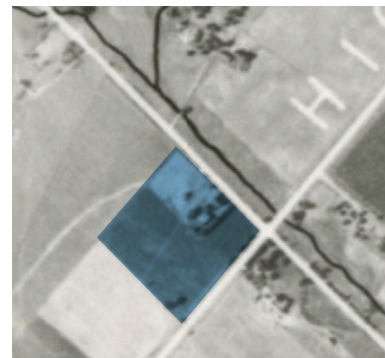
According to the 1901 census, the Scott farm included three barns and outbuildings in addition to the farmhouse, which is the only remnant component of the farmstead today. The property remained under the Scott family's ownership until 1914, with various other owners recorded during the early-to-mid 20th century. In 1979, the Apple Factory was established on the Site by the Laidlaw family (local apple growers), as a commercial outlet to sell their produce. Shortly thereafter, it was expanded to include a bake shop and butcher shop.



Archival photograph of the Apple Factory (Apple Factory).



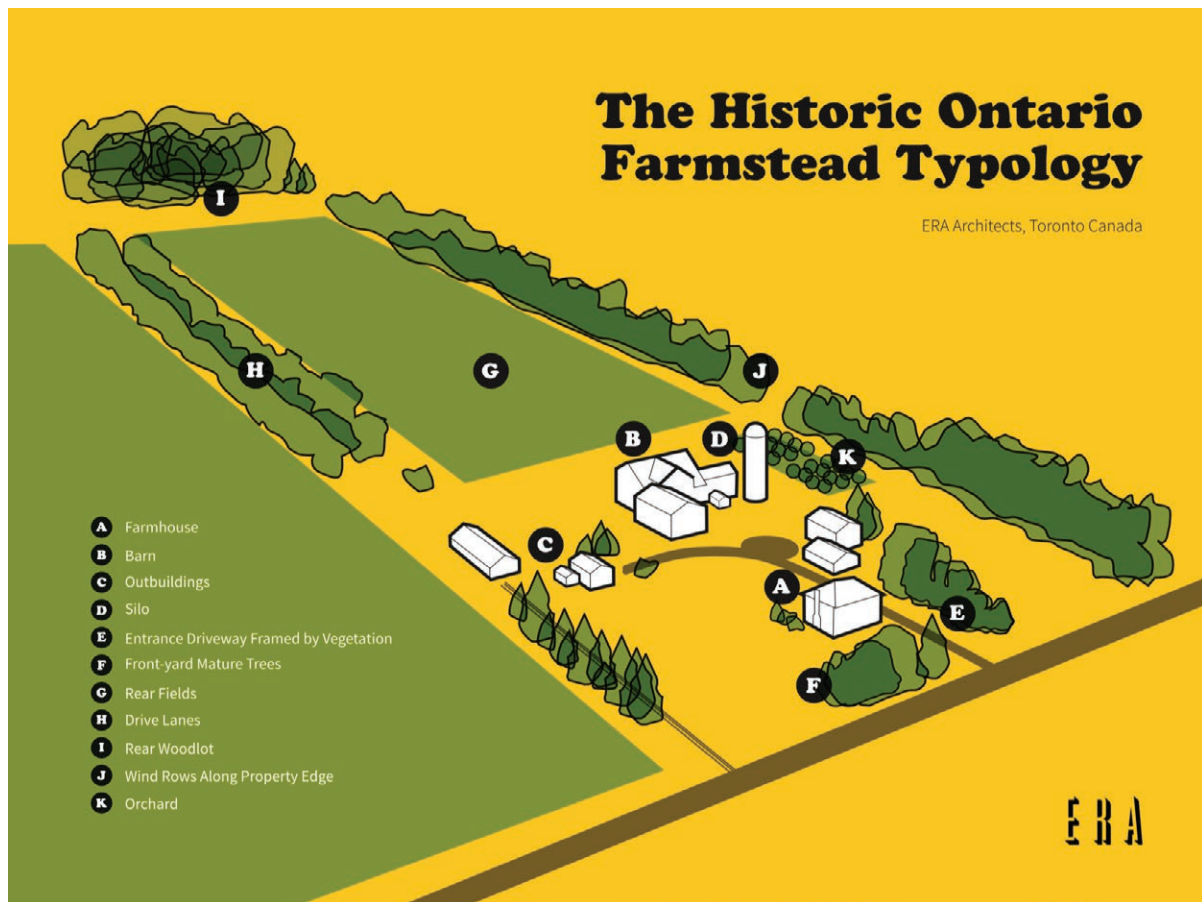
1877 County Atlas showing the Site, shaded blue. Note the presence of an orchard, illustrated with clusters of black dots (McGill University; annotated by ERA).



1954 aerial photograph showing the Site, shaded blue. Note the presence of farmstead features on the Site, including a barn, tree-lined drive, and fields (McMaster University; annotated by ERA).

Ontario Farmstead Typology

Farms of this era in the Site's vicinity, and elsewhere in Ontario, were typically characterized by a combination of built and landscape features that today we recognize as the Ontario Farmstead. Farmhouses formed one central component of the many interrelated features of these productive agricultural landscapes. Other typological features of the Ontario Farmstead included barns, fields, tree-lined driveways, and orchards.



Historic Ontario Farmstead Typology (ERA).

3 CULTURAL HERITAGE VALUE

The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the OHA, in accordance with the Statement of Significance attached in Appendix I. The Statement of Significance forms the basis for ERA's impact assessment in Section 5 of this report.

4 CONDITION ASSESSMENT

The following condition assessment of 10020 Mississauga Road was conducted by ERA in April, 2023. The condition assessment was visual in nature and completed from the ground level on the exterior and from all levels on the interior. There was no destructive testing done and therefore we cannot comment on the condition of concealed elements. Overall, the building appears to be in fair-to-poor condition with localized areas of defective condition.

North Elevation

- Selective areas of spalling were observed.
- Efflorescence was observed at several locations.
- Recessed mortar joints were observed at localized areas in the brick.
- Foundation stone appeared to have severe mortar loss at localized areas.
- Severe deterioration of pointing was observed at the foundation between two concrete half-walls. Localized brick deterioration and mortar recessing was also observed at this location.
- Step cracking above a basement window lintel was observed. Area has been previously repaired, and has failed again. Recessing mortar and spalling masonry is also visible in adjacent areas.
- Windows appear to have storm windows installed and appear to be in fair condition.
- Wood window sills appear to be in fair-to-poor condition showing areas of paint loss.
- The existing asphalt shingles appear to be in poor condition showing areas of missing shingles.
- The metal eavestrough and downspouts appear to be in poor condition showing areas of damage and missing downspout extenders.
- Rear addition:
 - Siding appears to be in fair condition.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*



Step crack above basement window (ERA, 2023).



Severe deterioration of foundation pointing (ERA, 2023).



Severe deterioration of foundation pointing (ERA, 2023).



Efflorescence and spalling (ERA, 2023).

East Elevation

- Shingles on the main roof appear to be in poor condition with several units missing or deteriorated.
- Shingles on the porch roof appear to be in defective condition and heavily deteriorated.
- The metal eavestrough and downspouts appear to be in fair condition.
- Fascia on porch has completely rotted and appears to be in defective condition.
- Wood tracery, columns and railings appear to be in fair-to-poor condition showing areas of paint flaking and wood rot.
- Fascias on the second story appear to have brown flashing over existing fascia.
- Concrete on stone foundation at porch appears to be in poor condition with cracking in the parging. Selective areas of defective concrete were noticed.
- Unsympathetic pointing was noted above the north porch window.
- Efflorescence was visible at the southeast corner of the masonry.
- Recessed mortar joints were noted above the porch landing. In some locations the mortar was completely deteriorated.
- Spalling of masonry in select locations was observed.
- Evidence of step cracking was visible below the north window sill. Cracking has been infilled with unsympathetic mortar.



