

Appendix A Heritage Inventory

# **Brampton Register of Listed Heritage Resources**

Please note: This Register is currently under revision.

For information about the Brampton Inventory of Heritage Resources, contact Jim Leonard, Heritage Coordinator, Planning, Design and Development Department (Urban Design Section) by telephone at 905-874-3825 or by e-mail at:

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#### **Background Information**

The Brampton Register of Listed Heritage Resources was originally compiled between 1991 and 1993 by City staff and the Brampton Heritage Board. City Council endorsed this inventory for use as a record of heritage resources in 1995.

The Register is an administrative and documentation tool used to assist in identification and on-going preservation of significant heritage resources within the land uses planning and permit application process. It is also used to set priorities for subsequent heritage designations under Part IV of the Ontario Heritage Act. As such, the Inventory also represents basic public acknowledgement of the contribution of specific heritage resource to the rich cultural history of Brampton.

Every potential heritage resource possesses certain historical, architectural and/or contextual heritage attributes. These attributes must be evaluated, using a set of criteria, to determine overall merit and significance. Based on these criteria, the heritage resource is assigned points under different categories, ranging from 0 (poor) to 10 (excellent). Once the score under each category is totaled, the resource can be grouped into one of three possible "classes" of significance:

Points	Class	Significance
70+ points	Class A	Municipal designation under the Ontario Heritage Act will be pursued.
40-69 points	Class B	Significant: worthy of <b>preservation, municipal designation under the Ontario Heritage Act will always be considered.</b>
0-39 points	Class C	Contributes to an area, streetscape or neighbourhood; some noteworthy heritage attributes are present; <b>designation may be considered but on a case-by-case basis only</b> .

Properties can only be listed in the Heritage Inventory after undergoing: a) field assessment; b) research and documentation; c) criteria evaluation; d) formal review by Brampton Heritage Board; e) endorsement of Planning, Design and Development Committee and City Council.

The following is a listing of all Class A and Class B properties currently listed in the Heritage Register. A total of 53 properties are rated Class A (highlighted in **bold**) and 272 are rated Class B. Class C properties are not currently listed.

Listed properties may be subject to periodic re-evaluation and re-grading by the Heritage Coordinator, as additional information is uncovered or as properties undergo restoration or alteration. Properties listed below that have been erossed out to indicate loss by demolition or fire, since 2001.

Scoring reflects results of inventory re-evaluation project (phase-one), completed by Untermann-McPhail Associates in 2002. Note that 158 properties remain to be re-evaluated as part of phase two of the project.

Properties will be removed from this list if designated under the Ontario Heritage Act. See heritage designation register for more details.

#### **Recent Additions to Heritage Inventory:**

#### May 2004:

Camp Naivelt and Eldorado Park , Creditview Road B.H. Bull and Sons Bridge in Archdekin Park, Hurontario St S Gage Park, Main Street at Wellington Street 100 Queen Street West 126-130 Main Street North (former Farr Garage Building) Memorial Arena, 69 Elliott Street South

#### October 2004:

Claireville Bowstring Arch Bridge
233 Queen Street West
18 Jessie Street West
Brampton Cemetery, 10 Wilson Avenue
St John's Cemetery, Castlemore, Gore Road North
Main Street North Cemetery, 350 Main Street North
St Mary's Anglican Cemetery, Airport Road North
Mount Zion (Whaley's Corners), Winston Churchill Road
Zion Cemetery Conservation Drive
Cheyne Family Cemetery, Main Street South
Eventide Cemetery at Peel Manor
Old Zion Cemetery (Bertram's) at Wanless and Main Street North

# December 2004:

Harrison-Hewgill Pioneer Cemetery, 9749 Gore Road. Fitzpatrick Log House, Castlemore Road and McVean Drive. Leflar plank-on-plank structure, east side of Mississauga Road just south of Bovaird.

### February 2005:

Harmsworth Rear Storage Building - 2A John Street - Ward 3

The Mill Complex - 60 Queen Street East - Ward 1

Residential - 42 Wellington Street West - Ward 4

Ford Motor Company - Brampton Sales and Parts Distribution Centre - 8000 Dixie Road (west side of Dixie Road at Steeles Avenue) - Ward 3

Bank of Montreal - 69 Bramalea Road - Ward 8

Former Horse Barn - 87 Elliott Street (rear of property) - Ward 4

Residential - 10 Byng Avenue - Ward 4

Pocock House (former dairy) - 42 Frederick Street - Ward 4

Residential - 28-30 Rosedale Avenue - Ward 5

Residential - 89 John Street - Ward 3

Front Verandah - 84 Nelson Street West - Ward 5

McArtur House - 12 Mill Street South - Ward 4

Residential - 22-24 John Street - Ward 3

Residential - 23 Centre Street South - Ward 3

Crawford Farmhouse and grounds (former Hillcrest Daycare Centre) - 9279 Dixie Road (Crescent Hill Park) - Ward 7

# BRAMPTON INVENTORY OF HERITAGE RESOURCES Last Updated: April 20, 2005.

# PROPERTY ADDRESSES A – Z

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Airport Rd., 11850	<b>Tullamore Blacksmith</b>	10	A	71	C
Airport Rd., 11185	Sargent Farm	10	A	74	R
Airport Rd., 10416	Anderson Property	10	В	55	R
Airport Rd., 10325	Taylor Property	10	В	57	
Airport Rd., 10258	Stanley's Mills P.Office	10	В	46	R
Airport Rd., 9885	Sanderson Farm	10	В	58	R
Airport Rd. North	St Mary's Anglican Cemetery	10	A		
Alexander St., 25		5	В	43	R
Alexander St., 24	Central Public School	5	A	76	INST
Alexander St., 21		5	A	72	R
Alexander St., 15-17		5	A	73	R
Alexander St., 14	Woodbine Cottage	5	В	62	R
Alexander St., 8		5	В	45	R
Archibald St., 28		5	В	49	R
Archibald St., 17		5	В	40	R
Archibald St., 8	Patterson Farmhouse	5	В	47	INST

Bramalea Rd., 11651	Archdekin Property	10	В	41	R
Bramalea Rd., 11367		10	В	48	R
Bramalea Rd., 10481			В	<del>65</del>	<del>R</del>
Bramalea Rd., 69	BMO Bank Branch - Bramalea	8	В	63	C
Byng Ave., 10		4	В	62	R
Castlemore Rd., 4784		10	В	42	R
Castlemore Rd., 4781		10	В	42	R
Castlemore Rd., 4255		10	В	45	R
Castlemore Rd., 3605	Pedergrast Farm	10	В	41	<del>R</del>
Centre St., 23		3	A	75	R
Chapel St., 55		3	В	51	R
Chapel St., 51		3	В	43	R
Chapel St., 43	Mara House	3	В	65	R
Chapel St., 39		3	В	40	R
Chapel St., 38		3	В	50	R
Chapel St., 37	Sutcliff House	3	В	68	R
Chapel St., 36	Jessie Perry House	3	В	65	R
Chapel St., 33		3	В	43	R
Chapel St., 28		3	В	45	R
Chapel St., 17		3	В	67	R
Chapel St., 12	Armouries	3	A	82	INST

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Chinguacousy Rd., 10499	McKinney Farmhouse	6	В	58	<del>R</del>
Chinguacousy Rd., 8678	Copeland Farmhouse	6	В	57	R
Chinguacousy Rd., 7496	Rogers Farmhouse	6	В	59	<del>R</del>
Church St. East, 80		5	В	55	R
Church St. East, 48	St. Andrews Manse	5	В	68	R
Church St. East, 37	Jennings House	5	В	58	R
Church St. East, 31		5	В	50	R
Church St. East, 30		5	В	42	R
Church St. East, 20		5	В	48	R
Church St. East, 7		5	В	48	R
Church St. West, 15	CNR Express Office	5	В	49	C
Clarence St., 17		3	В	40	R
Clarkway, 10955	Pinebrook Farm	10	В	69	R
Clarkway, 9877		10	В	40	R
Clarkway, 9498		10	В	40	R
Claireville Conservation Area	Wiley Bowstring Bridge	10	A		E
Conservation Dr., 380	Bruce Beer House	2	В	53	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Conservation Drive	Zion Cemetery	2	A		
Countryside Dr., 2419	Moses Shaw Farm	10	В	42	— <u>R</u>
Countryside Dr., 1524	Mayfield Schoolhouse	10	В	41	R
Craig St., 31	McHugh Public School	4	В	61	INST
Creditview Rd., 11630	Dolson Farm	6	В	67	R
Creditview Rd., 11285	<b>Drinkwater House</b>	6	A	74	R
Creditview Rd., 10268		6	В	45	R
Creditview Rd., 10060	Mt. Pleasant Church	6	A	77	INST
Creditview Rd., 10054	Clurehaven Farmhouse	6	A	73	R
Creditview Rd., 10031	Archdekin/McClure House	6	A	74	R
Creditview Rd., 9512	LeFlar/McClure Farm	6	В	68	R
Creditview Rd., 9295		6	В	49	R
Creditview Rd., 8675	<b>Bonnie Braes (Hutton farm)</b>	6	A	78	R
Creditview Rd., 8028	Creditdale Farm (Borgstrom)	6	A	88	R
Creditview Rd.	Camp Naivelt	6	A	87	R
Creditview Rd.	Eldorado Park	6	A	87	R
David St., 19	Franklin Cottage	5	В	66	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
David St., 2		5	В	52	R
Dixie Road, 11960	Ingoldsby Farm	10	В	44	R
Dixie Road, 9279	Crawford Farmhouse/grounds	7	A	75	R
Dixie Road, 9124	Nortonville House	7	В	60	<del>R</del>
Dixie Riad, 8000	Ford Sales & Distribution Bldg.				
Ebenezer Road, 4652	Judge Sleightholm House	10	В	62	<del>R</del>
Ebenezer Road, 4501	<b>Ebenezer Methodist Church</b>	10	A	<b>79</b>	INST
Ebenezer Road, 4494	<b>Ebenezer Community Hall</b>	10	$\mathbf{A}$	79	INST
Elizabeth St. South, 63		4	В	42	R
Elizabeth St. South, 51		4	В	40	R
Elizabeth St. South, 27		4	В	59	R
Elizabeth St. South, 23		4	В	42	R
Elizabeth St. South, 9		4	В	50	R
Elizabeth St. North, 59	<b>Arlington Hotel</b>	5	A	73	R
Elizabeth St. North, 58		5	В	45	C
Elizabeth St. North, 51	Beatty/Flemming House	5	В	61	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Elizabeth St. North, 50		5	В	48	R
Elizabeth St. North, 47		5	В	48	R
Elizabeth St. North, 43		5	В	40	R
Elizabeth St. North, 35		5	В	48	R
Elizabeth St. North, 28	Haggertlea	5	$\mathbf{A}$	<b>79</b>	R
Elizabeth St. North, 4	Christ Church	5	A	79	INST
Ellen St., 18 & 20		5	В	48	R
Ellen St., 12		5	В	46	R
Ellen St., 2		5	В	41	C
Elliott St. South, 87	horse barn (at rear of property)	4	В	50	R
Elliott St South, 69	Memorial Arena	4	$\mathbf{A}$	85	INST
Elliott St. South, 69	Brampton Fairground Bldg.	4	A	80	INST
Elliott St. South, 61	Junior Farmers Hall	4	В	47	<del></del> O
Elliott St. South, 33		4	В	48	R
Elliott St. South, 23		4	В	52	R
Embleton Rd, 2378	Ostrander Farm	6	В	60	R
Embleton Rd, 2072	J.P. Hutton House	6	$\mathbf{A}$	71	R
Embleton Rd, 2058		6	В	44	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Embleton Rd, 2054		6	В	41	R
Embleton Rd, 2053 & 2055		6	В	41	R
Embleton Rd, 2045	Huttonville Store	6	В	66	C
Embleton Rd, 2025		6	В	40	R
Embleton Rd, 2018		6	В	40	R
Embleton Rd, 2015		6	В	40	R
Embleton Rd, 2014		6	В	44	C
English St, 7	Magill/Algie House	5	В	56	R
Etobicoke Drive, 6	Harper Bull House	3	В	55	R
Frederick Street, 3	Cotswold Cottage	4	В	62	R
Frederick, St. 42	Pocock House (dairy)	4	В	53	R
The Gore Road, 11955	St. Patrick's Church	10	A	86	INST
The Gore Road, 11180		10	В	42	R
The Gore Road, 10852	Eagon Farmhouse	10	В	51	R
The Gore Road, 10300	Castlemore Schoolhouse (former)	10	В	50	R
The Gore Road, 10159	Cavefoot Farm	10	В	44	R
The Gore Road, 10100	Dougherty Farm	10	A	77	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
The Gore Road, 9749	Harrison Family Farm	10	В	67	R
The Gore Road, 9695	Wiley Farm	10	В	42	R
The Gore Road, 9666		10	В	49	R
The Gore Road, 9323	Robinson Farm	10	В	64	R
The Gore Road, 9150	Foster Farm	10	В	55	<del>R</del>
The Gore Road, 8841	Hewgill Homestead	10	В	48	R
The Gore Road North	St John's Castlemore Cemetery	10	$\mathbf{A}$		
Guest Street, 57	Frewson Mansion	3	В	44	R
Hallstone Rd., 1819	Levi Hall House	6	A	74	R
Heartlake Rd., 10881	Ingoldsby Homestead	10	A	76	R
Henderson Ave., 10		4	В	42	I
Heritage Rd., 11968		6	В	69	R
Heritage Rd., 10294	Currie Farm	6	В	69	R
Heritage Rd., 9673	Magill Farm	6	В	61	R
Heritage Rd., 8957	Black Farm	6	В	55	R
Heritage Rd., 8331	James McClure Farm	6	В	64	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Heritage Rd., 7696	Dolson Farm	6	В	51	R
Highway No. 7, W. 2838	Pettigrew Estate	6	В	57	R
Highway No. 7, W. 2591	Robert Currie Farm	6	$\mathbf{A}$	72	R
Highway No. 7, W. 2472		6	В	50	R
Highway No. 7, W. 1722	McClure Farm	6	A	71	R
Highway No. 7, W. 1337	William Hunter Farm	6	В	61	<del>R</del>
Highway No. 7, W. 1120	Hunter Farm	6	A	66	R
Highway No. 7, W. 1047	Lundy House	6	В	54	<del>R</del>
Highway No. 50, 11970	Hart House	10	В	41	R
Highway No. 50, 10980	Cameron House	10	В	41	R
Highway No. 50, 10690	Cole Farm	10	В	65	R
Highway No. 50, 10192	Johnson Family Farm	10	A	72	R
Highway No. 10, 12061	Archangel Michael and Saint Tekla Coptic Orthodox Church (formerly Snelgrove Baptist)	2	A	72	INST
Highway No. 10, 10254	(tormerry blieffove baptist)	2	В	42	R
Highway No. 10, 7336	Derry West Cottage	3	Λ	<del>75</del>	— <b>R</b>
Hurontario Street S	B.H. Bull and Sons Bridge	4	A	78	T
	in Archdekin Park				

