THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 218-90

A by-law to adopt the Churchville Heritage Conservation District Plan

WHEREAS Section 41 of the Ontario Heritage Act, R.S.O. enables the Council of a municipality to designate by by-law an area as a Heritage Conservation District where there is in effect in a municipality an Official Plan that contains provisions relating to the establishment of Heritage Conservation Districts;

AND WHEREAS Section 7.12.1 of the Official Plan (1984) of the City of Brampton contains provisions relating to the establishment of Heritage Conservation Districts;

AND WHEREAS the Council of the City of Brampton by resolution dated November 27, 1987 undertook the preparation of the Churchville Heritage Conservation District Plan;

AND WHEREAS a series of public meetings were held between June 7, 1989 and August 13, 1990;

AND WHEREAS a draft Heritage Conservation District Plan dated September 1989 was circulated to various departments and agencies and to all district residents for comment;

AND WHEREAS the Planning Committee of Council recommends adoption of the Plan;

NOW THEREFORE THE CORPORATION OF THE CITY OF BRAMPTON ENACTS AS FOLLOWS:

(1) THAT Part II of the "Churchville Heritage Conservation District Plan" dated May 1990, attached as Schedule "A" to this by-law, be adopted.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 10th day of october 1990.

PAUL BEISEL - MAYOR

LEONARD J. MIKULICH- CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE 90/10/03

51/90/am/C35bylaw

Village of Churchville
Heritage Conservation District Study

THE PROPOSED DISTRICT PLAN
MAY, 1990

Prepared for the City of Brampton

DAVID CUMING AND ASSOCIATES
UNTERMAN McPHAIL HERITAGE RESOURCE CONSULTANTS
WENDY SHEARER LANDSCAPE ARCHITECT LIMITED

PART II : CONSERVATION, DESIGN AND LANDSCAPING GUIDELINES

Recommendation 3

In order to guide sound conservation and prudent management of the designated heritage conservation district of Churchville it is recommended that Part II of this heritage conservation district plan be adopted by the Council of the City of Brampton.

F13-2

3.0 DISTRICT PLANNING, CONSERVATION POLICIES AND GUIDELINES

3.1 District planning principles

The background report to this District Plan described and inventoried the variety of distinctive features within the Churchville area. These included not only a variety of heritage buildings in a particularly scenic valley setting but also a number of important archaeological resources scattered throughout Churchville.

The village is also characterized by its rural setting comprising primarily small scale residential buildings and uses served by an irregular configuration of narrow treelined roads. A number of provincial and local planning policies generally support the maintenance, protection and complementary development of this settlement and its surroundings.

This District Plan is intended to provide more specific guidance in the management of change and development within this unique setting of the City of Brampton in a way that respects: the modest but important collection of rural vernacular building stock; the quality of the public spaces particularly the scenic valley setting as well as important streetscapes; and the wishes and views of individual property owners.

Wise conservation and sensitive management of change can only be promoted by a clear statement of goals and objectives for the designated heritage conservation district. While only general in nature, goals and objectives provide a framework for more specific guidance and action as well as direction towards the kind of environmental management anticipated in a conservation district.

3.2 Goal

- To maintain, protect and enhance the Churchville heritage conservation district.

3.3 Objectives: Heritage buildings

- To encourage the ongoing maintenance and repair of individual heritage buildings by property owners.
- To support the continuing care, conservation and restoration of heritage buildings wherever appropriate by providing guidance on sound conservation practice and encouraging applications to funding sources for eligible work.

3.4 Objectives: Landscape

- To encourage the maintenance and protection of the rural landscape character of Churchville.
- To maintain and preserve natural features such as the Credit River, valley slopes, existing trees, treelines, hedgerows, fields and grass lands within the area.
- To encourage the protection and retention of existing road and streetscapes within Churchville and to avoid or minimize the adverse effects of public undertakings.
- To enhance public spaces with appropriate landscaping.

3.5 Objectives: Archaeology

- To avoid wherever possible the disruption or disturbance of known archaeological sites or areas of archaeological potential.

3.6 Objectives: Land use

- To encourage the maintenance of a continuing stable residential and agricultural environment within the district.
- To support existing uses and adaptive re-uses wherever feasible within the existing building stock.

F1-9

- To discourage those land uses which would be out of keeping with or have detrimental effects upon the residential or agricultural character of the district.

3.7 Objectives: New development

- To encourage new development only where it respects or otherwise complements the prevailing low profile of existing buildings and structures within Churchville.

- To discourage the demolition of existing heritage buildings and their replacement by new development.

4.0 CONSERVATION GUIDELINES

4.1 Introduction

The intention of this district plan and in particular the following conservation guidelines is to attempt to ensure the wise management of physical change and development within the unique heritage environment of Churchville. Change is to be expected. It is important, however, that in the process of change and development valued heritage features are protected or conserved.

The building style found in Churchville is typical of rural Ontario vernacular architecture. Its distinctive feature is characterized by cohesiveness of scale, mass, decorative detailing and building materials. Although many individual buildings and properties have been altered over the decades the overall nineteenth century village character has been retained.

Some of these changes resulted from new uses or the adaptive re-use of property; others simply from evolving tastes and fashions.

In order to ensure that the character of the district and its component buildings and spaces are maintained and enhanced guidelines are provided in this and following sections. It is anticipated that most conservation issues in the district will be addressed through the plan's policies and guidelines. The following principles form the basis for advice to property owners or decision making by the City of Brampton.

4.2 District conservation principles

- Heritage buildings are to be retained and re-used wherever possible and the demolition of heritage buildings will be strongly discouraged.

- The distinguishing characteristics of a heritage property should not be destroyed and the alteration or removal of historical fabric or distinguishing architectural features should be avoided.

F1-11

- Alterations and changes that have occurred in the past may be of significance in the development of a particular heritage building and its environment and should be protected.

- Stylistic and architectural features or examples of craftsmanship that distinguish a particular building or environment should be treated with sensitivity and where deteriorated should be repaired rather than replaced.

- Replacement of architectural features should match the material being replaced in composition, design, texture, colour and size.

- Historical, physical or pictorial and documentary evidence should guide the repair or replacement of missing architectural features of an individual heritage building. Guesswork or using architectural elements borrowed from other buildings should be avoided.

- Surface cleaning of structures should only be undertaken when accumulated dirt adversely affects the historical fabric of a heritage building and undertaken only by the gentlest means possible. Sandblasting, high pressure water washing, strong chemical cleaning and other methods that damage building materials must be avoided.

- Contemporary design of alterations and additions will be encouraged where they do not destroy significant historical, architectural or cultural features.

- Contemporary design of alterations should be encouraged where they are of a size, location, colour and material that is compatible with the prevailing character of the building, streetscape and district.

- All public works should seek to avoid adverse effects to individual heritage buildings, archaeological sites, walls, fences and distinctive trees and treelines within the district.

- New construction comprising freestanding buildings should respect the prevailing character of adjacent buildings, the streetscape and

F1-12

district and be compatible in location, height, setback, orientation, materials, colour, roofline, fenestration, scale and proportion.

4.3 Building conservation

Today's owners of heritage property may be considered as stewards or custodians with responsibilities to transmit to future generations a rich built-heritage. Maintaining buildings in good physical condition and ensuring viable and satisfactory uses are also the cornerstones of conserving older heritage buildings.

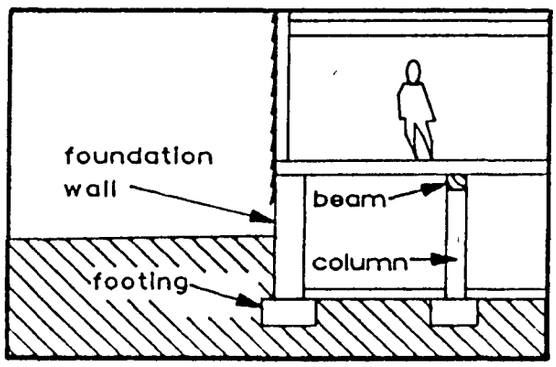
The deterioration of building elements or materials is a natural phenomenon. It can be significantly slowed by sound repair and maintenance or considerably accelerated by inadequate attention to such things as water damage, paint failure and so on. The process of "conservation" comprising remedial measures necessary to prevent decay, must be used to promote the longevity of building materials.

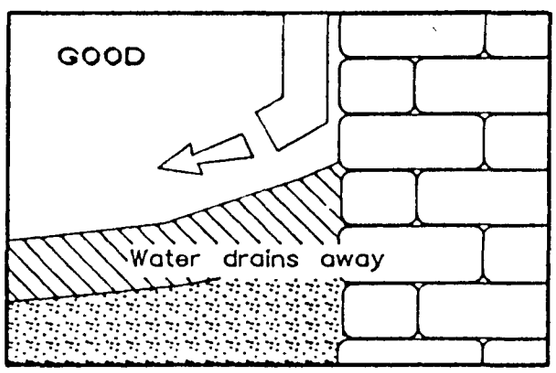
Generally the issues within the Churchville district relate mainly to the continuing maintenance and repair of historic building fabric, appropriate alterations and additions to existing heritage structures and new construction. Repair and maintenance is the minimum conservation action and yet the most effective action required to maintain a building since it often insures against harmful and irreparable damage.

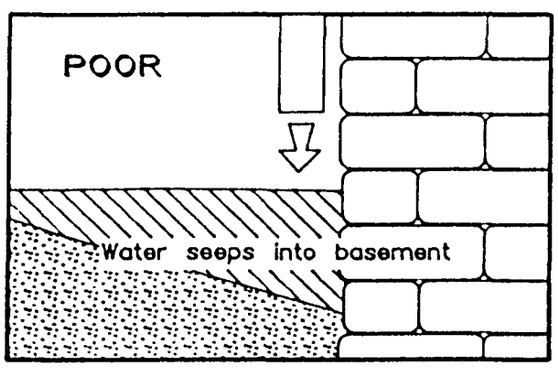
The following provides general guidelines on the maintenance, repair and restoration of existing heritage buildings within the district.

4.4 Foundations

Building foundations which are sound and watertight are essential to the good health of the district's structures. The early discovery of problems can normally be corrected inexpensively and efficiently. If problems are allowed to persist untreated, irreversible damage such as excessive settlement may occur.


foundation
wall
beam
column
footing


GOOD
Water drains away


POOR
Water seeps into basement

The importance of the regular inspection of basements and foundation walls cannot be overstressed. Using a flashlight look for signs of moisture, cracks, deflection of structural members and settlement. Settlement can take years to occur and normally does take place during the first years of the structure's life. Often older buildings which have settled reach an equilibrium. However, changes in ground water levels, earth movements, new tree plantings too close to a structure, new additions and disconnected downspouts can result in further destabilization of the structure and foundation.

Another problem with basements, crawl spaces and foundations is a lack of proper ventilation which can cause fungal growth. Undetected growth can also cause stress on sill plates which may affect the performance of the basement foundation and walls above.

Repairs to foundation should be undertaken only after consultation with a professional engineer or architect who has a knowledge of heritage buildings systems. Make repairs where possible using traditional building practices and using sound building science principles.

Make sure proper exterior drainage is in place and direct water away from the building. Install drainage tile if necessary to control excessive moisture. When excavating, remember that there may be archaeological remnants associated with the structure or property.

Generally the guidelines for masonry restoration of walling (see section 5.6) should be applied to any exposed external foundation walls whether they are brick, stone or concrete block. Areas exposed to extreme environment conditions at the lower foundation walling may require a slightly stronger masonry mortar to prevent accelerated deterioration.

4.5 Structure

Structural systems of buildings often vary in size, shape and design. Techniques employed by a variety of builders and designers will also contribute to differences in construction methods and choice of materials.

F1-15

Inspect and record structural stability problems; note cracking, deflection, fungal or insect attack; stabilize weakened structural members and systems with a method which can be reversed if necessary.

The effects of settlement; problems with leakage or cracks should be monitored for activity before work is considered. Inactive cracks and/or leaning wall can be in a static state and no longer cause for concern.

Remember it is most important to ensure that major repairs ensuring structural soundness of a building are made first before completion of work to the exterior elements like brick, stone, stucco and even wood siding. Structural repairs to masonry or stucco should be completed with non-ferrous metal hardware to prevent rusting and oxide jacking i.e. expansion of metal through rusting will split masonry units.

When restoring, replace specialized joinery work and unusual or rare engineering or technical innovations only when necessary. Specialized work will require a skilled craftsperson or a professional engineer with heritage training or experience. Proper plans and specifications may be required to execute the project.

The building owner should consider supplementing the existing structural system when damaged or inadequate. This is a preferable solution.

4.6 Walling

Generally, the historic buildings of the Churchville area were either sided in wood over a frame structure or timber frame covered with stucco. A handful were constructed with brick. At present a number of the wood clad buildings found in Churchville are covered with synthetic siding.

Walls should be examined for cracks, spalling, stains, leaks, mortar erosion, local distress, leaning or bowing, efflorescence, blisters and loose or falling building fabric. Prioritize the work which must be considered for repair and future maintenance, and then take appropriate action.

Brick

Repairs to localized areas should match the original as closely as possible in size, colour, texture, surface treatment and strength for reasons of appearance and durability. With brick, it is critical that mortar which bonds the original walling units is examined for texture, colour, type of jointing and composition. A good match of the above noted qualities will contribute to a better completed job. The choice of replacement brick should follow similar criteria in terms of type, unit size, colour, texture and composition. Maintain wherever possible decorative brick elements. The maintenance of brick walling will help preserve the building fabric.

Major restoration should follow guidelines developed in the Annotated Master Specification for the Cleaning and Repair of Historic Masonry, available from the Ontario Ministry of Culture and Communications, Heritage Branch, Toronto.

When replacement brick is to be used, it should be chosen carefully. Salvage brick can be used in areas where exposure to excessive weathering is not likely to occur. Remember strength and durability are properties "old" bricks should be examined for when considering their re-use.

The retention of original heritage finishes or coatings on masonry including paint, whitewash and parging should be maintained when possible. The cleaning of masonry can be considered useful in the prevention of deterioration and the restoration of original appearance. However, it is critical to the success of a cleaning operation that the "patina" be maintained. The patina of age is part of the building's history. This will involve specialized care by a competent contractor. The "good as new" appearance usually means too aggressive an approach to cleaning is being recommended. Make sure that all cleaning operations are carried out during a frost-free period by skilled operators and that test patches are completed in inconspicuous areas before any work is undertaken. Be wary of sandblasting in any circumstances and remember caustic chemicals used improperly can be just as harmful.

F1-17

Many historic masonry structures contain softer, more elastic mortars with a high lime and low cement content. Modern mortar is generally harder and its use can be harmful for older buildings when employed with soft or friable masonry materials. A general rule with masonry repointing is to make sure the mortar is weaker than the surrounding masonry. It is easier and cheaper to repoint masonry walling rather than replace historic masonry units.

Repointing is required when the mortar is badly deteriorated or when water penetration has occurred and weakened the material. Do not repoint old mortar sections in good condition. Clean out deteriorated mortar with a hand chisel back to sound surfaces rather than using power chisels. The composition of the new mortar should match the qualities of the old in strength, colour and texture.