Unsympathetic pointing above the north porch window (ERA, 2023).



Cracking on the porch's stone foundation (ERA, 2023).



Masonry spalling on the porch level (ERA, 2023).



Rotted porch fascia (ERA, 2023).

South Elevation

- Stone stairs to wooden porch appear to be in fair condition.
- Railings on porch and stair appear to be in defective condition and have completely failed on the stairs.
- Fascia on porch has completely rotted and appears to be defective.
- The metal eavestrough and downspouts appear to be in poor condition showing areas of damage and missing downspout extenders.
- Decorative woodwork on porch appears to be in fair condition with localized areas of poor condition.
- Wood window sills appear to be in fair-to-poor condition showing areas of paint loss and wood cracking.
- Flashing on fascia of bay window is in poor condition and is only attached by one end.
- Recessed mortar joints are found throughout the façade, with localized areas of severe deterioration in the foundation stone.
- Evidence of step cracking was visible below the bay window sill. Cracking has been infilled with unsympathetic mortar.
- Basement window appears to have severely deteriorated wood at frames.
- Rear addition:
 - Stone veneer appears to be fair condition.
 - Roof appears to be in poor-to-defective condition with localized deterioration, missing and curled shingles.



Severe deterioration of the stone foundation (ERA, 2023).



Severe deterioration of the stone foundation (ERA, 2023).



Evidence of step cracking below the bay window sill, infilled with unsympathetic mortar (ERA, 2023).

West Elevation

- Asphalt shingles appear to be in poor-to-defective condition, with missing shingles on main pitch of roof leading to interior water issues.
- The metal eavestrough and downspouts appear to be in poor condition showing areas of missing downspout extenders.
- Repointing appears to be in fair condition with localized receding mortar joints.
- Rear addition:
 - Shingles appear to be in defective condition.
 - Windows appear to be in defective condition.
 - Siding appears to be in fair condition.
 - Caulking joints around windows and sills appear to be defective, with cracking and separation.



Defective shingles on the rear addition (ERA, 2023).



Former opening for chimney stack, with a temporary cover (ERA, 2023).

Interior

Basement

- Basement of original building appears to be rubble stone with parging.
- Pointing appears to be in fair condition with localized areas of poor and deteriorating mortar.
- Concrete floor appears to be in defective condition with water related deterioration. At some locations, it appeared that the bearing soil has been washed away.
- Flooding was observed in a large area of the basement.
- Efflorescence was visible on the rubble walls.
- Floor joists appear to be in fair condition.
- It was observed that part of the rubble foundation wall was removed to allow building services to pass through.
- Mold and water damage was visible on interior sheathing.



Damaged rubble foundation wall (ERA, 2023).

First Floor

- Interior has localized areas of water damage. At these locations partial visibility of deterioration, beyond the sheathing material was visible.
- Water related deterioration was present at the ceiling of the south bay window.
- At the south addition, the ceiling has collapsed, exposing rafters.



Collapsed ceiling in first floor south addition (ERA, 2023).

Second Floor

- Moisture damage was visible at several locations on the ceilings. Collapse of the ceiling was visible at 2 locations.
- Peeling paint was visible on the ceilings and walls.
- Mold was visible at areas of deterioration.
- Cracking of plaster finishes was visible.



Collapsed ceiling in the second floor bathroom (ERA, 2023).



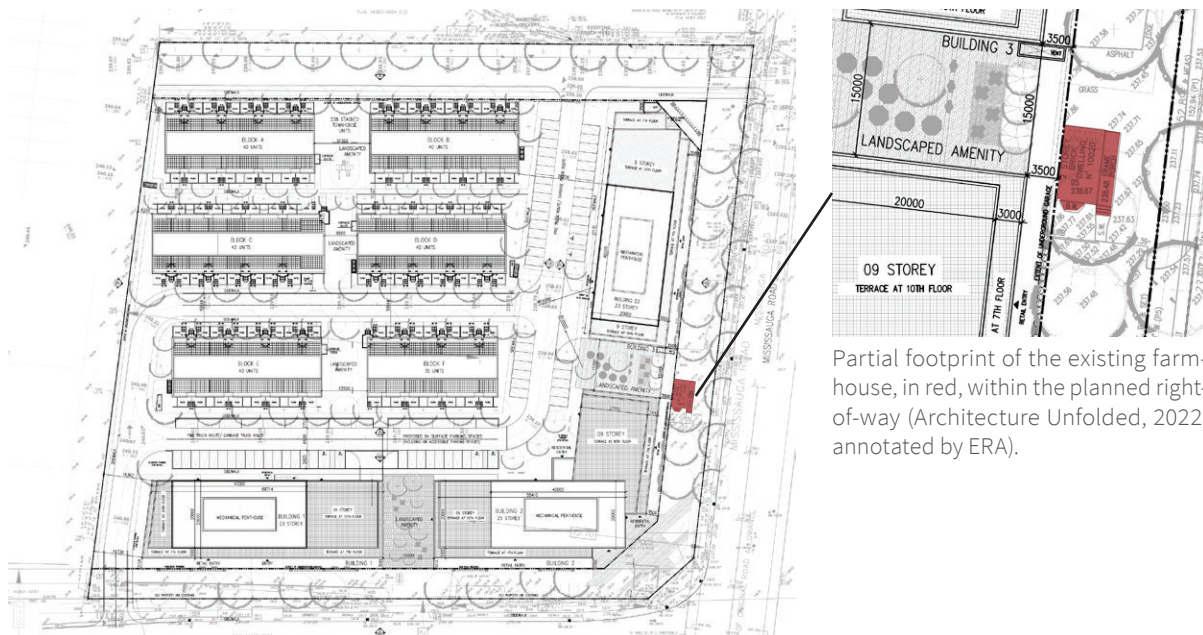
Flooding in basement (ERA, 2023).

5 DESCRIPTION OF PROPOSED DEVELOPMENT

Glen Rouge Developments are proposing a mixed-use development on the Site, including residential and retail uses. Three high-rise residential towers are proposed, with six blocks of stacked townhouses and landscaped amenity spaces. The towers, which front onto Mississauga Road and Bovaird Drive, range from 23 to 25 stories and include nine-storey podiums with varied setbacks. Two landscaped amenity spaces are provided between the towers, with additional open air amenity spaces between the stacked townhouse blocks.

The proposed development is part of a larger planned community known as Mount Pleasant Heights, which includes low, medium, and high-density residential uses, an elementary school, community services, parks, and a new road network.

In order to address future growth in the area, the Region of Peel completed a Schedule “C” Environmental Assessment to study the need and feasibility for road widening and other improvements along Mississauga Road. Currently in the detailed design and construction phase, the proposal includes the widening of Mississauga Road from four to six lanes. The existing farmhouse is located within the proposed new right-of-way. As part of the development on the Site, the farmhouse is proposed to be documented, salvaged, and demolished.