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Isabella St., 63		5	В	43	R
Isabella St., 39		5	В	50	R
Isabella St., 33		5	В	40	R
Isabella St., 19	Alex Armour House	5	В	63	R
Isabella St., 15		5	В	46	R
Isabella St., 14 & 16		5	В	43	R
Isabella St., 10		5	В	46	R
Isabella St., 1		5	В	61	R
Jessie St., 18	Concrete block house	4	В		R
John St., 89		3	В	44	R
John St., 62	Fallis House	3	В	57	R
John St., 32		3	В	43	R
John St., 27	Telephone Exchange Bldg.	3	В	47	C
John St., 22-24		3	В	50	R
John St., 19	St. Mary's Church	3	В	47	INST
John St., 2-A	Harmsworth Storage Building	3	A	75	R
Joseph St., 64		5	В	52	R
Joseph St., 54		5	В	48	R
Joseph St., 16		5	В	48	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Joseph St., 10/12		5	В	52	R
Lorne Ave., 38	Airylea	5	В	45	R
Lorne Ave., 30	Senator Blain House	5	В	43	R
Main St. North at Wanless	Old Zion Cemetery (Bertram's)	2	$\mathbf{A}$		
Main St. North	<b>Evintide Cemetery at Peel Manor</b>	r 5	A		
Main St. North, 486	Stage Coach Stop	5	В	44	R
Main St. North, 485	Walter Calvert Estate	5	В	69	C
Main St. North, 350	<b>Main Street North Cemetery</b>	1	A		
Main St. North, 303	<b>Lowes Farm House</b>	5	$\mathbf{A}$	71	C
Main St. North, 297		5	В	50	C
Main St. North, 293		5	В	42	R
Main St. North, 284	Smith/Giffin House	5	В	47	C
Main St. North, 280	Beatty House	5	В	53	C
Main St. North, 279		5	В	41	R
Main St. North, 273		5	В	49	R
Main St. North, 267	Packham House	5	В	69	R
Main St. North, 266	Arscott House	5	В	56	R
Main St. North, 253	Hollis House	5	В	42	C
Main St. North, 250	Thomas Dale House	5	В	60	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Main St. North, 249	Ethel Dale House	5	В	69	R
Main St. North, 247	Benjiman Justin House	5	В	67	R
Main St. North, 243/245		5	В	50	C
Main St. North, 239	William Dale House	5	В	49	R
Main St. North, 234	<b>Queen Anne Tower House</b>	5	A	71	R
Main St. North, 227	Octagonal House	5	В	69	R
Main St. North, 223	Milner House	5	В	57	C
Main St. North, 219/221	Blain House	5	В	59	R
Main St. North, 215		5	В	42	R
Main St. North, 207/209		5	В	42	R
Main St. North, 205		5	В	42	R
Main St. North, 204	Johnson Family Home	5	В	55	R
Main St. North, 202	Harry Brudel House	5	В	50	C
Main St. North, 200	James Briss House	5	В	50	R
Main St. North, 199	Moore House	5	В	41	C
Main St. North, 196		5	В	52	R
Main St. North, 193/195		5	В	61	R
Main St. North, 168	French House	5	В	49	R
Main St. North, 167	Savage House	5	В	52	<del>_R</del>
Main St. North, 164/166	Mcllroy House	5	В	62	R
Main St. North, 163/165	Dunkley Family House	5	В	50	C

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Main St. North, 126-130	Farr Garage Building	1	В	50	С
Main St. North, 82	Heritage (Capitol) Theatre	5	В	64	C
Main St. North, 70-74		5	В	43	C
Main St. North, 63-71	Haggert Block	5	В	59	C
Main St. North, 50-52		5	В	50	C
Main St. North, 45		5	В	48	C
Main St. North, 42, 44, 48		5	В	50	C
Main St. North, 31 - 39		5	В	51	C
Main St. North, 25	Blair Block	5	В	58	C
Main St. North, 13 - 19	Blains Hardware	5	В	61	C
Main St. North, 12 - 16	Dawson Block	5	В	60	C
Main St. South	Gage Park	4	$\mathbf{A}$	85	R
Main St. South, 144		3	В	45	R
Main St. South, 133	Kirkwood Family House	4	A	71	R
Main St. South, 127		4	В	40	R
Main St. South, 119	Chatterton House	4	В	42	R
Main St. South, 118	Bull Family House	3	В	64	R
Main St. South, 108	Loughead House	3	В	52	R
Main St. South, 93	Dawson House	4	В	50	R
Main St. South, 86		3	В	44	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Main St. South, 83	McMurchy Mansion	4	A	93	R
Main St. South, 79		4	В	67	R
Main St. South, 77	Walter Young House	4	В	55	R
Main St. South, 76	Wergast Home	3	В	52	R
Main St. South, 75	Jackson/Wergast Home	4	В	54	R
Main St. South, 73	<b>Heggie House</b>	4	$\mathbf{A}$	74	R
Main St. South, 63	C.V. Charters House	4	В	62	R
Main St. South, 59	Brydon Mansion	4	В	62	R
Main St. South, 58	James Fleming House	3	В	69	R
Main St. South, 56	Robinson House	3	В	66	R
Main St. South, 53	Monaghan Villa	3	A	81	R
Main St. South, 52	Stork Family Home	3	В	57	C
Main St. South, 48	First Baptist Church	3	A	70	INST
Main St. South, 24	Harmsworth Paints	3	В	45	C
Main St. South, 23	Capital Block	4	В	55	C
Main St. South, 16,18,20	Torrence Store	3	В	47	C
Main St. South, 8	Heggie Block	3	A	<b>76</b>	C
Main St. South	<b>Cheyne Cemetery</b>	3	A		
Mayfield Rd., 7905	Kennedy/O'Reilly Farm	10	В	68	R
Mayfield Rd., 6461		10	В	45	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Mayfield Rd., 4585	Peter Archdekin Farm	10	В	59	R
Mayfield Rd., 3007		2	В	52	R
Mayfield Rd., 2922	John Giffin Farm	2	В	52	R
McLaughlin Rd. S, 15	Ontario Hospital Admin Bldg	4	A	83	INST
McLaughlin Rd. N, 10078	Rowntree Farms	6	В	55	<del>R</del>
McLaughlin Rd. N, 10660	Cheyne House	6	В	56	R
Mill Lane, 16		6	В	44	R
Mill St. North, 57	<b>Hewetson Shoe Company</b>	5	A	72	I
Mill St. North, 44		5	В	40	R
Mill St. North, 40	<b>Hewetson-Praire Style House</b>	5	A	75	R
Mill St. North, 24		5	В	40	R
Mill St. North, 19		5	В	40	R
Mill St. South, 12	McArtur House	4	В	57	R
Mississauga Rd., 11827	Dolson Farm	6	В	50	R
Mississauga Rd., 11722	Dolson Farmhouse	6	В	65	R
Mississauga Rd., 11248		6	В	40	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Mississauga Rd., 10473	Clarke Farm	6	В	52	<del></del>
[demolished by Walness De	evelopments, Oakville - without per	mit - the week of N	November 29, 20	04]	
Mississauga Rd., 10244	J.N.O. McClure Farm	6	В	50	R
Mississauga Rd., 10020		6	В	52	R
Mississauga Rd., 9521	Reidon Farm	6	A	73	R
Mississauga Rd., 9330		6	В	41	R
Mississauga Rd., 8935	Hutton Home	6	В	51	R
Mississauga Rd., 8837		6	В	49	R
Mississauga Rd., 8472	Fuller House	6	В	62	R
Mississauga Rd., 8288		6	В	57	R
Mississauga Rd., 7644	James Arnott House	6	A	<del>71</del>	<del>R</del>
Murray St., 23	Griffin House	5	В	55	R
Murray St., 20	Fendley Greenhouses	5	В	61	C
Nelson St., West 84	verandah only	5	В	45	R
Nelson St., West 77		5	В	43	R
Nelson St., West 74		5	В	43	R
Nelson St., West 68 - 70		5	В	49	R
Nelson St., West 60		5	В	52	R
Nelson St., West 56		5	В	50	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Nelson St., West 50		5	В	52	R
Nelson St., West 44		5	В	63	R
Peel Ave., 27		3	В	45	R
Peel Ave., 19		3	В	46	R
Peel Ave., 15		3	В	52	R
Peel Ave., 6-8	Caiton/Machnie House	3	В	67	R
Peel Ave., 5		3	В	48	R
Queen St., E. 60	The Mill Complex	1	В	58	C
Queen St., E. 51	McCulla Building	3	В	67	C
Queen St., E. 41	Dr. Stirk Property	3	В	65	C
Queen St., E.29,33,35,37	Wilkinson Block	3	В	57	C
Queen St., E.23,25,27	Hosties Bakery	3	В	57	C
Queen St., E. 12-14	Walsh Block	5	В	58	C
Queen St., W. 1225		6	В	40	R
Queen St., W. 1030	Springbrook Valley School	6	В	64	INST
Queen St., W. 715	Wilkinson House	4	В	67	R
Queen St., W, 233		4	В		R
Queen St., W. 147	Old Brampton Schoolhouse	4	$\mathbf{A}$	70	C

