

**CULTURAL HERITAGE STUDY
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

**HERITAGE HEIGHTS CULTURAL HERITAGE STUDY
LOTS 5-17, CON. V WHS LOTS 7-17, CONCESSION VI WHS
GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY**

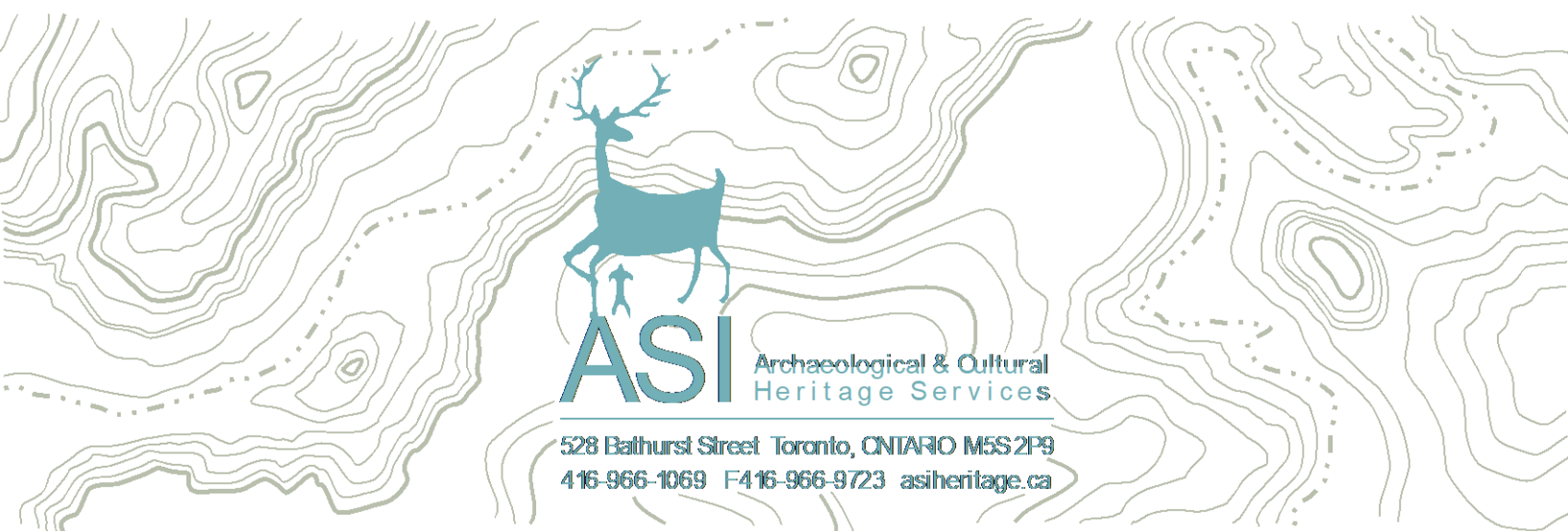
**CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

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EXECUTIVE SUMMARY

ASI was retained by the City of Brampton to conduct a Cultural Heritage Study for the Heritage Heights Community study area in the City of Brampton, Ontario. The project involves a built heritage and cultural heritage landscape assessment of the study area in order to assist the City of Brampton in the preparation of the Mount Pleasant West Secondary Plan (Area 53) and the Huttonville North Secondary Plan (Area 52), collectively known as the “Heritage Heights Community.” The Heritage Heights Community is bounded by Mayfield Road to the north, Winston Churchill Boulevard to the west, Mississauga Road to the east and the Credit River Valley to the south. The aim of this assessment is to guide future development within the 3,200 acre area of the Heritage Heights Community.

The purpose of this report is to describe the existing conditions of the study area, present known and identified built heritage and cultural landscapes, and to identify and propose appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts to identified cultural heritage resources, for consideration as a part of the Secondary Plan process.

The results of background historical research and a review of secondary source material, including historical mapping, revealed that the study area has a rural land use history dating back to the early nineteenth century. The field review confirmed that this area retains a number of nineteenth and twentieth century cultural heritage resources. A total of 23 cultural heritage resources within the study area has been identified, consisting of 21 active resources including 13 farmscapes, six rural residential properties, one place of worship, and one cemetery. Two inactive cultural resources were identified including an abandoned residence and one abandoned farmscape.

Land use changes, road improvements and/or pedestrian realm improvements, and other alterations associated with the Secondary Plan process may have a variety of impacts upon cultural heritage resources.

Based on the results of analysis of historic research, field survey results and applicable heritage evaluations, the following recommendations have been developed:

1. A total of 23 cultural heritage resources were identified within the study area. They are historically, architecturally, and/or contextually significant rural and agricultural properties. Accordingly, all are identified as candidates for conservation and integration into future land use developments in the secondary plan area. Land use development in the secondary plan area should be appropriately planned to conserve these cultural heritage resources and integrate them into future land use development through retention of heritage attributes that express the resource’s cultural heritage significance that may include, but are not limited to, attributes such



as standing buildings, building remnants, roadscares, entrance laneways, tree lines and fences. Retention of resources on their original site should be a priority. Consideration should also be given to appropriate adaptive reuse for the cultural heritage resources.

2. The Heritage Heights Community Secondary Plan should incorporate policies that ensure the long-term viability and presence of significant built heritage resources and cultural heritage landscapes.
3. BHRs 1, 2, 4, 5, 6, 7, and 8 and CHLs 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 15 should be considered candidates for municipal designation under Section 29 the Ontario Heritage Act or should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources (as per Part IV, Subsection 27 of the Ontario Heritage Act.)
4. Based on a review of proposed land use plans for the Heritage Heights Community, 20 cultural heritage resources have the potential to be impacted by the introduction of new land uses and infrastructure in what is currently a largely rural and agricultural setting (see Table 4). A Heritage Impact Assessment should be completed for any cultural heritage resources which may be impacted by future development or land use changes.
5. Should future work require an expansion of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.



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1.0 INTRODUCTION

ASI was retained by the City of Brampton to conduct a Cultural Heritage Study for the Heritage Heights Community study area in the City of Brampton, Ontario (Figure 1). The project involves a built heritage and cultural heritage landscape assessment of the study area in order to assist the City of Brampton in the preparation of the Mount Pleasant West Secondary Plan (Area 53) and the Huttonville North Secondary Plan (Area 52), collectively known as the “Heritage Heights Community.” The Heritage Heights Community is bounded by Mayfield Road to the north, Winston Churchill Boulevard to the west, Mississauga Road to the east and the Credit River Valley to the south. The aim of this assessment is to guide future development within the 3,200 acre area of the Heritage Heights Community.

The purpose of this study is to provide a planning framework for the area that can be used by the City of Brampton in consideration of future development applications and planning studies. The purpose of this report is to describe the existing conditions of the Heritage Heights Community study area, present a built heritage and cultural landscape inventory of cultural heritage resources, and propose appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts on identified cultural heritage resources. This existing conditions report presents the outcome of the review of archival, historical, and known resources. In addition to built heritage resources and cultural heritage landscapes, a property’s cultural heritage value and attributes can also be associated with archaeological resources. This report examines only the potential cultural heritage value associated with above ground resources. ASI was also contracted to conduct the archaeological resource assessment and it will be presented in a separate report. The research for this report was conducted under the direction of senior project managers, Lindsay Graves (2016-2017) and Annie Veilleux (2017-2018), ASI.



Figure 1: Location of the Heritage Heights Community study area

Source: ©OpenStreetMap contributors, and the GIS User Community



2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

2.1. Legislation and Policy Context

The authority to request this heritage assessment arises from Section 2 (d) of the *Planning Act*. The *Planning Act* (1990) and related *Provincial Policy Statement (PPS)*, which was updated in 2014, make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2.(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

Part 4.7 of the *PPS* states that:

The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2- Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.



A *built heritage resource* is defined as: “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community” (PPS 2014).

A *cultural heritage landscape* is defined as “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association” (PPS 2014). Examples may include, but are not limited to farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value.

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (PPS 2014).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (PPS 2014).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

2.2. Greater Golden Horseshoe Heritage Policies

The Provincial *Growth Plan for the Greater Golden Horseshoe* (GGH), 2016, recognizes the importance of cultural heritage resources. Urban sprawl can degrade the region’s cultural heritage resources. The GGH contains important cultural heritage resources that contribute to a sense of identity, support vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through site alteration and development. In general, the Growth Plan strives to conserve and promote *cultural heritage resources* to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities. Section 4.2.7 of the Growth Plan states that:

1. *Cultural heritage resources* will be conserved in accordance with the policies in the PPS, to foster a sense of place and benefit communities, particularly in *strategic growth areas*.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, to develop and implement official plan policies and strategies for the identification, wise use and management of *cultural heritage resources*.
3. Municipalities are encouraged to prepare and consider archaeological management plans and municipal cultural plans in their decision-making.



2.3. City of Brampton Official Plan Polices Regarding Heritage

Within the City of Brampton's planning framework, the Heritage Heights Community secondary plan study will offer a comprehensive document for addressing planning concerns and evaluating new *Planning Act* applications. The City of Brampton provides cultural heritage policies in Section 4.10 of its Official Plan (2015). Cultural heritage policies relevant to this assessment are provided below:

4.10.1 Built Heritage

4.10.1.1 The City shall compile a Cultural Heritage Resources Register to include designated heritage resources as well as those listed as being of significant cultural heritage value or interest including built heritage resources, cultural heritage landscapes, heritage conservation districts, areas with cultural heritage character and heritage cemeteries.

4.10.1.2 The Register shall contain documentation for these resources including legal description, owner information, and description of the heritage attributes for each designated and listed heritage resources to ensure effective protection and to maintain its currency. The Register shall be updated regularly and be accessible to the public.

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

4.10.1.4 Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. Assessment criteria may include one or more of the following core values:

- Aesthetic, Design or Physical Value;
- Historical or Associative Value; and/or,
- Contextual Value.

4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

4.10.1.17 The City shall modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.

4.10.2 Cultural Heritage Landscape



- 4.10.2.1 The City shall identify and maintain an inventory of cultural heritage landscapes as part of the City's Cultural Heritage Register to ensure that they are accorded with the same attention and protection as the other types of cultural heritage resources.
- 4.10.2.2 Significant cultural heritage landscapes shall be designated under either Part IV or Part V of the Ontario Heritage Act, or established as Areas of Cultural Heritage Character as appropriate.
- 4.10.2.3 Owing to the spatial characteristics of some cultural heritage landscapes that they may span across several geographical and political jurisdictions, the City shall cooperate with neighbouring municipalities, other levels of government, conservation authorities and the private sector in managing and conserving these resources.

4.10.4 Areas with Cultural Heritage Character

- 4.10.4.1 Areas with Cultural Heritage Character shall be established through secondary plan, block plan or zoning by-law.
- 4.10.4.2 Land use and development design guidelines shall be prepared for each zoned area to ensure that the heritage conservation objectives are met.
- 4.10.4.3 Cultural Heritage Character Area Impact Assessment shall be required for any development, redevelopment and alteration works proposed within the area.

4.10.5 Heritage Cemeteries

- 4.10.5.1 All cemeteries of cultural heritage significance shall be designated under Part IV or V of the Ontario Heritage Act, including vegetation and landscape of historic, aesthetic and contextual values to ensure effective protection and preservation.
- 4.10.5.3 Standards and design guidelines for heritage cemetery preservation shall be developed including the design of appropriate fencing, signage and commemorative plating.
- 4.10.5.4 The heritage integrity of cemeteries shall be given careful consideration at all times. Impacts and encroachments shall be assessed and mitigated and the relocation of human remains shall be avoided.

4.10.8 City-owned Heritage Resources

- 4.10.8.1 The City shall designate all city-owned heritage resources of merits under the Ontario Heritage Act and shall prepare strategies for their care, management, and stewardship.
- 4.10.8.2 The City shall protect and maintain all city-owned heritage resources to a good standard to set a model for high standard heritage conservation.
- 4.10.8.3 City-owned heritage resources shall be integrated into the community and put to adaptive reuse, where feasible.

4.10.9 Implementation



- 4.10.9.4 The City shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and landscapes.
- 4.10.9.5 Landowner cost share agreement should be used wherever possible to spread the cost of heritage preservation over a block plan or a secondary plan area on the basis that such preservation constitutes a community benefit that contributes significantly to the sense of place and recreational and cultural amenities that will be enjoyed by area residents.
- 4.10.9.11 The relevant public agencies shall be advised of the existing and potential heritage and archaeological resources, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.
- 4.10.9.13 Lost historical sites and resources shall be commemorated with the appropriate form of interpretation.
- 4.10.9.14 The City will undertake to develop a signage and plaquing system for cultural heritage resources in the City.

In addition, for the purposes of evaluating potential impacts of development and site alteration, the *Provincial Policy Statement* (2014) defines adjacent lands as “those lands contiguous to a *protected heritage property* or otherwise defined in the municipal official plan”. The City of Brampton defines “Adjacent Lands” in their Official Plan as “lands that are contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature, or area.”

2.4. Heritage Heights Community (Areas 52 & 53) Secondary Plan Context

In December 2009, Council authorized staff to initiate secondary planning for Secondary Plan Areas 52, known as Huttonville North, and 53, known as Mount Pleasant West. These two areas are collectively referred to as the “Heritage Heights Community.” The Heritage Heights Community is bounded by Mayfield Road to the north, Winston Churchill Boulevard to the west, Mississauga Road to the east and the Credit River Valley to the south. The future planning for Heritage Heights is impacted by a number of key issues in North West Brampton, including, but not limited to, planning for employment lands, the Stage 2 Environmental Assessment for the GTA West Corridor, the North-West Brampton Shale Policy Review, a GO Train layover facility, a potential new GO Station, and a new 400 bed health care facility.

A resolution from the March 30, 2015 Planning and Infrastructure Services Committee meeting directed staff to revisit the June 2014 Land Use Plan. The Department reported back to Planning and Infrastructure Services Committee on October 5, 2015 with a re-engagement strategy and approach for revisiting the Land Use Plan, and associated Secondary Plan component studies that involves the participation of all the landowners within Secondary Plan Areas 52 and 53. The City has initiated the component studies that will inform and guide the preparation of the Secondary Plan, including this subject Cultural Heritage Study.



2.5. Data Collection

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources within the study area are subject to inventory. Short form names are usually applied to each resource type, (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for and existence of cultural heritage resources in a particular geographic area.

Background historical research, which includes consultation of primary and secondary source research and historical mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth and twentieth century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during this stage of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilized to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilized during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and past experience. A built structure or landscape is identified as a cultural heritage resource that should be considered during the course of the assessment, if the resource meets a combination of the following criteria:

- It is 40 years or older;
- It is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- It displays a high degree of craftsmanship or artistic merit;
- It demonstrates a high degree of technical or scientific achievement;
- The site and/or structure retains original stylistic features and has not been irreversibly altered so as to destroy its integrity;
- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the City of Brampton; the Province of Ontario; Canada; or the world heritage list;
- It yields, or had the potential to yield, information that contributes to an understanding of: the City of Brampton; the Province of Ontario; Canada; or the world heritage list;
- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the City of Brampton; the Province of Ontario; Canada; or the world heritage list;
- It is important in defining, maintaining, or supporting the character of an area;
- It is physically, functionally, visually, or historically linked to its surroundings;
- It is a landmark;



- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history;
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region; or
- There is evidence of previous historic and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.).