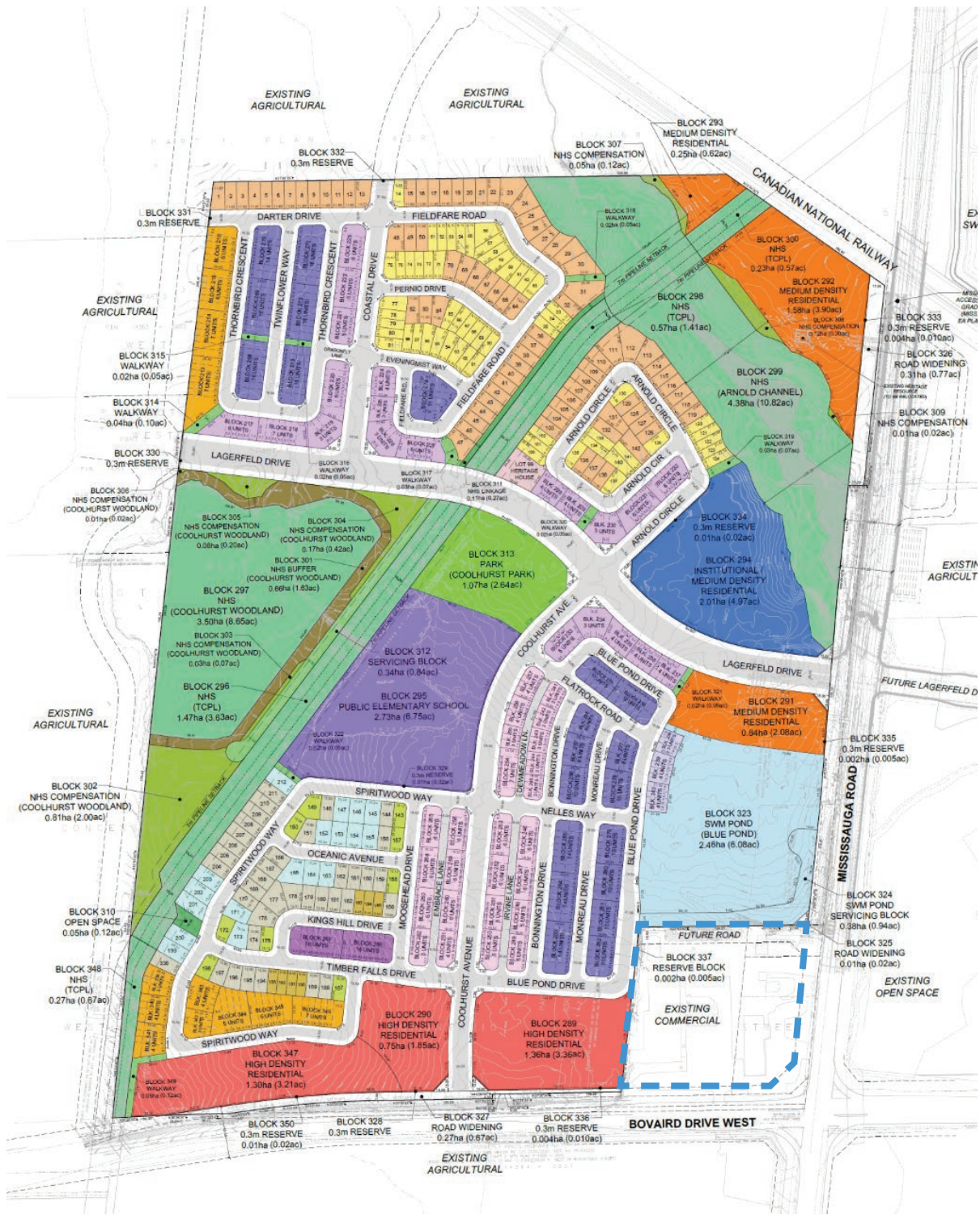
Site Plan showing the partial footprint of the existing farmhouse, in red, within the planned right-of-way (Architecture Unfolded, 2022; annotated by ERA).



Rendering of the proposed development (Architecture Unfolded, 2022).



Rendering of the proposed development (Architecture Unfolded, 2022).



Mount Pleasant Heights Draft Plan of Subdivision. The Site is outlined with a dashed blue line (Glen Schnarr & Associates; annotated by ERA).

6 IMPACT ASSESSMENT

On-Site Heritage Resources

The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the OHA, in accordance with the Statement of Significance attached in Appendix I of this report. The identified cultural heritage value and attributes are associated with the one-and-a-half-storey farmhouse, which is proposed to be demolished as part of the proposed development.

While the proposed demolition constitutes a negative impact to the property's cultural heritage value and attributes, the farmhouse has been disconnected from both its on-site and surrounding agricultural context for many years. Currently, the farmhouse is the only remaining component of the historic farmstead on the Site, which originally included other built and landscape features (e.g. a barn, tree-lined drive, fields etc.). As a result, the property has lost the integrity of its original design, and no longer possesses the elements necessary to express its cultural heritage value as an historic Ontario farmstead.

The area's transition from agricultural to urban use, paired with the deteriorating condition of the farmhouse and the on-site conversion to commercial uses (e.g. Apple Factory farm store, self storage units, and surface parking) further disconnects the existing farmhouse from its agricultural past.

Adjacent Heritage Resources

The proposed development will not have any negative impacts, as identified by the Ontario Heritage Toolkit, on the Andrew McCandless Plank House at 1985 Bovaird Drive West. The property is separated from the Site by a roadway and substantial landscape buffer, limiting the possibility of negative impacts to its cultural heritage value.

Negative impact on a cultural heritage resource include, but are not limited to:

***Destruction** of any, or part of any, significant heritage attributes or features;*

***Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;*

***Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;*

***Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;*

***Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features;*

***A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;*

***Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

(Ontario Heritage Toolkit).

7 CONSERVATION CONSIDERATIONS

The following approaches were considered to address the negative impact of the proposed demolition of the heritage resource at 10020 Mississauga Road. The cost associated with each of the following approaches should be considered.

Option A: Retention In-Situ

The retention of the farmhouse in-situ is complicated by the planned widening of Mississauga Road. The farmhouse will be directly impacted by the road widening, with a substantial portion of the building falling within the future right-of-way. Should the City of Brampton wish to keep the existing house in-situ, a transfer of the resource to public ownership is required.

Option B: Relocation

Where the retention of a heritage resource in-situ is not possible, relocation within a development site or to another nearby location with a preferred setting may be considered. The following strategies for building relocation should guide the decision-making process:

- Locate the farmhouse in an area that is visible from, and oriented to, the concession road.
- Restore the farmhouse for residential use, or adapt and reuse as landmark amenities in the new community.
- Retain, reinstate or interpret other farmstead features, e.g. tree clusters, wind rows, orchards, green lawns and unpaved driveways adjacent to the farmhouse.

The feasibility of implementing these strategies as part of a relocation and restoration on Site is limited. Notably, the reinstatement/interpretation of farmstead features is constrained by the relatively small size of the Site. Further, as the proposed development consists of high and medium density uses, the referencing of farmstead features (e.g. through design, low-scale massing, materiality, etc.) is not appropriate.

Similarly, the relocation of the farmhouse to a nearby location in Mount Pleasant Heights (e.g. public park, school yard) presents limitations. In particular, this would further disconnect the farmhouse from its context, as it would no longer be visible from, and oriented to, the former concession road (Mississauga Road). Similar to Option A, this would require a transfer of the resource to public ownership, with the ongoing costs associated with the programming and maintenance assumed by the City.

Nevertheless, the relocation of the farmhouse would be contingent on further investigation and study, due to the building's deteriorating condition and potential structural issues.

Relocation Options



Site Plan showing the possible locations for relocation on Site (Architecture Unfolded, 2022; annotated by ERA).



Option 1 (Mississauga Road).



Option 2 (Bovaird Drive).

Option C: Demolition (Documentation, Salvage, and Interpretation)

Should the aforementioned retention in-situ and relocation strategies not be pursued, demolition of the resource may be considered with the understanding that a documentation, salvage and interpretation strategy be implemented. The strategies provided as part of this public benefit should be robust, and commensurate with cost of relocation or retention in-situ.

8 MITIGATION

Documentation, Salvage, and Interpretation

The recommended strategy is documentation, salvage, and interpretation of the existing heritage resource at 10020 Mississauga Road. This involves documenting the existing farmhouse through measured drawings and high-resolution photographs, salvaging materials (e.g. brick, stone), and interpreting the Site's agricultural heritage. With respect to interpretation, we recommend implementing a combination of on- and off-site strategies. The use of on-site strategies alone is not recommended.