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Queen St., W. 127		4	В	51	R
Queen St., W. 104		6	В	44	C
Queen St., W. 100	John Howard Society	5	A	76	C
Queen St., W. 93		4	В	47	C
Queen St., W. 89		4	В	47	R
Queen St., W. 9 - 21		4	В	51	C
Railroad St., 59		5	В	52	R
Railroad St., 45	<b>Dominion Skate</b>	5	$\mathbf{A}$	80	Ι
Railroad St., 31		5	В	45	R
Railroad St., 5		5	В	49	R
Rosedale Ave. West, 61		5	В	40	R
			В	49	R R
Rosedale Ave., West, 28-30		5			
Rosedale Ave. West, 18		5	В	40	R
Rosedale Ave. West, 12		5	В	46	R
Rosedale Ave. West, 7		5	В	46	R
Rosedale Ave. West, 6		5	В	40	R
Royce Avenue, 1	Canada Food Equip.	4	В	46	I

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Scott St., 93	Rim Grove	1	В	52	R
Scott St., 68		1	В	57	R
Scott St., 38	Hood House	1	В	67	R
Scott St. 32		1	В	48	R
Scott St. 28		1	В	58	R
Scott St. 15	former St. Paul's Parsonage	1	В	50	R
Steeles Ave. West, 2423	Beatty Farm	6	В	42	R
Steeles Ave. West, 325	Gowland House	4	В	44	INST
Torbram Rd., 11825		10	В	40	R
Torbram Rd., 11223	Hewson Farm	10	В	44	R
Union St., 64		5	В	52	R
Union St., 62		5	В	54	R
Union St., 51		5	В	55	R
Victoria Terrace, 12	McCullough Residence	5	${f A}$	71	R
Victoria Terrace, 8		5	В	51	R
Wanless Drive, 1167		6	В	40	R

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Wellington St. East, 85		3	В	40	R
Wellington St. East, 74		3	В	43	R
Wellington St. East, 47		3	В	52	R
Wellington St. East, 27	George Packham House	3	В	65	R
Wellington St. East, 23		3	A	79	R
Wellington St. East, 20		3	В	44	R
Wellington St. East, 19		3	В	60	R
Wellington St. East, 8	<b>Golding House</b>	3	A	80	R
Wellington St. West, 42		4	В	48	R
Wellington St. West, 56		4	В	46	R
Wellington St. West, 8	<b>Park Royal Apartments</b>	4	A	80	R
Wellington St. West, 2	Cenotaph	4	A	79	INST
William St., 22		5	В	54	R
Wilson Ave., 84		1	В	40	R
Wilson Ave., 80		1	В	40	R
Wilson Ave., 10	<b>Brampton Cemetery</b>	1	A		

ADDRESS	PROPERTY NAME	WARD	CLASS	SCORE	USE
Winston Churchill, 10315	J.A. Curry House	6	В	52	R
Winston Churchill, 9715	D. Currie House	6	В	52	R
Winston Churchill, 8693		6	В	52	R
Winston Churchill Road	Mount Zion Cemetery (Whaley's	s) 6	$\mathbf{A}$		

#### DESIGNATED HERITAGE PROPERTIES UNDER PART IV OF THE ONTARIO HERITAGE ACT

1. The James Clark House

1930 Wanless Drive

Designation By-law #62-83 – March 7, 1983

Roll #21-10-060-003-12600

Owner: Walness Developments

2. The Odlum House

4 Lucinda Court

Designation By-law 61-83 - March 7, 1983

Roll #21-10-120-002-23310

Owner: William and Rita Wybenga

3. The Elliott Homestead

82 Cobblestone Court

Lot #55 within Metrus Cobblestone Court Development

Sandalwood Parkway and Torbram Road

Designation By-law 150-94 – August 3, 1994

Roll #21-10-070-008-166-10

Owner: Kirk and Annette Robertson

4. The Boyaird House

563 Boyaird Drive

Designation By-law #298-81 – December 14, 1981

Roll #21-10-090-014-14900

Owner: Corporation of the City of Brampton

5. Har Tikvah Synagogue (formerly Harrison Methodist Church)

9893 Torbram Road

Designation By-law #180-84 - August 13, 1984

Roll #21-10-100-025-03800

Owner: Har Tikvah Congregation

6. The Carter Homestead

49 Blackthorn Lane

Designation By-law #224-88 – October 12, 1988

Roll #21-10-090-039-36100

Owner: Walter and Catherine Fleming

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#### 7. The Castle

34 Church Street W

Designation By-law 30-84 – February 6, 1984

Roll #21-10-040-034-16100

Owner: Brampton-Caledon Community Living

#### 8. The CNR Station

15 Church Street West

Designated under the Heritage Railway Stations Protection Act in 1993

Roll #21-10-040-034-16500

Owner:

#### 9. Grace United Church

156 Main Street North

Designation By-law #311-89 – December 11, 1989

Roll #21-10-010-002-15000

Owner: Grace United Church (United Church of Canada)

#### 10. St. Andrews Presbyterian Church

44 Church Street East

Designation By-law #310-89 – December 11, 1989

Roll #21-10-010-003-09300

Owner: St Andrews Presbyterian Church

#### 11. The Farm House

27 Church Street East

Designation By-law #53-84 – February 20, 1984

Roll #21-10-010-003-09100

Owner: Kalo Attila Istvan

#### 12. The Dominion Building

8 Queen Street East

Designation By-law #26-79 – February 12, 1979

Roll #21-10-010-002-26700

Owner: John Cutruzzola, Inzola Main Street Inc

#### 13. Carnegie Library

55 Queen Street East

Designation By-law #9-82 – January 25, 1982

Roll #21-10-020-009-16900

Owner: Corporation of the City of Brampton

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#### 14. The Old Fire Hall

2 Chapel Street

Designation By-law #10-2 – January 25, 1982

Roll #21-10-020-007-09900

Owner: Corporation of the City of Brampton

#### 15. St. Paul's United Church

30 Main Street South

Designation By-law #132-85 - May 6, 1985

Roll #21-10-020-007-17100

Owner: St Paul's United Church (United Church of Canada)

#### 16. The Boyle House

44 Main Street South

Designation By-law #109-95 – May 24, 1995

Roll #21-10-020-007-17000

Owner: St Paul's United Church (United Church of Canada)

#### 17. Peel County Court House

3 Wellington Street East

Designation By-law #38-78 – February 20, 1978

Heritage Conservation Easement in favour of Ontario Heritage Foundation (OHF)

Roll #21-10-020-008-15500

Owner: Region of Peel

#### 18. Old Peel Registry Office

7 Wellington Street East

Designation By-law #38-78 – February 20, 1978

Roll #21-10-020-008-15500

Owner: Region of Peel

#### 19. Old Brampton Jail

9 Wellington Street East

Designation By-law #38-78 – February 20, 1978

Roll #21-10-020-008-15500

Owner: Region of Peel

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#### 20. 67 Main Street South

Designation By-law #176-86 – July 14, 1986

Roll #21-10-030-022-01700

Owner: Janice Elaine Cameron

#### 21. McMurchy Powerhouse

2100 Embleton Road

Designation By-law #264-83 – September 26, 1983

Roll #21-10-080-012-18500

Owner: John Henry Hassall

#### 22. McMurchy Woollen Mill

2100 Embleton Road

Designation By-law #60-83 – March 7, 1983

Roll #21-10-080-012-18500

Owner: John Henry Hassall

#### 23. Huttonville United Church of Canada

2051 Embleton Road

Designation By-law #175-86 - July 14, 1986

Roll #21-10-080-012-16000

Owner: Huttonville United Church (United Church of Canada)

#### 24. The CPR Station (dismantled – structure retained)

Formerly located at: Park Street in Downtown Brampton, then Concession 4 WHS, Part Lots 2, 3, 4, 5

(Creditview Road); now Crawford Farm property on Boyaird Drive West. Designation By-law #29-82 – February 22, 1982 Repealed (By-law 188-98)

Roll #21-10-080-011-16800

Owner: Brampton Historical Society / Corporation of the City of Brampton

#### 25. The Octagonal House

8280 Heritage Road

Designation By-law #26-79 – February 12, 1979

Roll #21-10-080-012-07400

Owner: Jean May Limited

#### 26. Churchville Cemetery

Concession 3 WHS, Part Lot 4

 $Designation\ By-law\ \#225-88-October\ 12,\ 1988$ 

Roll #21-10-140-099-06900

Owner: Corporation of the City of Brampton

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27. The Whitehall Property
7825 Churchville Road
Designation By-law #133-85 – May 6, 1985
Roll #21-10-140-099-06500

Owner: Mike and Joanne Kneebone

The Davidson House
 7558 Creditview Road
 Designation By-law #7-82 – January 11, 1982
 Formerly located at 7497 Chinguacousy Road; House Relocated to Churchville Heritage Conservation District
 Roll #21-10-140-097-065-20

Owner: Dain G. Landurie and Walter Kops De Bruyn

29. The Breadner Homestead Lot 301, Tufton Court Formerly 10325 Creditview Road Lot 12, Concession 3 WHS Lot #301 on Markbar Valley Estates subdivision 21-10-060-002-021-06

Owner: Markbar Valley Estates

 30. The Royal Canadian Legion Building (former Kenneth Chisholm Estate – "Alder Lea")
 40 Elizabeth Street South Designation By-law #281-2001 Roll #10-03-0-023-12301-0000

Owner: Corporation of the City of Brampton

31. Bowstring Arch Bridge over Creditview Road Creditview Road North of Steeles Avenue West (part of West Half of Lot 2, Concession 3, west of Hurontario Street) Designation By-law #294-2003

Owner: Corporation of the City of Brampton

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#### PENDING DESIGNATIONS (as of March 2005):

Creditdale Farm 8028 Creditview Road 0314936000000 C4W1.4 Block 211, Block 225, 212 and 213.