Stucco

Stucco has been a much used exterior cladding in Ontario architecture. It is a type of external plastering or rendering of lime or lime and cement mortar which is placed on lath. It produces a uniform finish which is rain resistant and which adds architectural effect to the building surface with its texture, detailing and colour. Traditionally stucco was seldom painted but took its colour from the aggregate and any permanent pigment mixed in the finish coat.

Common failures of stucco include bulging, cracking, deterioration at the ground line and at the roofline. Moisture penetration and structural settlement are prime causes in stucco failure. Stucco can be repaired in several ways:

- Ensure that textured or decorated stucco surfaces are accurately recorded before repairs begin. Note the thickness of the stucco relative to the wood trim and maintain this dimension in order not to hide or destroy the function of detailing i.e. sill drips.

- New stucco should never be applied over an existing surface since this can hide damaged surfaces and destroy architectural detailing.

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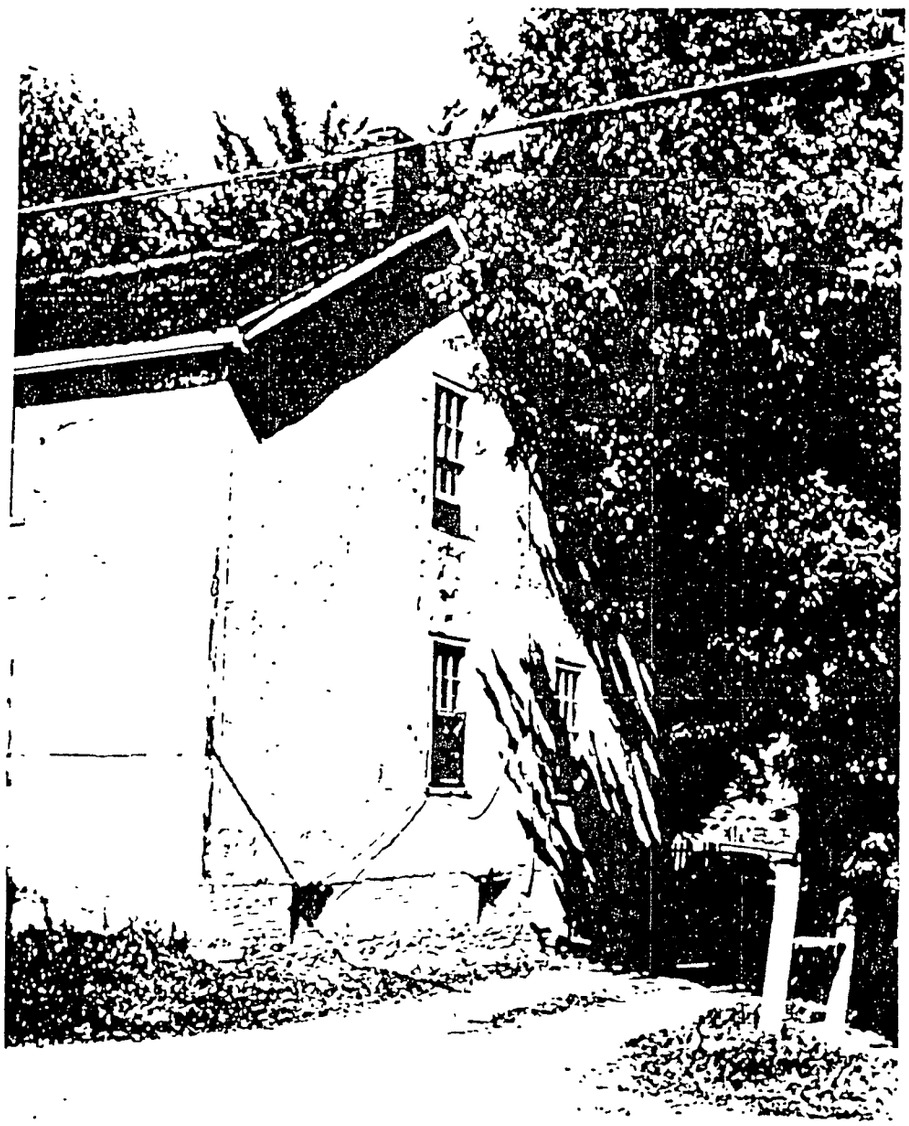

STUCCO IS A TRADITIONAL EXTERIOR CLADDING AND USUALLY COMPRISES A RENDERING OF LIME OR LIME AND CEMENT MORTAR PLACED ON LATH.

F1-19

Remove unsound stucco to lath or a sound base and duplicate original formulation in strength, composition and texture.

- Patching and new stucco surfaces should match the historic finish, colour and texture and any special markings found on original stucco surface.
- Do not paint stucco surface if not already painted.
- To date no effective method of cleaning stucco has been developed.

Synthetic Siding

The exterior historic character of a heritage building is largely established by its style and decorative detailing which are in turn influenced by the detail, colour and surface characteristics of the walling material. Wooden siding as well as brick structures are often reclad in modern synthetic siding rather than renewing the original building material. In the case of historic building this can lead to significant changes to the exterior appearance of the building.

Synthetic siding coursens the visual texture of the building and destroys the architectural scale of a house by altering size and spacing of the original wooden siding. Its application generally means the removal of decorative and other trim such as cornerboards, and window and door trim. Wooden siding and brick units are often damaged by nailing the synthetic siding directly to the original building fabric or by adding furring strips to the original walling material. The inability of synthetic sidings to bend often leads to vertical placement in problem areas thus spoiling the original lines of a historic building.

The application of synthetic siding also affects the general maintenance and repair of the historic building by contributing to moisture problems if applied over a building which needs repair and it prevents the inspection of the underlying building fabric. Synthetic siding tends to be prone to denting. It is not maintenance free and its insulation value is not significant.

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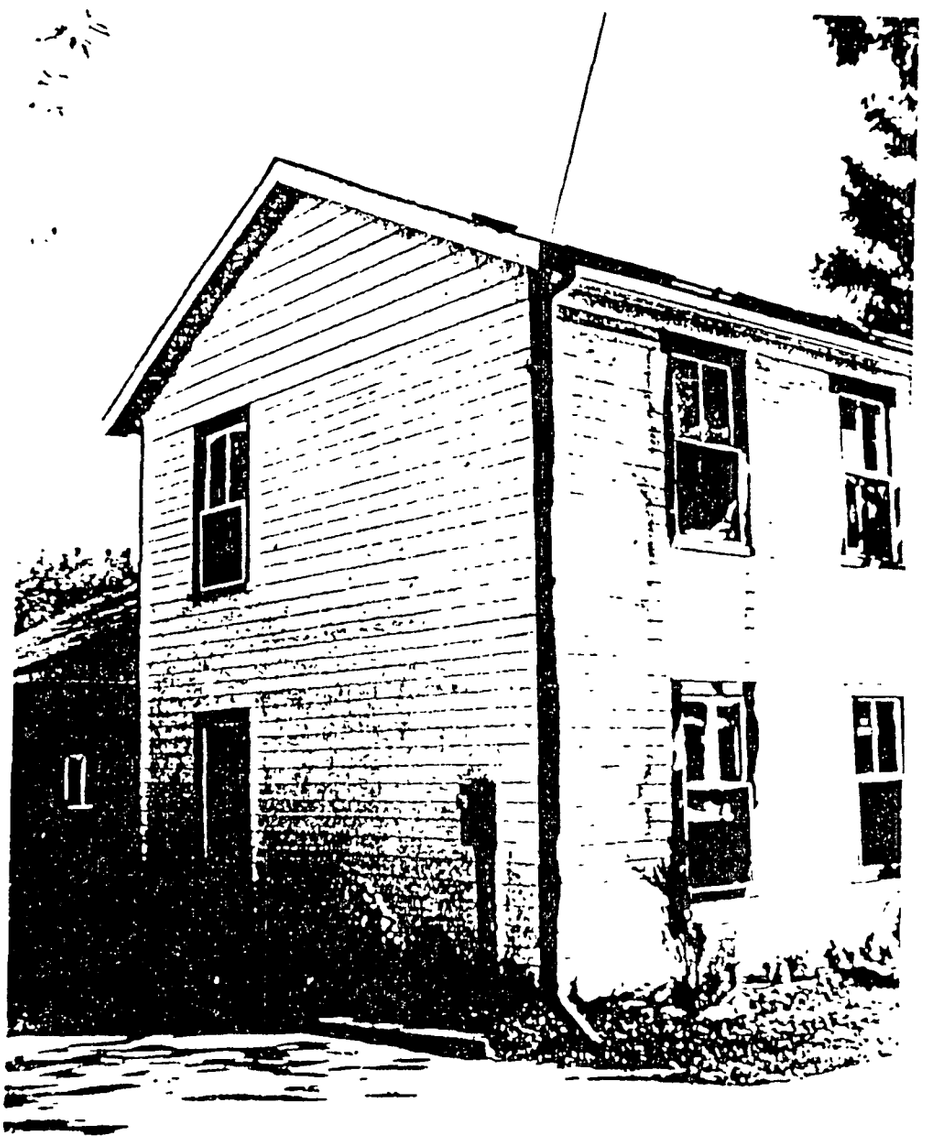
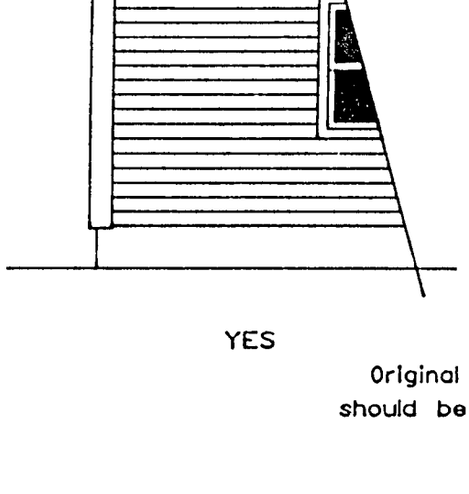
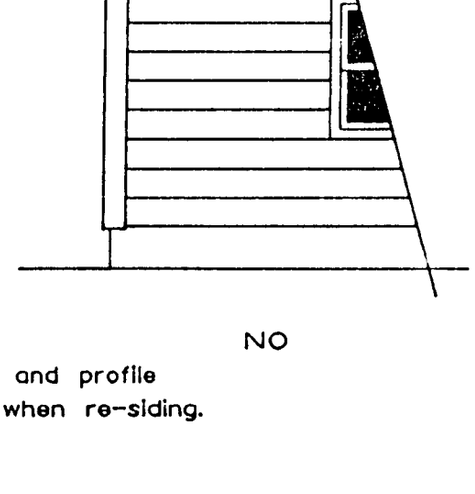


WOODEN SIDING IS A TRADITIONAL CLADDING AND SHOULD BE CONSERVED WHEREVER POSSIBLE. TRY TO AVOID THE USE OF SYNTHETIC SIDING ON HERITAGE BUILDINGS.

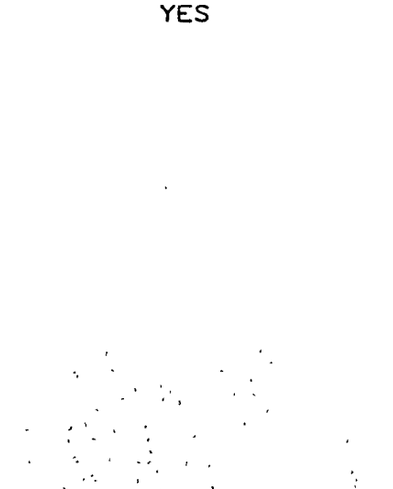


YES



NO

Original siding width and profile
should be maintained when re-siding.



YES

NO

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4.7 Roof

Respect the original roof configuration and roofing materials and any architectural details such as dormers, cupolas, vents and cresting.

Assess the condition of the roof yearly. Look for or examine: broken, loose or missing shingles, corroded, broken or loose fasteners; the condition of the valleys, flashing and ridge; level and plumb roof planes.

Repairs should be made before considering entire roof replacement. Even small patch repairs should be carried out in a conscientious manner and match the original material.

Make sure rainwater gutters are regularly cleaned to prevent backup and ice dams.

The choice of roofing material replacement should be carried out after a proper cost analysis taking into account grant monies. Selection of a modern or alternative roofing material should respect the colour, dimensions and texture as well as visual impact of the original roof and the effect on the streetscape.

If planning to restore a roof to its original condition, investigate the roof area and/or examine historic photographs and other documentary sources to identify the original roofing material. The predominant historic roofing material used within the Churchville district appears to have been wood shingles. Make sure colour, textures and dimensional qualities respect the original material. Hire an experienced contractor familiar with proper installation techniques. Property owners can assist by directing the contractor to certain information sources if there are any questions regarding details for flashing, ridges and junctions.

4.8 Exterior Woodwork

Wood is the most common building material and has always been relatively inexpensive and readily available in Ontario from the beginning of European settlement. Many communities such as Churchville grew up around small sawmills which provided ample building material for local consumption.

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As a result the majority of the early local buildings were constructed in frame with wooden cladding. Most exterior woodwork is softwood with pine being the most common and widely used.

The construction method for frame structures varies greatly as building techniques developed with advancements in technology. The earliest structures were generally log and then heavy timber construction. This was followed by wooden platform framing and balloon framing which relied on machine sawn lumber.

The proper method of conservation for heritage frame structures begins with the assessment of the type of construction employed in the building. This will allow for the development of proper strategies for maintenance, repair and restoration.

Signs of rot, insect infestation, fungi, mechanical damage and structural fatigue are common problems. Understanding the nature of decay will allow for a better choice of repair and maintenance options. Look for blistering paint or a total absence of a surface covering as a signal of a potential problem.

In undertaking repairs use the gentlest means to strip or clean wood or finishes, being mindful not to remove or harm sound wood. Small cosmetic repairs can often be accomplished with compatible wood fillers which are then painted. More serious problems may require wood insertions or splices. When total decay has occurred, new wood should be used to duplicate the original structural or decorative element. Make sure a competent carpenter is hired to undertake the work. Maintenance of wooden elements will require regular inspections to ensure there is no damage from excessive moisture - wood's number one enemy.

When considering restoration work it is important to use a skilled craftsperson who has knowledge of practice, tools and wood. All structural and decorative elements should be examined for failure. Assessment of the type of repair should be considered in conjunction with historical documentation. Reconstruction of building elements should be based on

historic photographs. Working or shop drawings should be prepared from these before replication of the element is commissioned.

With repairs to smaller areas by patching, it is recommended that a filler which contains maximum strength and durability be selected. Any splicing should be completed in the same type of wood. Make sure the cut section is similar so the graining matches.

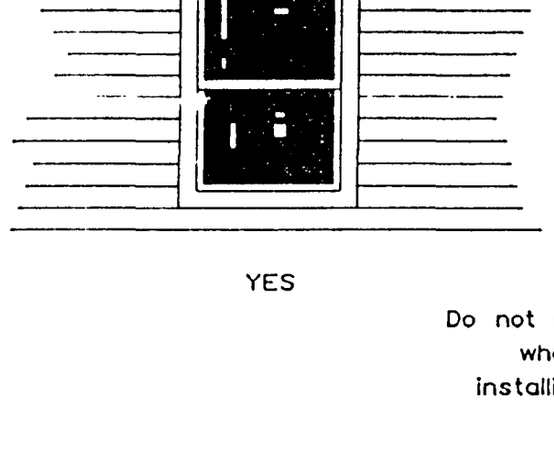
Wooden detail and ornamentation are found on even the most modest historic buildings since the nineteenth and twentieth centuries maintained a considerable craft tradition in woodworking despite mass produced millwork. All decorative work will require moulding profiles to be taken to ensure that elements such as cornices, gingerbread, balusters, brackets, finials etc., are properly duplicated for restoration. The restored elements should be protected by a non-toxic water repellent to prevent future decay. Regular painting is one of the best methods to ensure the protection of exterior woodwork. Do not rely on caulking to prevent water absorption. Properly detailed elements should be self-draining, if possible.