Off-site (large-scale) Interpretation

Given the limited public spaces in the proposed development, an off-site interpretation program is recommended within the new Mount Pleasant Heights community (e.g. in a public park). The location, size, and design of the interpretation program is subject to agreements with abutting landowners, the City of Brampton, and the proponent. The following large-scale interpretive landscape design strategies are recommended:

- Interpreting the history of agricultural food production, e.g. through fruit trees/orchards, community gardens/planters, or installations on the operation of the area's historic farms.
- Designing public-realm landscape elements to interpret farmstead features, e.g. tree clusters, wind rows, community garden plots.
- Creative reuse and/or interpretation of extant building materials (e.g. brick, stone, wood, natural elements) for new play structures, interpretive areas, etc.

On-site Interpretation

To commemorate the Site's tangible and intangible value as an historic Ontario farmstead, the following preliminary (on-site) interpretive strategies are recommended:

- Commissioning interpretive art pieces with rural/agricultural themes for installation in new public spaces. This could include the re-use of salvaged materials, e.g. farmhouse brick, stone, wood elements.



Precedent image of an urban orchard and playground (Orchard Montessori School, 2023).



Precedent rendering image of an orchard-inspired public park (University of Wisconsin, 2023).



Precedent rendering image of an urban apple orchard (ioby.org, 2023).

- Interpreting the history of early settlers significant to the area’s development, e.g. through street names, plaques.
- Installing ground inlays in public streets/spaces marking historic features like creek routes, boundaries between farm lots, or farmhouse building footprints.

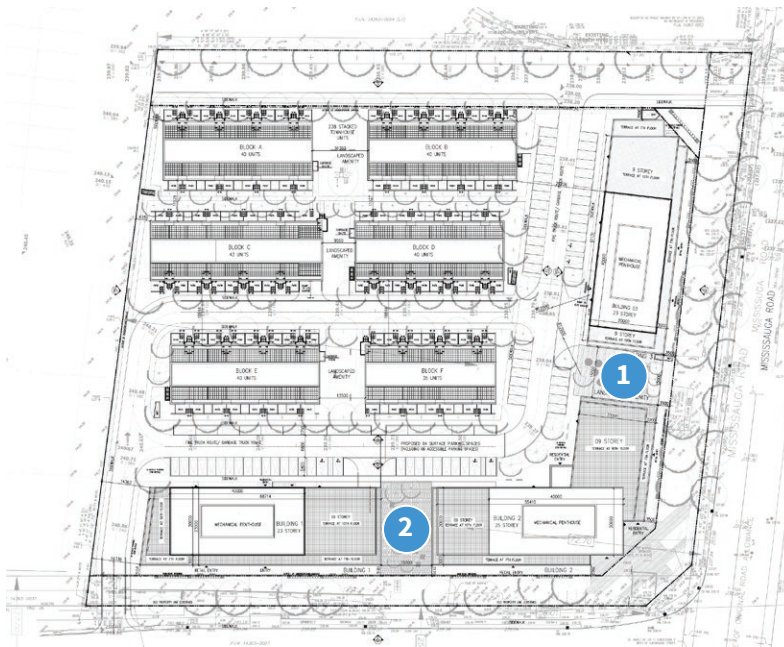
Additional community contributions to support the documentation, conservation, and communication of local heritage could include:

- Developing educational interpretive media for broad audiences beyond the site, e.g. a book, app/website, film, or photographic exhibit.
- Making a cash-in-lieu contribution to a local museum, archive, heritage grant program, or other educational venture.



Ground inlay at Marrickville Metro in Sydney, Australia (Deuce Design).

Potential Locations for Interpretive Installations (to be detailed in a forthcoming Interpretation Plan)



Site Plan showing the recommended locations for interpretive installations on Site, i.e. plaques, public art, ground inlays (Architecture Unfolded, 2022; annotated by ERA).

9 RECOMMENDATIONS

In the context of the planned widening of Mississauga Road and the area's broader transition to urban use, the recommended conservation and mitigation strategy is documentation, salvage, and interpretation of the existing heritage resource at 10020 Mississauga Road. This involves documenting the existing farmhouse through measured drawings and high-resolution photographs, salvaging materials (e.g. brick, stone), and interpreting the Site's agricultural heritage.

With respect to interpretation, we recommend implementing a combination of on- and off-site strategies. The recommended off-site interpretation program (within Mount Pleasant Heights) allows for a robust landscape design strategy, which includes an interpretation of the Site's history of food production using fruit trees/orchards or community gardens, public-realm elements referencing farmstead features, and creative reuse of building materials. The recommended on-site program includes: public art with rural/agricultural themes, plaque(s) and street names interpreting the history of early settlers, and ground inlays marking historic features, with the potential for additional community contributions.

It is recommended that the documentation and salvage strategy be detailed in a Documentation and Salvage Plan, prior to the issuance of a demolition permit for the farmhouse. An Interpretation Plan is also recommended as the development process moves forward to detail the full interpretation program, including the medium, location, and design of each strategy. In the interim, we recommend that the interpretation strategy be further articulated through discussions between the proponent, the City of Brampton, adjacent landowners, and community stakeholders.

10 PROJECT PERSONNEL

Philip Evans OAA, MRAIC, CAHP is a principal at ERA and the founder of Culture of Outports and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is an associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Emma Cohlmeier MScPI, Candidate OPPI is a senior project manager on the heritage planning team at ERA. She earned her BA in Sociology from the University of Guelph and Msc in Planning from the University of Toronto.

Jamie Glasspool BA is heritage planner at ERA, specializing in historical research and analysis. He holds a Bachelor of Arts in Urban Studies from McGill University, where he also completed a semester abroad at the University of Manchester.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 72 - 2021

To designate the property municipally known as 10020 Mississauga Road as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, (the "Act") authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest, if the property meets the Act's prescribed criteria;

AND WHEREAS the Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 10020 Mississauga Road, as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with the Council's Procedure By-law;

AND WHEREAS there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

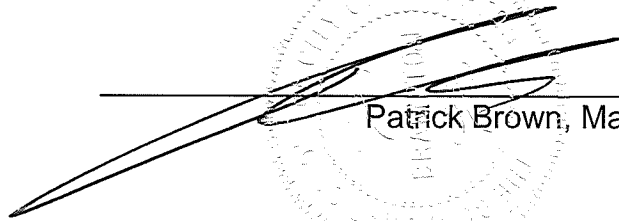
NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. That the Schedules attached hereto form part of this by-law.
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Act.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.
5. That the City Clerk be authorized to cause a copy of this by-law to be served upon the owners of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.



ENACTED and PASSED this 21st day of April, 2021.

Approved as to
form.
2021/04/08
Anthony-George
D'Andrea

Approved as to
content.
2021/04/07
Bob Bjerke



Patrick Brown, Mayor



Peter Fay, City Clerk

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

PT LT 11 CON 5 WHS CHINGUACOUSY DES PT 1 PL 43R-11013;
BRAMPTON. S/T EASEMENT IN GROSS OVER PT LT 11 CON 5 WHS
CHINGUACOUSY DES PT 3 PL 43R-29994 AS IN PR1001408

PIN No. 14363-0031 (LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 10020 MISSISSAUGA ROAD:

The property at 10020 Mississauga Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value and contextual value.

Design/Physical Value:

The residence at 10020 Mississauga Road is believed to have been built in the early 1880s. It exhibits design elements of the Gothic Revival architectural style such as a cross gable roof, centre gables with a window opening and verge board, a one-storey bay window with decorative brackets and dichromatic buff brick accents over the door and window openings. The house was constructed in brick with a running bond pattern. It has a fieldstone foundation and is comprised of a one-and-a-half storey principal section and a one and one-and-a-half storey tail addition attached perpendicular to the rear (west) façade of the principal section, creating a 'T'-shaped plan.