If a resource satisfies an appropriate combination of these criteria, it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, further historical research and consultation is required to determine the specific significance of the identified cultural heritage resource. When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

Farmscapes:	comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.
Roadscapes:	generally two-lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.
Waterscapes:	waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historic development and settlement patterns.
Railscapes:	active or inactive railway lines or railway rights of way and associated features.
Historical Settlements:	groupings of two or more structures with a commonly applied name.
Streetscapes:	generally consists of a paved road found in a more urban setting, and may include a series of houses that would have been built in the same time period.
Historical Agricultural Landscapes:	generally comprises a historically rooted settlement and farming pattern that reflects a recognizable arrangement of fields within a lot and may have associated agricultural outbuildings and structures
Cemeteries:	land used for the burial of human remains.

Results of the desktop data collection and field review are contained in Sections 4.0, while Sections 5.0 and 6.0 contain conclusions and recommendations with respect to potential impacts of the undertaking on identified cultural heritage resources.



3.0 HISTORICAL CONTEXT

3.1. Introduction

This section provides a brief summary of historical research and a description of identified above ground cultural heritage resources that may be affected by the proposed undertaking. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land use. Historically, the study area is located in the Former Township of Chinguacousy South, Peel County in the following lots:

- Lots 7-17, Concession 5 West of Hurontario Street (WHS)
- Lots 7-17, Concession 6 West of Hurontario Street (WHS)

3.2. Township Survey and Settlement

3.2.1. Chinguacousy Township

The County of Peel was created in 1805 following the purchase by the British Crown of the southern part of the Mississauga Tract on the shore of Lake Ontario. Surveyed in 1818-1819, the townships of Albion, Caledon and Chinguacousy were opened for settlement in 1820. The Township of Chinguacousy was first named after a Mississauga word meaning “young pine,” which may have been used to denote the Credit River. Other scholars assert that it was named in honour of the Ottawa Chief Shinguacose, which was corrupted to the present spelling of ‘Chinguacousy,’ “under whose leadership Fort Michilimacinac was captured from the Americans in the War of 1812” (Mika and Mika 1977:416; Rayburn 1997:68). Part of the land which encompasses the Township of Chinguacousy was alienated by the British from the native Mississaugas through a provisional treaty dated October 28, 1818 (*Anonymous* 1891: #19 p. 47), which was an extension of the Crawford Purchase (an acquisition of land from the Mississaugas by the British Government in 1783) (Miller 2009:82-3).

Chinguacousy was initially settled by immigrants from New Brunswick, as well as by United Empire Loyalists, soldiers who had served during the War of 1812, and by immigrants from England, Scotland and Ireland (Pope 1877:65; Mika and Mika 1977:417; Armstrong 1985:142). Indeed William Dunn Dolson, son-in-law to Peter Plummerfeldt, a United Empire Loyalist, was one of the earliest settlers in the region, being granted 200 acres of land in Lot 17 in 1822.

The township was originally included within the limits of the Home District until 1849, when the old Upper Canadian Districts were abolished. It formed part of the United Counties of York, Ontario and Peel until 1851, when Peel was elevated to independent county status. A provisional council for Peel was not established until 1865, and the first official meeting of the Peel County council did not occur until January 1867.

Due to the small population of the newly acquired tract, Chinguacousy was initially united with the Gore of Toronto Township for political and administrative purposes. In 1821, the population of the united townships numbered just 412. By 1837, the population of the township had reached an estimated 1,921. The numbers grew from 3,721 in 1842 to 7,469 in 1851. Thereafter the figures declined to 6,897 in 1861, and to 6,129 by 1871 (Walton 1837:71; Pope 1877:59).



In 1877, it was described as a “first class agricultural township” and was known for the success of its agricultural industry (Pope 1877:65). The principal crops grown in Chinguacousy included wheat, oats, peas, potatoes and turnips. It was estimated that the only township in the province which rivaled Chinguacousy in terms of wheat production at that time was Whitby. Other farm products included maple sugar, wool, cheese and butter (Smith 1851:279). By 1851, the Township of Chinguacousy contained two grist mills and eight saw mills (Smith 1846:32; Smith 1851:279).

In 1974, part of the township was amalgamated with the City of Brampton, and the remainder was annexed to the Town of Caledon (Pope 1877:59; Mika and Mika 1977:417-418; Armstrong 1985:152; Rayburn 1997:68).

3.2.2. Settlement of Brampton

Brampton was first settled at the intersection of Queen and Main Streets, later known as “Four Corners.” Surveyors described the region as low, swampy, and covered with dense hardwood forest. During the 1830s, it was also known as “Buffy’s Corners” after innkeeper William Buffy. The post office was opened in 1832, which was named “Chinguacousy.” Brampton grew slowly, because the slow and meandering Etobicoke Creek prevented large-scale milling operations. In the early 1820s, John Elliott settled in the village with William Lawson. Both were members of the Primitive Methodist movement and were from Brampton, Cumberland, England. In 1834, they named the settlement Brampton in honour of their English home. Elliott also had village lots surveyed for sale to help attract other settlers. John Scott established the first industrial venture with an ashery used to produce potash. By 1846 the village had two stores, a tavern, tannery, cabinetmaker, two blacksmiths, and two tailors and the population had reached 150. Several churches were built, along with a grammar school, distilleries, several stores, and John Haggert’s agricultural implements factory.

Brampton was incorporated as a village in 1853, and elevated to the status of a town in 1873. In 1860, Edward Dale established a flower nursery in Brampton. Within a few short years, Brampton became known as the “Flowertown of Canada.” It was served by the Credit Valley Railway and the Grand Trunk Railway in 1856. In 1907, American industrialist Andrew Carnegie established a library in the downtown and the population reached 4,000 by 1910. In the late 1940s and 1950s new subdivisions began to develop, in response to the emergence of automobile culture.

In 1974, the Region of Peel was created and Brampton became a city. In the 1980s and 1990s, large subdivisions developed on lands formerly used for farming. Brampton is one of the largest urban centres in Canada with a population of over 450,000 people (Charters 1967:278-286; Winearls 1991:621-622; Scott 1997:31-32; Rayburn 1997:41-42; City of Brampton 2016).

3.2.3. Huttonville (Huttonsville)

This post office village was located on the Credit River on part Lot 5, Concession 5 West, in Chinguacousy Township. It was first settled around 1820, when it was called “Wolf Pack” or “Wolf Den.” In the 1830s, it was renamed “Bully Hollow” after an early settler named Alex Burnett. In 1848, a settler named Brown built a mill and the settlement became known as “Brown’s Mills.” In 1855, the mills were bought by



James P. Hutton and the village was renamed “Hutton’s Mills.” The place was also referred to as “Fountain Valley” after the name of Hutton’s estate. In 1873, the post office was officially named “Huttonsville.” The village contained a saw mill, a lath and planing mill, a shingle factory, a wagon maker, a blacksmith, a store, and hotels. The town name was officially changed to Huttonville in 1965 (Crossby 1873:148; Scott 1997:105; Rayburn 1997:165).

3.2.4. Norval (Norval Station)

This historical settlement area is located near the Credit River and the Grand Trunk Railway on part Lot 15, Concession 6 West, in Chinguacousy Township. The Norval area was settled circa 1820 by James McNab and his family. They built a grist and a saw mill on the Credit River. Earlier names for the hamlet were McNabville and McNab’s Mill. In 1836 the post office was established. In 1838, the mills were sold to Peter Adamson. Norval became a thriving village, complete with a broom factory, ashery, bakery, woolen and flax mills, carriage works, a blacksmith and harness shops, brass foundry, general stores, several hotels, a Mechanics’ Institute, and an Orange Lodge. The Guelph Plank Road was completed in 1851, and Norval became a main stop on the stagecoach ride from Guelph to Toronto. The Grand Trunk Railway (later CNR) opened in July 1856, but Norval Station was over a mile north of the village. The station closed in the 1930s. The location of the station outside of the village may have led to its decline in growth (Crossby 1873:228; Rayburn 1997:250).

3.2.5. Credit River

The Credit River flows from headwaters above the Niagara Escarpment near Orangeville and Caledon East to empty into Lake Ontario at Port Credit, Mississauga. The Credit River was named “Mis.sin.ni.he” or “Mazinigae-zeebi” by the Mississaugas. The surveyor Augustus Jones said that this signified “the trusting creek,” although a better translation is “to write or give and make credit.” This is said to refer to the fur trading period when the French or British would meet with the Indigenous peoples here “extending credit for supplies until the following spring if the Indians did not have sufficient furs to pay in full.” It is said that the French military engineer, Chaussegros de Lery, suggested that a trading post be established at the Credit in 1749. The French name for this place, when the river was first mapped in 1757, was “Riviere au Credit” (Jameson 1923:73-74; Smith 1987:255-257; Rayburn 1997:84; Scott 1997:182; Gibson 2002:177; Robb 2003:6).

Lieutenant Governor Simcoe and his wife, Elizabeth, stopped at the mouth of the Credit River on June 16, 1796. The Simcoes walked along the Credit, and explored the river by canoe about as far upstream as Streetsville. Mrs. Simcoe noted that “the banks were high one side covered with pines & pretty piece of open rocky country on the other.” She also wrote that the river provided a multitude of salmon. Mrs. Simcoe sketched and painted the first known view of the Credit at this time (Robertson 1911:328-331; Gibson 2002:177).

Today, with a large and growing urban population, the Credit River system serves the Greater Toronto Area (GTA). Over a million people enjoy walks along its trails, appreciating nature and Ontario’s history. It is a local and provincial tourist attraction that boosts the economy and makes the area an attractive place to visit (Orphanos 2004)



3.2.6. Grand Trunk Railway

The Grand Trunk Railway Company of Canada was incorporated on November 10, 1852, to build a railway line between Montreal and Toronto. The Grand Trunk Railway line west of Toronto was completed in 1856. This line runs from Toronto, through the City of Brampton, to Kitchener, and is today used by Go Transit and VIA Rail commuter lines. The Grand Trunk Railway is cited as was one of the main factors that pushed British North America towards Confederation. The original colonial economy structured along the water route from the Maritimes up the St. Lawrence River and the lower Great Lakes was greatly expanded by the duplicate route of the Grand Trunk. The explosive growth in trade during the 1850s within the United Province of Canada and further east by water to the Maritimes demanded that a railway link the entire geopolitical region together (Currie 1957:55.; Leonard 1996:1-8). Locally, the Grand Trunk Railway opened a station at Norval Station over a mile north of the village. The station closed in the 1930s and is no longer located at the site (Crossby 1873:228; Rayburn 1997:250).

3.2.7. Brampton Heritage Heights Study Area – Geography and Physiography

The study area is situated within the Peel Plain physiographic region of southern Ontario in bevelled till plain (Chapman and Putnam 1984). The Peel Plain is a level-to-undulating area of clay soil which covers an area of approximately 77,700 ha across the central portions of the Regional Municipalities of York, Peel, Halton, and the City of Toronto. The Peel Plain has a general elevation of between approximately 152 and 229 m above sea level with a gradual uniform slope towards Lake Ontario. The Peel Plain is sectioned by the Credit, Humber, Don, and Rouge Rivers with deep valleys as well as a number of other streams such as the Bronte, Oakville, and Etobicoke Creeks. These valleys are in places bordered by trains of sandy alluvium. The region is devoid of large undrained depressions, swamps, and bogs though nevertheless the dominant soil possesses imperfect drainage. The Peel Plain overlies shale and limestone till which in many places is veneered by occasionally varved clay. This clay is heavy in texture and more calcareous than the underlying till and was presumably deposited by meltwater from limestone regions and deposited in a temporary lake impounded by higher ground and the ice lobe of the Lake Ontario basin. The region does not possess any good aquifers and the high level of evaporation from the clay's now deforested surface is a disabling factor in ground-water recharge. Further, deep groundwater accessed by boring is often found to be saline (Chapman and Putnam 1984:174-175).

Peel clay is an imperfectly drained soil formed from stone-free lacustrine materials. The soil is neutral to slightly acidic with clay till at a depth of approximately 91 cm or less. The internal drainage is low and the runoff is slow except when the slope is sufficient. The topography is smooth gently sloping and erosion is slight. The soil is fairly high in organic content, making it suitable for agriculture. Natural vegetation is predominantly soft maple and elm (Hoffman and Richards 1953:55). The combination of hardwood and softwood stands, as well as the suitability for agriculture in the area allowed the area to be prosperously settled and developed starting in the nineteenth-century.

The study area includes watercourses and tributaries of the Credit River watershed. The Credit River is approximately 90 km long and drains approximately 1000 km² of the Peel Plain physiographic region into Lake Ontario (CVCA 2006).



3.3. Review of Historical Mapping

A number of property owners and historical features are illustrated within the study area on the two earliest maps featured in this study: the 1859 *Tremaine Map of the County of Peel* and the 1877 map of Chinguacousy South Township in the *Illustrated Historical Atlas of the County of Peel*. It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.

The 1859 map (Figure 2) indicates that Winston Churchill, Wanless Drive, Heritage Road, Mississauga Road, and Mayfield Road were established thoroughfares at this time. Historically, the study area is located in the former Township of Chinguacousy, Peel County. Details of historic property owners and historic features in the study area are listed in Table 1.

Historical mapping confirmed that the study area was a rural, agricultural landscape in the mid-nineteenth century. In addition, historical map analysis demonstrates that Winston Churchill, Heritage Road, Mississauga Road, and Mayfield Road were surveyed prior to 1859. The maps reviewed record the names of owners/occupants of properties within the study area, as well as the location and arrangement of residences, farmhouses, churches, schools and other key resources. The 1859 map depicts the course of the Credit River, as well as the location of the Grand Trunk Railway. This map also indicates the location of Norval Station. One sawmill is indicated within the study area boundary, along the Credit River.

By 1878, the *Illustrated Historical Atlas of the County of Peel* (Figure 3) indicates that several properties have changed hands; however, the area is still a predominantly rural agricultural area. Farmsteads with laneways and orchards exist on many properties, and a church and a school exist at the intersection of Wanless Drive and Heritage Road. The map depicts the course of the Credit River, as well as the location of the Grand Trunk Railway. This map also indicates the location of Norval Station.

National Topographic Survey (NTS) mapping from 1909, 1915, 1918, 1922, 1931, 1942, and 1994 as well as aerial photography from 1954 illustrates the development of the study area over the course of the twentieth century. Generally, this mapping demonstrates a period of minimal growth until the final decades of the twentieth century, when growth began to encroach from the northwest, around Georgetown, and from the south at Huttonville. The area retains its rural agricultural character. A dog-leg can be seen along Mayfield Road in this mapping. In the National Topographic Survey (NTS), 1909-1922 (Figures 4-7) the alignment of the Credit River does not align with its current path. Norval Station is still present along the Grand Trunk Railway. A sand pit is indicated on the north side of the Credit River, just outside of the historic settlement of Norval.