Wooden cladding is more typically used horizontally such as clapboard, drop, bevel or shiplap siding. Vertical board and batten siding was used with some regularity in rural houses and farm buildings. Wood siding should be repaired wherever possible. New replacement wooden siding should match the original in form, style, dimension, profile and method of installation.

4.9 Windows and doors

These important building features historically are an integral part of the architecture of the district's heritage buildings. They also reflect changes in the original design and often exhibit fine quality craftsmanship.

The inspection and assessment of these features for structural soundness is of critical importance. Retention and repair of original window frames, sash, glass and door panelling is recommended. Badly decayed areas in an otherwise sound window or door should be repaired using compatible filler materials or appropriate joinery detailing. Retain existing glazing where possible and save door and window hardware during repairs. Never



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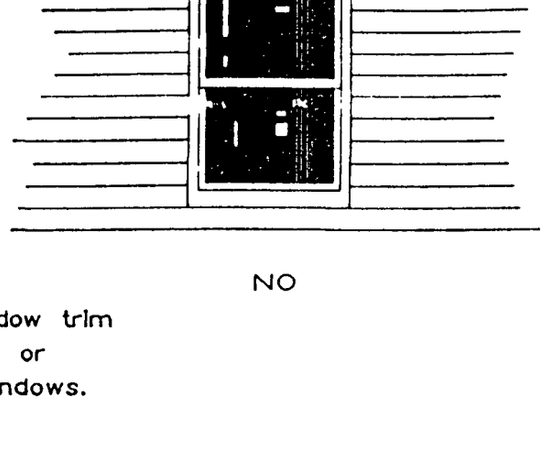
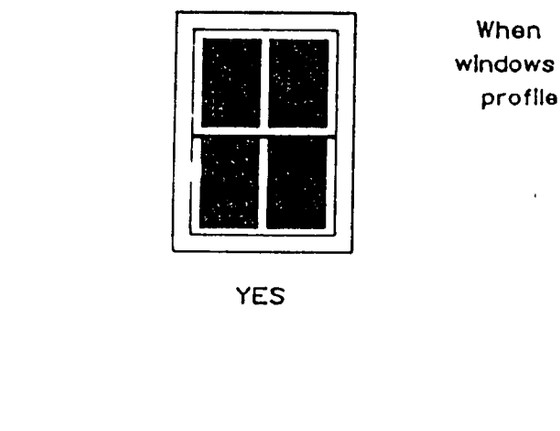
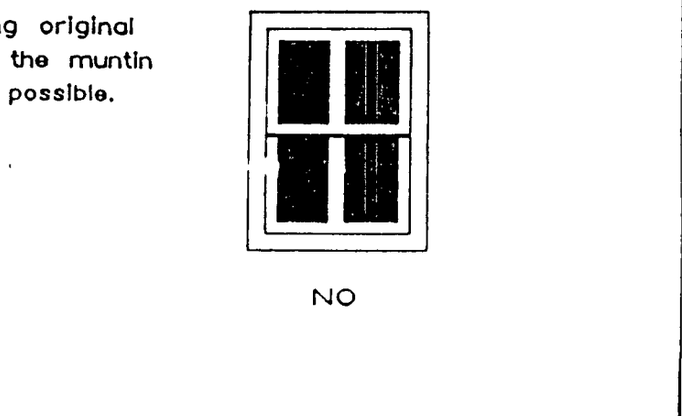


NO

Do not remove window trim
when re-siding or
installing new windows.





YES

When replacing original
windows match the muntin
profile where possible.

NO

enlarge window or door openings or make them smaller since this has a deleterious effect on the heritage character of the building. The one exception occurs when an original door or window opening is being restored.

Replacement wooden windows or doors should be completed in kind. Aluminum, coated metal or vinyl units are not recommended. A replacement window or door should match the original in style, shape and placement. Available historic photographs or other archival records will be required to meet the above criteria.

When restoring a building to its original appearance new replacement sash should maintain the muntin profile and dimensions of the original window. This may require new shaping blades or knives to be cut to reproduce the moulding profile. Try to make double hung windows work properly. Don't forget, storm windows and doors are also heritage features. When new glazing is required it should resemble some of the qualities of older, single pane glass where possible.

Entrances which include transoms and sidelights often exhibit a high degree of craftsmanship. The retention of this skilled work is desirable and worthy of restoration through proper conservation techniques. The employment of experienced master carpenters may be necessary to complete this level of workmanship.

Prepare for the restoration of these elements by using moulding profiles and photographs to develop shop drawings.

4.10 Paint

Painting is probably the common maintenance work encountered by property owners. The removal of painted exterior surfaces on an eight to fifteen year period is a generally accepted contingent upon environmental conditions.

Paint removal should be considered only after a thorough inspection of the surface. Look for signs of mechanical wear, cracking, scaling, peeling, blistering, loss of gloss, soiling chalking or mildew. With these conditions

F1-27

in mind prepare the surfaces properly. Realize that new paints can bond poorly to old paints if the surfaces are not prepared by sanding, scraping and the use of a good primer coat. Since paint adheres poorly to burnt wood, it is not advisable to use a blow torch for removal. Always take precautions when removing lead based paints. Lead fumes are toxic.

Choose a colour scheme which is sympathetic to the structure and its design elements as well as the neighbourhood. Original paint colours may be exposed when removing old paint from historic buildings making it possible to match these earlier colours.

Original paint colours can be determined by paint analysis when carried out by a professional. If no traces of the original paint exist, representative colours for the period can be determined from contemporary trade magazines and catalogues.

Make matches with dry samples. Remember not to confuse a prime coat with finish colours. Also, older paints have a tendency to yellow and/or darken from the original colours.

4.11 Energy conservation in heritage buildings

The problem with most approaches to the issue energy conservation in buildings by various government agencies and private industry sources is that they have been developed with new buildings in mind.

Older heritage structures can often be adversely affected by some of the measures or products used in the search for a better, more energy efficient structure. A very helpful book published by the Ministry of Culture and Communications titled, Heritage Energy Conservation Guidelines shows how to be respectful to the older building's architectural merits while upgrading the energy efficiency and comfort of the structure.

The book focuses on two major themes:

1) make use of the energy features built into our older homes, i.e. use heavy drapes or close shutters in winter and open windows and vents in summer on the side opposite the sun; and,

2) control heat loss through caulking, sealing and the proper maintenance of the heating plant, rather than with cheap metal double glazed windows and blown in wall insulation.

Technical methods for raising the comfort level of our homes or other buildings are outlined in the book. Insulating only when major work is being completed to the structure is suggested. Roof/attic insulation is also recommended where possible.

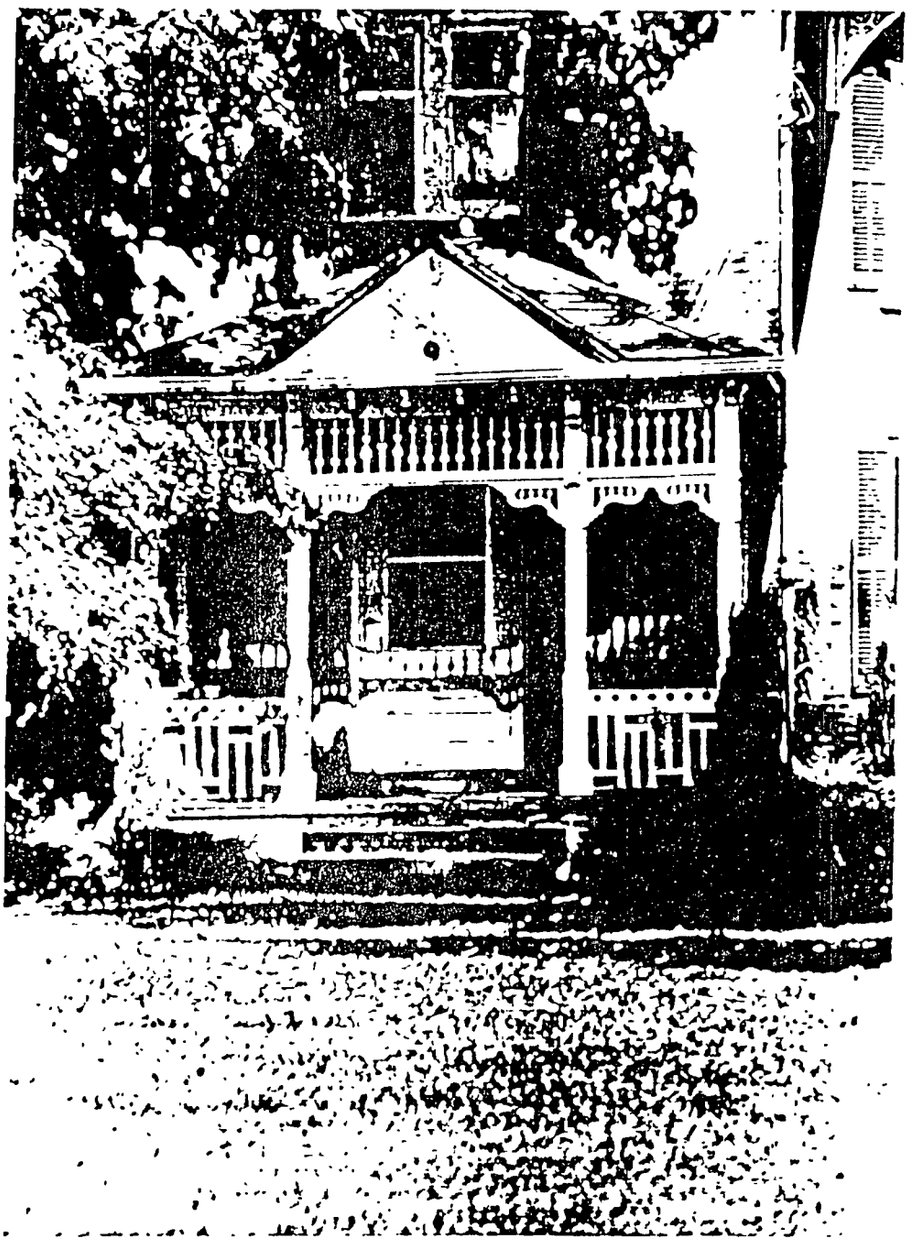
4.12 Cemetery conservation

The Churchville cemetery contains a variety of grave markers in various materials and state of repair. No specific work is recommended at this time but should the City contemplate future action the following guidance is offered. (It should be noted that legal requirements of the provincial Cemetery Act must be met before undertaking any major work in a cemetery.)

It is important to carefully record and inventory all grave markers, graves and monuments in a cemetery before carrying out any repair work. Age, inscription, type and condition of the stone, degree of tilt, old repairs and an overall assessment of the artwork should be noted for each marker. A site plan or map, which may be available from the local cemetery authority, should be used to illustrate the relative placement of each marker. Photographs should be taken prior to any repair work.

Conservation efforts should emphasize maintenance, stabilization and the arrest of deterioration. Repairs should only be undertaken in the gentlest manner and with the least intervention possible when dealing .pa with the stones. Basic principles for the conservation of a cemetery include the following:

- retaining and conserving markers in their original position if at all possible;



ARCHITECTURAL DETAILING SUCH AS THE SPINDLE WORK, BRACKETS, COLUMNS AND BALUSTRADING, AS WELL AS THE SHUTTERS, PROVIDE A RICH TEXTURE TO CERTAIN BUILDINGS WITHIN CHURCHVILLE. EVERY EFFORT SHOULD BE MADE TO RETAIN AND PROTECT THESE ELEMENTS .

- only consider removal of markers to a protective shelter of a commemorative wall if there is no other means of protecting them from further damage;
- previous repairs should be left alone if they are not causing a problem;
- landscaping and drainage problems should be corrected to protect monuments from moisture and vegetation;
- the use of power lawn mowers in cemeteries is a major cause of damage to the stones. Hand clippers should be used around markers or protective barriers erected around the markers to prevent chipping and damage to the stones;
- stones which do not tilt more than 10 degrees should not be straightened;
- righting stones tilting between 10 and 20 degrees should be accomplished by using plastic coated or wooden tools, excavating the base of the stone, tilting upright by hand and backfilling the hole with a soil/sand mixture. Do not set stones in concrete since concrete is subject to frost heave and contributes to the migration of damaging salts to the historic marker;
- seek professional advise from a trained stone conservator for any major repair work such as resetting a marker in a stone base, repairs to obelisk style markers, replacing missing portions of the stone, repairs to snapped markers and the consolidation of the stone;
- missing portions of stones should be replaced with matching stone. Never use concrete or strong cement mortar.
- do not set markers in concrete cairns as this will hasten their deterioration;
- cleaning of stone markers is not generally recommended since it often does more harm than leaving the soil or organic growth in

F1-31

place. However, light soiling may be removed by gentle washing with clean water and non-ferrous tools and brushes. Paint and graffiti can be removed by poulticing in conjunction with the professional advice of a trained stone conservator; and,

- treatment of stones in the form of protective coatings designed to prevent weathering or the loss of inscriptions is not recommended since it may accelerate deterioration.

4.13 Bridge conservation

The steel pony truss span over the Credit River is a heritage structure that has survived from the early 1900s in the face of considerable hazards, particularly flooding, ice build-up and spring thaw. It is a well established landmark as well as an important entrance to the village core.

The structure may be eligible for listing in the Ontario Heritage Bridge Program (Managed jointly by the Ministry of Culture and Communications and the Ministry of Transportation) considering its potential attributes as an early example of a rivetted pony truss and which is now rare as a survivor.

Listing of a bridge in this program may enable the municipality to take advantage of grants from the Ontario Heritage Foundation, the Ministry of Culture and Communications and the Ministry of Transportation.

Accordingly every attempt should be made to ensure the continued presence of this bridge at this location and a request made for its formal evaluation as part of this provincial program.