Contextual Value:

The property at 10020 Mississauga Road was once located in a well-established agricultural landscape with scattered farmsteads, tree lines, hedgerows, fence lines that defined the area. The brick residence at 10020 Mississauga Road currently sits within a commercial development and is surrounded by development transitioning the area from an agricultural to urban use. Along with other farmhouses on the west side of Mississauga Road, this brick residence maintains a visual and historical link to the former character of the area. Therefore, the residence at 10020 Mississauga Road is considered important in maintaining a connection to the former agricultural character of an area.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Heritage attributes of the subject property at 10020 Mississauga Road includes:-

Contextual Value

- The location of the brick dwelling on the corner lot property with visibility from Bovaird Drive West and Mississauga Road.
- The orientation of the brick residence facing east to Mississauga Road.

Design/Physical Value

- 'T'-shape plan with one-and-a-half-storey principal section and one-and-a-half-storey rear wing composition
- Cross gable roof with centre front (east) gable and centre (south) gable on the rear wing
- Rubble stone foundation
- Brick wall construction with a running bond pattern
- Segmentally arched door and window openings on the ground and second floor elevations accented with dichromatic buff brick detailing
- Wood window sills
- One storey bay window on the south elevation of the principal section of the house with mansard roof, decorative brackets and wood detail
- Pairs of narrow window openings on the second floor of the south and north elevations of the main house and the west elevation of the rear wing
- Porch
- Verge board
- Brick work on windows

HERITAGE REPORT: REASONS FOR HERITAGE DESIGNATION



10020 MISSISSAUGA ROAD

JANUARY 2020

Profile of Subject Property

Municipal Address	10020 Mississauga Road
PIN Number	143630031
Roll Number	10-06-0-002-19600-0000
Legal Description	Chinguacousy Con 5 WHS Pt Lot 11 RP 43R11013 Part 1
Ward Number	Ward 6
Property Name	10020 Mississauga Road
Current Owner	The Apple Factory (2007) Corporation
Owner Concurrence	N/A
Current Zoning	Commercial
Current Use(s)	Vacant
Construction Date	Circa 1880
Notable Owners or Occupants	Scott Family
Heritage Resources on Subject Property	House
Relevant Council Resolutions	None
Additional Information	None

1. Introduction

The property at 10020 Mississauga Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value and contextual value.

2. Description of Property

The farmhouse located at 10020 Mississauga Road is located on the west side of Mississauga Road, just north of Bovaird Road in East Part Lot 11, Concession 5 in the former Township of Chinguacousy. The heritage resource is a one-and-a-half storey, detached brick house believed to have been built in the early 1880s. The house is located on a commercial property known as The Apple Factory at 10024 Mississauga Road. There are two mid-20th century dwellings located immediately north of the heritage resource and a large storage building to the west of the property. The designation attributes are limited to the 19th century dwelling.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The residence at 10020 Mississauga Road exhibits the following values under the Ontario Regulation 9/06:-

- a. rare, unique, representative or early example of a style, type, expression, material or construction method and
- b. displays a high degree of craftsmanship or artistic merit.

The vernacular brick residence is believed to have been built in the early 1880s. It exhibits design elements of the Gothic Revival architectural style such as a cross gable roof, centre gables with a window opening and verge board, a one-storey bay window with decorative brackets and dichromatic buff brick accents over the door and window openings.

The house was constructed in brick with a running bond pattern. It has a fieldstone foundation and is comprised of a one-and-a-half storey principal section and a one and one-and-a-half storey tail addition attached perpendicular to the rear (west) façade of the principal section, creating a 'T'-shaped plan.

The residence has undergone some alterations, including additions to the west and south elevations, but is considered to retain its overall form and design character.

Therefore, it is concluded that the vernacular brick residence located at 10020 Mississauga Road, which was built in the early 1880s, is a representative vernacular example of Gothic Revival architecture.

Furthermore, the building exhibits quality of the craftsmanship. The builder showed skill in the application of buff brick accent over the window and door openings and the use of paired narrow window openings on the second floor and the bay window detailing.

Contextual Value:

The property at 10020 Mississauga Road was once located in a well-established agricultural landscape with scattered farmsteads, tree lines, hedgerows, fence lines that defined the area. The brick residence at 10020 Mississauga Road currently sits within a commercial development and is surrounded by development transitioning the area from an agricultural to urban use. Along with other farmhouses on the west side of Mississauga Road, this brick residence maintains a visual and historical link to the former character of the area. Therefore the residence at 10020 Mississauga Road is considered to be important in maintaining a connection to the former agricultural character of an area.

The residence at 10020 Mississauga Road was built in the early 1880s. It remains on its original site on a corner lot facing east along Mississauga Road. Mississauga Road was developed as an important historic transportation route in Chinguacousy Township and this house has been a familiar structure along this transportation route since the late 19th century. It is physically, visually and historically linked to its surrounds, as it maintains its placement on its original property.

In addition, the corner lot property continues to have importance in the community, currently as a popular commercial entity known as the Apple Factory. The dwelling has been long associated with the Apple Factory establishment and can be considered as the “Birth Place” of the Apple Factory. It is considered to be a landmark due to its longevity in the area and visibility from the intersection at Mississauga and Bovaird Drive West.

It is determined through the application of the “Criteria for Determining Cultural Heritage Value or Interest” under Ontario Regulation Reg. 9/06 that the subject property at 10020 Mississauga Road is of cultural heritage value or interest, due to its physical or design value and contextual value.

4. Description of Heritage Attributes

Heritage attributes of the subject property at 10020 Mississauga Road include:-

Contextual Value

- The location of the brick dwelling on the corner lot property with visibility from Bovaird Drive West and Mississauga Road.
- The orientation of the brick residence facing east to Mississauga Road.

Design/Physical Value

- 'T'-shape plan with one-and-a-half-storey principal section and one-and-a-half-storey rear wing composition
- Cross gable roof with centre front (east) gable and centre (south) gable on the rear wing
- Rubble stone foundation
- Brick wall construction with a running bond pattern
- Segmentally arched door and window openings on the ground and second floor elevations accented with dichromatic buff brick detailing
- Wood window sills
- One storey bay window on the south elevation of the principal section of the house with mansard roof, decorative brackets and wood detail.
- Pairs of narrow window openings on the second floor of the south and north elevations of the main house and the west elevation of the rear wing.
- Porch
- Verge board
- Brick work on windows

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- Addition to the south and west façades of the building with incorporated garage entrance.
- Brick Chimney has been removed
- Metal storm windows added
- Porch handrail has been altered
- Missing paired wooden brackets

6. Archaeological Potential

The subject property has no known archaeological value. However, given the fact that the property has been undisturbed and is within 300 meters of a watercourse and a known cultural heritage resource, the site exhibits high archaeological potential.

7. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The current set of policies was last reviewed in 2014. At that time, the cultural heritage policies were strengthened considerably.

The relevant heritage policy statement in PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

PPS 2.6.1 is tied to Section 3 of the Ontario Planning Act which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

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

4.9.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

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

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan. These principles are also guided by recognized best practices in the field of heritage conservation.

The Region of Peel also identifies the preservation and conservation of cultural heritage resources through its official plan. Section 3.6 of the plan defines the importance of preserving and maintaining these resources through related policy intervention.

9. References

Peel County Land Registry Office Records, Abstract Index Books ca. 1800-1958
Chinguacousy Township, vol. A-B, Lot 11, Concession 5 WHS.

Ontario, Canada, Marriages, 1801-1928, Peel County, Chinguacousy Township.
159, James Scott and Mary Amanda Scott, March 26, 1872.

Ontario, Canada, Deaths, 1869-1938, Peel County, Chinguacousy Township.
#017103, James Hunter Scott, September 23, 1928.
#016989, Mary Amanda Scott, November 18, 1934.

Census Return, Canada, Peel County, Chinguacousy Township.
1871, 1881, 1891, 1901, 1911 and 1921.

A History of Peel County to mark its Centenary as a Separate County 1867-1967.
The Corporation of the County of Peel, November 1967.