Owner: H-R Developments

Philip Egan Farmhouse 10852 Gore Road 10120001164000000 C9E15

Owner:

Gowland House 325 Steeles Avenue West T1W15.27

Owner: 1396583 Ontario Ltd (Team Three)

"Bonnie Braes" - Alexander Hutton Farmhouse 8675 Creditview Road 21-10-080-011-111-00

Owner: Fieldgate Homes (1297226 Ontario Ltd)

Ebenezer Primitive Methodist Chapel (Ebenezer United Church) Gore Road at Ebenezer Road Con 10, EHS, Part Lot 5 21-10-120-001-113-000

Owner: Ebenezer Toronto Gore Historical Foundation

Ebenezer School House (Ebenezer Community Hall) 4494 Ebenezer Road

Owner: Corporation of the City of Brampton

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McClure/Leflar House 9512 Creditview Road 21-10-080-011-133-00

Owner: Tanyaville Holdings Inc

Cottrelle Farm House (Sanderson Farm) 9885 Airport Road North 21-10-120-002-173-00 Block 457 in C7E10

Owner: Mattamy (West Humber)

"Kirkwood" 133 Main Street South 21-10-030-022-032-00

Owner: Lydia Robertson and Date Koji

John Howard Society Building 100 Queen Street West 21-10-030-030-178-00

Owner: John Howard Society of Peel-Halton

Kennedy-O'Reilly Farm - pending OMB case regarding land use. 7905 Mayfield Road 21-10-120-003-146-00

Owner: G.C. Jain Investments Ltd

Former OPP Administration Building Queen Street and McLaughlin Road 10030029034000000

Owner: Corporation of the City of Brampton

For more information contact: Jim Leonard, Heritage Coordinator, City of Brampton, 905-874-3825.

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# **Ontario Heritage Act**

R.S.O. 1990, CHAPTER O.18

# Alteration of property

33. (1) No owner of property designated under this Part shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration. 2002, c. 18, Sched. F, s. 2 (16).

#### Demolition or removal of structure

<u>34. (1)</u> No owner of property designated under this Part shall demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal. 2002, c. 18, Sched. F, s. 2 (18).

# **Decision of council (Re: Demolition or removal of structure)**

- (2) Within 90 days after receipt of an application under subsection (1) or within such longer period as is agreed upon by the owner and the council, the council, after consultation with its municipal heritage committee, if one is established,
  - (a) may,
    - (i) consent to the application, or
    - (ii) refuse the application;
  - (b) shall give notice of its decision to the owner and to the Foundation; and
  - (c) shall publish its decision in a newspaper having general circulation in the municipality. 2002, c. 18, Sched. F, s. 2 (18).

#### Requirements for demolition or removal if council refuses consent

(5) If the council refuses the application for consent to the demolition or removal, the owner shall not demolish or remove the building or structure or do any work or cause or permit any work to be done in the demolition or removal of the building

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or structure or any part of it, unless, (a) 180 days have elapsed from the date of the council's decision to refuse the application; and

(b) the owner has obtained a building permit to erect a new building on the site of the building or structure sought to be demolished or removed. 2002, c. 18, Sched. F, s. 2 (18).

# Requirement for new building

**34.1** (1) An owner to whom subsection 34 (5) or (7) applies shall, within two years after commencing the demolition or removal of the building or structure or any part of it, substantially complete the new building to be erected on the site. 2002, c. 18, Sched. F, s. 2 (18).

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Appendix B Heritage Program



# Appendix B HERITAGE PROGRAM – 2004 to 2008

#### 2004

Heritage Communications Strategy / Public Outreach Program

Expansion of Municipal Heritage Inventory Program

New Heritage Plague Program – comprehensive

Heritage Inventory Re-evaluation (Project Completion)

Heritage Studies- Reserve

BHB / Churchville Committee Members Information Kit

Incentives Program 2004 - Launch

Sesqui City Hall Frieze Project

Heritage Property Tax Rebate Program

**Incentives Review 2004** 

Promoting Brampton Heritage – "Outside World"

Heritage Cemetery – Design Guidelines

Archaeological Potential – Checklist – Draft for Review

Expansion of Heritage Designation Program

Heritage Protocols Review

Heritage Times Newsletter

Alder Lea Restoration - Promotional Exhibit

#### 2005

Introduce BHB Award of Merit Program

Heritage Communications Strategy (Phase One Implementation)

Development of Cultural Heritage Policy

Heritage Sub-division - Preliminary Study

Heritage Property Tax Rebate Program – Launch

Research Heritage Paint Colour Palettes

Incentives Program 2005 (Phase Two)

**Incentives Review 2005** 

Heritage Conservation District Study - "Washington Block" and Main Street North

Heritage Incentives Information Kit

Heritage Times Newsletter - Expansion

#### **Recurrent Projects**

Communications Strategy

Heritage Inventory Program

Heritage Designation Program

Heritage Incentives Program

Alder Lea Restoration

Heritage Studies – Reserve

#### 2006

Heritage Consulting Service

Heritage and Flower Town Theme

Architectural Elements Research 'Bank'

Cultural and Archaeological Master Plan

National Heritage Recognition Program

**Incentives Program 2006** 

A - 1 0005



# 2006 Heritage Program (cont'd)

Storage of Salvaged Heritage Elements Provincial Heritage Designation Program Brampton's Areas of "Cultural Heritage Character" Develop Cultural Areas Impact Assessment Guide Recurrent Projects

Communications Strategy Heritage Inventory Program Heritage Designation Program

Heritage Incentives Program

Alder Lea Restoration Heritage Studies - Reserve

## 2007

**CPR Railway Station** 

Endangered Heritage Documentation / Mitigation Program Heritage Restoration and Renovations Stewardship Program

Registry of Heritage Trades People

Brampton's Areas of "Cultural Heritage Character"

# **Recurrent Projects**

Communications Strategy Heritage Inventory Program Heritage Designation Program Heritage Incentives Program Alder Lea Restoration Heritage Studies – Reserve

#### 2008

Develop Cultural Areas Impact Assessment Guide Heritage Landscaping Guidelines Built Heritage Exhibition at Peel Heritage Complex

# **Recurrent Projects**

Communications Strategy
Heritage Inventory Program
Heritage Designation Program
Heritage Incentives Program
Alder Lea Restoration
Heritage Studies – Reserve



Appendix C Official Plan Cultural Heritage Policies of Markham, Mississauga, Caledon and Toronto

# Part II The Official Plan



# 2.5 Heritage Conservation

# a) Goal

To preserve and continue the distinctive tradition, history and heritage of Markham's communities in coordination with the comprehensive planning needs and requirements of the Town.

# b) Objectives

- To ensure the protection, preservation and/or continued use of historically and/or architecturally significant buildings, areas and sites.
- To assemble and collect historical artifacts and buildings in a protected environment for the purpose of preservation and interpretation.
- To promote an understanding and appreciation of the historical resources of the Town to both residents and visitors.

# 2.5.1 Policies

a) Heritage Markham (L.A.C.A.C.)

Council has established a Local Architectural Conservation Advisory Committee (L.A.C.A.C.), pursuant to the Ontario Heritage Act, R.S.O. 1990, c. O.18, called Heritage Markham.

- Council shall consult with Heritage Markham prior to designating individual heritage properties or specific areas under the Ontario Heritage Act, R.S.O. 1990, c. O.18.
- Heritage Markham shall comment on all applications for development approval, building permit and for demolition permit affecting any building listed in the Inventory referred to in Section 2.5.1b).
- iii) Heritage Markham shall assist Council on matters relating to the conservation of buildings and heritage conservation districts as well as to promote heritage conservation within Markham and advise property owners of appropriate conservation/maintenance practices.

# b) Markham Inventory of Heritage Buildings

- The Town has compiled an "Inventory of Heritage Buildings (1991)".
   Additional buildings of historical and/or architectural merit may be added to the inventory.
- Council shall encourage the preservation of heritage buildings, identified in the Inventory, and their integration into new development proposals through the development approval process and other appropriate mechanisms (i.e. Letter of Credit, Demolition Control By-law).

# c) Individual Designation

 i) Council may designate selected buildings listed in the Inventory referred to in Section 2.5.1b) pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, to afford protection from alteration where such alteration is likely to affect the reason for designation.  ii) In determining candidates for designation, Council shall consider the following criteria:

 the building or property is associated with the life of a person important in the history of the Town, the Province or the Nation; or

 the building or property is the location of, or is associated in a significant way with an historic event; or

 the building embodies the distinctive visible characteristics of an architectural style, period or method of construction, or the work of an important building designer or architect; or

 the building is an integral part of a distinctive area of the community or is considered to be a landmark of special value which contributes to the

distinctive quality or identity of the Town.

iii) The Town shall not restrict the right of the owner to make alterations to any building designated under the Ontario Heritage Act, R.S.O. 1990, c. O.18, provided that such alterations do not affect the reasons for the designation and provided that such alterations are in keeping with the policies of this Plan, and meet the requirements of the Zoning By-law and Building Code.

iv) The Town shall not restrict the use to which designated buildings are put provided that such use conforms to the policies of this Plan and the

requirements of the Zoning By-law.

v) Any person proposing to erect, demolish or make alterations to any individual building designated by municipal by-law pursuant to the Ontario Heritage Act, R.S.O. 1990, c. O.18, will require a Heritage Permit in addition to the normal municipal permit requirements.

d) Heritage Conservation District Study Areas

 Council may, by by-law passed pursuant to Section 40 (Part V) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, define the municipality or one or more areas thereof as an area to be examined for future designation as a Heritage Conservation District.

ii) Council may undertake Heritage Conservation District Studies to examine the character of the study area and to assist in the delineation of a boundary for the proposed district. District planning guidelines may also be included in the study to provide a framework for consideration of applications for new development and alterations.

iii) The Heritage Conservation District Study Areas may include buildings of no

present architectural or historical interest.

iv) The approximate limits of the Heritage Conservation District Study Area within the boundaries of the former Hamlet of Buttonville is shown on 'E' -HERITAGE CONSERVATION AREAS. Other Heritage Conservation District Study Areas in the Town may be defined from time to time.

e) Heritage Conservation District Designation

 Council may, after examination, prepare and adopt a Heritage Conservation District Plan containing policies, guidelines and relevant information which will enhance the historical character of the area and provide a framework for renovation and redevelopment.  Any person proposing to erect, demolish or make alterations to any individual building designated by municipal by-law pursuant to the Ontario Heritage Act, R.S.O. 1990, c. O.18, will require a Heritage Permit in addition to the normal municipal permit requirements.

iii) Within a designated District, it is the intent of Council to conserve and enhance the unique heritage character of the area. Council, in consultation with Heritage Markham, will encourage property owners to maintain and repair heritage buildings and seek appropriate grants and loans for eligible conservation work.

iv) In reviewing proposals for the construction, demolition or removal of buildings and structures or the alteration of existing buildings, the Town will be guided by the applicable Heritage Conservation District Plan and the following general principles:

 heritage buildings should be protected from adverse effects of development;

 heritage building fabric and architectural features on heritage buildings should be retained and repaired;

 new additions and features should generally be no higher than the existing heritage building and wherever possible be placed to the rear of the building or set back substantially from the principle facade;

 new construction and/or infilling should complement the immediate physical context and streetscape by: being generally of the same height, width and orientation of adjacent buildings; being of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.