If this bridge is subject to repair or replacement a number of options should be considered by the City as the bridge authority. These are listed below, in priority, with the first two options being the most preferable:

- retention of the bridge with no major modifications being undertaken;

- retention of the span but with sympathetic modifications;

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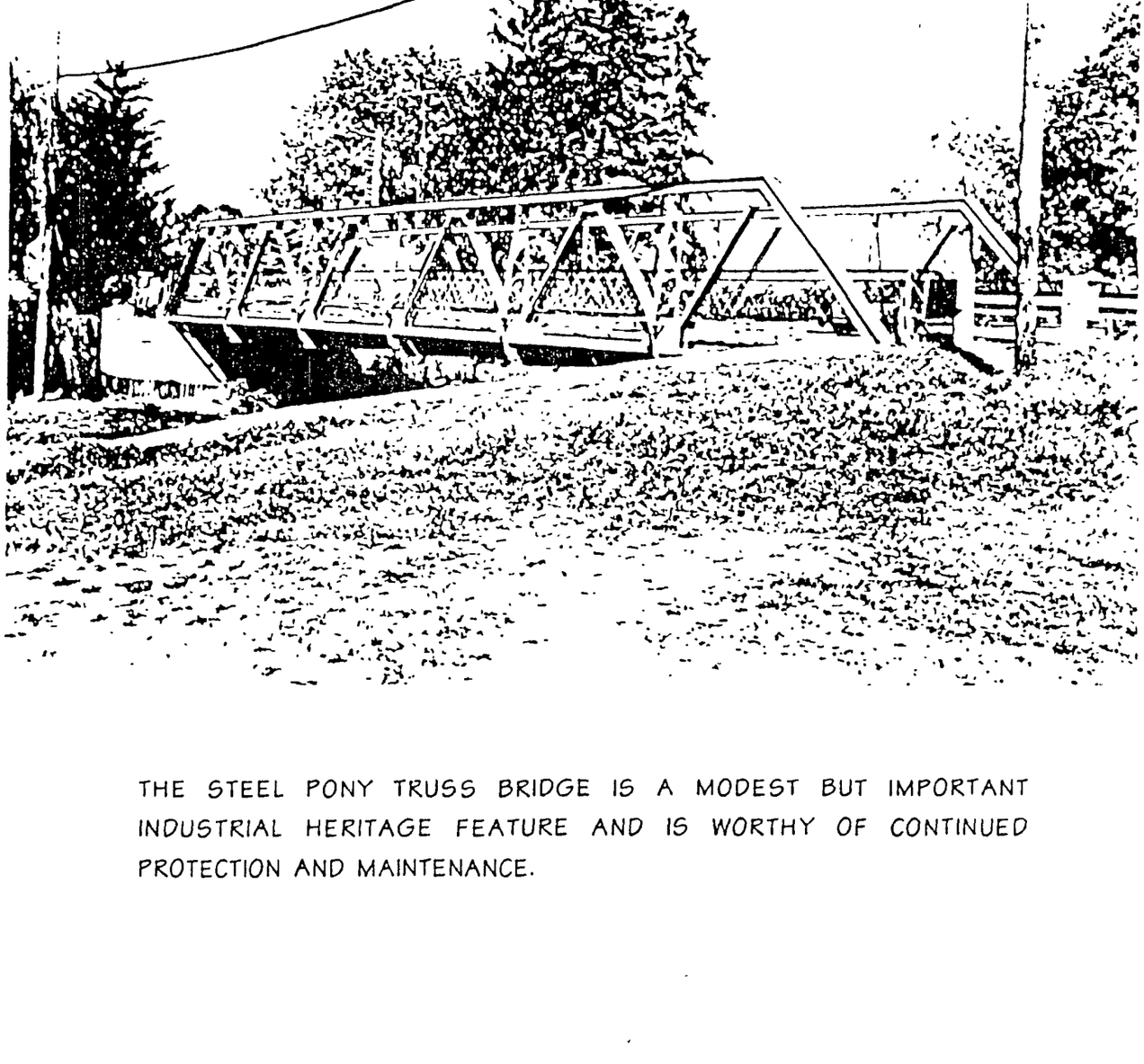
THE CHURCHVILLE CEMETERY IS CHARACTERIZED BY AN ARRAY OF MARKERS, STONES AND MONUMENTS EXECUTED IN A VARIETY OF MATERIALS AND COLOURS.



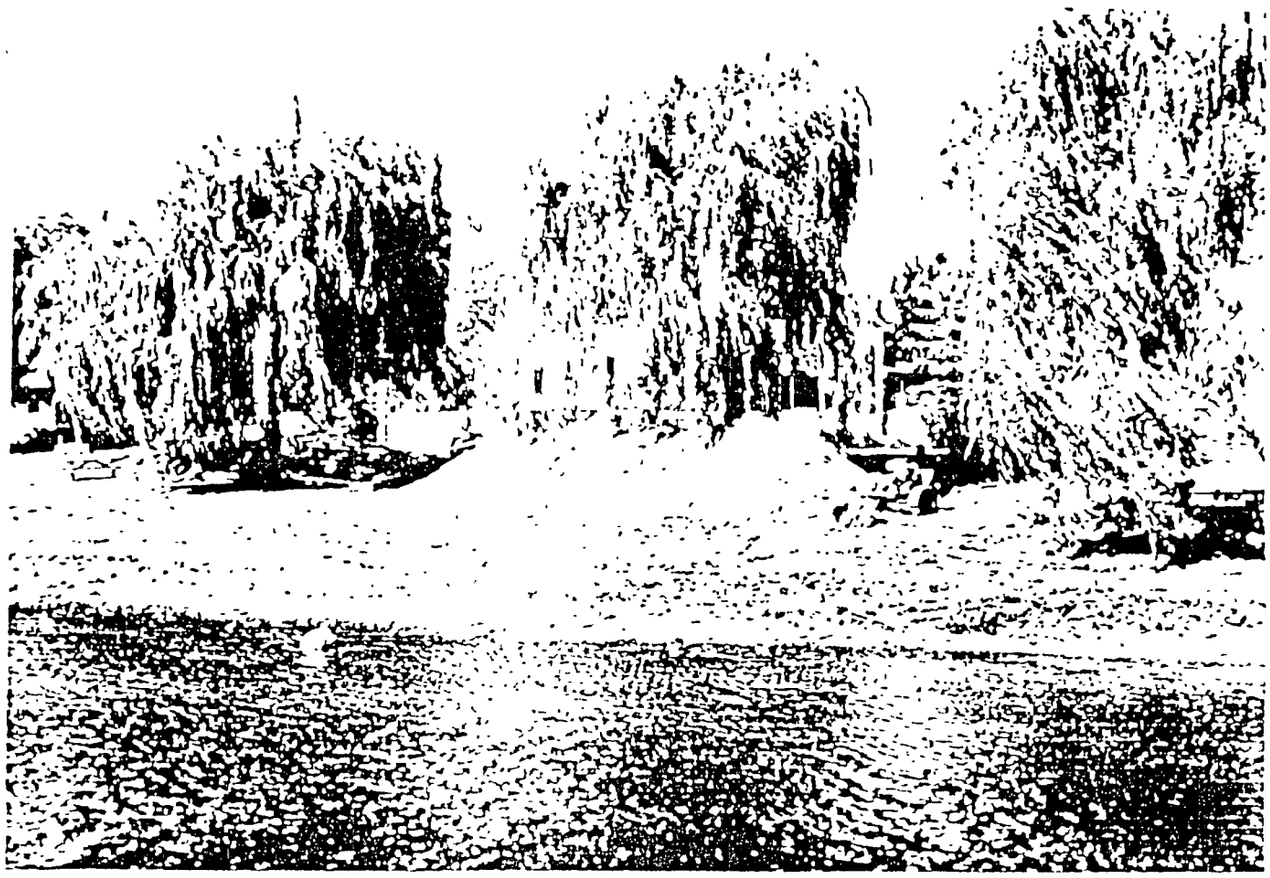
THE STEEL PONY TRUSS BRIDGE IS A MODEST BUT IMPORTANT INDUSTRIAL HERITAGE FEATURE AND IS WORTHY OF CONTINUED PROTECTION AND MAINTENANCE.

- retention of existing bridge with sympathetically designed new structure in proximity;
- retention of existing bridge, no longer in use for vehicular purposes but adapted for new uses such as pedestrian walkways, cycle paths or scenic viewing platforms;
- relocation of bridge to appropriate new site for continued or adaptive re-use; and,
- retention of bridge as a heritage monument, not in use, for viewing purposes only.

4.14 Archaeological Sites

The district contains a number of known pre-historic archaeological sites and the potential for discovery of other sites of both pre-historic and historic activities. These heritage resources are fragile and non-renewable. Their location, protection and conservation require that only trained and licenced archaeologists may survey and carry out appropriate testing or excavation of such sites.

Due to the nature of these features it is always advisable to seek professional advice or assistance from a licenced archaeologist prior to major soil disturbance, especially on previously undisturbed lands. Local contact may be made through the Peel Region museum or the Heritage Branch of the Ontario Ministry of Culture and Communications.



THE CREDIT RIVER VALLEY AND ENVIRONS CONTAIN A NUMBER OF KNOWN PREHISTORIC ARCHAEOLOGICAL SITES, THEREFORE, MAJOR SOIL DISTURBANCE SHOULD BE PRECEDED WHEREVER POSSIBLE BY APPROPRIATE ARCHAEOLOGICAL SURVEY WORK .

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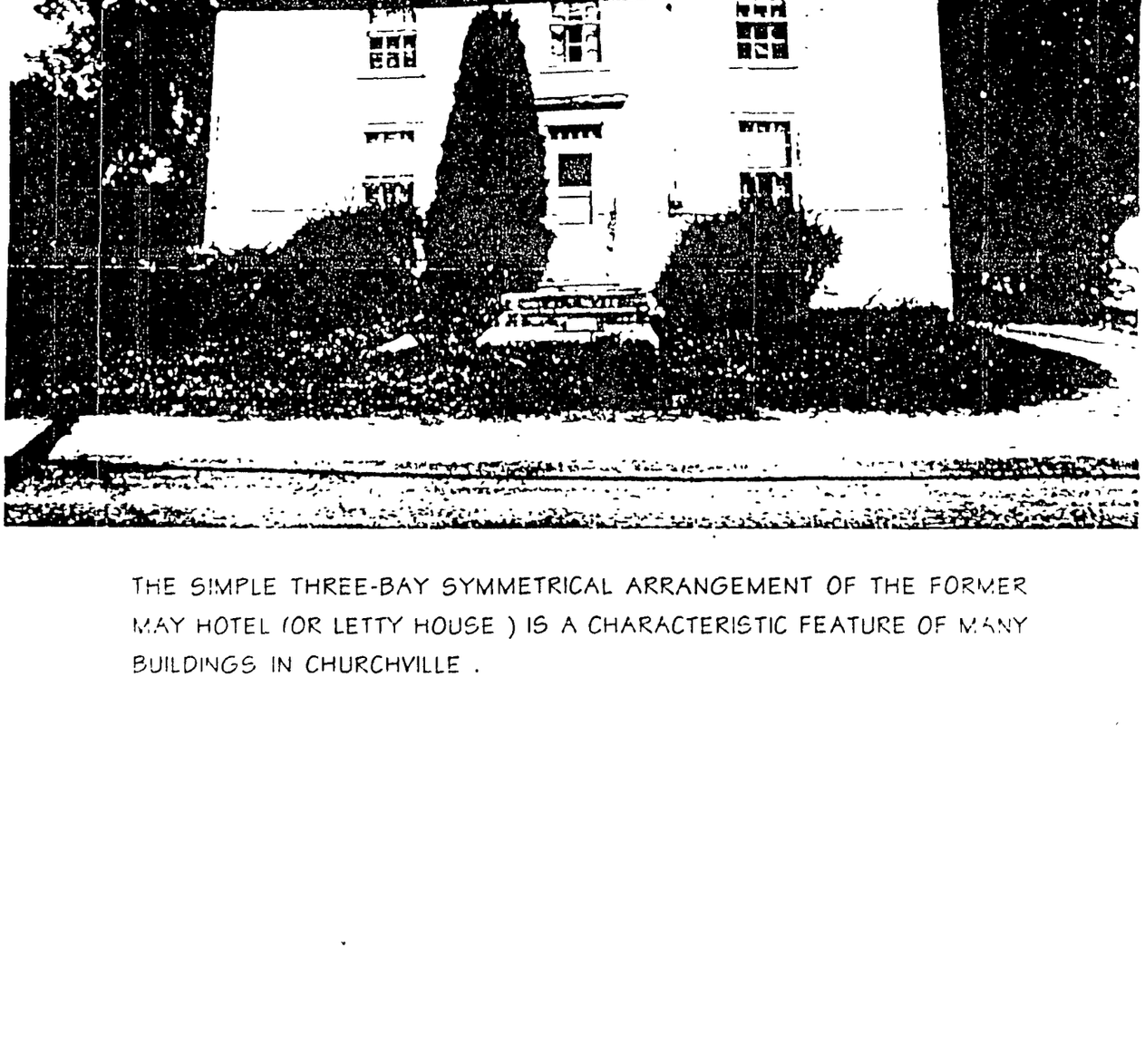

THE SIMPLE THREE-BAY SYMMETRICAL ARRANGEMENT OF THE FORMER MAY HOTEL (OR LETTY HOUSE) IS A CHARACTERISTIC FEATURE OF MANY BUILDINGS IN CHURCHVILLE .

F1-37

5.0 GUIDELINES FOR ALTERATIONS, ADDITIONS AND NEW CONSTRUCTION

5.1 Introduction

Since the settlement of the village in the early 1800s a variety of buildings have been constructed reflecting prevailing building techniques and construction materials. Few, if any, of these earlier buildings have survived as they were originally constructed. Repairs, changing domestic needs and new services all make their mark upon the fabric and form of buildings. Some have resulted in the alteration of windows and doors, the recladding of frame structures or the construction of new additions.

Physical change within the village of Churchville, as in most communities, has occurred in three ways as:

- alterations and additions to existing buildings;
- infilling between existing buildings; and,
- a variety of public works such as road building.

These changes in the past development of Churchville have not been consciously guided by a set of design guidelines. Yet there is a prevailing character to the building form of heritage structures that up until quite recently has been respected in more recent buildings. Generally this character is:

- one to one-and-a-half stories;
- three bays in width;
- side gable;
- low pitched roof; and,
- variable setbacks.