In the 1931 and 1942 National Topographic Survey (NTS) mapping (Figures 8-9), the area retains its rural agricultural character. The alignment of the Credit River does not align with its current path. Norval Station is still present along the Grand National Trunk Railway. A sand pit is indicated on the north side of the Credit River, just outside of the historical settlement of Norval. A hydro electric power line is identified running north-south through the centre of the study area.



In the Digital Aerial Photograph of Southern Ontario, 1954 (Figure 10) the area retains its rural agricultural character. The alignment of the Credit River does align with its current path. Norval Station is present along the Canadian National Railway, and the settlement of Norval is depicted. Very little development has occurred beyond the historic agricultural and rural hamlet settlement patterns.

In the National Topographic Survey (NTS) mapping, 1994 (Figure 11) the area retains its rural agricultural character, however, considerable development can be seen encroaching on the area from Georgetown in the west, and from Huttonville in the southeast. Some growth has also occurred in the historic settlement of Norval. The alignment of the Credit River aligns with its current path. Norval Station is still present along the Canadian National Railway.

Table 1: Nineteenth Century Property Owners and Historical Features in the Study Area

Location		Tremaine (1859)		Illustrated Atlas (1877)	
Con.	Lot	Owner(s)/Tenant(s)	Historical Feature(s)	Owner(s)/Tenant(s)	Historical Feature(s)
VI W	17	Rebecca Oney, Urtah Everson	-	Edward Rice, John S. Leslie, Thomas. Montgomery (N.R.)	Farmhouses (4), Orchards (3)
	16	John Melvin, Marg. Kirk, Chas. Brandon	-	Daniel Watkins, Mrs. M. Kirk, James McClure	Farmhouses (3), Orchards (4)
	15	Alex Campbell, Mrs. Phillips, Duncan M ^c Nicol	Norval Station, Railway	Estate of John Shaw, Andrew Dolson	Norval Station, Farmstead, Barn, Grand Trunk Railway
	14	Duncan McNicol	Famhouse, Norval Station, Railway	John Orr (N.R.), Andrew Dolson	Farmhouses (2), Barn, Blacksmith, Cheese Factory, Orchards (2), Grand Trunk Railway
	13	Duncan McNicol	-	John Cameron	Farmhouse, Watercourses (2)
	12	Jas. Curry, Sam. Curry	Farmhouse (2), Watercourses	James A. Currie, Samuel Currie	Farmhouses (4), Barns (2), Orchards (3), Driveways (2), Watercourse
	11	Peter Laird, Jas. Pettigrew, Henry Ross	Farmhouse, Watercourse	Peter Laird, Petigrew Estate, John Ross	Farmhouses (5), Barn, Orchards (4), Watercourse
	10	Jas. Curry, Sam. Curry	Farmstead, Watercourse	Estate of James Currie, Robert Currie	Farmhouses (5), Barns (2), Orchard, Watercourses (2)
	9	Jas. Curry, Mrs. Ann Mawhirter, Jas. McGill	Watercourse	D. Currie, Mawhirter Estate, James McGill	Farmhouses (2), Barns (2), Orchards (2), Watercourse
	8	Jas. Charles, Matt. Ingram, Aaron Laidlaw	Farmhouse (2), Mill, Watercourse	Estate of James Charles, Aaron Laidlaw	Farmhouses (3), Barns (2), Orchard, Watercourse
7	Matt. Ingram, David McClure	Watercourse	Samuel Denny, John Arnott, N.T.	Farmhouses (3), Barns (3), Orchards (3), Watercourse, Church, Cemetery	
V W	17	John Clarridge, Wm. D. Dolson	Farmhouse	Jos. Mothersill, William D. Dolson	Farmhouses (2), Barns (2), Orchards (2)



Location		Tremaine (1859)		Illustrated Atlas (1877)	
Con.	Lot	Owner(s)/Tenant(s)	Historical Feature(s)	Owner(s)/Tenant(s)	Historical Feature(s)
	16	John Orths, Thos. Langhlin (Tenant)	Farmhouse	Jno. H. Orths, William D. Dolson	Farmhouses (2), Barn, Orchards (3), School
	15	Rob. Beatty, Henry Clarridge	Schoolhouse	Rob. Beatty, Henry J. Clarridge	Church, Farmhouses (2), Barns (2), Orchards (2)
	14	Alex McLaughlin, Jos. McLaughlin, Claudius McLaughlin	Watercourse	Thomas Montgomery, Joseph McLaughlin, Hugh Clarridge	Farmhouses (6), Barns (4), Orchards (3), Watercourse
	13	Eben. Anthony, Noble Colelough	Farmhouse, Railway	Estate of James Anthony, Thomas Montgomery	Farmhouses (2), Orchards (4), Barn, Watercourses (2), Railway
	12	David McDale, Jas. Clark	Railway, Watercourse	D. M ^c Dowell, John M ^c Clure	Farmhouses (2), Orchards (2), Barn, Watercourse, Railway
	11	Tim. Greensward, Dav. M ^c Clure, J.A.	Watercourse	Isaac Greensward, William M ^c Clure,	Farmhouses (3), Orchards (3), Watercourse
	10	Wm. Hunter, J. Anthony	Watercourse	William Hunter, Mark Anthony	Farmhouses (3), Barns (2), Orchards (2)
	9	Jas. MaGill, Thos. McClure	Farmhouse	James Magill, Thomas M ^c Clure	Farmhouses (2), Barns (2), Orchards (4)
	8	Estate of A. Scott dec., Thos. McClure, Wm. Scott	-	John Laidlaw, Jno. M ^c Clure, William T. Scott	Farmhouses (3), Barns (2), Orchards (3)
	7	Jas. Ostrander, Estate of W. Whitham dec.	Farmhouse (2), Saw Mill, Watercourse	Mathew Ostrander, Hugh Anthony	Farmhouses (2), Barns (2), Orchards (2)





Figure 2: 1859 Tremaine's Map of the County of Peel
(Source: Tremaine 1859)

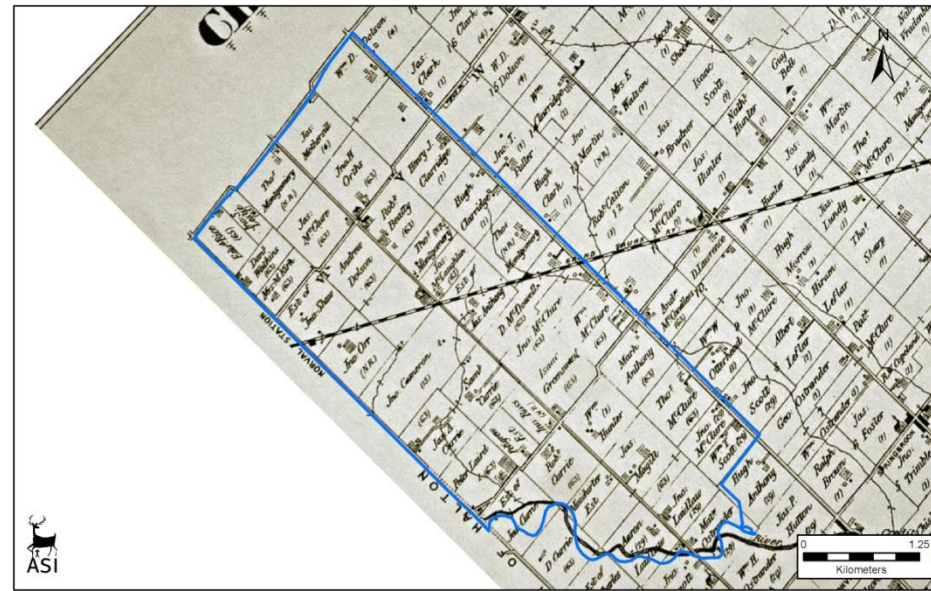


Figure 3: 1877 Illustrated Historical Atlas map, Chinguacousy South Township
(Source: Walker & Miles 1877)

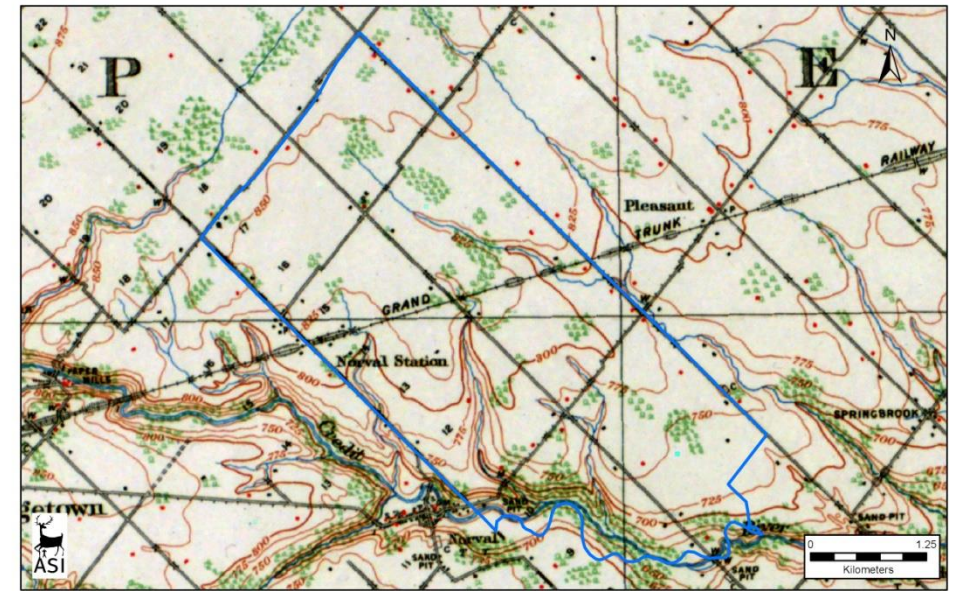


Figure 4: 1909 National Topographic Survey (NTS)
(Source: Brampton Sheet 030M12, Department of Militia and Defence, 1909)

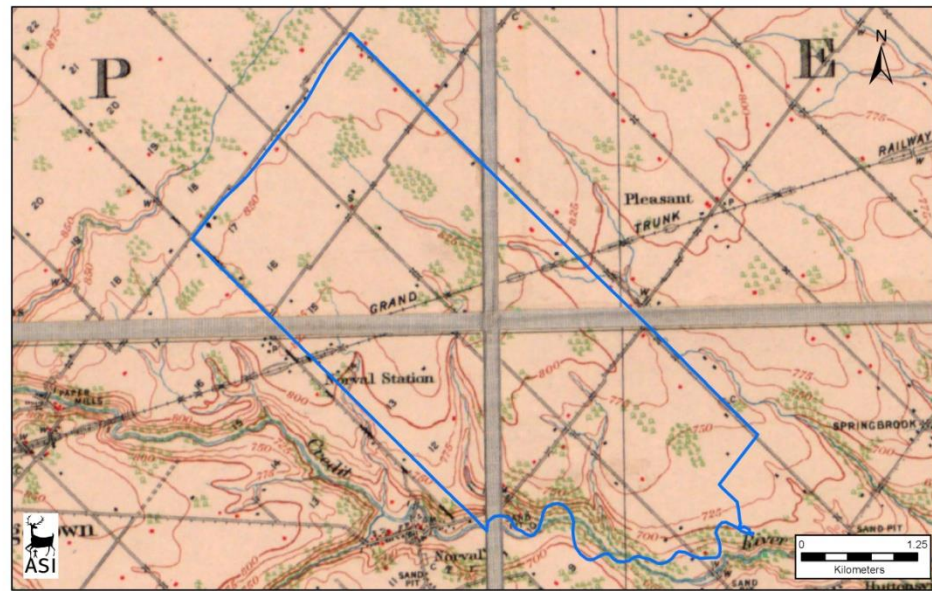


Figure 5: 1915 National Topographic Survey (NTS)
(Source: Brampton Sheet 030M12, Department of Militia and Defence, 1915)

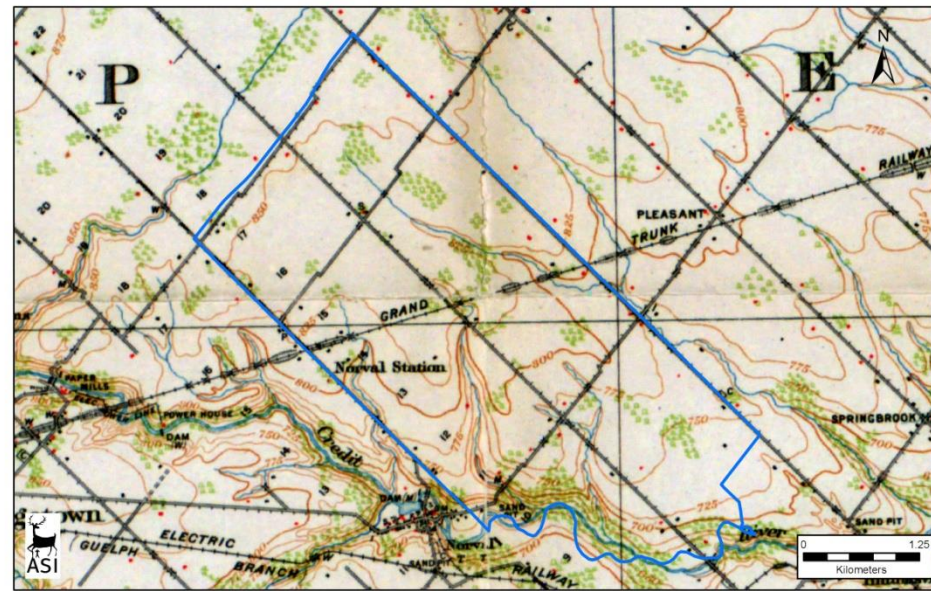


Figure 6: 1918 National Topographic Survey (NTS)
(Source: Brampton Sheet 030M12, Department of Militia and Defence, 1918)

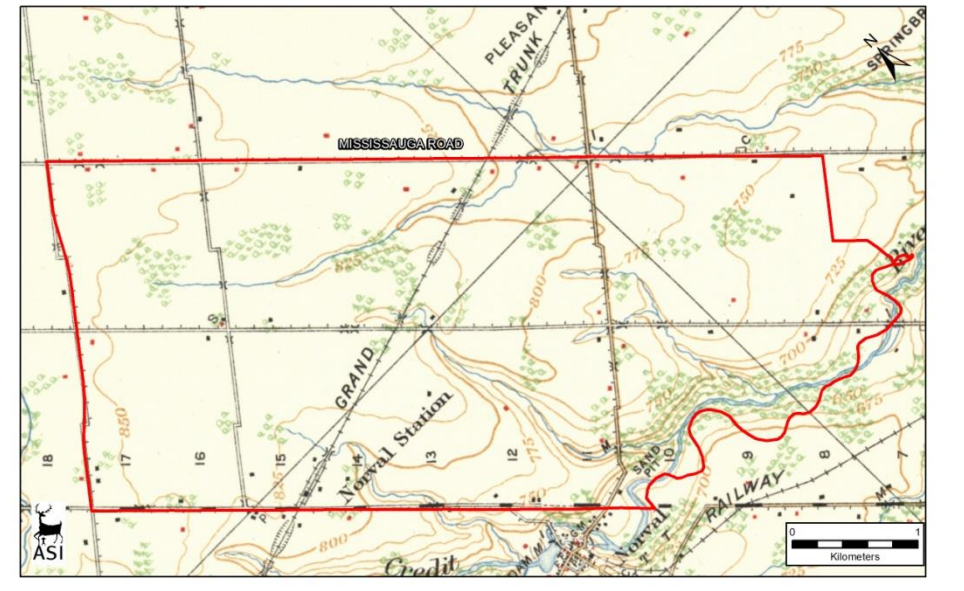


Figure 7: 1922 National Topographic Survey (NTS)
(Source: Brampton Sheet 030M12, Department of Militia and Defence, 1922)