v) In planning and designing public works and landscaping in areas designated as a Heritage Conservation District or a Heritage Conservation District Study Area, Council will have regard for the conservation and enhancement of existing roads and streetscapes, and the impact of such improvements on historical, architectural, scenic or archaeological resources. Every effort shall be made in undertaking road improvement to retain existing pavement widths where they are a major contributor to the character of the District.

vi) The Thornhill-Markham Heritage Conservation District, the Markham Village Heritage Conservation District and the Unionville Heritage Conservation District have been designated under the Ontario Heritage Act, R.S.O. 1990, c. O.18, and are shown on Schedule 'E' - HERITAGE CONSERVATION AREAS. Lands and buildings within these Districts shall be subject to the policies, guidelines and procedures of the Thornhill-Markham Heritage Conservation District Plan, the Markham Village Heritage Conservation District Plan and the Unionville Heritage Conservation District Plan.

f) Signage

 Signs on designated buildings and on buildings in Heritage Conservation Districts and Heritage Conservation District Study Areas shall be subject to the approval of Council.

ii) The Town will encourage signs which are compatible with a heritage building and/or District and which conform with the Town's signage guidelines for heritage buildings and areas. These guidelines address illumination, colour, materials, typography and design.

g) Retention/Relocation/Demolition of Heritage Buildings

- i) The Town shall endeavour to prevent the demolition of all buildings or architectural and/or historical significance listed in the Inventory referred to in Section 2.5.1b) and shall actively encourage the conservation, and where appropriate, the restoration of these buildings.
  The Town, under the Town of Markham Act, 1991, c. Pr1, may withhold a demolition permit for an individually designated heritage building or a building in a designated Heritage District for 180 days and/or until a building permit for the redevelopment of the site has been issued by the Town.
  - ii) Through the use of Zoning By-laws, Sign By-laws, Site Plan Agreements and other controls, the Town will ensure that development within or adjacent to heritage buildings is designed, sited or regulated in such a manner so as not to conflict with or destroy such features whenever possible.
  - iii) Council shall encourage the retention of buildings of architectural and/or historical merit in their original locations whenever possible. Before such a building is approved for relocation to any other site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:
    - Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community.
    - Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre.
    - Relocation of the building on the development site. A heritage building, if
      of significant historical, architectural or contextual importance, could be
      relocated to another location within the proposed development.
      - Relocation of the building to a sympathetic site. If interest is
        demonstrated, the heritage building could be relocated to an available lot at
        a sympathetic site within the Town. Consideration may be given to the
        relocation of significant heritage buildings to the Markham Heritage
        Estates, subject to the policies of Section 3.3.4.
    - The Town shall preserve, wherever feasible, heritage buildings and structures that are in its ownership.
    - The Town will endeavour to conform to and further the heritage objectives and policies, where feasible, through its by-laws, programs and public works.

vi) Council, in commenting to the Committee of Adjustment on applications for severance or minor variance affecting properties designated under the Ontario Heritage Act, R.S.O. 1990, c. O.18, will support such applications only if the proposed severance or minor variance is compatible with the objectives and policies of this Section.

# h) Pioneer Cemeteries

 Council shall encourage the retention of pioneer cemeteries in their original location.

ii) Council shall discourage the closure and relocation of small cemeteries.

# i) Archaeological Resources

i) The Town has undertaken a survey in order to identify the location of known registered and unregistered archaeological sites. It is intended that if these sites are threatened by development, an archaeological consultant licensed under the Ontario Heritage Act, R.S.O. 1990, c. O.18, will be retained by the proponent in order to determine the most appropriate method of treating the archaeological resource. In all cases requiring archaeological assessments, the Ministry of Citizenship, Culture and Recreation will be consulted.

ii) Development applications which may affect those areas where the potential presence of an archaeological resource has been identified, in consultation with the Ministry of Citizenship, Culture and Recreation, will result in an appropriate clause in the development agreement requiring the owner to secure the services of an archaeological consultant licensed under the Ontario Heritage Act, R.S.O. 1990, c. O.18, to undertake an archaeological assessment of the property and to mitigate and/or excavate any significant archaeological resources.

iii) The Town shall ensure that identified burial sites are treated with respect and that mitigative measures are taken to protect human remains prior to the commencement of any development.

iv) In order to protect archaeological resources from vandalism and intentional disturbance, the Town will not publish or release information from archaeological inventories or registries except to appropriate agencies or property owners on a need-to-know basis.

#### j) Vegetation

Council shall encourage the preservation of mature trees and other vegetation of heritage significance. Existing landmark trees and tree and hedge lines shall be an essential consideration in the design of any development. The preservation of trees along streets and roads shall be encouraged by Council, except where removal is necessary because of disease, damage or to ensure public health and safety.

k) Funding and Advocacy

i) The Town may assist in efforts to obtain funding for the conservation and restoration of buildings, for archaeological surveys and for the implementation of Heritage Conservation District programs with the assistance of the Ministry of Citizenship, Culture and Recreation and other appropriate authorities.

ii) The Town may provide loans and/or grants to property owners or groups undertaking restoration or rehabilitation of designated or significant heritage properties. Other forms of financial assistance will be investigated,

developed and utilized wherever appropriate.

 The Town will encourage public awareness and the provision of information concerning heritage issues.

 The Town will encourage the consultation with and involvement of local residents in heritage planning matters.

 The Town will encourage senior levels of government to take actions consistent with the policies of this Section.

1) Markham Museum and Other Historical Bodies

 The Town will endeavour to assist appropriate authorities or agencies such as the Markham District Historical Museum in the collection, preservation and display of historical artifacts and in the relocation, preservation and interpretation of historical buildings.



2004 April





#### 2.12 HERITAGE

## 2.12.1 Goal

2.12.1.1 Mississauga will protect and enhance resources of heritage significance.

# 2.12.2 Objectives

- 2.12.2.1 To recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, cultural landscapes, environments, artifacts, traditions, and streetscapes of historical, architectural or archaeological significance.
- 2.12.2.2 To prevent demolition, destruction or inappropriate alteration or reuse of heritage resources.
- 2.12.2.3 To provide and maintain locations and settings for heritage resources which are compatible with and enhance the character of the heritage resource.
- 2.12.2.4 To encourage other levels of government to enact legislation and develop programs that promote the preservation and rehabilitation of heritage resources.
- 2.12.2.5 To encourage private and public support and financial resources for the preservation and rehabilitation of heritage resources.
- 2.12.2.6 To foster public awareness of, and commitment to, the protection and enhancement of heritage resources.



# 3.17 HERITAGE RESOURCES

#### 3.17.1 Introduction

- 3.17.1.1 Heritage planning is the responsibility of the Provincial Government and the City. A citizens advisory committee has been established to advise City Council on matters pertaining to heritage.
- 3.17.1.2 The Heritage policies of this Plan are based on two principles:
- heritage planning will be an integral part of the planning process;
- heritage resources of significant value will be identified, protected, and preserved.
- 3.17.1.3 The identity, category, location, and status of heritage resources will be contained in the Mississauga Heritage Inventory.

# 3.17.2 Policies

- 3.17.2.1 Mississauga will designate heritage resources in accordance with the *Ontario Heritage Act*, and the following categories:
- a. Heritage Sites;
- b. Heritage Conservation District;
- e. Archaeological Protection Areas.
- 3.17.2.2 Applications for development involving a heritage resource will be required to include a Heritage Impact Statement which will be prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
- 3.17.2.3 Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
- 3.17.2.4 Public works will be undertaken in a way which minimizes detrimental impacts on heritage resources.
- 3.17.2.5 Mississauga will maintain a City-wide inventory of structures and sites which should be preserved as heritage resources. The heritage resources in this inventory will be assessed, based on their architectural and historic value, environmental context, architectural integrity, and archaeological significance including the aggregation of both natural and cultural heritage resources.
- 3.17.2.6 Heritage resources must be maintained in a manner that prevents deterioration and protects the heritage qualities of the resource.
- 3.17.2.7 Heritage resources will be integrated with development proposals.
- 3.17.2.8 Mississauga will regulate use and other matters, as appropriate, for heritage preservation through Zoning By-laws.
- 3.17.2.9 Mississauga will acquire heritage easements, apply restrictive covenants, and enter into development agreements, as appropriate, for the preservation of heritage resources.
- 3.17.2.10 Mississauga recognizes the Credit River and Etobicoke Creek valley as heritage corridors with both prehistoric and historical significance.



## 3.17.3 Heritage Sites

#### 3.17.3.1 Policies

- A Heritage Site will have one or more of the following characteristics;
  - contribution to the identity of a community or landscape;
  - association with an historic event or person;
  - distinguishing architectural, artistic, or cultural value;
  - substantial remaining original materials, workmanship, and siting;
  - · significant context within a community;
  - · areas of natural and cultural landscapes.

#### 3.17.3.2 Heritage Sites

- a. District policies may suggest ways to protect heritage resources of major significance by prohibiting uses or development which would have a deleterious effect on the heritage resource, and encouraging uses and development that preserves, maintains, and enhances the heritage resource.
- b. Programs for the selective acquisition of Heritage Sites by the City will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs.
- c. Prior to demolition or alteration of Heritage Sites, documentation of the site to the satisfaction of the City, and any appropriate advisory committee, will be required.
- d. Development adjacent to a Heritage Sites is encouraged to be compatible with the heritage site.

# 3.17.4 Heritage Conservation Districts

- 3.17.4.1 Heritage Conservation Districts will be designated by the City in accordance with the Ontario Heritage Act and the following criteria:
- a majority of the structures or heritage elements, in a grouping, that have a unique character and reflect some aspect of the heritage of the community or are of historic, architectural, natural, or cultural significance; or
- an environment that should be preserved because of its cultural heritage or scenic significance.
- 3.17.4.2 Heritage Conservation District Plans will be prepared and periodically reviewed and revised by the City in consultation with the Provincial Government in accordance with the provisions of the Ontario Heritage Act. Heritage Conservation District Plans will contain the following elements:
- a. delineation of the area designated;
- b. reason for designation;
- c. inventory of existing resources:
- d. elements to be protected or restored;
- e. guidelines for development;
- f. funding programs available;
- g. background and historical context.
- 3.17.4.3 Applications for development within a Heritage Conservation District will be required to include a Heritage Impact Statement, which will be prepared to the satisfaction of the City and the appropriate authority having jurisdiction.



# 3.17.5 Archaeological Protection Areas

#### 3.17.5.1 Policies

- Mississauga will co-operate with the Provincial Government to designate Archaeological Sites in accordance with the Ontario Heritage Act.
- Removal of artifacts from an archaeological site will be prohibited except in accordance with the requirements of the Ontario Heritage Act, the Provincial Government and the City.
- c. Any archaeological or other artifacts of heritage significance discovered on properties during the development of privately owned land will be deeded gratuitously to the appropriate authority.
- d. As a condition of development, the City in consultation with the Provincial Government, may require that an archaeological assessment be undertaken. Should any significant archaeological remains be discovered, an appropriate mitigation strategy will be developed. Any salvage excavation of archaeological remains will be conducted to the satisfaction of the City and the Provincial Government.
- e. Programs for the survey and excavation of Archaeological Protection Areas will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs.
- f. Any report on surveys or excavations in Mississauga must be filed with the City at the time the report is filed with the Provincial Government.
- g. To protect against the inappropriate removal of artifacts, Mississauga may keep confidential the existence and location of Archaeological Protection sites.
- Mississauga will investigate establishing and maintaining an inventory of Archaeological Sites and reporting to the Provincial Government all known sites.
- Mississauga will consider the use of open space for conserving Archaeological Protection Area sites.
- Sites of archaeological value and interest of major significance to the history and identity of the City, worthy of preservation and possible City acquisition, are categorized Archaeological Protection Areas.