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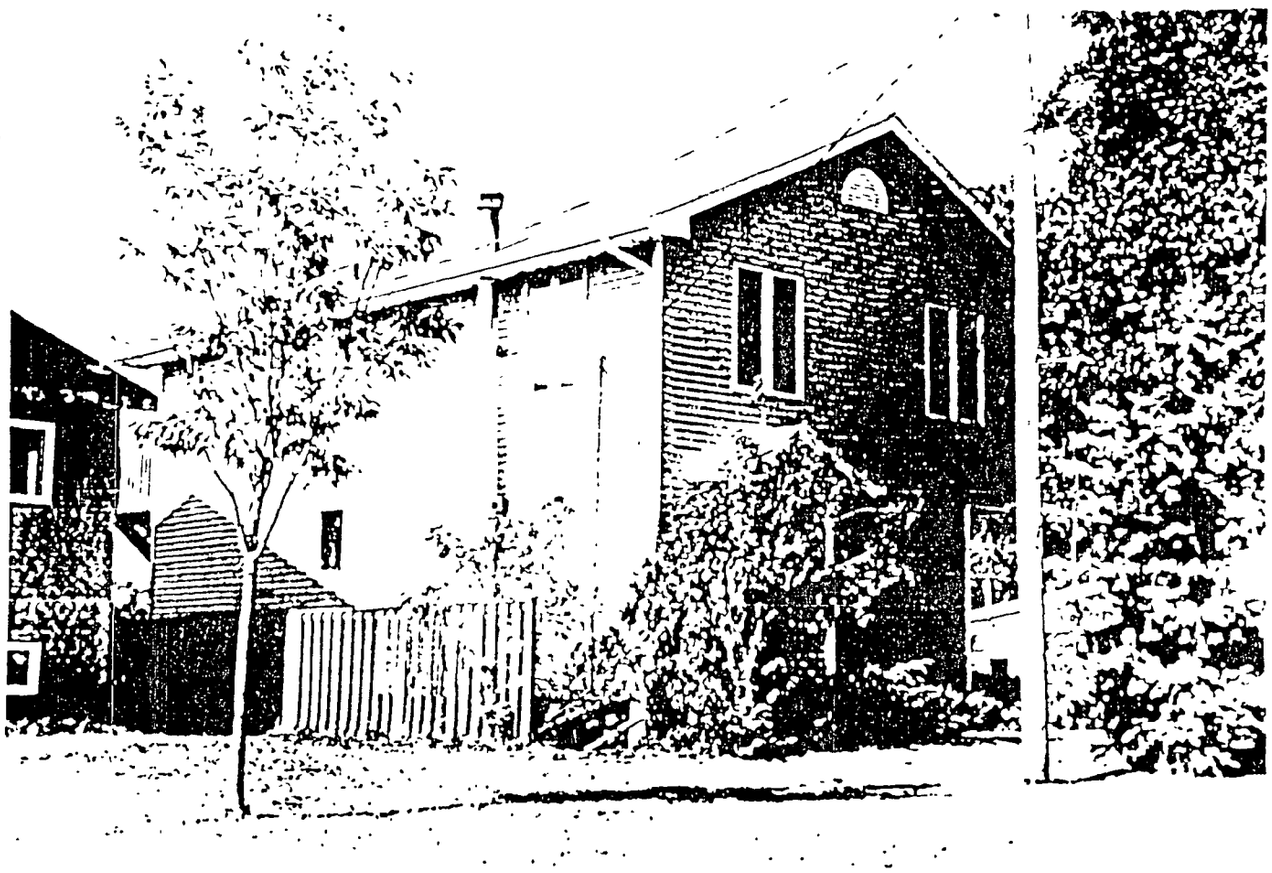

THIS SECOND FLOOR ADDITION APPEARS TO WORK WELL WITH ITS LOW PITCHED ROOF AND VERTICAL, RECTANGULAR WINDOWS .

An important objective in the following guidelines is to encourage change that is in keeping with and respects existing building form. The guidelines should be read:

i) in conjunction with the advice on building conservation in section 4;

ii) as a prerequisite for the consideration of applications under Part V, Section 42 of the Ontario Heritage Act.

The guidelines for alterations and additions in section 5.2 are intended for owners of more recently constructed buildings that usually would not be considered as heritage buildings. The key principle here is to ensure that change is neighbourly and takes into consideration effects on adjacent properties and the streetscape.

In section 5.3 and 5.4 the intent is to provide more specific guidance on changes to heritage buildings with a view to retaining the distinguishing features and fabric.

Sections 5.5 and 5.6 address the integration of new construction and public works into the district.

A final cautionary note is advised in the purpose, use and application of these design guidelines. The guidelines provide a general framework for considering the minimum standard of appropriateness for change within the district. They must be considered an aid to consistent decision making rather than a specific formula for designing a new building, addition or architectural feature.

5.2 Alterations and additions to existing buildings

Not all buildings within Churchville may be considered to be of heritage significance. These are buildings that have not been surveyed in the Background Report and are predominantly post-1940 structures e.g. Martin's Boulevard. Nevertheless it is important to recognize that altering and adding to these buildings throughout the village may affect nearby heritage structures or their setting.

F1-40

THE COMPLEX ARRANGEMENT OF NEW BUILDING FORM AND ARCHITECTURAL FEATURES HAVE TENDED TO UPSET THE SIMPLER PLAN OF THE FORMER DWELLING.

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Accordingly, the following should be considered in the design and placement of alterations and additions to existing buildings:

1) Avoid alterations to walls, windows and doors that attempt to recall historical design motifs and materials such as board and batten, "snap-in" muntins, decorative surrounds and shutters.

2) Wherever possible locate new roof vents, solar panels, skylights, dormers and satellite dishes away from public view in inconspicuous locations.

3) Attempt to design and locate needed parking spaces in unobtrusive areas of a residential property, trying to ensure that front lawns, tree plantings and hedges are retained.

4) Where extensive soil disturbance or excavation is anticipated for the construction of new building foundations or swimming pools in previously undisturbed areas contact the Region of Peel Museum or the Ministry of Culture and Communications (Heritage Branch) regarding the likelihood of disturbing sub-surface archaeological remains.

5) Where possible try to locate new additions in a way that will not result in the widening of the existing front facade, i.e. at the rear or stepped back from the facade towards the rear of the building.

6) Upper storey additions should attempt to maintain the height of existing roof lines and predominant roof profile and configuration of adjacent buildings especially in close proximity to heritage structures.

7) Materials should match the existing wherever possible.

5.3 Alterations to heritage buildings and sites

The modernization of residential and commercial structures has long involved the process of renewal. Historically, the renewal was often completed in natural building materials such as wood, stone, stucco or in materials of a low technological basis like iron or brick. The nature of renewal in the form of alterations has a greatly changed face today. More of

the building components used in the present are made of synthetic or "high-tech" materials like vinyl, aluminum, plastic or pre-cast concrete. These mass produced components offer good products generally at competitive prices. However, heritage properties and these building materials are not always considered to be compatible when preservation is the emphasis for the type of project being considered.

Generally, alterations to heritage buildings should ensure that:

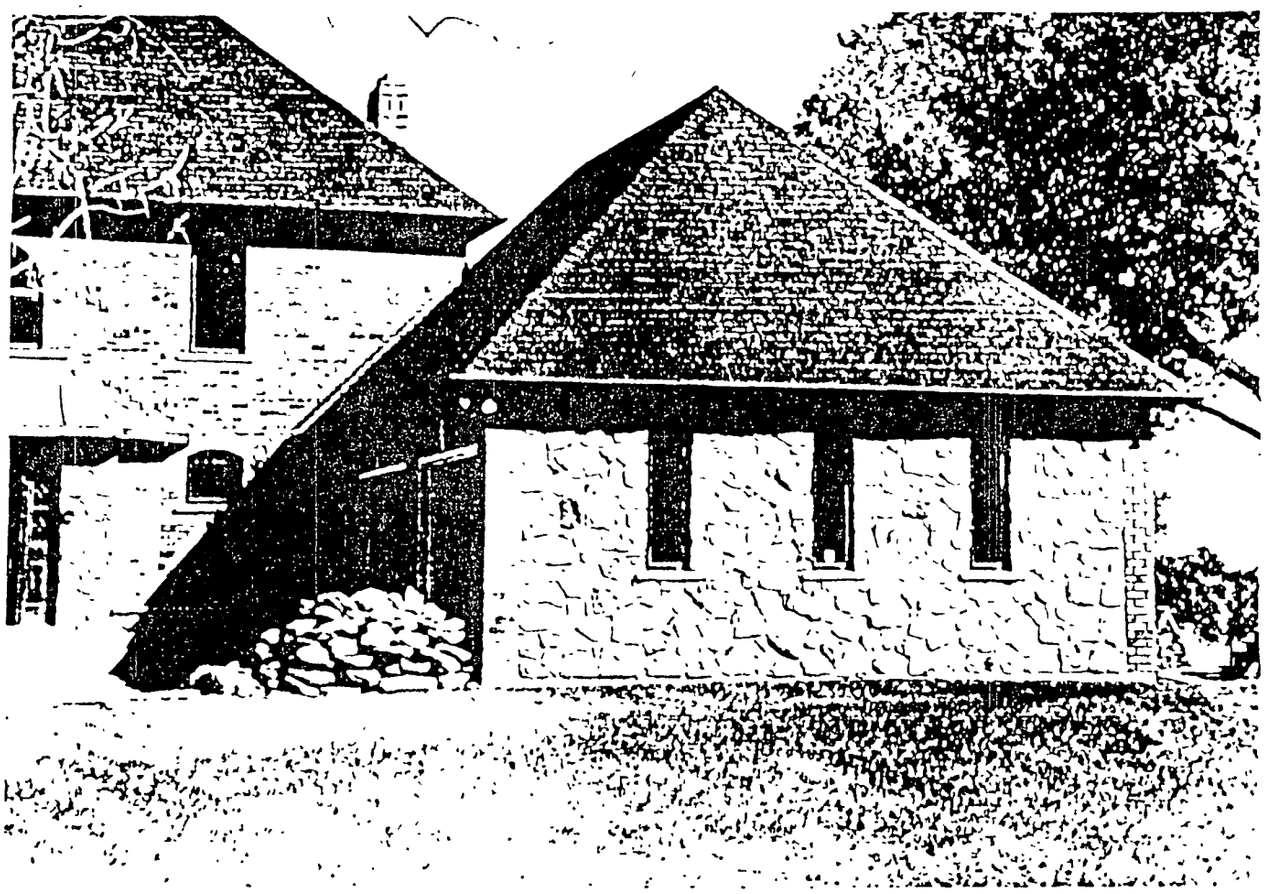
- historical building materials and architectural features are protected;
- character defining elevations, especially those which face the street or public space, are not radically changed; and,
- that replacement of building components or features be unobtrusive and fit the extant features both visually and functionally.

5.3.1 Roofs

- Roof shape and configuration; decorative features and original roofing material should be retained and conserved.
- Non-functioning chimneys should be capped and repointed rather than demolished.
- New roof vents, solar panels, skylights, satellite dishes and dormers when required are best located inconspicuously, away from public view and in a manner that does not damage important features.

5.3.2 Walling

- Protect original walling from cleaning methods that may permanently alter or damage the appearance of surfaces e.g. sandblasting, strong liquid chemical solutions, and high pressure water cleaning.
- Avoid the application of new surfaces or new coatings that alter the appearance of original building material, especially where they are substitutes for masonry repairs and repointing e.g. waterproof/water



GARAGES ARE BETTER LOCATED TOWARDS THE REAR OF RESIDENTIAL BUILDINGS .

repellent coatings, paint, aluminum or vinyl siding, board-and-batten and stucco.

5.3.3 Windows

- Protect and maintain original window openings as well as their distinguishing features such as materials, frame, sash, muntins, surrounds, glazing, stained glass and shutters.
- Avoid removing or blocking up windows that are important to the architectural character of the building.
- Changing the glazing pattern of windows by cutting new openings, removing muntins, installing "snap-in" muntins or obscuring window trim with metal or other material should be discouraged.
- New windows should be installed on rear or other inconspicuous elevations wherever possible.
- New window design that is compatible with the overall character of the building is to be encouraged but it should not duplicate the historical fenestration pattern.

5.3.4 Entrances

- Protect and maintain entrances and porches especially on principal facades where they are often key in defining the character of the building.
- Conserve glazing, doors, steps, historic lighting fixtures, balustrades and entablatures and avoid the removal of porches and architectural features.
- The design and construction of a new entrance and/or porch are encouraged to be compatible with the character of the building. Restoration of a missing porch should be based upon historical, pictorial and physical documentation.

F1-45

- Encourage required new entrances to be installed on secondary elevations rather than the principal facades. Where external staircases are proposed they should be located at the rear of a building or located behind verandahs, sun rooms, and other additions.

5.3.5 Features and spaces around buildings

- Attempt to preserve and maintain driveways, walkways, fences and walls that contribute to the special character of the space around a heritage building.

- Design and locate new parking spaces so that they are as unobtrusive as possible, ensuring that front lawns and tree plantings are maintained.

- Try to minimize soil disturbance around buildings (either through excavation and lowering grade levels or through piling of soil and raising grades) in order to protect or reduce the possibility of damaging unknown archaeological remains.

- Maintain proper site drainage and ensure water does not damage foundation walls and pool around or drain towards the building.

5.4 Additions to heritage buildings and sites

Often there comes a point in a building's history when an addition to a structure is considered for a particular need. That need may include:

- the opportunity to update mechanical services of an existing building;

- to expand the living space for a growing family or a specialized activity; and,

- in order to reduce the acquisition costs of a new property, it may be more economical to add or re-build in the present location.

Additions, even more than alterations, can have a profound influence on the aesthetic architectural qualities of an heritage building. Therefore, a key objective in the design of an addition is to ensure that the completed structure adds to or enhances the history of the building and does not devalue it. A balance is sought between the new and old or more specifically, a relationship of harmony. But a good design will only be as good as the trades people who put it in place. Good quality craftsmanship is important to the overall success of the project.

There are two important points to be considered when building an addition to a heritage building:

1) try to visualize the impact of the structure from the street or at a pedestrian level; and,

2) design new additions from the outside in.

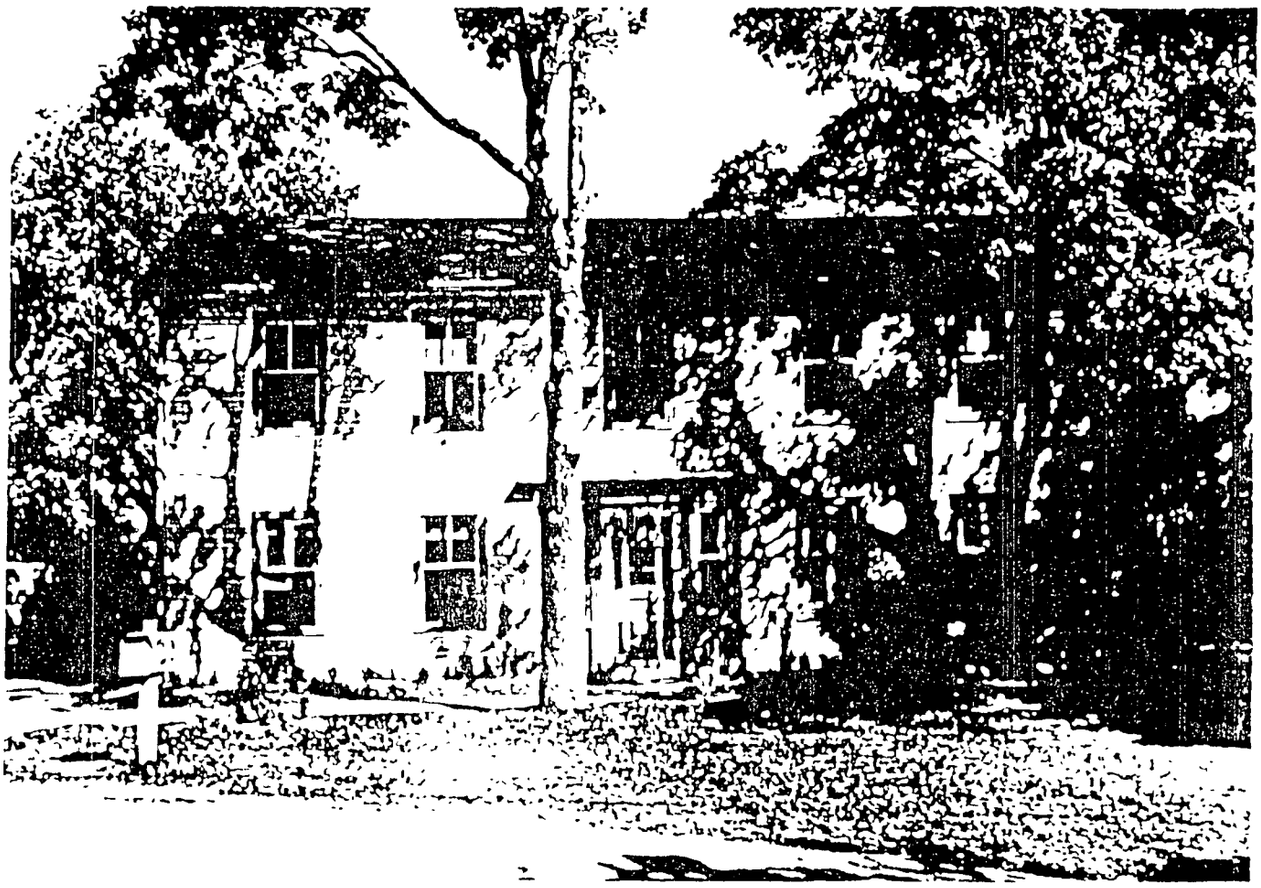
Finally, new additions should be constructed in a way that:

- clearly differentiates them from original historical fabric; and,
- ensures the continued protection of distinguishing architectural features and does not radically change, damage; obscure, destroy or detract from such features.