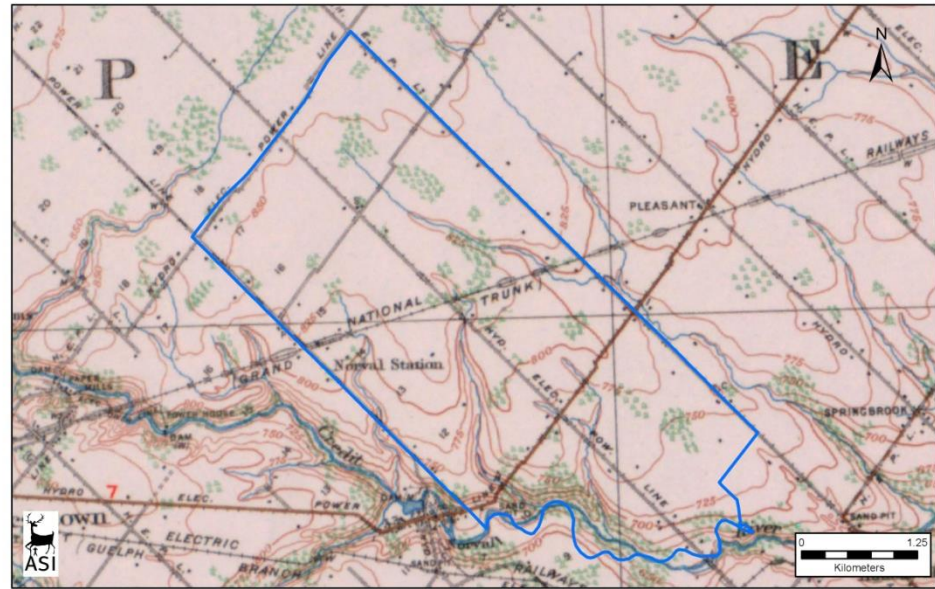


Figure 8: 1931 National Topographic Survey (NTS)
(Source: Brampton Sheet 030M12, Department of National Defence, 1931)

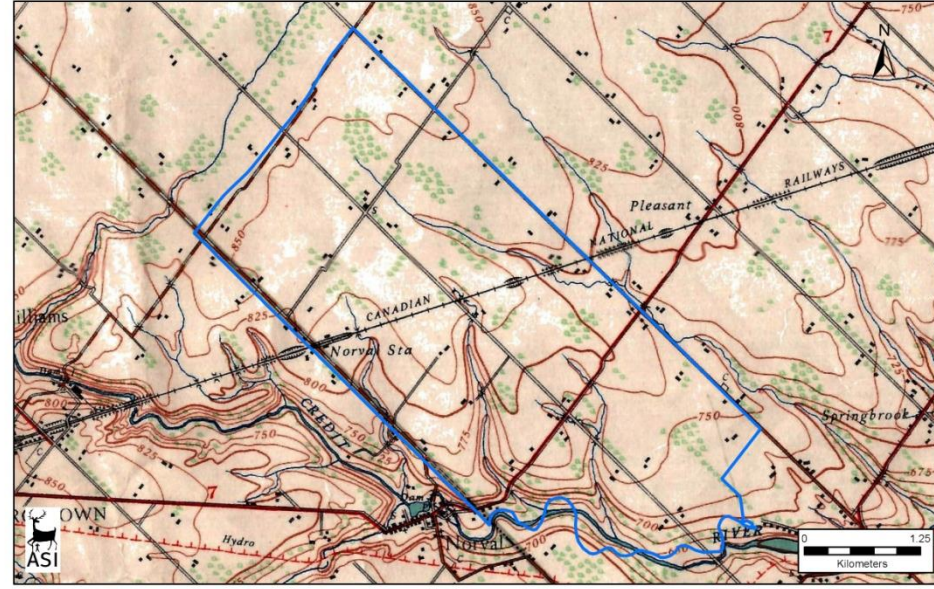


Figure 9: 1942 National Topographic Survey (NTS)
(Source: Brampton Sheet 030M12, Department of National Defence, 1942)

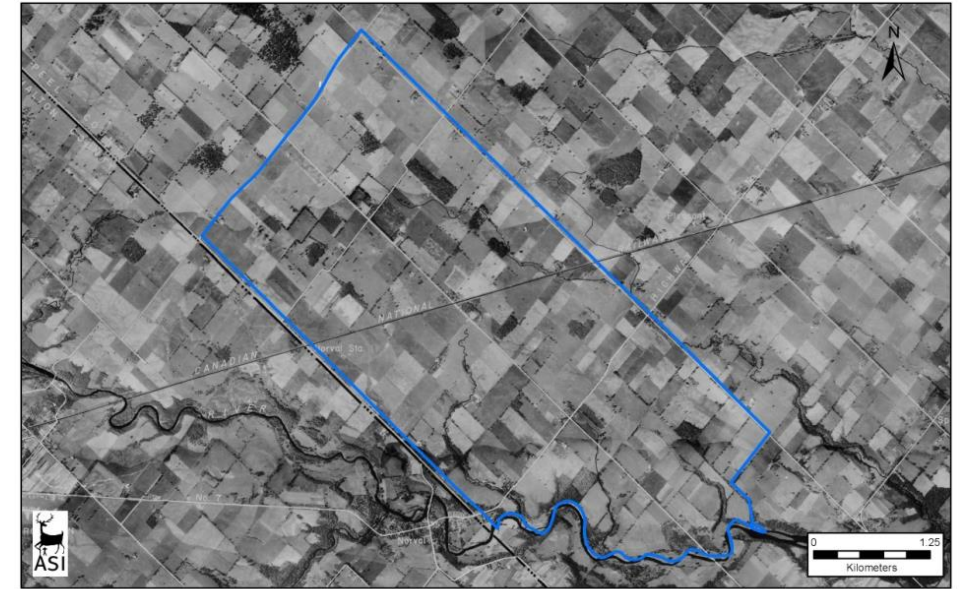


Figure 10: 1954 Aerial Photograph
(Source: Hunting Survey Corporation 1954)

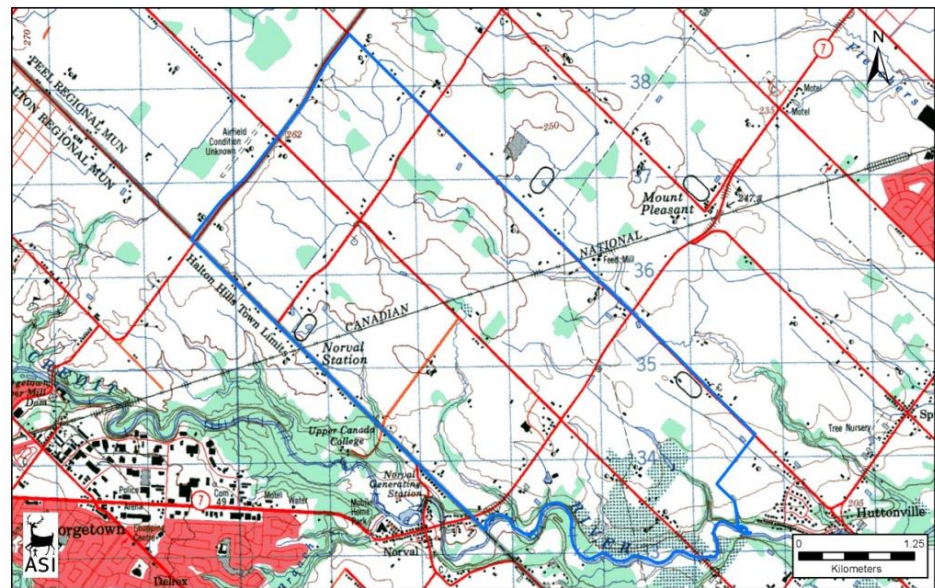


Figure 11: 1994 National Topographic Survey (NTS)
(Source: Brampton Sheet 030M12, Department of Energy, Mines and Resources, 1994)

4.0 EXISTING CONDITIONS

In order to make a preliminary identification of existing built heritage features and cultural heritage landscapes within the study area and to collect any relevant information, the City of Brampton's Municipal Register of Cultural Heritage Resources was consulted, including:

- Municipal Register of Cultural Heritage Resources Designated Under the *Ontario Heritage Act*, Designated Properties (2016)
- Municipal Register of Cultural Heritage Resources, 'Listed' Heritage Properties (2016)
- Brampton Interactive Maps, which shows the location and extent of all designated and listed heritage properties.

Other resources consulted for the preliminary identification of cultural heritage resources within the study area included:

- The Ontario Heritage Trust's Ontario Heritage Plaque Guide, an online, searchable database of Ontario Heritage Plaques¹
- The Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)]²
- Park's Canada's *Canada's Historic Places* website: available online³, the searchable register provides information on historic places recognized for their heritage value at the local, provincial, territorial and national levels.
- Parks Canada's National Historic Sites website⁴

In addition, cultural heritage staff in the City of Brampton Planning Department was contacted to gather any relevant information regarding cultural heritage resources and concerns within the study area (by email communication, June 2016). Feedback was also received by cultural heritage staff in February 2020 with further information on cultural heritage resources.

A review of the above sources revealed that a total of 21 cultural heritage resources have been previously identified within the study area. Three properties are designated under Part IV of the *OHA*, eight are listed on the register of properties of heritage interest, one resource is documented by the City's Department of Cemeteries, and nine properties were identified in previous assessments (AMEC 2010; Brampton Heritage Board 2012). There are also two listed properties and one designated property documented adjacent to the study area.

A field review was undertaken by Lauren Archer, Cultural Heritage Specialist, ASI, on June 15, 2017 and revisited on December 5, 2017 by ASI Cultural Heritage Specialist Tara Jenkins to document the existing conditions of the study area. A total of two additional cultural heritage resources were documented during the field review within the study area.⁵ The field reviews were preceded by a review of available, current and historic, aerial photographs and maps (including online sources such as Google maps). These large-scale maps are reviewed for any potential cultural heritage resources which may be extant in the

¹ <http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx> [Accessed 24 October 2016]

² <http://www.pc.gc.ca/progs/beefp-fhbro/roles/beefp-fhbro.aspx> [Accessed 24 October 2016]

³ <http://www.historicplaces.ca/en/home-accueil.aspx> [Accessed 24 October 2016].

⁴ <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 24 October 2016]

⁵ This study reports on the cultural heritage resources within the study area identified in the field review.



study area. Identified cultural heritage resources are discussed in Tables 2-4 and mapped in Section 7.0 of this report.

4.1 Heritage Heights Community Study Area - Existing Conditions

The Heritage Heights Community study area is just west of the urban sprawl of Brampton in the Geographic Township of Chinguacousy. The study area has an irregularly shaped boundary which consists of various properties and roadways within an area generally defined as being bounded by Mayfield Road to the north, Winston Churchill Boulevard to the west, Mississauga Road to the east and the Credit River Valley to the south.

The study area is approximately 3,200 acres and was assessed using the existing right-of-ways along Mayfield Road, Mississauga Road, Heritage Road, Wanless Drive, Winston Churchill Boulevard, and Bovaird Drive West. While many of the existing agricultural buildings appear to date from the late nineteenth to early twentieth century, the residential properties appear to have been severed more recently and many exhibit modern buildings. These roads are primarily rural roadscapes composed of two paved lanes of divided vehicular traffic bordered by narrow gravel shoulders and drainage ditches (Plates 1, 3-6). The roadways are lined with hydro poles, vegetation, and with adjacent farmscapes, rural residential lots, and active agricultural lands. Laird's Hill, the name given to the road between the village of Norval and the Laird House in Lot 11, Concession VI W, is undergoing a new alignment at the top of the hill, significantly altering the contextual character of the roadscape.

The northeast portion of the study area abuts the urban sprawl of the City of Brampton. A small portion of the study area along Mississauga Road is undergoing suburban neighbourhood development. As such, roadway improvements are in progress. This development is primarily occurring around and south of the crossroads of Bovaird Drive West and Mississauga Road.

The Heritage Heights study area is historically predominantly rural agricultural, and this agricultural use is reflected in today's existing conditions. The study area is characterized by predominantly agricultural farm complexes with some smaller residential lots.



Plate 1: Looking southeast along Heritage Road.



Plate 2: Looking southeast along Heritage Road.



Plate 3: Looking southeast along Mississauga Road, towards Bovaird Drive.



Plate 4: Looking southeast along Winston Churchill Boulevard.



Plate 5: Railway crossing along Winston Churchill Boulevard, looking northwest.



Plate 6: Railway crossing along Mississauga Road, looking northwest.



Plate 7: Bovaird Drive West, top of Laird's Hill, new alignment of the road (Source: Google Maps, 2016)

4.1.1 Heritage Heights Study Area – Identified Cultural Heritage Resources

Based on the results of background research and the field review, a total of 23 cultural heritage resources were documented within the study area. In addition, three previously identified (listed or designated) cultural heritage resources are adjacent to the study area.

This assessment includes both active and inactive resources, with the former consisting of extant inhabited resources and the latter consisting of demolished or currently abandoned resources. Of the 23 cultural heritage resources within the study area, 21 are active cultural heritage resources including 13 farmscapes (CHLs 2-6, 8-15), six rural residential properties (BHRs 2, 4-8), one place of worship (BHR 3), and one cemetery (CHL 7). A total of two resources within the study area are currently considered inactive including an abandoned residence (BHR 1) and one abandoned farmscape (CHL 1).

Adjacent to the study area are three previously identified cultural heritage resources which consist of one demolished farmscape (CHL 17), one cemetery (CHL 16), and one abandoned residence (BHR 9). The Credit River, which forms part of the southern boundary of the Heritage Heights study area can also be considered a cultural heritage landscape, however, it is not currently listed or identified as a Canadian Heritage River.

Table 2 provides a summary of built heritage resources and cultural heritage landscapes within the study area. Table 3 provides a summary of the previously identified cultural heritage resources adjacent to the study area. Table 4 in Section 7.0 provides a detailed description of the identified resources and an evaluation of each resource.