- k. Archaeological Protection Areas should be designated Archaeological Sites by the Provincial Government in accordance with the Ontario Heritage Act.
- Mississauga will endeavour to preserve Archaeological Sites of major significance by prohibiting, in cooperation with the Provincial Government, uses or development on Archaeological Protection Areas which would have a deleterious effect on the Archaeological Site.
- m. Sites of lesser archaeological value and interest but still representing an important contribution to the history and identity of the City, worthy of documentation and study, may be subject to an archeological assessment and mitigation.
- n. Mississauga will endeavour to protect the archaeological heritage of the City by identifying Archaeological Sites and encouraging documentation.
- o. Prior to the proposed development of an Archaeological Protection Area site, the owner will carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site to the satisfaction of the Provincial Government and the City.

# AMENDMENT NO. 173

# TO THE OFFICIAL PLAN FOR

# THE TOWN OF CALEDON PLANNING AREA

# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2002-100

To enact Official Plan Amendment No. 173 regarding Cultural Heritage Policies that apply to the whole of the Town of Caledon

The Council of the Corporation of the Town of Caledon in accordance with the provisions of Section 17 of the Planning act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

 Amendment No. 173 to the Official Plan of the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council on the 15th day of July, 2002.

# THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the following text constitutes
Amendment No. 173 to the Official Plan for 

the Town of Caledon.

#### AMENDMENT NO. 173

#### TO THE

#### OFFICIAL PLAN FOR THE TOWN OF CALEDON PLANNING AREA

#### PART A - THE PREAMBLE

#### Purpose of the Amendment:

The purpose of this Amendment is to provide detailed policies for the identification and conservation of cultural heritage resources and the promotion of public awareness of cultural heritage resources in the Town of Caledon.

#### Location:

The policies included in this Amendment apply to the entire geographic extent of the Town of Caledon.

#### Basis:

The Basis for this Amendment is contained in Planning Report No. 02-40, being considered by Council July 15<sup>th</sup>, 2002. The cultural heritage policies contained in this Amendment are the result of an extensive process initiated in 1993 as part of an Official Plan Review. The first phase of the review culminated in the "Cultural Heritage Study of the Town of Caledon" report by the consultant group Historica Research Ltd., Michael McClelland Designs and Archeological Services Inc. This report provided an overview of the Town's historical themes and cultural landscape types, and a policy framework for heritage resource conservation. Subsequently, consultant David Cuming of Unterman McPhail Cuming Associates expanded on this study in a three-part report in 1996, one section of which comprised a new set of cultural heritage policies intended to replace the existing cultural heritage policies of the Town of Caledon Official Plan. The draft policies prepared by David Cuming have subsequently been reorganized and refined by Caledon staff, in part to address comments received through agency and public consultation on several occasions between September 1996 and July 2002.

# PART B - THE AMENDMENT

This part of the document, entitled "PART B - The Amendment" and consisting of the following text, constitutes Amendment No. 173 to the Town of Caledon Official Plan.

#### Details of the Amendment:

The Town of Caledon Official Plan is amended as follows:

The Goals Section of the Plan, being Section 2.2.3, is amended by replacing the 3<sup>rd</sup> bullet point with the following:

 To conserve and promote cultural heritage resources in recognition of the non-renewable nature of cultural heritage, as well as the contribution it makes to the character, civic pride, tourism potential, economic benefits and historical appreciation of the community.

Section 3.2 Heritage Conservation is hereby replaced as follows:

# 3.2 CULTURAL HERITAGE CONSERVATION

#### 3.2.1 Introduction

Cultural heritage resource conservation is required by various pieces of Provincial legislation to be recognized in the land use planning process.

The Town seeks to wisely manage cultural heritage resources within its municipal boundaries that are of historical, architectural and archaeological value. Caledon's cultural heritage resources represent many thousands of years of human settlement history, and may be of local, regional, provincial or national interest.

This section establishes a number of policies for cultural heritage organized around its three key components:

- archaeology;
- · built heritage; and,
- · cultural heritage landscapes.

These policies recognize that the archaeological remains of past human activities are fragile and non-renewable, that the heritage character of the Town derives primarily from a variety of tangible nineteenth and twentieth century built forms, materials, open spaces, streetscapes and land uses, as well as the intangible cultural perceptions and oral histories of its citizens, and that individual built heritage resources and cultural heritage landscapes within these landscapes all need to be identified and conserved. Furthermore, these policies are based on a recognition that cultural heritage resources are interrelated with the Town's natural heritage resources. For instance, much of the Town's cultural history involves the use of natural resources and the modification of the natural environment. Current attitudes toward the Town's outstanding natural features reflect a continuing evolution that is based on the historical connection between cultural heritage resources and natural heritage resources.

These policies shall also be read in conjunction with other policies of this Plan.

#### 3.2.2 Objectives

#### 3.2.2.1

To identify and conserve the Town's cultural heritage resources through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community.

#### 3.2.2.2

To promote the continuing public and private awareness, appreciation and enjoyment of Caledon's cultural heritage through educational activities and by providing guidance on sound conservation practices.

#### 3.2.2.3

To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.

#### 3.2.2.4

To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Municipal Act*, the *Cemeteries Act* and the *Niagara Escarpment Planning and Development Act* in order to conserve Caledon's cultural heritage.

#### 3.2.3 Policies

#### 3.2.3.1 General

#### 3.2.3.1.1 Public Awareness

In order to enhance opportunities for conserving cultural heritage and promoting its appreciation and enjoyment the Town shall:

- initiate or support promotional or educational programs;
- participate in promotional or educational programs of other levels of government or other agencies and groups;
- encourage the active participation of residents in cultural heritage conservation activities; and,
- name roads, streets, water courses and other public places and facilities to recognize historical families, persons, groups, themes, activities, landscapes or landmarks of interest in the municipality.

#### 3.2.3.1.2 Cultural Heritage Master Plan

The Town shall prepare a comprehensive Cultural Heritage Master Plan whereby the cultural heritage resources of the Town are surveyed, inventoried or otherwise examined or studied to provide policies, guidelines, and other initiatives as considered appropriate for the care and conservation of the identified cultural heritage resources. Among other things, the Cultural Heritage Master Plan will identify the interrelationship between archaeological resources, built heritage resources, and cultural heritage landscapes.

#### 3.2.3.1.3 Cultural Heritage Planning Statements

Where the concentration and/or significance of culturally derived features in an area requires that detailed guidance be provided to conserve and enhance the cultural heritage of an area, the Town will prepare Cultural Heritage Planning Statements. The Cultural Heritage Planning Statements will be prepared in part to guide development and redevelopment proposals and, based on the magnitude of the proposed change, may be required prior to any development or redevelopment proceeding. Cultural Heritage Planning Statements shall be incorporated through an amendment to this Plan. Where the Cultural Heritage Planning Statement forms part of a secondary planning process, the Cultural Heritage Planning Statement will be incorporated into this Plan by way of that secondary planning process.

In the context of conserving and enhancing the cultural heritage of an area, the Cultural Heritage Planning Statement shall address the following:

- a) historical development context of the area;
- b) existence of cultural heritage resources and their significance;
- c) priorities as to the conservation of these cultural heritage resources;
- d) redevelopment concerns;
- e) improved public access to the area or individual site;
- f) the inclusion of areas of open space;
- g) the provision of interpretive devices such as plaques and displays;
- h) architectural design guidelines; and,
- i) streetscape guidelines.

### 3.2.3.1,4 Cultural Heritage Surveys

All development or redevelopment proposals, including permits or other approvals required by another authority, will be reviewed by the Town to determine if a Cultural Heritage Survey is required. In making this determination, the Town will consider the scope of the proposal and, through reference to the archaeological master plan, built heritage resources inventory, cultural heritage landscape inventory, or local information, the likelihood of significant cultural heritage resources being encountered.

Where a Cultural Heritage Survey is required, the scope and content shall be determined by the Town in consultation with other relevant agencies through such measures as preconsultation with a proponent. The Cultural Heritage Survey will be the responsibility of the proponent and must be undertaken by a qualified professional with expertise in heritage studies, and it should generally:

- identify the level of significance of any cultural heritage resources, including archaeological resources and potential, existing on and in close proximity to the subject lands; and,
- make recommendations for the conservation of the cultural heritage resources including whether a Cultural Heritage Impact Statement should be prepared.

#### 3.2.3.1.5 Cultural Heritage Impact Statements

Where a Cultural Heritage Survey or Cultural Heritage Planning Statement has identified cultural heritage resources on or in close proximity to the subject lands, the Town may require the proponent to prepare a Cultural Heritage Impact Statement. In determining whether a Cultural Heritage Impact Statement is required, the Town will take into account the following:

- the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement; and,
- the potential for adverse impacts on cultural heritage resources.

Where a Cultural Heritage Impact Statement is required, the scope and content shall be determined by the Town in consultation with other relevant agencies through such measures as pre-consultation with a proponent.

#### 3.2.3.1.6

The Cultural Heritage Impact Statement shall be a report undertaken by a qualified professional with expertise in heritage studies and containing as a minimum:

- a) a description of the proposed development or alternative forms of the development;
- a description of the cultural heritage resource(s) to be affected by the development or its alternative forms;
- a description of the effects upon the cultural heritage resource(s) by the proposed development or its alternative forms;

- a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,
- where it exists, a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.

## 3.2.3.1.7 Appropriate Mitigation

Where a Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement has identified a development property as having archaeological potential, no pre-approval site grading, servicing or other soil disturbance shall take place prior to the Town and appropriate Provincial Ministry confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

#### 3.2.3.1.8

Should a development proposal change significantly in scope or design after completion of an associated Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement, additional cultural heritage investigations may be required by the Town.

#### 3.2.3.1.9

The Town may impose as a condition of any development approval the retention and conservation of cultural heritage resources identified in a Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement, or the implementation of appropriate mitigation measures, including use or adaptive re-use as appropriate to the proposed development and land use. Heritage easements as well as development agreements respecting the care and conservation of the affected heritage resource may be required.

#### 3.2.3.1.10 Designation

Pursuant to the Ontario Heritage Act, Council may by by-law designate cultural heritage resources, including individual properties, conservation districts and landscapes, and archaeological sites.

#### 3.2.3.1.11 Letters of Credit

Where any development or planning proposal requiring the approval of the Town involves lands on which a heritage feature or features are to be retained the Town may require that the applicant enter into an agreement which will provide for the retention and preservation of the feature on the subject lands. The agreement may also require the applicant to provide a Letter of Credit to the Town to help ensure compliance with the agreement.

#### 3.2.3.1.12 Secondary Plans

In carrying out Secondary Plans or other forms of neighbourhood planning the Town shall ensure that cultural heritage resources are identified, evaluated, and conserved. This should normally be accomplished through the preparation and inclusion of a Cultural Heritage Planning Statement within the Secondary Planning or neighbourhood planning process.