The following offers other practical guidance in this matter.

5.4.1 Location

- Exterior additions, including garages, balconies and greenhouses are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring property.
- Multi-storey exterior additions are best set back from the existing front wall plane in order to be as unobtrusive as possible in the streetscape.



THE FIVE BAY ARRANGEMENT OF THE FACADE OF WHITEHALL IS RARE WITHIN CHURCHVILLE BUT ITS LOW PITCHED ROOF IS VERY MUCH IN KEEPING WITH OTHER HERITAGE STRUCTURES .

- Additions to structures with symmetrical facades should avoid creating imbalance and asymmetrical arrangements in building form.

5.4.2 Design

- New additions are best designed in a manner which distinguishes between old and new; and that avoid duplicating the exact style of the existing heritage building or imitating a particular historical style or period of architecture.

- Contemporary design of additions or those additions that reference or recall design motifs of the existing building are to be encouraged. Successful and compatible additions will be those that are complementary in terms of mass, materials, ratio of solids to voids (wall to windows) and colour.

5.5 Construction of new buildings

The introduction of new buildings into Churchville must be seen as part of the continuing changes that are experienced within any community. New construction within the district may be anticipated as occurring through the process of infilling in accord with Official Plan policies or through the demolition of a building and subsequent reconstruction on the newly created vacant building site.

Building demolition is not prohibited by the Ontario Heritage Act but it will be actively discouraged within the designated district. New development, if permitted by the Official Plan and Zoning By-law, will be required to be compatible with the character of adjoining properties and the streetscape. Property owners are encouraged to work with existing buildings, altering and adding to them in a sympathetic manner rather than demolishing and building anew.

The following guidelines for new construction are intended for use as a framework for providing minimum standards of appropriateness. They are not intended to be a detailed prescription for each new building. This will enable property owners and/or their architects to design creatively within a

general context for future built form. Contemporary design is encouraged but with a view to utilizing traditional building forms.

5.5.1 Building height and floor area

The district is typified by low profile development with a predominance of one to one-and-a-half storey buildings. It is important that this low profile form of development is encouraged, in particular:

- Building height of new structures, aside from agricultural buildings, should maintain the building height of adjacent properties and the immediate streetscape and should be neither excessively higher nor lower. Any new infill development on the east side of Churchville Road, however, should attempt to be lower in profile than existing recent construction which has resulted in excessive building height.

- Floor areas (excluding basement and garages) for new residential buildings should attempt to be within a range of 111.5 sqr. m. (1200 sqr. ft.) to 229.5 sqr. m. (2500 sqr. ft.). (See Section 7.4.1)

5.5.2 Building location

Within the district are a variety of building types in various configurations and arrangements e.g. the village core, Martin's Boulevard, Creditview Road (south) and Churchville Road. There is no one predominant building line or setback that distinguishes the district. The varied topography, road alignments and landscape units argue for the consideration of each individual development proposal on its own merits but with particular attention being given to the following:

- New residential infill should maintain the existing setbacks of adjacent properties. Appropriate variances to the zoning by-law should be sought where the minimum requirement for front yards does not permit this. Where there are areas of significant variation in setback new residential infill should generally be located towards the front of the lot.

- New buildings should generally be located with the front facade parallel to the roadway except where a building line has been established to the contrary e.g. the west side of Churchville Road.

- Residential buildings are to be encouraged that are located with the bulk of the building being accommodated within the width of the lot rather than in depth, in keeping with a side gable structure. (See section 5.5.3, Roof). Where, however, floor space requirements are such that this cannot be achieved comfortably rear additions in the form of a traditional tail or rear "T" section should also be encouraged.

- Ancillary buildings should be located towards the rear of the lot. Garages in particular should not form part of the front facade of a new building and are best located towards the rear of the building.

5.5.3 Roofs

The predominant roof form in the district is the side gable. In earlier buildings the roof is at a low or shallow pitch and in later building forms, such as those from the 1930s or 1940s, the roof is at a medium pitch. Hipped roofs of medium pitch are also found especially in those larger residences of the 1890s to the early 1900s as the four square. The Ranch style of the 1950s and 1960s also utilized a low pitch hipped roof.

Every effort should be made to respect the predominant roof type within the district: the side gable. Regard should be given to the following particular guidelines:

- Use of the side gabled roof at a low or medium pitch should be encouraged in all new development;

- Cross-gabled, flat or mono-pitched roofs should generally be avoided on all new building;

- Steeply pitched roofs of all types should be discouraged;

THE UNDEVELOPED ROAD ALLOWANCE IN THE VILLAGE CORE SHOULD BE MAINTAINED IN ITS PRESENT STATE .

- Asphalt and cedar shingles are appropriate roofing materials for use within the district but concrete or clay tile should be discouraged;

- Roof vents, solar panels, satellite dishes, skylights and dormers are best located at the rear of new building.

5.5.4 Windows and entrances

Traditionally within the district most buildings featured simple vertical, rectangular windows usually ranked one on either side of the centrally placed door, accounting for a configuration of three bays. An exception was "Whitehall" featuring five bays. Accordingly every attempt should be made to reflect traditional proportions and symmetrical facades. In particular:

- Window designs are to be encouraged that generally reflect vertical and rectangular dimensions and avoid the use of decorative muntins i.e. plastic snap-ins;

- On facades that face the street windows and doors should maintain existing proportions found prevailing in the district and should not be excessive in relationship to the facade. Large, full-length, multi-storey or picture windows and entrances are best avoided;

- If decorative shutters are used on building facades they should appear to correctly cover their respective windows in width and length;

- Other decorative or architectural elements such as bull's-eye windows, neo-classical porticos, imitation stone sills, lintels and keystones should be avoided as they are not a traditional feature of Churchville's buildings.

5.5.5 Walling

Traditional frame buildings offer a variety in the type and appearance of material used in cladding e.g. stucco, clapboard, board and batten, and brick. The replacement of these materials with synthetic sidings in recent

years has created special problems not only in conservation (See section 4), but also has ramifications for contemporary building. It is often the case that vinyl and aluminum siding severely compromise the distinctive attributes of a conservation district.

The following should be considered:

- Walling materials in new residential building should reflect traditional materials and their respective colours and texture within the district namely stucco (light colours), clapboard and brick (red) in order of priority. Use of board and batten, concrete or other masonry blocks, and plain or textured sheathing should be avoided in new construction.

- Use of decorative detailing such as quoins or brick patterning should be discouraged as they are generally not found within the district.

5.5.6 Outbuildings

Outbuildings whether developed as part of an existing complex of structures or as part of new construction and development should attempt to be lower in profile than the principal structure; located to the rear of or at the side towards the rear; and generally be of like material or colour to that of the principal structure.

5.6 Public Works

Public works within the district e.g. road widening, new road construction, flood works, and so on; undertaken by a variety of authorities e.g. the City, Region, Conservation Authority, Ontario Hydro, and the Ministry of Transportation have the potential to cause considerable disruption to the rich variety of heritage resources both above and below ground.

Accordingly, every effort should be made in both day-to-day operations and longer term planning especially in those activities subject to the Environment Assessment Act to minimize adverse effects to the heritage conservation district and its constituent parts.

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6.0 LANDSCAPE CONSERVATION AND ENHANCEMENT

6.1 Introduction

The diversity of the landscape of the district has been described in detail in the Background Report. The protection and preservation of this diversity is the responsibility of the municipality and other "public" agencies such as the Credit Valley Conservation Authority (C.V.C.A.) and Brampton Hydro as well as the individual property owner. The contrasts in the area between the open fields and the dense river woods, the orderly orchards and the wild vegetation in the flood plain, the small front lawn and foundation plantings and the tree-canopied community park - all contribute to a remarkable rural scenic quality. Individual trees and landscape features are important contributors to this character.

Any continuing improvements which are undertaken by the municipality that are intended to create uniform standards of services and facilities, such as streetlighting and road width, should be assessed to ensure that the special character of Churchville compared to other areas of Brampton is not lost.

Similarly, improvements by the C.V.C.A. for floodworks and erosion control should respect the scenic and historic features of the district.

The individual property owner has an important role to play in maintaining the rural character of the area. Property line fencing and hedgerows, and specimen tree planting are all visible to the public and create an impression of a picturesque setting. Any loss of tree lines or woods detracts from this impression.

6.2 General landscape enhancement: vegetation, streets and open space

Unlike the built environment, the landscape undergoes constant change. This occurs seasonally as well as over several years as trees mature and die. This constant change means that recommendations for landscape preservation must take into account the natural evolution of the landscape. For example, preservation of a tree line may involve several techniques.

SCENIC VIEWS ACROSS THE RURAL LANDSCAPE SHOULD BE PRESERVED WHEREVER POSSIBLE .

Watering, fertilizing and removal of dead and diseased branches from individual trees to insure healthy growing conditions may be undertaken. Infilling by planting of individual trees in the line may be possible if growing conditions remain unchanged. Another alternative may involve planting a second line of identical species parallel to and close to the original line. Whenever other new planting is undertaken, a variety of species should be used in order to ensure the continuing diversity in the landscape.

Improvements to streets are generally undertaken to better accommodate increased traffic loads to ensure public safety. Changes to the road alignments and widths in the district should be carefully assessed to ensure that the "scenic road" quality is not lost while still maintaining public safety.

6.3 Landscape Unit A : Village Core

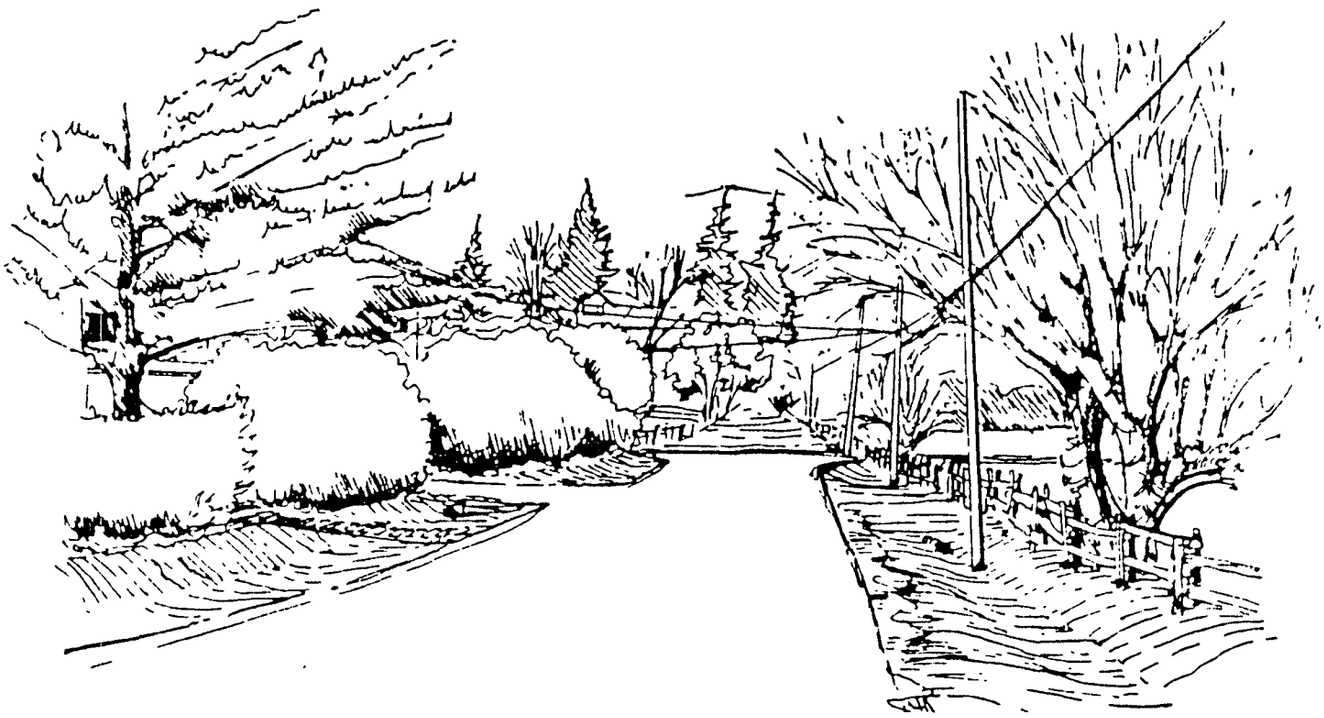
In order to preserve the landscape features which contribute in a positive manner to the "rural village" atmosphere of this unit the following is suggested:

1) The existing street layout and widths should be retained in order to prevent further encroachment on the narrow yards of the adjacent buildings. Curbs, gutters and sidewalks should not be installed in this landscape unit in order to maintain the present rural appearance of the street.

2) Residences on Churchville Road are encouraged to (Sketch 1) establish hedges or install low ornamental wood fencing along the front yard property line to better define the edge of semi-private and public space. (Refer to historic photos and Sketch 2).

3) The community mail boxes should be relocated to the north side of the fire hall in order to reduce the shoulder width at the present location and to concentrate the institutional public services in one central location (Sketch 3).

4) The property line hedgerows and post and wire fencing along Victoria and Church Streets should be retained. Chainlink fencing should be replaced with post and wire fencing or low ornamental wood fencing.