Table 2: Summary of Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) Within the Study Area

Feature ID	Resource Type	Location/Name	Heritage Recognition	Description/Comments
BHR 1	Residence	10244 Mississauga Road/J.N.O. McClure Farm	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources	Inactive. Abandoned farmhouse. Late nineteenth century one-and-a-half storey brick Ontario farmhouse.
BHR 2	Residence	10020 Mississauga Road	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources	Late nineteenth century one-and-a-half storey brick Ontario farmhouse.
BHR 3	Place of Worship	10193 Heritage Road/ St. Elias the Prophet Church	Designated under Part IV of the <i>OHA</i> (326-2013)	Boyko style church built in 1995.
BHR 4	Residence	9726 Heritage Road	Identified in a Previous Assessment (Brampton Heritage Board 2012)	Late nineteenth century one-and-a-half storey frame Ontario farmhouse.
BHR 5	Residence	2534 Bovaird Drive West	Identified in a Previous Assessment (AMEC 2010; Brampton Heritage Board 2012)	Early twentieth century two storey frame Four Square farmhouse.
BHR 6	Residence	2702 Bovaird Drive West	Identified in a Previous Assessment (AMEC 2010; Brampton Heritage Board 2012)	Late nineteenth century one-and-a-half storey brick Ontario farmhouse.



Feature ID	Resource Type	Location/Name	Heritage Recognition	Description/Comments
BHR 7	Residence	2838 Bovaird Drive West/Laird House	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources; Designation under Part IV of the <i>OHA</i> in progress.	One-and-a-half storey Georgian style farmhouse, built in 1828/1829.
BHR 8	Residence	10827 Winston Churchill Boulevard	Identified in a Previous Assessment and by City of Brampton Staff during site visits (Brampton Heritage Board 2012)	Mid-nineteenth century two storey frame vernacular Georgian style house.
CHL 1	Farmscape	11722 Mississauga Road/Dolson Farm	Designated under Part IV of the <i>OHA</i> (By-law 327-2013)	Inactive. Abandoned farmhouse. Two-and-a-half storey Queen Anne style house built in the 1890s.
CHL 2	Farmscape	11248 Mississauga Road	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources	Early to mid-nineteenth century one-and-a-half storey brick Gothic Revival farmhouse.
CHL 3	Farmscape	9752 Mississauga Road	Identified in a Previous Assessment (Brampton Heritage Board 2012)	Early to mid-twentieth century two storey brick vernacular farmhouse.
CHL 4	Farmscape	709 Mayfield Road	Identified in Field Review	Brick vernacular farmhouse built between 1909 and 1922.
CHL 5	Farmscape	2660 Wanless Drive	Identified in a Previous Assessment (Brampton Heritage Board 2012)	Two-and-a-half storey brick Edwardian style house built between 1931 and 1942.
CHL 6	Farmscape	10869 Heritage Road	Identified in a Previous Assessment (Brampton Heritage Board 2012)	Mid-twentieth century two storey vernacular brick farmhouse.
CHL 7	Cemetery	10510 Heritage Road/McNichol's Cemetery	City of Brampton, Department of Cemeteries; Designation under Part IV of the <i>OHA</i> in progress (September 2005).	Unmarked nineteenth century cemetery.
CHL 8	Farmscape	10475 Heritage Road	Identified in Field Review	Late nineteenth to early twentieth century two storey vernacular frame farmhouse.
CHL 9	Farmscape	10294 (10378) Heritage Road/Samuel Currie Farmhouse	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources	One storey Classic Revival farmhouse built in the 1850s.
CHL 10	Farmscape	9673 Heritage Road ⁶ /Magill Farmhouse	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources	Mid-nineteenth century one-and-a-half storey Italianate style farmhouse.

⁶ Register documents 9763 Heritage Road. Civic address posted as 9673.



Feature ID	Resource Type	Location/Name	Heritage Recognition	Description/Comments
CHL 11	Farmscape	9496 Heritage Road/Laidlaw Farm	Identified in a Previous Assessment and by City of Brampton Staff during site visits (Brampton Heritage Board 2012)	Two-and-a-half storey vernacular brick farmhouse built between 1909 and 1922.
CHL 12	Farmscape	9463 Heritage Road	Identified in a Previous Assessment (Brampton Heritage Board 2012)	Mid-twentieth century two-and-a-half storey brick late vernacular Queen Anne style farmhouse.
CHL 13	Farmscape	2472 Bovaird Drive West/William McClure House	Designated under Part IV of the <i>OHA</i> (By-law 18-2019)	Late nineteenth century two-and-a-half storey brick Italianate style farmhouse.
CHL 14	Farmscape	2591 Bovaird Drive West/Robert Currie Farmhouse	Designated under Part IV of the <i>OHA</i> (By-law 180-2015)	Late nineteenth century one-and-a-half storey brick Gothic Revival farmhouse.
CHL 15	Farmscape	10315 Winston Churchill Boulevard/J.A. Curry House/Lilac Hill	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources	Two storey brick Italianate style farmhouse built in 1886.

Table 3: Summary of Listed and Designated Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) Adjacent to the Study Area

Feature ID	Resource Type	Location/Name	Heritage Status	Description/Comments
BHR 9	Residence	1985 Bovaird Avenue West/Andrew McCanless	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources; Designation under Part IV of the <i>OHA</i> in progress.	Inactive. Abandoned farmhouse. Early nineteenth century plank-on-plank farmhouse.
CHL 16	Cemetery	0 Mississauga Road/Huttonville Cemetery Pt Lt 9, Con. IV, WHS Chinguacousy	Designated under Part IV of the <i>OHA</i> (By-law 385-2006)	Cemetery established in the 1840s.
CHL 17	Farmscape	9330 Mississauga Road	Listed on the City of Brampton Municipal Register of Cultural Heritage Resources	Inactive. Demolished in 2011.

4.1.2 Summary of Findings

The study area retains its nineteenth and twentieth century patchwork field patterns, delineated by fence lines and tree lines. The nineteenth and early twentieth century farm complexes dot the landscape maintaining the rural character of the area. Orchards, common in the nineteenth century, were usually located next to the farmhouse. There are a few farm complexes in the study area which



have extant historical trees, such as apple trees. The historical concession roads continue to divide the area in a grid-like pattern. Several of the roads, such as Heritage Road and Winston Churchill Road, have retained a rural character as two lane, paved roads with narrow gravel shoulders, grassy ditches, and some tree and fence lines. There was some new scattered development in the mid to late twentieth century in the form of new rural residences, the conversion of former farmhouses into rural residences, and agricultural buildings and barns being demolished.

5.0 HERITAGE HEIGHTS LAND USE PLAN – POTENTIAL IMPACTS TO CULTURAL HERITAGE RESOURCES

The results of archival research and field survey confirmed that the Heritage Heights Community study area has an agricultural land use history that dates back to the early nineteenth century. Over the past century, the study area has been minimally altered with the exception of improvements and developments surrounding Mississauga Road. Many nineteenth and early twentieth century residences and farm complexes have been maintained, and generally, the overall landscape of the area has retained a rural, agricultural character and setting.

Background research, data collection, and the field review conducted for the Heritage Heights Community study area determined that 23 cultural heritage resources are located within the study area. The cultural heritage resources identified within the study area are of varying degrees of heritage recognition. They are candidates for conservation and integration into future land uses in the secondary plan area.

The proposed plan for the Heritage Heights community will introduce a variety of new land uses and infrastructure on what is currently a largely rural and agricultural setting. These proposed changes have the potential to affect cultural heritage resources in a variety of ways. Table 4 outlines the potential, impacts to cultural heritage resources based on the proposed land use plans (Appendix A).

Table 4: Potential Impacts to Identified CHRs

Feature ID	Resource Type	Location/Name	Potential Impacts
BHR 1	Residence	10244 Mississauga Road/J.N.O. McClure Farm	Potential impacts due to: <ul style="list-style-type: none"> • Introduction of ROW(s) through the property • Proposed residential development (low-medium) • Proposed storm location on the property
BHR 2	Residence	10020 Mississauga Road	Potential impacts due to: <ul style="list-style-type: none"> • Proposed residential development (medium-high)
BHR 3	Place of Worship	10193 Heritage Road/ St. Elias the Prophet Church	No identified impacts due to: <ul style="list-style-type: none"> • Proposed preservation area
BHR 4	Residence	9726 Heritage Road	Potential impacts due to: <ul style="list-style-type: none"> • Introduction of ROW(s) through the property • Introduction of ROW(s) through/near structures • Proposed residential development

Feature ID	Resource Type	Location/Name	Potential Impacts
BHR 5	Residence	2534 Bovaird Drive West	Potential impacts due to: <ul style="list-style-type: none"> Proposed secondary school
BHR 6	Residence	2702 Bovaird Drive West	Potential impacts due to: <ul style="list-style-type: none"> Proposed residential development (low)
BHR 7	Residence	2838 Bovaird Drive West/Laird House	No identified impacts due to: <ul style="list-style-type: none"> Proposed preservation area
BHR 8	Residence	10827 Winston Churchill Boulevard	Potential Impacts due to: <ul style="list-style-type: none"> Proposed residential development (low)
CHL 1	Farmscape	11722 Mississauga Road/Dolson Farm	Potential impacts due to: <ul style="list-style-type: none"> Introduction of ROW(s) through the property Introduction of ROW(s) through/near structures Proposed light industrial development Proposed residential development (low-medium)
CHL 2	Farmscape	11248 Mississauga Road	Potential impacts due to: <ul style="list-style-type: none"> Introduction of ROW(s) through the property Introduction of ROW(s) through/near structures Proposed residential development (low-medium)
CHL 3	Farmscape	9752 Mississauga Road	Potential impacts due to: <ul style="list-style-type: none"> Introduction of ROW(s) through the property Proposed residential development (low-medium)
CHL 4	Farmscape	709 Mayfield Road	Potential impacts due to: <ul style="list-style-type: none"> Introduction of ROW(s) through the property Proposed light industrial development Proposed residential development (medium)
CHL 5	Farmscape	2660 Wanless Drive	Potential impacts due to: <ul style="list-style-type: none"> Proposed residential development (low)
CHL 6	Farmscape	10869 Heritage Road	Potential impacts due to: <ul style="list-style-type: none"> Introduction of ROW(s) through the property Introduction of ROW(s) through/near structures Proposed residential development (medium)
CHL 7	Cemetery	10510 Heritage Road/ McNichol's Cemetery	Potential impacts due to: <ul style="list-style-type: none"> Proposed residential development (low)
CHL 8	Farmscape	10475 Heritage Road	Potential impacts due to: <ul style="list-style-type: none"> Introduction of ROW(s) through the property Introduction of ROW(s) through/near structures Proposed residential development (high)

Feature ID	Resource Type	Location/Name	Potential Impacts
CHL 9	Farmscape	10294 (10378) Heritage Road/ Samuel Currie Farmhouse	Potential impacts due to: <ul style="list-style-type: none"> • Introduction of ROW(s) through the property • Introduction of ROW(s) through/near structures • Proposed stormwater location • Proposed residential development (low)
CHL 10	Farmscape	9673 Heritage Road ⁷ /Magill Farmhouse	Potential impacts due to: <ul style="list-style-type: none"> • Introduction of ROW(s) through the property • Introduction of ROW(s) through/near structures • Proposed residential development (low)
CHL 11	Farmscape	9496 Heritage Road/Laidlaw Farm	Potential impacts due to: <ul style="list-style-type: none"> • Introduction of ROW(s) through the property • Introduction of ROW(s) through/near structures • Proposed residential development (low)
CHL 12	Farmscape	9463 Heritage Road	Potential impacts due to: <ul style="list-style-type: none"> • Proposed residential development (low)
CHL 13	Farmscape	2472 Bovaird Drive West/William McClure House	Potential impacts due to: <ul style="list-style-type: none"> • Proposed residential development (medium)
CHL 14	Farmscape	2591 Bovaird Drive West/Robert Currie Farmhouse	Potential impacts due to: <ul style="list-style-type: none"> • Proposed residential development (low)
CHL 15	Farmscape	10315 Winston Churchill Boulevard/J.A. Curry House/Lilac Hill	No identified impacts due to: <ul style="list-style-type: none"> • Proposed preservation area

6.0 KEY FINDINGS AND RECOMMENDATIONS

Background research, data collection, and the field review conducted for the Heritage Heights Community study area determined that 23 cultural heritage resources are located within the study area. The cultural heritage resources identified within the study area are of varying degrees of heritage value. They are candidates for conservation and integration into future land uses in the secondary plan area. Further assessment of significant resources will address appropriate conservation measures.

6.1 Conservation of Built Heritage Resources and Cultural Heritage Landscapes

The identified cultural heritage resources should be candidates for conservation and integration into future land uses. The City of Brampton’s proposed growth plan should not adversely affect cultural heritage resources, and intervention should be managed in such as way that its impact is sympathetic

⁷ Register documents 9763 Heritage Road. Civic address posted as 9673.



with the value of the resources. When the nature of the undertaking is such that adverse impacts are unavoidable, it may be necessary to implement management or mitigation strategies that alleviate the deleterious effects on cultural heritage resources. Mitigation is the process of causing lessening or negating anticipated adverse impacts to cultural heritage resources.

Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts to the cultural heritage resource and its heritage attributes. The City of Brampton's *Terms of Reference* list the following accepted mitigation measures following an HIA:

The mitigation options may include, but are not limited to:

- Alternative development approaches;
- Appropriate setbacks between the proposed development and the heritage resources;
- Design guidelines that harmonize mass, setback, setting and materials;
- Limiting height and density; and
- Compatible infill and additions.

Incorporating cultural heritage components into new development assists in making the area visually diverse and distinctive. This will create a new landscape in the Heritage Heights Community study area that will provide continuity between the old and the new. Appropriate mitigation measures and/or alternative development approaches should be incorporated to reduce the potential for adverse impacts to the cultural heritage resources in the area. Four key objectives with regard to the cultural heritage planning and conservation of built heritage and cultural heritage landscapes found within the Heritage Heights Community study area have been identified:

1. Integrate significant cultural heritage resources into new development proposals;
2. Designate significant cultural heritage resources and significant cultural heritage landscapes under Section 29 of the *Ontario Heritage Act*;
3. Incorporate where possible, principal cultural heritage elements into the evolving future landscape where opportunities for conservation may exist;
4. Protect and maintain as much as possible the rural character of the area, including tree lines, fencing etc., associated with the portions of roadsides and agricultural lands.

Since the study area may be intended for urban development, it is recognized that maintaining the entirety of the rural character and setting is unlikely. Therefore, in planning, consideration should be made to conserve some agricultural remnants.

Built Heritage Resources

Built heritage resources, such as farmhouses and rural residences, are most easily incorporated into planning initiatives and should be retained and integrated into new development. Although these resources should be conserved as standalone residences, adaptive reuse may also provide beneficial opportunity to retain this type of heritage resource. Relocation of the buildings off-site is an alternative conservation option, however leaving the resource *in situ* is the preferred option.