#### 3.2.3.1.13 Public Undertakings

The Town shall ensure that cultural heritage resources are identified, evaluated and conserved prior to municipal, Regional or Provincial public works or other development activities, and where necessary, suitable mitigation measures taken.

#### 3.2.3.1.14 Heritage Easements and Acquisitions

The Town may pass by-laws for the entering into of easements or covenants with owners of property of historic or architectural value or interest for the purposes of conservation. The Town may also acquire, by purchase, lease or donation, property of historic or architectural value or interest for the purposes of conservation.

#### 3.2.3.1.15 Cultural and Natural Landscapes

In its consideration of all development and redevelopment proposals, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with Section 3.1.3.5 of this Plan.

#### 3.2.3.1.16 Vegetation

The Town will encourage the preservation of mature trees and other vegetation of heritage significance. Retention of existing landmark trees and tree or hedge rows shall be an important consideration in the design of any development. The preservation of trees along streets and roads shall be encouraged by the Town, except where removal is necessary because of disease, damage or to ensure public health and safety.

#### 3.2.3.2 Archaeology

#### 3.2.3.2.1 Archaeological Master Plan

The Town has initiated compilation of a GIS-based inventory of registered archaeological sites and areas of archaeological potential within municipal limits. Further work is required which, together with the existing documentation, may be incorporated into an Archaeological Master Plan. The Archaeological Master Plan may stand alone or form a component of a comprehensive Cultural Heritage Master Plan.

The purpose of an Archaeological Master Plan, amongst other matters, will be to assist in the identification of areas of archaeological potential and the preparation of more precise policies and guidelines for archaeological conservation and planning.

# 3.2.3.2.2 Archaeological Assessment Requirements and Proposed Development

Where a Cultural Heritage Survey, carried out in accordance with Section 3.2.3.1.4, identifies archaeological sites or areas of archaeological potential on lands proposed for development or redevelopment, or on adjacent lands, the Town shall require archaeological assessments to be undertaken by a licensed archaeologist as a condition of approval. The archaeological assessment shall be carried out in accordance with current Provincial guidelines. Where a Cultural Heritage Survey fails to identify archaeological potential or a Cultural Heritage Survey was not required by the Town, the Town may nevertheless require an archaeological assessment to be undertaken if there is concern, based on local knowledge and information and consultation with the appropriate Provincial Ministry, that archaeological potential may still exist.

#### 3.2.3.2.3

Where it is demonstrated that an identified archaeological site, feature or artifacts cannot be left undisturbed, appropriate mitigation will be required on the advice of a licensed archaeologist according to current Provincial guidelines, and to the satisfaction of the Town and appropriate Provincial Ministry.

#### 3.2.3.2.4

In order to ensure that archaeological sites are protected, the Town may consider zoning restrictions, density bonuses, site purchases, acceptance of archaeological sites under parkland dedication, and/or designation under the *Ontario Heritage Act*.

#### 3.2.3.2.5 First Nations and Euro-Canadian Unmarked Burials

When unmarked burials of First Nations and Euro-Canadian origin are encountered the Town will ensure that the advice of a licensed archaeologist and the Cemeteries Branch of the Ontario Ministry of Consumer and Business Services is obtained. Efforts will be made to protect these sites, however there may be occasions when they are subject to unavoidable impacts. With respect to First Nations' burials, the Town shall work in conjunction with the appropriate First Nation Band, Provincial Ministry and land owner to ensure that the identified burial site is suitably conserved subject to the provisions of the Cemeteries Act and any other relevant legislation, policies or protocols.

## 3.2.3.2.6 Artifact Storage

All artifacts found on Town property are to be reported and submitted to the Town. The Town shall ensure that the appropriate Provincial Ministry is informed of any additions made to the Town's archaeological collection. The Town, in consultation with the Region of Peel Heritage Complex, will accept donations of significant artifacts found on private land. These artifacts will be held normally by the Peel Heritage Complex, as the Region's designated repository.

#### 3.2.3.2.7 Archaeological Contingency Planning

The Town shall prepare, with the advice of a licensed archaeologist and/or the appropriate Provincial Ministry, and adopt by by-law a Contingency Plan for the Protection of Archaeological Resources in Urgent Situations. This plan shall provide guidelines for immediate action where accidental discoveries or imminent threats of damage to archaeological sites occur.

#### 3.2.3.2.8

In order to protect archaeological resources from vandalism and intentional disturbance, the Town will not publish or release information from archaeological inventories or registries except to appropriate agencies or property owners where archaeological resources are found and only in appropriate circumstances.

#### 3.2.3.3 Built Heritage Resources

#### 3.2.3.3.1 Caledon Heritage Committee (LACAC)

The Caledon Heritage Committee will continue to serve as a Local Architectural Conservation Advisory Committee under the *Ontario Heritage Act* to provide cultural heritage advice to Council and will undertake, subject to Council's approval, such other activities as will contribute to the Cultural Heritage Conservation goals and objectives.

#### 3.2.3.3.2 Built Heritage Resources Inventory

An inventory of built heritage resources and their contextual landscape elements shall be prepared and maintained through the Heritage Resource Office. Inventoried heritage resources may be considered for designation under the *Ontario Heritage Act* and/or for conservation in the Town's consideration of any proposed development or undertaking, subject to all relevant legislation. The Built Heritage Resources Inventory may stand alone or form a component of a comprehensive Cultural Heritage Master Plan.

Criteria will be developed pertaining to the significance of built heritage resources which will guide rankings within the inventory. Revisions to the initial inventory may occur as a result of additional investigations and field checks.

# 3.2.3.3.3 Retention / Relocation of Heritage Buildings

The Town shall encourage the retention of buildings of architectural and/or historical merit in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The

following alternatives, in order of priority, shall be examined prior to approval for relocation:

- a) retention of the building on-site in its original use. In a residential subdivision, a
  heritage dwelling could be retained on its own lot for integration into the residential
  community;
- retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;
- relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and,
- d) relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town

#### 3.2.3.3.4 Second Dwellings

In Agricultural Area and Rural Area designations, and subject to all provisions of this Plan and any other relevant legislation and/or policy, the retention and conservation of built heritage resources containing a single dwelling may be permitted by allowing the construction of a second single dwelling, or the conversion of a building to a second single dwelling, on an existing lot of record subject to the following:

- the existing dwelling is designated and an easement agreement is registered under the Ontario Heritage Act;
- b) there is adequate provision for private sewage disposal for both dwellings;
- e) there is adequate provision for potable water for both dwellings;
- d) all setback requirements are satisfied;
- for agricultural operations in the Agricultural Area designations the second dwelling or structure shall satisfy the policies of Section 5.1.3.14 vi.d.iii of this Plan:
- f) the subject lot is outside the Oak Ridges Moraine Conservation Plan area;
- g) will not adversely impact surrounding land use and landscape character;
- a rezoning; and,
- no future severance of either dwelling.

# 3.2.3.4 Cultural Heritage Landscapes

## 3.2.3.4.1 Cultural Heritage Landscape Inventory

An inventory of cultural heritage landscapes shall be prepared and maintained through the Heritage Resource Office. A cultural heritage landscape defined by either the Cultural Heritage Landscape Inventory or through a Cultural Heritage Survey may be considered for designation under the *Ontario Heritage Act* and/or for protection in the Town's consideration of any proposed development. The Cultural Heritage Landscape Inventory may stand alone or form a component of a comprehensive Cultural Heritage Master Plan.

More detailed criteria, beyond those included in this Plan's definition of cultural heritage landscape, will be developed to assist in defining cultural heritage landscapes.

## 3.2.3.4.2 Cultural Heritage Landscapes

Notwithstanding the commitment to undertake a Cultural Heritage Landscape Inventory in accordance with Section 3.2.3.4.1, several areas are already recognized as being of interest, including:

- · existing rural and agricultural areas;
- · historic villages, hamlets and settlement areas; and,
- · heritage roads.

As there may be potential to disrupt the character and heritage attributes of cultural heritage landscapes within these areas, any development activity subject to approval

under any relevant legislation shall ensure the appropriate conservation of cultural heritage landscapes.

#### 3.2.3.4.3

The Credit River and Humber River valleys and adjacent lands are of particular interest in the context of the identification of cultural heritage landscapes, as acknowledged in the federal designation of the Humber River as a Canadian Heritage River. These river valleys and their tributaries link the principal settlements within the Town and include significant historical, architectural and archaeological features as well as areas of archaeological potential. Accordingly, the flood plain, valley lands and the tablelands in close proximity to the valley lands are considered to be particularly sensitive to physical change. The Town shall, as resources permit and in consultation with the appropriate Conservation Authority, prepare Cultural Heritage Planning Statements for all or parts of these areas to ensure that significant cultural heritage landscapes are conserved and the interrelationships between the cultural heritage landscapes and the natural heritage of these areas are protected.

#### 3.2.3.4.4 Heritage Conservation Districts

Where merited by the concentration and significance of cultural heritage resources, the Town may consider the establishment of a Heritage Conservation District to conserve an area's unique character.

#### 3.2.3.4.5

Prior to designating a heritage conservation district in accordance with the Ontario Heritage Act the Town:

- a) will by by-law define an area to be examined for future designation;
- may undertake a Heritage Conservation District Study to examine the character of the study area and assist in the delineation of a boundary for the proposed district;
- c) will prepare and adopt by by-law a Heritage Conservation District Plan; and,
- will establish for each district a District Committee that will advise Council on matters pertaining to the designated district.

#### 3.2.3.4.6

The general principles pertaining to Heritage Conservation Districts will be refined and expanded via a Heritage Conservation District Plan. The Heritage Conservation District Plan:

- a) will delineate boundaries of the designated area and reasons for designation;
- b) will inventory existing resources;
- will prescribe policies, conservation and design guidelines, and other pertinent material relating to the sound and prudent management of the district's unique character;
- will be adopted by by-law after consultation with property owners and other interested agencies as considered appropriate;
- will be implemented by municipal review of heritage permit applications for changes to individual buildings within the designated district, in addition to the normal municipal permit requirements; and,
- f) may be incorporated into the Official Phn by way of amendment if existing Official Plan policies and/or land use designations are considered to be unsympathetic to the protection of a particular Heritage Conservation District.

### 3.2.3.4.7

In reviewing proposals for the construction, demolition or removal of buildings and structures or the alteration of existing buildings within a Heritage Conservation District, the Town will be guided by the applicable Heritage Conservation District Plan and the following general principles:

- heritage buildings and archaeological sites including their surroundings should be protected from any adverse effects of the development;
- b) original building fabric and architectural features should be retained and repaired;
- new additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or set-back substantially from the principal façade; and,
- d) new construction and/or infilling should fit the immediate physical context and streetscape and be consistent with the existing heritage architecture by, among other things: being generally of the same height, width and orientation as adjacent buildings; of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.

#### 3.2.3.4.8

Within designated Heritage Conservation Districts, property owners, in consultation with the appropriate heritage district committee, will be encouraged to maintain and repair heritage buildings and seek government grants and loans for eligible conservation work to preserve the heritage character of the area.

#### 3.2.3.4.9

Public works and landscaping within and adjacent to an inventoried Cultural Heritage Landscape or a designated Heritage Conservation District should maintain or enhance existing roads and streetscapes and be complementary to the identified heritage character of the landscape or district.