Illustrated Historical Atlas of the County of Peel, Ont. Toronto: Walker & Miles Co.,
1877.

Lynch, John. Directory of the County of Peel for 1873-4 (Brampton: Brampton Progress,
1874), rpt. 1998.

Peel Art Gallery Museum & Archives (PAMA).
Chinguacousy Township Assessment Rolls. Various years.

Cultural Heritage Impact Assessment, 10020 Mississauga Road – August 2016
Prepared by Unterman McPhail Associates.

Ancestry.ca.

Hunter Family Tree. John Scott

https://www.ancestry.ca/familytree/person/tree/16538374/person/387993237/facts?_phsrc=OQZ6&_phstart=successSource (December 2019)

Hunter Family Tree. James Hunter Scott.

<http://person.ancestry.ca/tree/943667/person/6027280321/facts> (December 2019).

Scott Family Tree. Mary Amanda Scott.

Access: -- <<http://person.ancestry.ca/tree/24807399/person/13941216907/facts>>
(December 2019).

Apple Factory: Country Grocer

<http://applefactory.com/about/>

Appendix - A



Figure 1: Alexander Cairns Lawrence is shown as the owner of a 200-acre Lot 11, Concession 5 WHS, Chinguacousy Township as marked on the map [Item #: RG 1-100-0-0-1906, Digital # 10044609, Maps Crown Lands, Part Town of Caledon – Part City of Brampton – Chinguacousy. Original Chinguacousy Township (Map #51), T. Ridout, Survey General, 1822; County of Peel October 1851, Chinguacousy}.

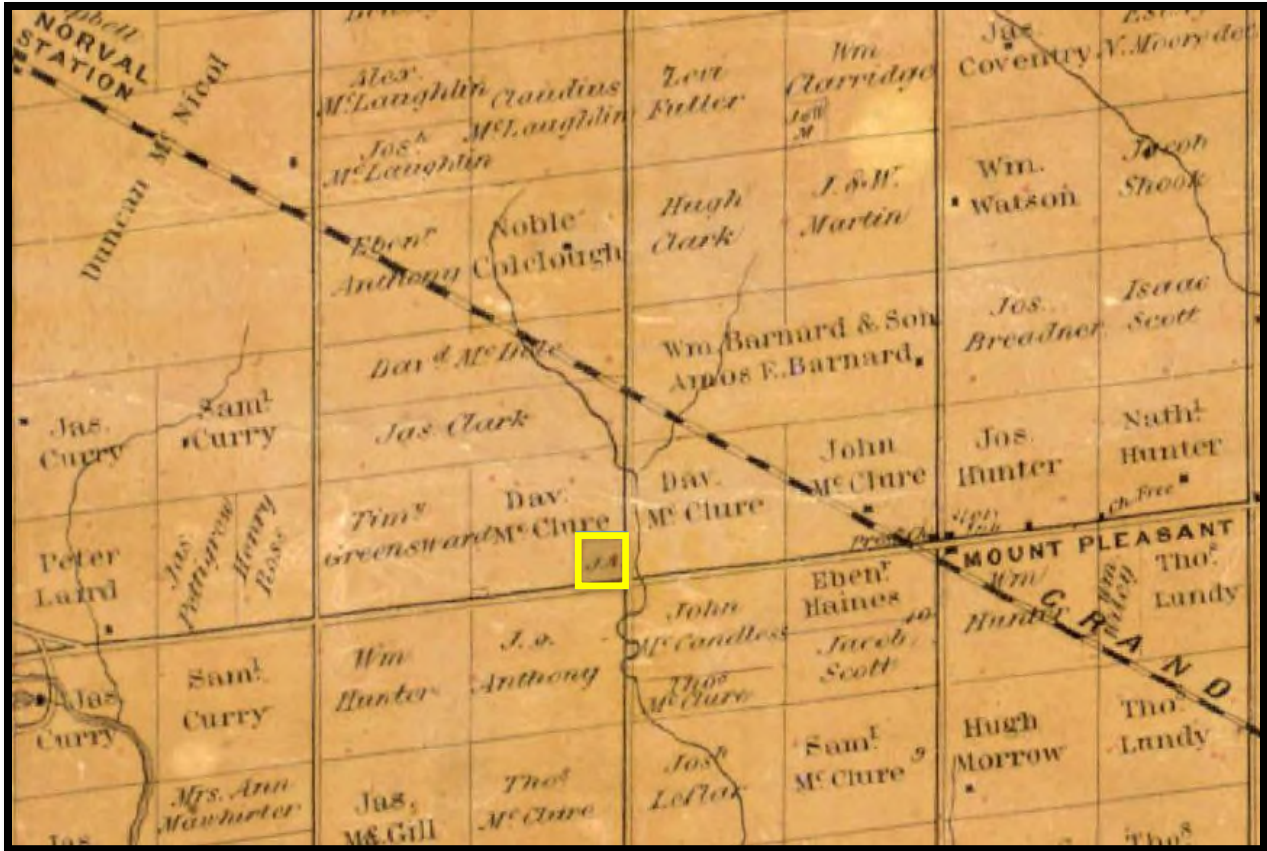


Figure 2: The highlighted area shows the location of the subject property at 10020 Mississauga Road in the mid 19th century (Tremaine’s Map of the County of Peel, Canada West. Toronto: C.R. & C.M. Tremaine, 1859).