Cultural Heritage Landscapes

In urban development, it is recognized that retention of many agricultural landscapes is unlikely. Therefore, in the detailed subdivision planning for the Heritage Heights Community, the opportunity to



conserve some agricultural remnants of the former rural landscape such as silos, fence lines, historical trees, as reminders should be considered. Silos are also significant features and are excellent visual markers in the agricultural landscape. Conserving a silo can serve as an eye-catching monument of the former rural landscape in a modern landscape. Barns and agricultural outbuildings are a greater adaptive reuse challenge than houses. They should be retained where there is an opportunity for reuse within modern development. Where barns have been displaced, surviving barn remnants such as stone foundation walls could be incorporated into new uses, such as in parks. In addition, consideration should be given to retaining some of the existing rural characteristics of the roadscapes, particularly nearby cultural heritage resources, such as along Heritage and Winston Churchill Roads.

If new development is planned in the study area, it is also recommended that farming family surnames including, but not limited to, Currie (Curry), Laird, Dolson, McClure, and Laidlaw be celebrated in the naming of streets, parks, community facilities and other public places. Built heritage resources that are retained in the study area should be commemorated with historical/architectural markers. Interpretive plaques, public art and landscape features are additional methods for commemorating the history of the area and remembering prominent families from the area.

Other common mitigation protocols that are suitable for consideration and application for minimizing impacts on cultural heritage resources may include, but are not limited to, the following:

- Avoidance protocols to isolate development and land alterations to minimize impacts on significant built and natural features and vistas;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;
- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lotting patterns, situating parks and storm water ponds near a heritage resource;
- Allowing only compatible infill and additions;
- Preparation of conservation plan and adaptive reuse plans as necessary;
- Vegetation buffer zones, tree planting, site plan control, and other planning mechanisms;
- Heritage Conservation Easement;
- In certain rare instances, permitting the relocation of built heritage resources within the subject parcel, to nearby lands, or to other parts of the City in order to better accommodate conservation and adaptive reuse. The appropriate context of the resource must be considered in relocation; and
- In instances where retention may not be possible, partial salvage, documentation through measured drawings and high-resolution digital photographs, historical plaquing and the like may be appropriate.

5.1 Heritage Impact Assessments

Resources may require a Heritage Impact Assessment (HIA) as part of the development process.

A property does not have to be designated or listed in a heritage register to be subject to the heritage impact assessment process. Any property that may exhibit cultural heritage value or “heritage potential” will be subject to an appropriate level of heritage due diligence guided through the heritage impact



assessment process. An HIA will determine how significant an individual cultural heritage resource may be and how a proposed land use development, demolition or site alterations may affect that resource. These studies recommend and outline a range of mitigative measures or alternative development approaches that should be applied, based on a range of decision making factors such as: significance, rarity and integrity of the cultural heritage resource; structural condition; location; contextual and environmental considerations; municipal policy objectives; proposed land uses; business plan of the subject land owner; and other factors. HIAs can also be used to determine if and when demolition, relocation, salvage or other potentially negative impacts may be permissible. For example, in certain rare instances demolition might be permissible if a heritage building is confirmed as structurally unsound, is heavily damaged or otherwise compromised to such a degree that rehabilitation and restoration is unfeasible. In such instances, a clear and well-articulated rationale is required to justify such impacts.

Section 4.9.1.10 of the City of Brampton's OPA policy states, in part, the following:

A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes.

Section 4.9.1.11 of the City of Brampton's OPA policy states:

A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

The City of Brampton's *Heritage Impact Assessment, Terms of Reference* (2012) outlines the components of cultural heritage impact assessment reports. The document describes the purpose of a Heritage Impact Assessment (HIA) as follows:

A Heritage Impact Assessment (HIA) is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The assessment results in a report that identifies all heritage resources, provides an evaluation of the significance of the resources, outlines any impact proposed development or site alteration will have on the resources, and makes recommendations toward conservation methods and/or mitigative measures that would minimize impacts to those resources. The report will be used to help the municipality make informed decisions related to the identified heritage resources.

6.0 RECOMMENDATIONS


Based on the results of analysis of historic research, field survey results and applicable heritage evaluations, the following recommendations have been developed:



1. A total of 23 cultural heritage resources were identified within the study area. They are historically, architecturally, and/or contextually significant rural and agricultural properties. Accordingly, all are identified as candidates for conservation and integration into future land use developments in the secondary plan area. Land use development in the secondary plan area should be appropriately planned to conserve these cultural heritage resources and integrate them into future land use development through retention of heritage attributes that express the resource's cultural heritage significance that may include, but are not limited to, attributes such as standing buildings, building remnants, roadscapes, entrance laneways, tree lines and fences. Retention of resources on their original site should be a priority. Consideration should also be given to appropriate adaptive reuse for the cultural heritage resources.
2. The Heritage Heights Community Secondary Plan should incorporate policies that ensure the long-term viability and presence of significant built heritage resources and cultural heritage landscapes.
3. BHRs 1, 2, 4, 5, 6, 7, and 8 and CHLs 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 15 should be considered candidates for municipal designation under Section 29 the Ontario Heritage Act or should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources (as per Part IV, Subsection 27 of the Ontario Heritage Act.)
4. Based on a review of proposed land use plans for the Heritage Heights Community, 20 cultural heritage resources have the potential to be impacted by the introduction of new land uses and infrastructure in what is currently a largely rural and agricultural setting (see Table 4). A Heritage Impact Assessment should be completed for any cultural heritage resources which may be impacted by future development or land use changes.
5. Should future work require an expansion of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.



7.0 EVALUATION OF CULTURAL HERITAGE RESOURCES WITHIN THE STUDY AREA


Description of Property- BHR 1	
Street Address	10244 Mississauga Road
Resource Name	L.N. McClure Farm
Lot and Concession	Lot 12, Con. V WHS
Heritage Recognition	Listed
Resource Type	Residence
Date(s)	Before 1877 (late nineteenth century)
Description	<ul style="list-style-type: none"> Former agricultural complex surrounded by open agricultural fields on the west side of Mississauga Rd. and new development on the east side of Mississauga Rd. No barns or outbuildings remain extant. The farmhouse has been abandoned. Example of a one-and-a-half storey brick Ontario farmhouse with dichromatic brick patterns, side gable roof and a steep pitched central gable on the front facade and a verandah that spans the front facade The house is set far back from the road and is obscured by trees.
Historical Summary	<ul style="list-style-type: none"> The lot was owned by David McDale in 1859 and John McClure in 1877 (Figures 2 and 3). A farmhouse, barn, and orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of BHR 1 (Figure 3).
Photo(s)	
Date of Photo(s)	December 5, 2017

Evaluation of Property- BHR 1		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	An early example of mid-nineteenth century one-and-a-half storey brick Ontario farmhouse with classical design elements.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.

Evaluation of Property- BHR 1		
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	✓	The McClure family was one of the most prominent and longstanding families in Chinguacousy Township.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This rural residential property contributes to the rural nature of this portion of Mississauga Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – BHR 1	
CHVI Evaluation	BHR 1 has CHVI
Heritage Attributes	Key attributes: One-and-a-half storey brick Ontario farmhouse; side gable roof with steep pitch central gable; dichromatic brick patterns



Description of Property- BHR 2	
Street Address	10020 Mississauga Road
Resource Name	-
Lot and Concession	Lot 11, Con. V W
Heritage Recognition	Listed
Resource Type	Residence
Date(s)	Before 1877 (late nineteenth century)
Description	<ul style="list-style-type: none"> • There are no barns or outbuildings extant. The property no longer retains its connection to the rural character of the area since it is surrounded by modern development. • Example of a one-and-a-half storey red brick Ontario farmhouse with classical elements including buff brick eared dropped voussoirs around the window openings and door, a side gable roof and a steep pitched gable dormer on the front facade, a verandah that spans the front facade, bay window on the east elevation with a mansard-type roof, and decorative geometric patterns of millwork in the vergeboard and along the verandah. • The house sits close to Mississauga Road at the intersection of Bovaird Drive and Mississauga Road. It is currently part of a commercial complex (the Apple Factory).
Historical Summary	<ul style="list-style-type: none"> • The southeast corner of the lot was owned by J.A. in 1859 and by "Mrs. N" in 1877 (Figures 2 and 3). • A farmhouse and orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of BHR 2 (Figure 3). • Associated with an early resident J.A. Scott from 1880 to 1914. • Now associated with the Laidlaw family- owned by a descendant of Aaron Laidlaw who settled in Chinguacousy Township in 1832 (see CHL 11)
Photo(s)	
Date of Photo(s)	June 15, 2017

Evaluation of Property- BHR 2		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative example of a late nineteenth century one-and-a-half storey brick Ontario farmhouse with classical design elements.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.

Evaluation of Property- BHR 2

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.

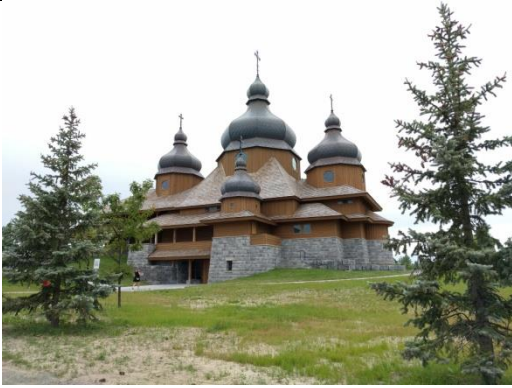

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;		The property is not known to meet this criterion at this time.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – BHR 2

CHVI Evaluation	BHR 2 has CHVI
Heritage Attributes	Key attributes: One-and-a-half storey brick Ontario farmhouse; side gable roof with steep pitch central gable; dichromatic brick pattern; verandah spanning the front façade; decorative geometric patterns of wood work in the bargeboard and along the verandah




Description of Property- BHR 3	
Street Address	10193 Heritage Road
Resource Name	St. Elias The Prophet Church
Lot and Concession	Lot 11, Con. 5, WHS
Heritage Recognition	Designated (By-law 326-2013)
Resource Type	Place of Worship
Date(s)	Built 1995
Description	<ul style="list-style-type: none"> • Former agricultural complex- no barns or outbuildings remain extant. The property no longer retains its connection to the rural character of the areas since it is surrounded by modern development. • Designed by Toronto-based architect Robert Greenberg. Design won the Gold Leaf Award. • Characterized by the Byzantine Ukrainian tradition of wooden architecture- designed in the Boyko style, now Western Ukraine. Church was built with a Douglas Fir frame and enclosed in Western Red Cedar. Follows Byzantine liturgy in temple design. It incorporates sloping, overhanging gallery eaves (functional design element). The wide eaves create a porch area at the ground level. The five cupolas have been designed in the seventeenth century Cossack baroque style. • Standing southwest of the principle structure is the St. Elias bell tower designed by Bohdan Turetsky in accordance to Byzantine tradition of wooden architecture. • The church sits back from Heritage Road.
Historical Summary	<ul style="list-style-type: none"> • A young church (built 1995) associated with the parish community established in 1976.
Photo(s)	
	
Date of Photo(s)	June 15, 2017

Evaluation of Property- BHR 3		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	It is a unique example of a church characterized by the Byzantine Ukrainian tradition of wooden architecture and follows the theological principal that architecture should follow liturgical function. Designed in the Boyko style.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	✓	The presence of the Church is representative of the strong parish community that has existed since 1976. It is a link to Byzantine and Boyko Ukrainian traditions of the sixteenth century.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓	The church was designed by Toronto-based architect Robert Greenberg, a former Ryerson University professor. Greenberg considered this church his greatest work and won the 1997 Gold Leaf Award for this church at the Brampton Development Design Awards.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;		This property is not known to meet this criterion at this time.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.	✓	It is a landmark in the City of Brampton at Bovarid Dr. and Heritage Rd. Its size and scale compared to the rural landscape makes it highly visible.

Results of Heritage Assessment – BHR 3	
CHVI Evaluation	BHR 3 has CHVI
Heritage Attributes	Key attributes: Byzantine/Boyko tradition of wooden architecture; five octagonal onion shaped cupolas; wooden structure of Douglas Fir and Western Red Cedar; cross-shaped floor plan; overhanging cornices; balcony over narthex; free-standing bell tower; wooden shingles; octagonal windows and the drums of the cupolas; wood window surrounds; hewn wooden columns on the church and bell tower; crosses at the apex of domes; main entrance door surrounds inscribed with scripture; beams across nave ceiling; cornice brackets on bell tower; ornate hinges on bell tower door; mural icons inspired by the fifteenth/sixteenth century style; it location at Bovaird Dr. and Heritage Rd in a rolling landscape; nave and narthex free of seating except on the periphery walls; lighting during services form oil lamps and candles (no electrical lights). (Adapted from By-law 326-2013)




Description of Property- BHR 4	
Street Address	9726 Heritage Road
Resource Name	Orchalaw Farms
Lot and Concession	Lot 9, Con. VI WHS
Heritage Recognition	Not Listed
Resource Type	Residence
Date(s)	Before 1877 (late nineteenth century)
Description	<ul style="list-style-type: none"> • Example of an agricultural complex. • Example of a one-and-a-half storey timber-frame Ontario farmhouse with a side gable roof and a steep pitched gable dormer on the front facade with decorative wood vergeboard and a rectangular window. A modern addition has been added to the length of the front facade. • Property includes modern structures related to farming and the apple industry. • The property has a split rail fence. • The house sits close to Heritage Road.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by James Clark in 1859 and was the Mawhirter Estate 1877 (Figures 2 and 3). • A farmhouse, barn and a small orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of BHR 4 (Figure 3). • Currently the property has modern outbuildings that support a land use specializing in orchards (apple farm).
Photo(s)	
Date of Photo(s)	June 15, 2017

Evaluation of Property- BHR 4		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative example of a late nineteenth century one-and-a-half storey timber-frame Ontario farmhouse.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. has direct associations with a theme, event,		This property is not known to meet this criterion at this

Evaluation of Property- BHR 4		
belief, person, activity, organization or institution that is significant to a community;		time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Heritage Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – BHR 4	
CHVI Evaluation	BHR 4 has CHVI
Heritage Attributes	Key attributes: One-and-a-half storey timber-frame Ontario farmhouse; side gable roof with steep pitch central gable with vergeboard




Description of Property- BHR 5	
Street Address	2534 Bovaird Drive West
Resource Name	Ross House
Lot and Concession	Lot 11, Con. VI WHS
Heritage Recognition	None
Resource Type	Residence
Date(s)	Likely early twentieth century
Description	<ul style="list-style-type: none"> • Example of a rural residential property. • Example of a two storey simple timber-frame Four Square house with modern siding, and a hipped roof. There is a portico over the front entrance. There is a modern rear addition. Some modern outbuildings present on the property. • Located at the crossroads of Bovaird Drive and Heritage Road. The house sits back from Bovaird Drive surrounded by trees.
Historical Summary	<ul style="list-style-type: none"> • The east half of the lot was owned by Henry Ross in 1859 and by John Ross in 1877 (Figures 2 and 3). • A farmhouse and orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of BHR 5 (Figure 3). However, it is likely an earlier house was replaced by the existing Four Square dwelling. A frame house is illustrated in 1909 (Figure 4).
Photo(s)	
Date of Photo(s)	December 5, 2017

Evaluation of Property- BHR 5		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative example of an early twentieth century vernacular two storey Four Square timber-frame house with a hipped roofed.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield,		This property is not known to meet this criterion at this

Evaluation of Property- BHR 5		
information that contributes to an understanding of a community or culture, or;		time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This rural residential property contributes to the rural nature of this portion of Bovaird Drive and supports the rural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – BHR 5	
CHVI Evaluation	BHR 5 has CHVI
Heritage Attributes	Key attributes: Two storey vernacular timber-frame Four Square house its location at the historic crossroads of Bovaird Drive West and Heritage Road.