SKETCH 1 : RETAIN EXISTING FENCES AND HEDGES TO DEFINE THE STREET LINE

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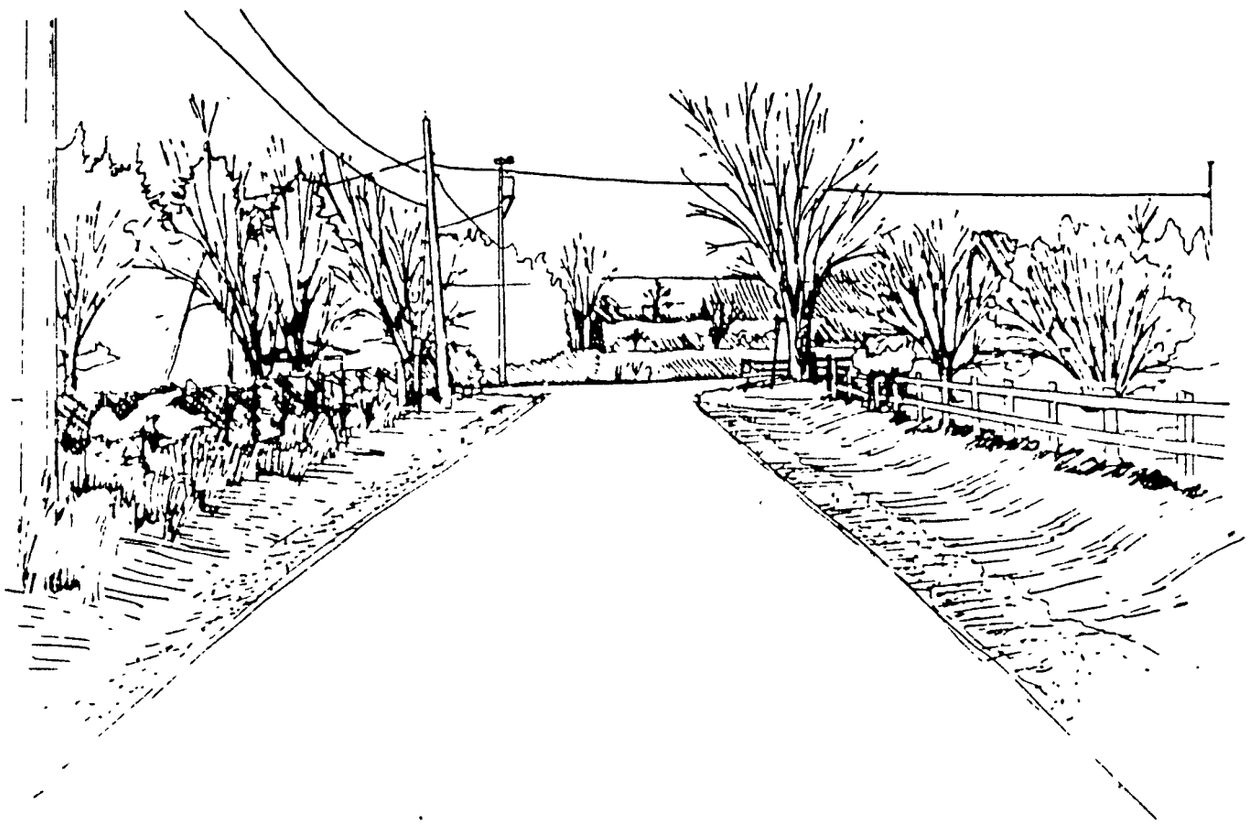
SKETCH 2 : PLANT HEDGES AND LOW ORNAMENTAL FENCES AT STREET LINE TO DEFINE FRONT YARDS



SKETCH 4 : PLANT VINES ON CHAINLINK FENCE OR REPLACE WITH WOOD FENCE

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occurs on the east side of Churchville Road, the buildings should be sited so as to minimize the interference with the view of the open space beyond the village core.

11) The undeveloped road allowance identified as Bennett Street on the historic survey which is currently grass and defined by fencing and hedgerows should be preserved as a remnant of the original street pattern in Churchville.

6.4 Landscape Unit B : River Corridor

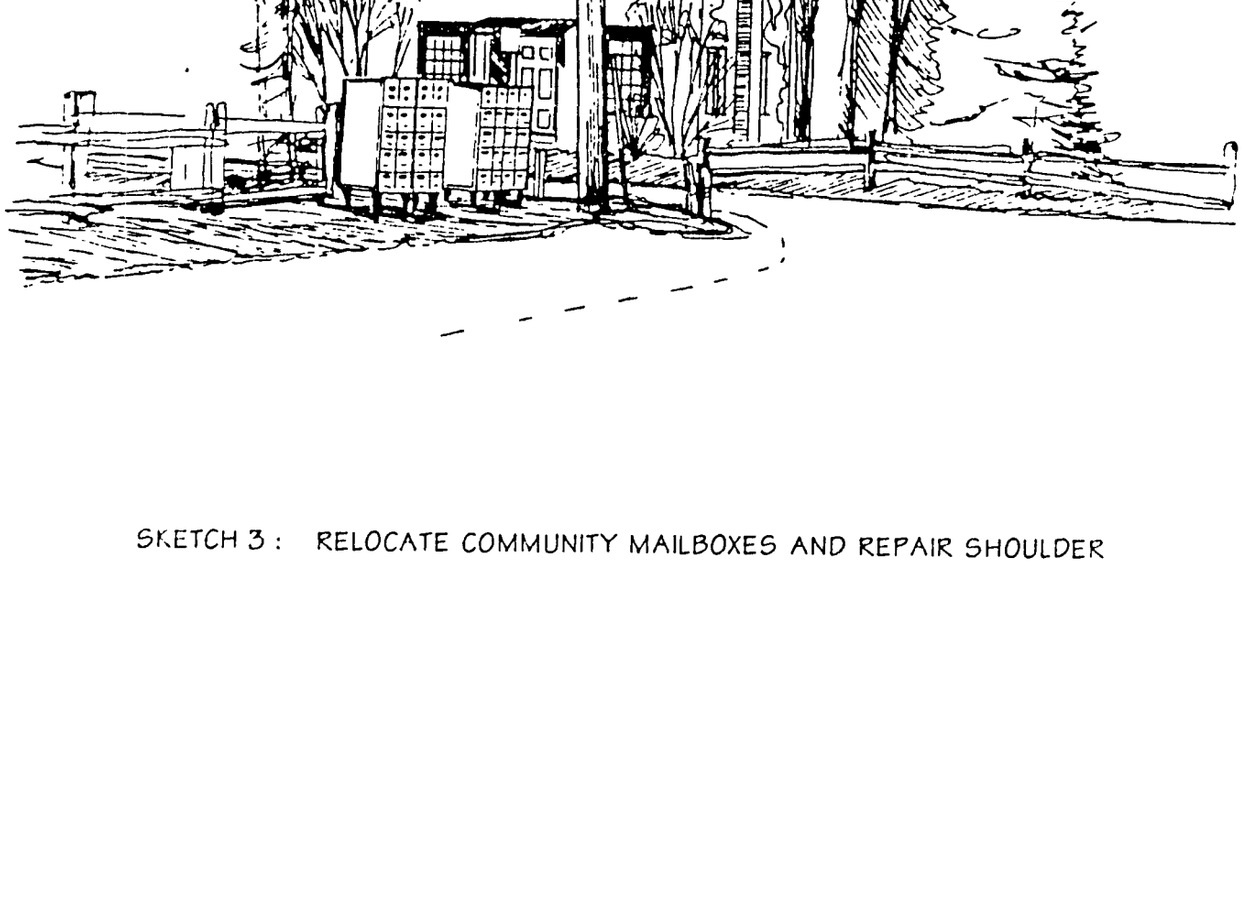
Major redevelopment within the river corridor is limited by the regulations of the Credit Valley Conservation Authority. However, the ongoing maturing of the vegetation and the provision of public amenities (such as improvements of the municipal park and erosion and flood control measures along the river) introduce the potential for significant change into this unit. The following should guide this change:

1) Existing vegetation including trees, understorey shrubs, and wetland grasses, should be retained throughout the entire unit. Flood and erosion control measures should accommodate the retention of existing vegetation where possible. Pruning of trees such as the mature black willows along Creditview Road should be undertaken with care in order to maintain an aesthetic natural appearance and still provide public safety. Infilling of additional trees along Creditview Road should be undertaken to ensure the continuation of the roadside treeline.

2) The line of mature trees in the river valley south of Steeles Avenue which indicate the location of a former road should be maintained.

3) The municipality should prepare a Master Plan for the community park to ensure that the residents' future recreation needs can be accommodated in the park without detracting from the overall passive quality of the park. A consolidation of the parking lots and vehicular access points should also be undertaken to reduce the amount of hard surfacing in the park.

F1-60



SKETCH 3 : RELOCATE COMMUNITY MAILBOXES AND REPAIR SHOULDER

F1-61

(Low wrought iron fencing may also be used provided it is not set in brick piers.) Alternatively chainlink fencing may be planted with vines such as Virginia creeper, grapes or hops similar to the east side of Victoria Street in order to reduce its impact on the landscape.

5) Stumps at the south-west corner of Church Street and Victoria Street should be removed. The owner is encouraged to re-establish a hedge along the daylight triangle to maintain privacy and still provide visibility at the intersection.

6) Grassed ditches and narrow shoulders along Victoria and Church Streets should be retained to reinforce the rural character and intimate scale of the street. (Refer to Sketch 4)

7) Within the Churchville district, there is a wide variety of tree species including native trees such as black willow, silver and red maple, walnut, oak, beech, birch and ash and introduced species such as linden, Norway spruce, Austrian and Scots pine, and mountain ash. Many of these non-native species have been cultivated since the mid-nineteenth century and are now a common feature in the rural landscape. For example, the Norway spruce was first cultivated in the 1870s and was frequently used to line the farm laneway. (The farmsteads at the south edge of the village exhibit this landscape feature.) Property owners are encouraged to retain the existing trees in their yards and to replant if necessary to ensure the continuation of a varied mix of specimen shade trees in the village core. A selection of native species and non-native species which have historically been planted in the settlement area is appropriate.

8) The native vegetation along the ridge at the north end of the village core should be preserved to ensure stability of the slope and to maintain the diversity of vegetation in the district.

9) In the village core, overhead wires should be buried or installed on only one side of the road in order to reduce visual clutter.

10) The scenic views identified in the landscape analysis 3.3 of the Background Report should be preserved. If new infill development

4) The municipality should restrict parking on the south west side of the bridge by installing timber bollards or a shrub planting strip. The entrance or gateway into the village core at the south end of the bridge should be reinforced by the planting of conifers and deciduous trees. The remainder of the area from the bridge west to the pump building should be seeded in order that it can be maintained (Sketch 5). Signage interpreting the history of the river, the bridge, the village, and the floodworks could be located in this area. (Implementation of this work should be considered only after ice conditions, Spring breakup and the newly constructed berm have been monitored and any impacts assessed.)

5) The hydro poles running through the western edge of the valley should be retained in order to mark the location of the former radial line - an important historical remnant.

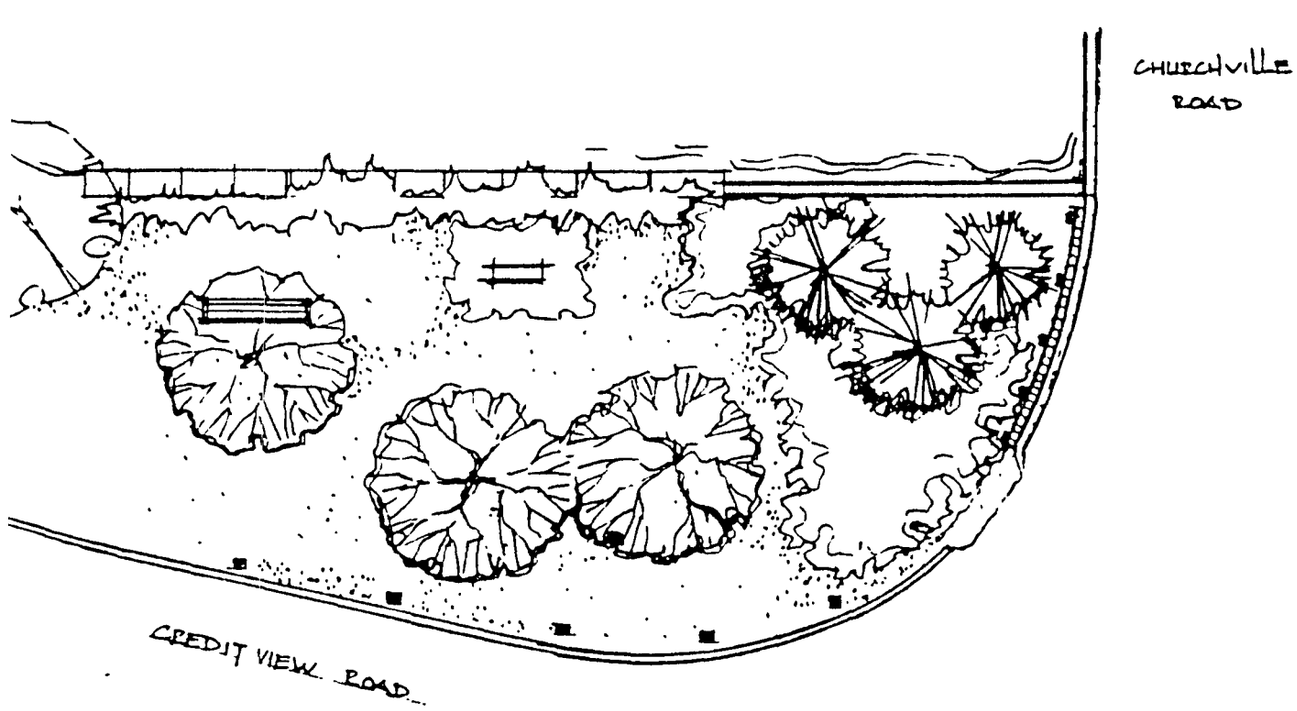
6) The native vegetation on the east and west valley slopes should be protected since it frames the view throughout the river corridor. Where trees have been removed such as along the ridge on the golf course lands, new plantings should be made.

7) The pavement width and grass ditches along Creditview Road should be retained in order to reinforce its scenic rural quality. Chainlink fencing should be planted with vines.

8) The bog or lowland area along Creditview Road should be preserved since it offers a close-up view of a plant association not found elsewhere in the district. This pocket contributes to an important diversity in the natural systems of the area.

9) Any archaeological remnants of the mill complex should be preserved. The installation of interpretive signage is recommended at the entrance to the former mill road at the bottom of the hill on Churchville Road to describe the history of the village for the resident and visitor. Additional signage interpreting the history of the village and the river valley may be located on Creditview Road near the intersection of Steeles Avenue.

F1-64



SKETCH 5 : LIMIT VEHICULAR ACCESS; PLANT TREES AND SHRUBS, INSTALL INTERPRETIVE SIGN AND SEATING TO IMPROVE PUBLIC OPEN SPACE ALONG RIVER

F1-65

6.5 Landscape Unit C : Residential cul-de-sac

The cohesive visual quality of this residential cul-de-sac is established by the uniformity in the landscape details - well-tended lawns, foundation plantings, mature trees, and a central open space which serves as a neighbourhood park. The principle recommendation for this area is to preserve and maintain the existing landscape treatment of both the private and public areas.

1) Pavement width, shoulders and ditches should be retained.

2) Minor improvements of the central open space such as the provision of additional tree planting and seating could be undertaken.

3) Overhead wires should be relocated underground and the community mail boxes should be relocated to a less visually prominent location or incorporated into a landscaped area which reduces the impact of the pull-off area.