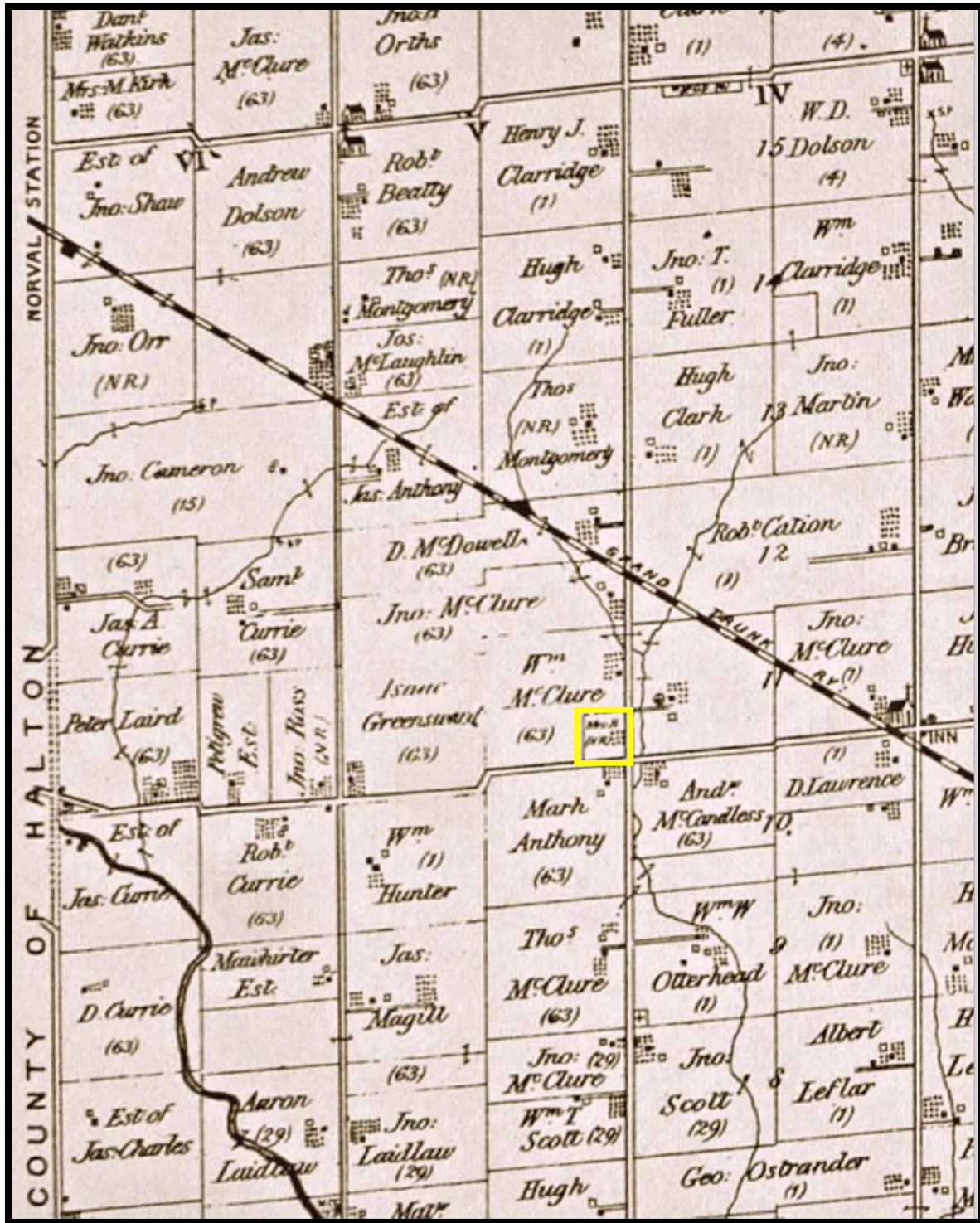


Figure 3: The highlighted area shows the location of the subject property at 10020 Mississauga Road in Chinguacousy Township (Illustrated Historical Atlas of the County of Peel. Toronto: Walker & Miles, 1877).



Figure 4: The circle shows the location of the brick house and a barn structure on the subject property at 10020 Mississauga Road NTS Brampton 30 M 12, survey 1907, revised 1942].

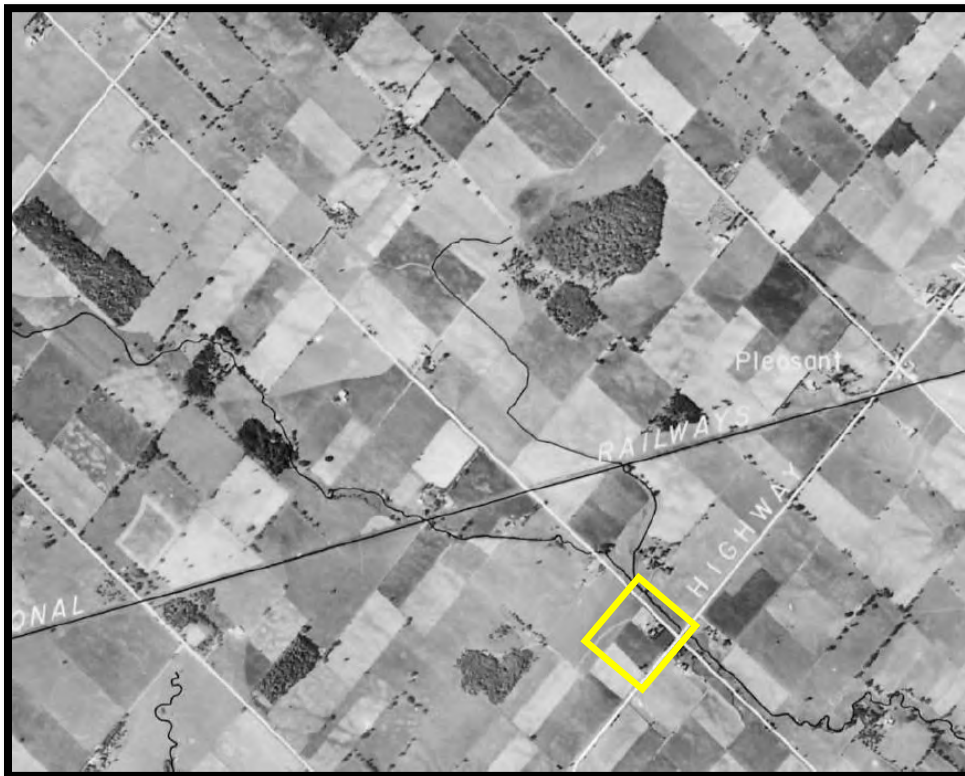


Figure 5: Aerial view showing the rural agricultural character of the landscape along Mississauga Road north of Highway 7 (Bovaird Drive West) in the early 1950s. The box highlights the subject property at 10020 Mississauga Road (UofT, Digital Aerial Photographs. Southern Ontario 1954, Hunting Survey Corporation Limited, #436.794).



Figure 5: Aerial photograph depicts the subject property on the northwest corner of the current Bovaird Drive West and Mississauga Road, City of Brampton (Google Maps, 2020).



Figure 6: The brick residence in centre with The Apple Factory market building in the background on the left and the two residences located on the right side of the brick residence at 10042 (right) and 10054 (extreme right) on Mississauga Road. (Google Map, 2018)



Figure 7: South elevation of the brick house at 10020 Mississauga Road. This view of the south elevation shows the 'T'-shaped rear wing extending to the west of the main section and the late 20th century addition (January 2020).



Figure 8: East elevation of 10020 Mississauga Rd residence (January 2020).



Figure 9: View North across Bovaird Dr. West and the Apple Factory Parking Lot to the brick residence.

Additional Photographs from the Heritage Impact Assessment Report: 10020 Mississauga Road prepared in August 2016.



Appendix – B

1. Historical Summary - 10020 Mississauga Road

1824-1839

Land records indicate Alex. C. Lawrence received the Crown Patent for all 200 acres of land in Lot 11, Concession 5 WHS, Chinguacousy Township, Peel County in May 1824. Lawrence sold the north-easterly and southwest half of Lot 11 to Archibald McNichol in 1828, and McNichol sold the southwest half to Timothy Greensword and the east half of Lot 11 to James Witham in 1839.

1839 to 1880

James Witham sold a seven acre parcel of land on the east half of Lot 11 to John Ewing in November 1839. The Assessment Roll (1843) notes John Ewing was located on seven acres of land on Lot 11, Concession 5 WHS. In June 1846, Ewing sold the seven acres to John Anthony.

Meanwhile, Witham also subdivided a one acre parcel of land on the east half of Lot 11 and sold it to John Green in August 1848 for £15. Two years later in November 1850, Green sold the one acre property along with other land on the west half of Lot 11, Concession 5 WHS, to William Anthony. Mark Anthony registered a quit claim to transfer interest in the real property to Joseph White in July 1869 for a one acre property on the east half of the lot and White and his wife sold the one acre to Margaret Brien in March 1871 for \$100.00.

Tremaine's Map (1859) notes J. A. [James Anthony] was the owner of the southeast corner of Lot 11. The map does not indicate a building in the southeasterly corner of Lot 11 at this time. The last will and testament for John Anthony was registered in 1863. Township assessment rolls recorded Francis Anthony on eight acres of land on Lot 11, Concession 5 WHS. Land records show Mark Anthony and his wife sold seven acres on the southeast part of Lot 11 to James Anthony in September 1867. Two years later, in April 1869, James Anthony sold the seven acres to Joseph White and Isabelle White. The Whites sold the seven acres to Margaret Brien in March 1871 for \$536.00.

By March 1871 Margaret Brien of Chinguacousy owned both the seven acre and one acre land parcels in the southeasterly corner of Lot 11. The township assessment roll for 1871 indicates George Brien, the husband of Margaret Brien, owned eight acres of land on Lot 11, Concession 5 WHS and was a householder on another property. The county directory for 1873-74 indicates Charles "Breen" [Brien] owned property on Lot 11, Concession 5 WHS. Land records show Margaret Brien leased the eight acres, described as being in 'the southeasterly corner', for \$50.00 per annum to Nathaniel Logan in 1874. The

Illustrated Historical Atlas map (1877) notes Mrs. B. (Margaret Brien) as a non-resident owner of the southeast corner of Lot 11. An orchard is shown on the subject property; however, the map still does not show a building on the southeast corner of Lot 11. In November 1880, Margaret Brien sold the eight acres to James H. Scott for \$600.00.