Description of Property- BHR 6	
Street Address	2702 Bovaird Drive West
Resource Name	Petigrew House
Lot and Concession	Lot 11, Con. VI WHS
Heritage Recognition	Not Listed
Resource Type	Residence
Date(s)	Before 1877 (late nineteenth century)
Description	<ul style="list-style-type: none"> • Example of a rural residential property. • Example of a one-and-a-half storey Ontario brick farmhouse with an L-shaped plan. Front facade exhibits a steeply pitched gable with an arched window above the shed roofed enclosed porch and a bay window. The brick building has been clad in stucco. • Set back from Bovaird Drive West located in a small cluster of mid twentieth century rural residential properties on the north side of Bovaird Drive West.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by James Petigrew in 1859 and by the Petigrew Estate in 1877 (Figures 2 and 3). • A farmhouse and orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of BHR 6 (Figure 3).
Photo(s)	
Date of Photo(s)	June 15, 2017

Evaluation of Property- BHR 6		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative example of a late nineteenth century one-and-a-half brick Ontario farmhouse with an L-shaped plan.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.

Evaluation of Property- BHR 6		
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This rural residential property contributes to the rural nature of this portion of Bovaird Drive and supports the rural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – BHR 6	
CHVI Evaluation	BHR 6 has CHVI
Heritage Attributes	Key attributes: One-and-a-half storey brick Ontario farmhouse with an L-shaped plan; cross gabled roof; arched window in the gable on the front façade.




Description of Property- BHR 7	
Street Address	10315 Winston Churchill Boulevard
Resource Name	J.A. Curry House/Lilac Hill
Lot and Concession	Lot 12, Con. VI WHS
Heritage Recognition	Listed; Designated in process
Resource Type	Residence
Date(s)	Built 1828/1829
Description	<ul style="list-style-type: none"> • Example of a rural residential property. • Example of a one-and-a-half storey Georgian style house. The exterior of the house was of clapboard construction was built from local “white pine.” Now clad in stucco. The house has been expanded and includes modern alterations such as new windows and entrance door. • Set back from Winston Churchill Boulevard and is obscured by mature trees.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by James Curry in 1859 and by James A. Currie in 1877 (Figures 2 and 3). • James A. Currie was considered a respected community member and he served time as both a Magistrate for the County of Peel and was Captain of the Norval Volunteer Company. • A farmhouse is illustrated on the 1859 Tremaine’s map (Figure 2). • A farmhouse, barn, two orchards, and a long laneway are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of BHR 7. • Settled by the Currie family from Ireland in 1819. Farmed until 1970 when the house and land was severed. (http://lmmontgomerynorval.com/contacts.html)
Photo(s)	
	
Date of Photo(s)	December 5, 2017

Evaluation of Property- BHR 7		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	An early example of one-and-a-half storey frame Georgian style farmhouse built in 1828/1829.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	✓	The Curry family was one of the most prominent and longstanding families in Chinguacousy Township. The property is associated with James A. Currie who was considered a respected community member and he served time as both a Magistrate for the County of Peel and was Captain of the Norval Volunteer Company.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This rural residential property contributes to the rural nature of this portion of Winston Churchill Boulevard and supports the rural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – BHR 7	
CHVI Evaluation	BHR 8 has CHVI
Heritage Attributes	Key attributes: One-and-a-half storey Gregorian style house; timber-frame construction




Description of Property- BHR 8	
Street Address	10827 Winston Churchill Boulevard
Resource Name	-
Lot and Concession	Lot 14, Con. VI WHS
Heritage Recognition	Not Listed
Resource Type	Residence
Date(s)	Mid-nineteenth century
Description	<ul style="list-style-type: none"> • Example of a rural residential property. • Example of a two storey timber-frame farmhouse with a medium pitched gable roof and a three bay facade. The form, massing and symmetry suggest the house to be a vernacular Georgian style house. The windows appear to be twelve-over-twelve sash windows, typical of a Georgian style house. • Set back from Winston Churchill Boulevard, southeast of the railway tracks, the house is heavily obscured by mature trees.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Duncan McNicol in 1859 and by John Orr in 1877 (Figures 2 and 3). • A farmhouse, barn, and an orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of BHR 8.
Photo(s)	 <p>(Source: Brampton Heritage Board 2012)</p>
Date of Photo(s)	-

Evaluation of Property- BHR 8		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative example of a mid-nineteenth two storey timber-frame vernacular Georgian style house.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.

Evaluation of Property- BHR 8		
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This rural residential property contributes to the rural nature of this portion of Winston Churchill Boulevard and supports the rural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – BHR 8	
CHVI Evaluation	BHR 8 has CHVI
Heritage Attributes	Key attributes: Two storey vernacular Gregorian style house; timber-frame construction; symmetrical three bay façade; twelve-over-twelve sash windows



Description of Property- CHL 1	
Street Address	11722 Mississauga Road
Resource Name	Dolson Farm
Lot and Concession	Lot 17, Con. V WHS
Heritage Recognition	Designated (By-law 327-2013)
Resource Type	Farmscape
Date(s)	Built in the 1890s
Description	<ul style="list-style-type: none"> • Example of a rural residential property. • Example of a two-and-a-half storey Queen Anne style house. The structure is clad in red brick laid out in a stretcher bone configuration. The hip roof has several projections and gable ends with decorative vergeboard and paired windows. Wooden brackets decorate the roofline. The fenestration is varied with some one-over-one sash windows with radiating brick voussoirs and rusticated stone sills. The window and door openings are segmentally arched. The facade features a wraparound porch with turned posts and decorative woodwork. • House sits close to Mississauga Road surrounded by mature trees. • The house contributes to the farm complex on the property composed of a vernacular barn clad in vertical board, silo, and outbuildings. • This house is currently abandoned, however there is an occupied 1950s one storey bungalow also within the parcel.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by William D. Dolson 1859 and 1877 (Figures 2 and 3). • James A. Currie was considered a respected community member and he served time as both a Magistrate for the County of Peel and was Captain of the Norval Volunteer Company. • A farmhouse is illustrated on the 1859 Tremaine’s map (Figure 2). • A farmhouse, barn, two orchards, and a long laneway are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of CHL 1 (Figure 3). • William D. Dolson received this farm and property around 1831. After William’s death, his sons sold the property to Joseph McClure. It is likely that the McClure’s built the extant farmhouse in 1890. This farm remained in the McClure family until 1924. • The property is associated with the Dolson’s, a well-known family integral to the settling of the Township of Chinguacousy. They worked in agriculture, breeding award-winning cattle, hogs and sheep. (By-law 327-2013)
Photo(s)	

		
Date of Photo(s)	December 5, 2017	

Evaluation of Property- CHL 1

1. The property has design value or physical value because it :		
<i>Ontario Heritage Act Criteria</i>	✓	<i>Analysis</i>
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	A rare example of a well-designed late nineteenth century Queen Anne house with an irregular plan.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		<i>Analysis</i>
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	✓	This property is associated with early Brampton settlers, particularly the Dolson family, a well-known family in the Township of Chinguacousy. Members of the family worked in agriculture, breeding award-winning cattle, hogs and sheep.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Mississauga Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.


Results of Heritage Assessment – CHL 1

CHVI Evaluation	CHL 1 has CHVI
Heritage Attributes	Key attributes: Queen Anne style architecture; irregular plan, red brick cladding in stretcher bond configuration; stone foundation; hip roof with flat section; gable ends with



Results of Heritage Assessment – CHL 1	
	decorative vergeboard and paired windows; wood brackets; one over one windows with brick labels; radiating voussoirs; rusticated window sills; segmentally arched window and door openings; wraparound porch with turned posts and decorative woodwork; front screened by planting of mature coniferous and deciduous trees (By-law 327-2013)



Description of Property- CHL 2	
Street Address	11248 Mississauga Road
Resource Name	-
Lot and Concession	Lot 16, Con. V WHS
Heritage Recognition	Listed
Resource Type	Farmscape
Date(s)	Before 1859 (early to mid-nineteenth century)
Description	<ul style="list-style-type: none"> • Example of a rural residential property. • Example of a one-and-a-half storey red brick Gothic Revival farmhouse with two storey additions of unknown date. The gables and dormers have been decorated with vergeboard. The bay window has a mansard-type roof. The windows have painted projecting ear dropped brick voussoirs. The decorative brick accents have been painted white. • The house, set back from Mississauga Road, contributes to the farm complex on the property composed of two vernacular barns clad in vertical board and outbuildings ancillary to farming.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Thomas Langhlin 1859 and by William D. Dolson in 1877 (Figures 2 and 3). • A farmhouse is illustrated on the 1859 Tremaine’s map, in the vicinity of CHL 2 (Figure 2). • A farmhouse and an orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of CHL 2 (Figure 3). • The property is associated with the Dolsons, a well-known family integral to the settling of the Township of Chinguacousy. They worked in agriculture, breeding award-winning cattle, hogs and sheep. Samuel Dolson has been attributed to this property, a well-known sheep breeder. • The farmhouse is one of two surviving Dolson properties.
Photo(s)	

		
Date of Photo(s)	June 15 and December 5, 2017	

Evaluation of Property- CHL 2



1. The property has design value or physical value because it :		
<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	An early example of a one-and-a-half storey brick Gothic Revival farmhouse built in the early to mid-nineteenth century.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	✓	This property is associated with early Brampton settlers, particularly the Dolson family, a well-known family in the Township of Chinguacousy. Members of the family worked in agriculture, breeding award-winning cattle, hogs, and sheep.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Mississauga Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 2	
CHVI Evaluation	CHL 2 has CHVI



Results of Heritage Assessment – CHL 2	
Heritage Attributes	Key attributes: One-and-a-half storey Gothic Revival farmhouse; decorative bargeboard on the gables and dormers; projecting ear dropped brick voussoirs; decorative brick accents



Description of Property- CHL 3	
Street Address	9752 Mississauga Road
Resource Name	Kilbarry Farm
Lot and Concession	Lot 9, Con. V WHS
Heritage Recognition	Not Listed
Resource Type	Farmscape
Date(s)	Early to mid-twentieth century
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • Example of an early to mid-twentieth century two storey red brick vernacular farmhouse with an L-shaped plan, low cross-gabled roof, rectangular shaped windows and straight stone window accents. • The house, set far back from Mississauga Road, contributes to the farm complex on the property composed of two large barns clad in vertical board (one gambrel roof with cupolas, one gable roof), silo, and an outbuilding ancillary to farming, and a tree lined laneway.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Thomas McClure in 1859 and 1877 (Figures 2 and 3). • A laneway was flanked by a farmhouse to the south and a barn to the north on the 1877 <i>Illustrated Historical Atlas</i> map (Figure 3). A brick house is illustrated on the 1909 NTS map. The existing house likely replaced an earlier house on the property. • The property is associated with the McClures, a well-known prominent and longstanding family integral to the settling of the Township of Chinguacousy.
Photo(s)	
	
Date of Photo(s)	June 15 and December 5, 2017


Evaluation of Property- CHL 3

1. The property has design value or physical value because it :

Evaluation of Property- CHL 3		
<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative style of a two storey brick vernacular farmhouse with an L-shaped plan built in the early to mid-twentieth century.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	✓	This property is associated with early Brampton settlers, particularly the McClure family, a well-known family in the Township of Chinguacousy.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Mississauga Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 3	
CHVI Evaluation	CHL 3 has CHVI
Heritage Attributes	Key attributes: Two storey vernacular brick farmhouse with stone lintels and an L-shaped plan



Description of Property- CHL 4	
Street Address	709 Mayfield Road
Resource Name	-
Lot and Concession	Lot 17, Con. V WHS
Heritage Recognition	Not Listed
Resource Type	Farmscape
Date(s)	Built between 1909 and 1922
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • Example of an early to mid-twentieth century two storey red brick vernacular farmhouse with a rectangular shaped plan, low hipped roof, rectangular shaped windows and concrete lintels. • The house, set back from Mayfield Road is obscured by mature trees, contributes to the farm complex on the property composed of a barn clad in horizontal board and two outbuildings.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by John Clarridge in 1859 and by Joesph Mothersill in 1877 (Figures 2 and 3). • A farmhouse and orchard is illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the vicinity of CHL 4 (Figures 3). • The 1909 NTS map (Figure 4) shows a frame farmhouse and by 1922 a brick farmhouse is illustrated (Figure 7).
Photo(s)	
Date of Photo(s)	June 15, 2017

Evaluation of Property- CHL 4	
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1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative style of a two storey vernacular brick farmhouse with a rectangular-shaped plan built between 1909 and 1922.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.



2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield,		This property is not known to meet this criterion at this

Evaluation of Property- CHL 4		
information that contributes to an understanding of a community or culture, or;		time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Mayfield Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 4	
CHVI Evaluation	CHL 4 has CHVI
Heritage Attributes	Key attributes: Two storey farmhouse with a rectangular-shaped plan.



Description of Property- CHL 5	
Street Address	2660 Wanless Drive
Resource Name	-
Lot and Concession	Lot 16, Con. VI WHS
Heritage Recognition	Not Listed
Resource Type	Farmscape
Date(s)	Built between 1931 and 1942
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • Example of an early to mid-twentieth century two-and-a-half storey red brick simple Edwardian style farmhouse with an L-shaped plan, steep end gable roof, rectangular shaped windows, and a verandah that spans the front façade. • The house, set back from Wanless Drive and obscured by mature trees, contributes to the farm complex on the property composed of two barns, one with a fieldstone foundation and clad in vertical board, a silo, and a split rail fence.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Charles Brandon in 1859 and by James McClure in 1877 (Figures 2 and 3). • A farmhouse and orchard are illustrated on 1877 <i>Illustrated Historical Atlas</i> map (Figure 3) at the crossroads of Wanless Drive and Heritage Road- a distance from CHL 5. • The available NTS mapping shows a farm complex extant by 1942 (Figure 9). The barn may be an earlier structure that was not illustrated on mapping. • The property is associated with the McClures, a well-known prominent and longstanding family integral to the settling of the Township of Chinguacousy.
Photo(s)	
Photo(s)	

Date of Photo(s)	December 5, 2017
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Evaluation of Property- CHL 5	
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1. The property has design value or physical value because it :

<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative example of a two-and-a-half storey red brick vernacular Edwardian style farmhouse built between 1931 and 1942.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.