6.6 Landscape Unit D : Linear residential development (Creditview Road)

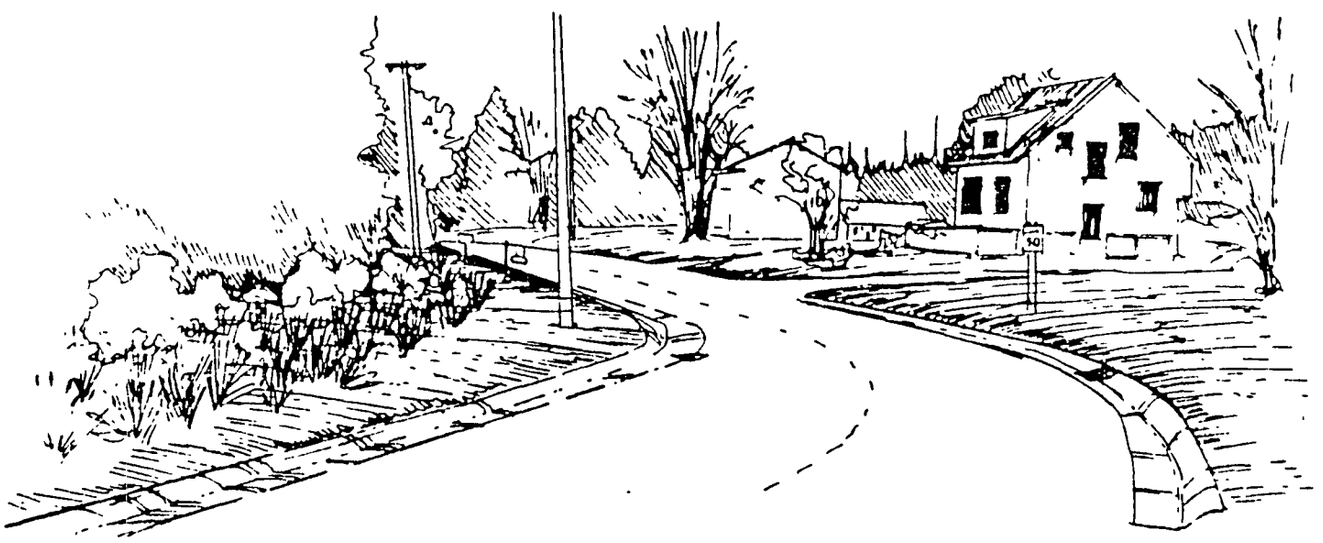
The area includes a portion of Creditview Road South which has undergone upgrading to suburban standards. Continued changes to the street should be undertaken to recreate some of the original qualities of a scenic route.

1) Plant shrubs and grasses along the shoulders of the road to allow the vehicular traffic to have a more detailed view of the adjacent landscape. (Sketch 6)

2) Regrade and reseed the poorly defined and unkempt grass area at the west side of the intersection at Churchville Road.

3) Define with hedging an area around the Churchville Church memorial to create a more "public" space for the viewer and an appropriate setting for the marker.

F1-66



SKETCH 6 : PLANT SHRUBS AND GRASSES IN ROAD ALLOWANCE.
RELOCATE OVERHEAD WIRES TO EAST SIDE OF ROAD.
RESEED AND MAINTAIN ROAD ALLOWANCE AT
INTERSECTION

F1-67

4) Retain the pavement width, shoulders and ditches of Hallstone Road. Maintain hedgerows and property line fencing close to the road in order to enhance the scenic quality of the road.

5) Overhead wires should be organized to one side of the road, particularly at the intersection of Churchville and Creditview Road in order to reduce the visual clutter of the area.

6.7 Landscape Unit E : Linear residential development (Churchville Road)

This landscape unit contains a linear corridor of residential development, open views and the historic cemetery. Vegetation is concentrated at the Steeles Avenue end of the corridor with the remaining properties containing a mix of mature specimen trees and foundation plantings at the end of long front yards.

1) Improvements to the cemetery plantings and fencing should be undertaken and guided by historic plans and photos that may be available.

2) Pavement widths and ditches should be retained to maintain the scenic quality of the road.

3) Residences are encouraged to plant informal shrub borders and specimen trees close to the street property line to define the edge of the public space.

4) The tree-filtered view of the river valley from Churchville Road should be retained and enhanced with minor thinning of the understorey shrubs along the shoulder at the curve.

5) Overhead wires should be consolidated on the west side of the road.

F1-68

6.8 Landscape Unit F : Rural Agricultural Development (Creditview Road)

This unit contains a diverse mix of landscape features including highly visible treelines of white birch and Norway spruce, extensive orchards close to the edge of the road and open fields extending both to the west and east along the hydro transmission corridor. Future change with the Highway 407 project will impact on these features. It is recommended that as far as possible the existing vegetation be retained and replanting be undertaken as a mitigation measure of the future project.

Generally the existing pavement width and ditches should be retained in order to reinforce the rural quality of this scenic route.

6.9 Landscape Unit G : Rural Agricultural Development (Churchville Road)

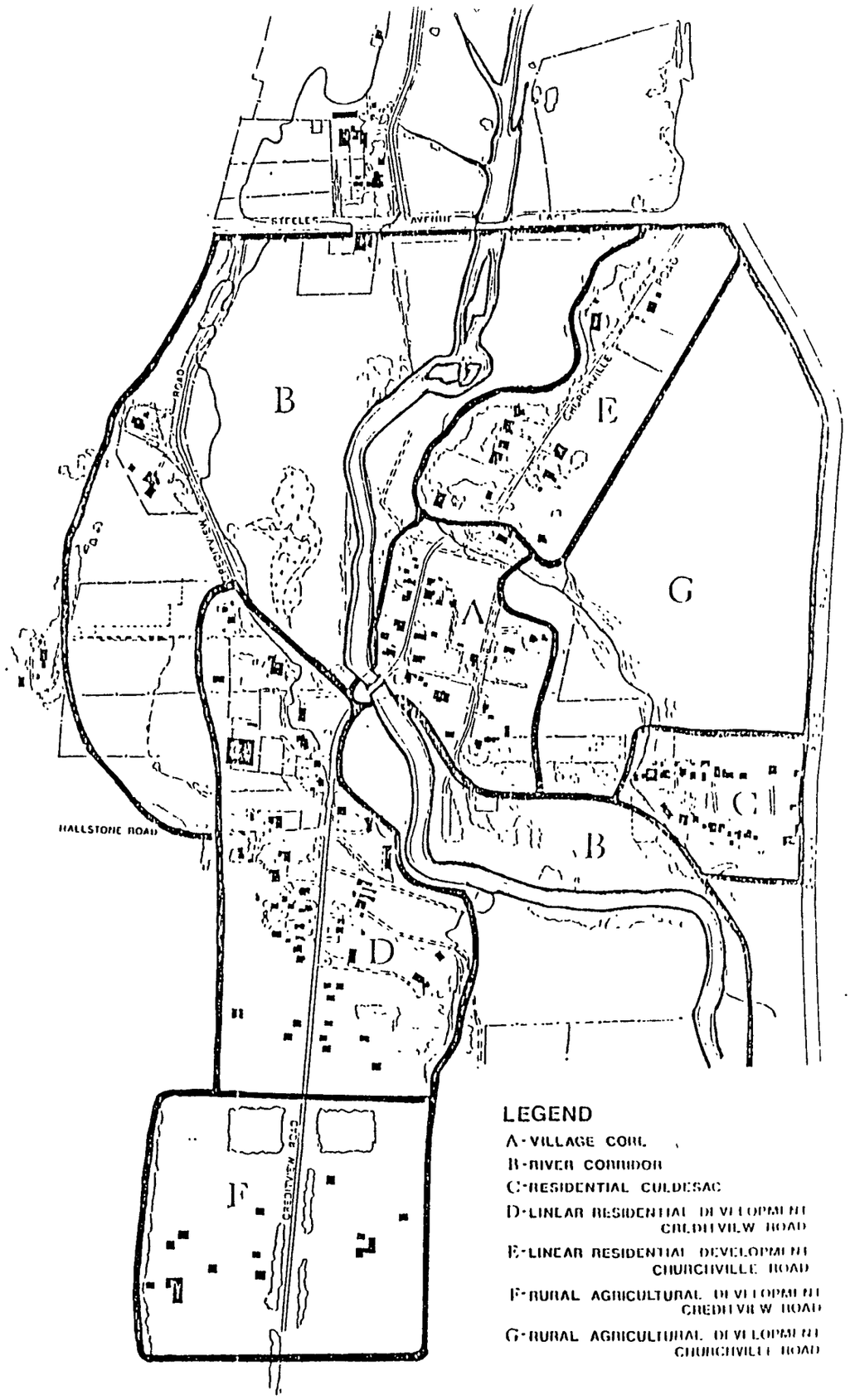
This unit comprises the agricultural tableland to the east of Churchville Road. It is anticipated that continuing development pressures will be felt in this area of the conservation district. It is important to ensure that if new development does occur in the near future that such development not only protects significant features but also enhances the built character of Churchville. The key to this is avoiding the repetitive use of the same landscape and house designs throughout the whole unit.

Accordingly the following guidelines provide direction in the future development of these lands:

1) Existing grades and contours within this unit should be maintained wherever possible together with any mature trees, treelines and hedgerows;

2) Slopes at the southern end of the tablelands should not be encroached upon or breached by any physical or visual intrusion in order that views from the village core looking northeast are preserved. This may also be achieved by the provision of a road, pathway or other type of open space at the top of slope that would create a wide building setback;

F1-69



LEGEND

A-VILLAGE CORE

B-RIVER CORRIDOR

C-RESIDENTIAL CULDESAC

D-LINEAR RESIDENTIAL DEVELOPMENT CREDITVIEW ROAD

E-LINEAR RESIDENTIAL DEVELOPMENT CHURCHVILLE ROAD

F-RURAL AGRICULTURAL DEVELOPMENT CREDITVIEW ROAD

G-RURAL AGRICULTURAL DEVELOPMENT CHURCHVILLE ROAD

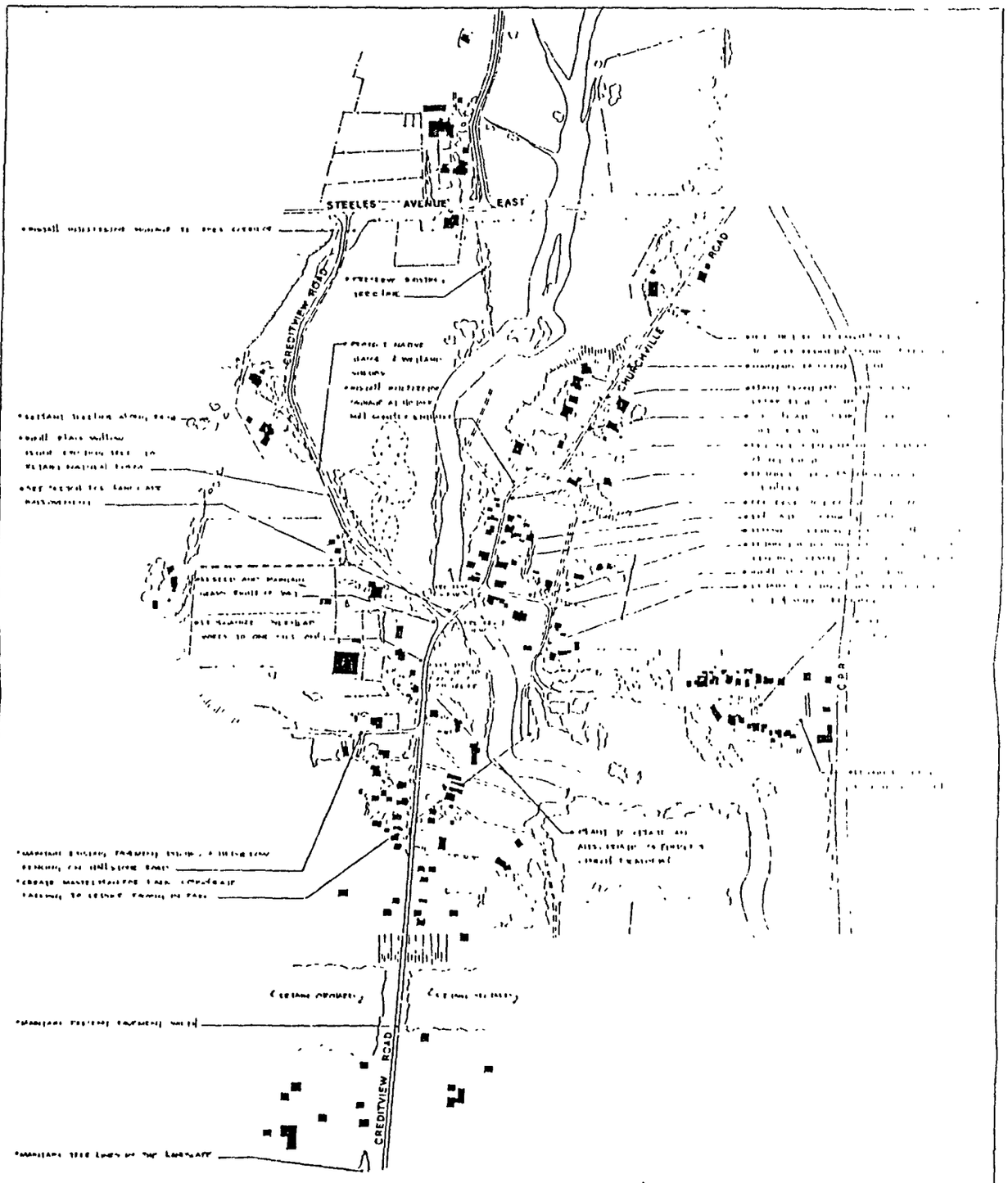
Landscape Units

0 100 250 500m

Village of Churchville
Heritage Conservation District Study

David Cuming and Associates
Unterman McPhail Heritage Resource Consultants
Wendy Shearer Landscape Architect Limited

F1-70



Landscape Improvements

0 100 250 500m

Village of Churchville
Heritage Conservation District Study

David Cuming and Associates
Unterman McPhail Heritage Resource Consultants
Wendy Shearer Landscape Architect Limited

F1-6-91

3) In order to protect the periphery of the cemetery and views of it from Churchville Road the creation of residential lots backing on to this important feature must be avoided;

4) Only dwelling units and ancillary structures should be permitted in this landscape unit (see also point 10 below) with contemporary design of residential units being encouraged utilizing wood or stucco surfaces in the majority of dwellings with simple roof configurations (see section 5.5.3) and a low building and roof profile;

5) In order to provide visual variety reflective of the existing character of Churchville replication of house designs should be avoided in close proximity to each other although they may be permitted elsewhere in the development of these lands. Additionally every effort must be made to encourage a variety of floor space e.g. 1500 to 2500 square feet with any larger homes located to the interior generally screened from Churchville Road;

6) The definition of residential property lines should be encouraged by the planting of hedges or shrub borders. Individual property owners should be encouraged to plant a variety of specimen trees in their front and rear yards.

7) The internal road network should differ from those engineering requirements for street design elsewhere in the City of Brampton by emphasizing narrow pavement width wherever possible; avoiding the use of paved sidewalks and concrete gutters; and encouraging variety in lot size and open space characteristics;

8) The use of brick walls, concrete fencing, pillars and any other entranceway motifs should be avoided at the intersections of any access roads to these tablelands with Churchville Road or Steeles Avenue. The use of tree plantings, shrub borders and hedges should be encouraged especially if undertaken together with boulevard planting close to the cemetery;

FI-12

9) All required parkland dedication should be taken in the form of open space for the acceptable development of these lands and cash-in-lieu payments should be avoided;

10) Development of those lands immediately to the south of Steeles Avenue and to the east of Churchville Road (a portion of which are located in landscape unit E) for commercial or highway commercial facilities should be avoided and should preferably be developed in keeping with the guidelines noted previously.