The David McClure family owned the remainder of the east half of Lot 11, Concession 5 WHS by 1852.

1880 to 1914

James Hunter Scott was born in Chinguacousy Township on December 28, 1844 , the son of John Scott and Mary Hunter. His father John Scott was born in Armagh, Ireland in 1814, and with his family emigrated from Ireland to the British colony and settled in Chinguacousy Township during its early development years. Likewise, his mother Mary Hunter was born in Ireland in 1819 and emigrated with her parents Joseph and Jane Hunter and settled in Chinguacousy Township.

James H. Scott married Mary Amanda Scott on March 26, 1872. Mary A. Scott was born in Chinguacousy Township on July 28, 1853, the daughter of William G. Scott and Margaret Graham. The Census Return (1881) notes James and Mary Scott lived in a single household in Chinguacousy Township. James was recorded as a farmer by profession. The census return (1881) does not include information on dwellings and the township assessment rolls for the early 1880s do not exist. However, the township assessment roll (1881) records James H. Scott as a tenant on 95 acres of land on west part of Lot 13, Concession 5 WHS, the Estate of James Anthony, and the owner of eight acres on Lot 11, Concession 5 valued at \$300.00.

It would seem probable the present brick house on the subject property was built in the early 1880s for the Scotts after their purchase of the eight acre property. Local directories (1888 and 1890) note James Scott was a resident on Lot 11, Concession 5. The Census Return (1891) notes James H. Scott, whose profession was noted as “marketman”, along with his wife Mary lived in a two storey brick house with eight rooms. Although the agricultural return for 1891 does not exist and the exact location of the Scotts is not recorded, it is believed the brick house is the current one on the subject property since David McClure is the next entry in the return recording households.

Ten years later, the Census Return (1901) notes farmer James Scott and his wife Mary Scott were the occupants of a nine room brick house. The Scotts owned a total of 58 acres of land including the eight acres in the southeasterly corner of Lot 11, Concession 5 WHS, one house and three barns or outbuildings. Twentieth century topographic maps

and aerial photographs show a barn associated with the brick house also stood on the southeast corner of Lot 11, Concession 5 WHS.

The Census Return (1911) records James Scott, wife [Mary] Amanda and Rosie Scott, as a household located on Lot 11, Concession 5 WHS. Rosie Scott, noted as an adopted daughter, was born in England in May 1896 and arrived in Canada in 1904. James Scott is recorded in a 1911 directory as the owner of property on Lot 11, Concession 5.

Land records show James and Mary Scott sold the eight acres of land on Lot 11, Concession 5 WHS to Jessie and Robert Taylor in January 1914 for \$2500.00. The Scotts moved to the village of Norval around this time, where they lived until their deaths. James Hunter Scott died in 1928 and Mary A. Scott in November 1934, both at their home in Norval. Both are buried in Hillcrest Cemetery, Georgetown.

1914 to Present

Several people owned the subject property on Lot 11, Concession 5 WHS with the brick residence in the early to mid 20th century. John Taylor is noted as the owner of Lot 11, Concession 5 WHS in Chinguacousy Township in 1915. Land records indicate Jessie Taylor and others sold the eight acres of land to George Green in October 1915. Two years later, in April 1917, John Poyntz bought the eight acres from Green for \$2800.00.

John Poyntz, a local farmer situated on Lot 12, Concession 4 WHS, owned the subject property for seven years between 1917 and 1924. He sold the eight acre property to Mary Dowell in April 1924 for \$1.00. Sarah A. McClure and Joseph B. McClure, as joint tenants, bought the property from Mary Dowell in October 1926 for \$1.00 and consideration. The McClures owned the subject property for fifteen years between 1926 and 1941.

Helen L. and Hudson S. Reid, as joint tenants, acquired ownership of the subject property from Sarah A. McClure in May 1941 for \$3000.00. Six years later, the Reids sold the property to Marion G. Eccles and Agnes Eccles, who were the owners between 1947 and 1953. Archie Fuller acquired ownership from Marion (Eccles) Dolson and Agnes Eccles in 1953. He sold the property to Roy Laidlaw in the latter part of the 20th century.

Various generations of the Laidlaw family owned and operated farms in Chinguacousy Township from the 19th century onwards. Roy and Lenore Laidlaw and their son Clifford Laidlaw started the idea of The Apple Factory in 1979 when Roy Laidlaw, a local apple grower, acquired the eight acre property including the brick house at 10020 Mississauga Road. The Laidlaws built The Apple Factory, now 10024 Mississauga Road, as a commercial outlet to sell their produce. Soon after opening their business venture, the store was expanded to sell other fruits, vegetables and crafts and to include a bake shop and a butcher shop.

Roy and Lenore Laidlaws continued to live on their farm complex on Heritage Road while son Clifford and his wife Deborah Laidlaw occupied the subject residence at 10020 Mississauga Road. Eventually a gift shop and chocolate factory operated in the brick residence. The Laidlaws sold the business and property to the current owner, known as The Apple Factory (2007) Corporation, in 2007. The sale of the property was registered on title in 2012. From 2005 to 2010, the residence was used as a real estate office, and from 2010 to the present it has been vacant.

2. Gothic Revival (1830-1900)

The Gothic Revival Style is a twentieth century adaptation to large institutional buildings, the Gothic Revival is a direct translation of medieval details and building practices to the Ontario climate, not to be confused with Neo-Gothic. Sometimes a Georgian frame is fitted with a variety of Gothic or Tudor details such as vergeboarding, finials, scalloping, lancet windows, hood molds, and carved label stops. Other times, specifically the churches, the layout is asymmetrical and picturesque as well.

The Province of Ontario's 2020 Provincial Policy Statement for the Regulation of Development and Land Use

The Provincial Policy Statement, 2020 ("PPS") sets out the Ontario Government's land use vision for how we settle in our landscape, create our built environment, and manage our land and resources over the long term to achieve livable and resilient communities.

Part III of the PPS provides guidance on how to read the PPS in a manner that recognizes the linkages among policy areas, stating:

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Section 2.6 of the PPS contains policies addressing Cultural Heritage and Archaeology, the most relevant of which include:

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Significant: 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.

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan is the Province of Ontario's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

Section 1.2.1 of Guiding Principles includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

With the objective of “protecting what is valuable”, Section 4.2.7 of the Growth Plan, 2019 states:

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

The Region of Peel Official Plan (2022)

The Region of Peel Official Plan provides a long-term plan for managing growth and development in the region. Section 3.6 provides direction on cultural heritage, including the following relevant policies:

- 3.6.8 *Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.*
- 3.6.9 *Encourage the local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.*
- 3.6.10 *Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region’s objectives with respect to cultural heritage resources.*
- 3.6.11 *Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Brampton Official Plan (2020 Consolidation)

Section 4.10 of the Brampton Official Plan provides policies related to cultural heritage, the most relevant of which include:

- 4.10.1.8 *Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.*
- 4.10.1.9 *Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.*
- 4.10.1.10 *A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes.*
- 4.10.1.12 *All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:*
- (i) On-site retention in the original use and integration with the surrounding or new development;*
 - (ii) On site retention in an adaptive re-use;*
 - (iii) Relocation to another site within the same development;*
and,
 - (iv) Relocation to a sympathetic site within the City.*

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

Mount Pleasant Secondary Plan / Heritage Heights Secondary Plan (Under Appeal)

The Site is part of the Mount Pleasant Secondary Plan (Area 51), and subject to the provisions of the Heritage Heights Secondary Plan (Area 52). The Heritage Heights Secondary Plan was adopted by City Council on April 6, 2022, and is currently under appeal at the Ontario Land Tribunal, such that it is not in force.