# 3.2.3.5 Areas with Cultural Heritage Character

#### 3.2.3.5.1

The Town may identify through the zoning by-law areas of existing settlements that have cultural heritage character. It is intended that:

- a) conversion, redevelopment or new construction in these areas is sympathetic to and compatible with the prevailing cultural heritage character of the area;
- infilling be permitted provided that heritage buildings and features are retained and not removed to create vacant parcels of developable land; and,
- redevelopment of non-residential land and/or buildings for residential purposes will be encouraged.

#### 3.2.3.5.2

All forms of conversion or redevelopment must be sympathetic to existing cultural heritage conditions. Conversion or redevelopment shall be achieved through:

- a) retention of the original building fabric and architectural features;
- b) avoidance of alterations to principal facades;
- e) limiting the height of new additions, including garages or car ports, to the height of the existing building;
- d) placement of new additions, including garages or car ports, to the rear of the building or set back substantially from the principal façade;
- e) placement of required on-site parking behind the existing building line; and,
- f) compliance with any other policies, streetscape or community design guidelines approved by the municipality.

#### 3.2.3.5.3

New construction should fit the immediate physical locale and streetscape by being generally of:

- a) the same height and of similar width as adjacent side buildings;
- similar orientation of roof gables as adjacent buildings;

- c) similar setback;
- d) like materials and colours:
- e) similar proportions for windows, doors and roof shape; and,
- f) in compliance with any other policies, streetscape or community design guidelines approved by the municipality.

#### 3.2.3.6 Other Heritage Matters

#### 3.2.3.6.1 Rehabilitation of Mineral Resource Extraction Areas of Cultural Heritage Interest

The Town is characterized by a number of historic mineral resource extraction areas of cultural heritage interest and value that include former nineteenth and early twentieth century quarries, brick works and lime kilns. The Town will encourage the rehabilitation of historic mineral resource extraction areas and will ensure that the cultural heritage attributes of such areas are considered in any program of rehabilitation. Where a historic resource extraction area comprises or forms part of a cultural heritage landscape, the area and its component features will be conserved.

# 3.2.3.6.2 Adaptive Re-Use in Agricultural Areas and Rural Areas

Where appropriate in rural areas, and in accordance with the provisions of this Plan and any other relevant policy or by-law, the retention and conservation of non-residential built heritage features, such as barns, will be encouraged through their conversion or redevelopment. Such conversion must be sympathetic to the original form and material of the rural structure.

#### 3.2.3.6.3 Density Bonuses

Through the use of bonusing, and in the context of development applications, the Town may permit increases to the density limits applicable to a proposed development in order to conserve cultural heritage features (including retention of a heritage structure). Such bonusing should protect the existing cultural heritage feature on site and be compatible with any cultural heritage features in the surrounding area.

## 3.2.3.6.4 Heritage Trust Fund

The Town shall establish a Heritage Trust Fund for the purposes of assisting heritage conservation activities. Owners of designated heritage properties within the Town will be encouraged to investigate this source of financial assistance.

The Glossary of Terms section of the Plan, being Section 6.7, is amended with the addition of the following:

#### GLOSSARY OF TERMS

Archaeological resources shall mean locations or places where cultural remains are found which were associated with activities, endeavours or events of both the prehistoric and historic periods of Ontario and that may occur on or below the surface of the land or water.

Areas of archaeological potential shall mean areas with reasonable potential for the discovery of archaeological resources. This potential is based on the presence of a wide range of geographic and historical features that influenced past settlement. Archaeological potential is confirmed through archaeological assessment.

<u>Built heritage resources</u> shall mean one or more buildings, structures, monuments, installations or physical remains associated with architectural, cultural, social, political, economic, or military history, and identified as being of value to a community.

Contextual Landscape shall mean an ensemble of cultural and natural elements of significance to the setting of a built heritage resource.

<u>Conserve</u> and <u>Conservation</u> shall mean the wise management of cultural heritage in a way that will maintain, restore, enhance and protect its quality and quantity for sustained benefit to humans and the environment.

Cultural heritage landscape shall mean a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. A cultural heritage landscape may be defined by the municipality through a Cultural Heritage Survey carried out in the context of a development proposal. Cultural heritage landscapes include any area perceived as an ensemble of culturally derived features such as a neighbourhood, townscape, roadscape, farmscape, or waterscape that is of significance because it illustrates noteworthy relationships between people and their surrounding environment.

<u>Cultural heritage resources</u> shall mean everything produced, modified and left by people of a given geographic area, the sum of which represents their cultural identity. This includes their oral histories, handicrafts, tools, equipment, buildings, monuments, furnishings, folklore rituals, art, transportation, communications and places of dwelling, play, worship, commercial, agricultural and industrial activity.

Heritage Conservation District shall mean an area of the municipality designated under Part V of the Ontario Heritage Act for the purposes of protecting and enhancing the special, collective character of that area. As described in the Provincial document 'Ontario's Heritage Conservation District Guidelines' (1992), the character of the area may derive from individual properties of architectural or historical interest as well as from the overall historic and aesthetic values of the buildings, streets and open spaces seen together.

Heritage road shall mean a road or portion of road which exhibits physical and historical integrity by retaining major characteristics usually typified by unpaved or paved lanes, little or no shoulders, unimproved grass ditches and roadside trees. Heritage roads will not be highly engineered or previously improved to recent design and construction standards and will usually exhibit one or more of the following attributes:

- Historical associations with a theme of human history that is representative of cultural processes in the development and use of land in the Town;
- Historical associations with the life or activities of a person, group, institution or organization that has made a significant contribution to the local or regional municipality;
- Scenic amenity, based on historical, architectural or archaeological value, with a recognizable sense of position or place either viewed from within the road right-of-way or viewed from an exterior viewpoint; and,
- d) Having an association with a local landmark(s).

Significant, in regard to cultural heritage, shall mean important in terms of amount, content, representation or effect.

Sympathetic shall mean being respectful of and compatible with the scale, type and form of existing built heritage resources and the contextual landscape.

**TORONTO** 

# OFFICIAL PLAN

Chapter Three

**BUILDING A SUCCESSFUL CITY** 

# CHAPTER THREE

# 3.1.5 HERITAGE RESOURCES

Our heritage buildings, districts and landscapes create a unique sense of place and a rooted sense of local identity and continuity for Torontonians. Heritage conservation is also a wise investment for a municipality. Heritage restoration work sets off much higher job and investment economic multipliers than new construction and heritage sites are a draw for tourism and the film industry. Heritage conservation not only makes our neighbourhoods even more attractive, it also increases their desirability and value.

In the past, many of our architectural gems and historical landmarks were lost. The Plan focuses on conserving Toronto's remaining irreplaceable heritage resources, including our heritage landscapes, historic cemeteries and buried archaeological sites.

# **Policies**

- Significant heritage resources, will be conserved by:
  - a) listing properties of architectural and/or historic interest on the City's Inventory of Heritage Property, designating them and entering into conservation agreements with owners of designated heritage properties; and
  - designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character.
- 2. Heritage resources on properties listed on the City's Inventory of Heritage Property will be conserved. Development adjacent to these heritage properties will respect the scale, character and form of the heritage buildings and landscapes. A Heritage Impact Statement may be requested for development proposals on a property on the City's Inventory of Heritage Property, and may be required where the development entails an amendment to the Official Plan and/or Zoning By-law. Development adjacent to properties on the City's Inventory of Heritage Property will respect the scale, character and form of the heritage buildings and landscapes. (Minister's Modification Section A, Item 2a)
- Public incentives to encourage the conservation and long-term protection of heritage resources will be created.
- All City owned heritage resources will be conserved and maintained in a state of good repair.
- The impacts of public works projects that may be in the vicinity of heritage resources, including archaeological sites, will be assessed and every effort made appropriate mitigation measures to minimize the impact upon the heritage resource will be used. (Minister's Modification Section A, Item 2b)
- When a City owned heritage property is sold, leased or transferred to another owner, a heritage easement agreement will be secured and public access maintained to areas with heritage value.
- The re-use of buildings with architectural or historic importance will be considered when selecting buildings to accommodate public functions.

When a development application is received for lands listed on the City's *Inventory of Heritage Property* the applicant will be requested to:

- · submit comprehensive plans for the proposal;
- demonstrate that the alterations conserve the character and significance of the heritage property;
- provide adequate architectural, structural and economic information to evaluate proposals to remove a heritage resource; and
- submit a Heritage Impact Statement, in the case of an application for a zoning by-law amendment or site plan agreement.

The Heritage Impact Statement, which must be prepared by a qualified heritage conservation professional, will evaluate how the proposal conserves the heritage resource and the physical condition and potential for restoration and reuse of the heritage resource.



Re-using and not demolishing heritage buildings

8. Additional gross floor area may be permitted in excess of what is permitted in the zoning by-law for lands designated Mixed Use Areas, Regeneration Areas, Employment Areas, Institutional Areas or Apartment Neighbourhoods for a lot containing a conserved heritage building and new development provided that:

a) the application includes the conservation of a building or structure

designated under the Ontario Heritage Act;

 additional floor area does not exceed the floor area of the designated heritage building or structure being retained;

c) the by-laws are enacted at the same time as the approval of the site

plan for the entire development;

where only a portion of the conserved building or structure is kept, that
portion contains the features of historic and/or architectural value or
interest for which the building was designated;

 the quality, character and three-dimensional integrity of the conserved building or structure is maintained and additional density will not be granted for the incorporation of facades or historic building elements into new development; and

f) where the property is within a Heritage Conservation District, the proposed development conforms to any guidelines for that district.

- Heritage landscapes and historic cemeteries will be protected and improved. inventoried and conserved. (Minister's Modification Section A, Item 2c)
- 10. An Archaeological Master Plan will identify archaeological sites and areas with archaeological potential in Toronto and establish procedures to protect them. All significant aboriginal cultural heritage and archaeological sites should be identified, mapped and where feasible, protected and preserved. Exhumation and re-burial of human remains for the purpose of facilitating development should be strictly prohibited. An Archaeological Master Plan will inventory known archaeological resources and identify areas of archaeological potential and establish procedures for their protection and interpretation. Before development occurs on archaeological sites or areas with archaeological potential, significant archaeological resources will be conserved by removal and documentation or on-site preservation. Where archaeological resources are preserved on-site, any development or site alteration will maintain the heritage integrity of the site. (Minister's Modification Section A, Item 2d)
- 11. Lost historical sites should be commemorated whenever a new private development or public work is undertaken in the vicinity, including sites where:
  - a) major events occurred;
  - b) landscape features, such as rivers, streams and shorelines, have disappeared from the cityscape; and
  - important institutions, residences, industries, landmark buildings or settlements once existed.
- 12. When all or a significant part of a heritage resource on the City's *Inventory of Heritage Property* is to be removed, thorough documentation of the resource should be deposited in the City of Toronto Archives by the owner prior to any demolition.
- 13. A Heritage Management Plan will be prepared and adopted. The Heritage Management Plan will be a comprehensive and evolving strategy for the conservation and management of Toronto's heritage resources.



Until an Archaeological Master Plan is adopted, a development application on or adjacent to sites with known archaeological value or potential, will require an accompanying report evaluating the impact of the development on archaeological resources. If a potential impact on an archaeological resource exists, a licensed archaeologist will be engaged to assess the site and suggest means of mitigating any impacts prior to any ground or soil disturbance.