3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Mayfield Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 5	
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CHVI Evaluation	CHL 5 has CHVI
Heritage Attributes	Key attributes: Two-and-a-half storey red brick simple Edwardian style farmhouse; L-shaped plan, steep end gable roof; rectangular shaped windows; a verandah that spans the front façade; barn with the field stone foundation




Description of Property- CHL 6	
Street Address	10869 Heritage Road
Resource Name	-
Lot and Concession	Lot 15, Con. V WHS
Heritage Recognition	Not Listed
Resource Type	Farmscape
Date(s)	Built after 1922 (mid-twentieth century)
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • Example of a mid-twentieth century two storey brick vernacular farmhouse with a rectangular plan and a cross gabled roof. • The house, set far back from Heritage Road, contributes to the farm complex on the property composed of a gambrel roofed barn, two outbuildings, and mature trees.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Robert Beatty in 1859 and 1877 (Figures 2 and 3). • A laneway flanked by a farmhouse to the south and a barn to the north is illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the general vicinity of CHL 6 (Figure 3). • The 1909 and 1922 NTS maps show this location comprising of a frame farmhouse (Figures 4 and 7).
Photo(s)	
Date of Photo(s)	June 15, 2017

Evaluation of Property- CHL 6		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative style of a two storey vernacular brick farmhouse built in the mid-twentieth century.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an		This property is not known to meet this criterion at this time.

Evaluation of Property- CHL 6		
understanding of a community or culture, or;		
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Heritage Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 6	
CHVI Evaluation	CHL6 has CHVI
Heritage Attributes	Key attributes: Two storey vernacular brick farmhouse; rectangular shaped plan; cross-gabled roof; gambrel roof barn



Description of Property- CHL 7	
Street Address	10510 Heritage Road
Resource Name	McNichol's Cemetery
Lot and Concession	Lot 14, Con. VI WHS
Heritage Recognition	Not Listed; Designation in process
Resource Type	Cemetery (unmarked)
Date(s)	Unknown
Description	<ul style="list-style-type: none"> • Example of Inactive heritage cemetery, not operated by The City of Brampton • The location of the cemetery is unknown. Proposed by William Perkins Bull as situated in open pasture field, about 33m south the CNR tracks. The City of Brampton has the cemetery recorded at 367m west along CNR tracks from Heritage Road.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Duncan McNicol in 1859 and Jonathan Cameron in 1877 (Figures 2 and 3). • Duncan McNicol had built a house on Lot 15, Con. VI W by present day 10618 Heritage Road. There is a modern house at this location today. There was a blacksmith, cheese factory, orchard, and farmhouse in 1877 on Lot 15. A cemetery is not directly illustrated on Lot 14 or 15. The meaning of the "figure 8" symbol illustrated on both Lots 14 and 15 is unknown and is not represented in the 1877 references. • Archived documentation suggests the dates of the gravestones demonstrate the cemetery existed by 1877. In the 1930s William Perkins Bull recorded it as "A little family cemetery in an open pasture field about 200 feet south to the C.N.R. tracks, one mile east of Norval station. The stones, in an open field, one upright other flat slabs on the ground. Nothing surrounding the plot except a few low shrubs over the graves and a few ground-hog holes penetrating the surface of the plot. The farm formerly belonged to Duncan McNicol." (https://haltonpeel.ogs.on.ca/mcnichol/) • In the 1970s, the grave markers were removed and placed in a cairn to Alloa Cemetery. Monument bases remained to mark the position of the graves on Lot 14 until 2006 when the bases were removed and the land ploughed and planted with crop (https://haltonpeel.ogs.on.ca/mcnichol/)
Photo(s)	 <p>1877 Illustrated Historical Atlas of the County of Peel (Walker & Miles)</p>



Evaluation of Property- CHL 7

1. The property has design value or physical value because it :

<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative example of a rural historic Euro-Canadian cemetery.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	✓	Associated with an early settler in the area.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.

Evaluation of Property- CHL 7


3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;		The property is not known to meet this criterion at this time.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 7

CHVI Evaluation	CHL7 has CHVI
Heritage Attributes	Key attributes: location of unmarked plots in Lot 14, Con.6 WHS



Description of Property- CHL 8	
Street Address	10475 Heritage Road
Resource Name	-
Lot and Concession	Lot 13, Con. V WHS
Heritage Recognition	Not Listed
Resource Type	Farmscape
Date(s)	Late nineteenth to early twentieth century
Description	<p>Inactive. The property has been abandoned.</p> <ul style="list-style-type: none"> • Example of an agricultural property. • Example of a two storey frame vernacular farmhouse with a rectangular plan and a steeply pitched hipped roof. • The house, set far back from Heritage Road and obscured by mature trees, contributes to the farm complex on the property composed of a large barn, outbuildings, two silos, and a woodlot.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Eben. Anthony in 1859 and by the Estate of James Anthony in 1877 (Figures 2 and 3). • The farm complex is situated along a watercourse. A laneway flanked by a farmhouse to the north and two orchards are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the general vicinity of CHL 8 (Figure 3). • The 1909 NTS map shows this location comprising of a frame farmhouse (Figure 4).
Photo(s)	
Date of Photo(s)	December 5, 2017

Evaluation of Property- CHL 8		
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1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	Representative style of two storey frame vernacular farmhouse with a rectangular-shaped plan built in the late nineteenth or early twentieth century.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.



2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.

Evaluation of Property- CHL 8		
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Heritage Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 8	
CHVI Evaluation	CHL8 has CHVI
Heritage Attributes	Key attributes: Two storey vernacular frame farmhouse; rectangular shaped plan




Description of Property- CHL 9	
Street Address	10294 (10378) Heritage Road
Resource Name	-
Lot and Concession	Lot 12, Con. VI WHS
Heritage Recognition	Listed
Resource Type	Farmscape
Date(s)	Built in the 1850s
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • The house is not visible from Heritage Road. It has been documented as a one storey 1850s Classical Revival Farmhouse (Brampton Heritage Board 2012). • The house, set very far back from Heritage Road, contributes to the farm complex on the property composed of a large barn, outbuildings, and two silos, and mature trees.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Samuel Curry (Currie) in 1859 and 1877 (Figures 2 and 3). • A farmhouse is illustrated set back from the road on the 1859 Tremaine's map, in the general vicinity of CHL 9 (Figure 2). • A laneway flanked by a farmhouse on the south and a barn and orchard on the north are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the general vicinity of CHL 9 (Figure 3). • The 1909 NTS map shows this location comprising of a frame farmhouse (Figure 4).
Photo(s)	
	 <p style="text-align: center;">Aerial view of the CHL 9 (Source: Google Maps, 2017)</p>
Date of Photo(s)	June 15, 2017

Evaluation of Property- CHL 9		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	An early example of a Classical Revival farmhouse
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	✓	This property is associated with early prominent Brampton settlers, particularly the Curry family, a well-known family in the Township of Chinguacousy.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Heritage Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 9	
CHVI Evaluation	CHL9 has CHVI
Heritage Attributes	Key attributes: One storey Classical Revival farmhouse



Description of Property- CHL 10	
Street Address	9673 Heritage Road ⁸
Resource Name	Magill Farmhouse ⁹
Lot and Concession	Lot 9, Con. V WHS
Heritage Recognition	Listed
Resource Type	Farmscape
Date(s)	Before 1859 (mid-nineteenth century)
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • The house is obscured by mature trees from Heritage Road. • It is a one-and-a-half storey brick vernacular five bay farmhouse with rectangular shape and a gable roof. It comprises Italianate design elements including a symmetrical composition and a projecting frontispiece, Gothic – like gable, strongly accented corners, and brick corbelling beneath the cornice. The brick accents have been painted white. • The house, set far back from Heritage Road, contributes to the farm complex on the property composed of a large barn and other outbuildings.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by James Magill in 1859 and 1877 (Figures 2 and 3). • A farmhouse is illustrated set back from the road on the 1859 Tremaine’s map, in the general vicinity of CHL 10 (Figure 2). • A laneway flanked by two orchards, a farmhouse, and barn on its north side are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the general vicinity of CHL 10 (Figure 3). • The 1909 NTS map shows this location comprising of a brick farmhouse (Figure 4).
Photo(s)	
Date of Photo(s)	December 5, 2017

Evaluation of Property- CHL 10		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	An early and rare example of a one-and-a-half storey vernacular brick farmhouse with Italianate design elements including a frontispiece.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.


⁸ Listed as 9763 Heritage Road. Civic address photographed in field review is 9673 Heritage Road.

⁹ Also referred to as Magill farmhouse.

Evaluation of Property- CHL 10		
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Heritage Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 10	
CHVI Evaluation	CHL 10 has CHVI
Heritage Attributes	Key attributes: One-and-a-half storey brick vernacular five bay farmhouse with rectangular shape and a gable roof; symmetrical composition and a projecting frontispiece; Gothic – like gable; strongly accented corners; brick corbelling beneath the cornice



Description of Property- CHL 11	
Street Address	9496 Heritage Road
Resource Name	Laidlaw Farm
Lot and Concession	Lot 8, Con. VI WHS
Heritage Recognition	Not Listed
Resource Type	Farmscape
Date(s)	Built between 1909 and 1922
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • Two-and-a-half storey brick vernacular farmhouse with rusticated concrete window lintels and sills. • The house, set close to Heritage Road, contributes to the farm complex on the property composed of a large barn, outbuildings, mature trees, and is surrounded by orchards. There is also the foundation remnant of an earlier large barn.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Aaron Laidlaw in 1859 and 1877 (Figures 2 and 3). • A farmhouse is illustrated on the 1859 Tremaine's map, in the general vicinity of CHL 11 (Figure 2). • A farmhouse and an orchard to the west are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the general vicinity of CHL 11 (Figure 3). • The 1909 NTS map shows this location comprising of a frame farmhouse (Figure 4). In 1922 the frame house is illustrated with a brick house constructed close-by to the original house, to the north (Figure 7). • Lot 8, Con. IV, has been in the Laidlaw family since 1855. Mark Laidlaw, owner in 2012, stated the Aaron Laidlaw (written as Leadley in the Land Registry) was the first family to own the property and had opened a mill shown on the 1859 Tremaine's map (Stantec 2012).
Photo(s)	
Date of Photo(s)	December 5, 2017

Evaluation of Property- CHL 11		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	A representative example of a two-and-a-half storey vernacular farmhouse.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.

Evaluation of Property- CHL 11

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	✓	This property has been in the Laidlaw family for over 150 years and retains its nineteenth century land use as an apple farm. The Laidlaw family is associated with apple growing in Chinguacousy Township.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.



3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Heritage Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 11

CHVI Evaluation	CHL 11 has CHVI
Heritage Attributes	Key attributes: Two-and-a-half storey vernacular farmhouse; heritage trees (orchard)




Description of Property- CHL 12	
Street Address	9463 Heritage Road
Resource Name	-
Lot and Concession	Lot 8, Con. V WHS
Heritage Recognition	Not Listed
Resource Type	Farmscape
Date(s)	Built after 1922 (mid-twentieth century)
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • Two-and-a-half storey brick late vernacular Queen Anne style farmhouse with flat stone lintels and sills, broad gables, and multi-sloped roof. • The house, set close to Heritage Road, contributes to the farm complex on the property composed of modern barns, three silos and other outbuildings. There are some orchard trees, perhaps remnant of the nineteenth century orchard.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by in the Estate of A. Scott (dec.) in 1859 and John Laidlaw in 1877 (Figures 2 and 3). • A farmhouse and orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the general vicinity of CHL 12 (Figure 3). • The 1909 and 1922 NTS maps show this location comprising of a frame farmhouse (Figures 4 and 7).
Photo(s)	
	
Date of Photo(s)	June 15 and December 5, 2017

Evaluation of Property- CHL 12

Evaluation of Property- CHL 12		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act Criteria</i>	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	A representative example of a brick late vernacular Queen Anne style farmhouse built in the mid-twentieth century.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	✓	This property is associated with the Laidlaw family, early settlers in the Brampton area.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Heritage Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 12	
CHVI Evaluation	CHL 12 has CHVI
Heritage Attributes	Key attributes: Two-and-a-half storey vernacular red brick Queen Anne style farmhouse; flat stone lintels and sills; broad gables; multi-sloped roof; remnants of the nineteenth century orchard (historical trees)



Description of Property- CHL 13	
Street Address	2472 Bovaird Drive West
Resource Name	Greensward House ¹⁰ (Listed as the William McClure Farmhouse)
Lot and Concession	Lot 11, Con. V WHS
Heritage Recognition	Designated
Resource Type	Farmscape
Date(s)	Before 1877 (late nineteenth century)
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • A unique two-and-a-half storey brick farmhouse with a symmetrical facade with two projecting frontispieces. Design elements of the Italianate style include paired brackets below the eaves, brick corbelling beneath the gables, paired rounded window openings surrounded by brick voussoirs and projecting eyebrow-like rounded brick headers. • The house in the northeast corner of Bovaird Drive and Heritage Road, set back but facing Bovaird Drive West, contributes to the farm complex on the property composed of outbuildings, a large T-shaped barn, and remnants of the original orchard.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Thomas Greensward in 1859 and Isaac Greensward in 1877 (Figures 2 and 3). • A farmhouse and orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the general vicinity of CHL 13 (Figure 3). • The 1909 NTS map shows this location comprising of a brick farmhouse (Figure 4).
Photo(s)	
Date of Photo(s)	June 15, 2017


Evaluation of Property- CHL 13		
1. The property has design value or physical value because it :		
<i>Ontario Heritage Act</i> Criteria	✓	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	A unique two-and-a-half storey brick farmhouse built in the late nineteenth century with Italianate design elements including a symmetrical facade with two projecting frontispieces.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.

¹⁰ AMEC (2010) noted a discrepancy in the resource name

Evaluation of Property- CHL 13		
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.
2. The property has historical value or associative value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;		This property is not known to meet this criterion at this time.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Bovaird Drive West and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 13	
CHVI Evaluation	CHL 13 has CHVI
Heritage Attributes	<ul style="list-style-type: none"> Key attributes: two-and-a-half storey brick farmhouse with a symmetrical facade with two projecting frontispieces, Italianate style design elements which include paired brackets below the eaves; brick corbelling beneath the gables; paired rounded window openings surrounded by brick voussoirs and projecting eyebrow-like rounded brick headers; remnants of the nineteenth century orchard (historical trees)



Description of Property- CHL 14	
Street Address	2591 Bovaird Drive West
Resource Name	Robert Currie Farmhouse
Lot and Concession	Lot 10, Con. VI WHS
Heritage Recognition	Designated (By-law 180-2015)
Resource Type	Farmscape
Date(s)	Before 1877 (late nineteenth century)
Description	<ul style="list-style-type: none"> • Example of an agricultural property. • A one-and-a-half storey brick Gothic Revival farmhouse. It features an asymmetrical front facade, multiple gables, bay window, painted voussoirs, gabled lancet window, two-over-two sash windows, front door with square transom window and sidelights, portico with columns and brackets, gable fretwork, and two tall chimneys. The house has several rear additions. The one-and-a-half storey tail exhibits the Ontario Gothic Cottage style and may pre-date the residence. • The house is on the south side of Bovaird Drive West, just west of Heritage Road. It is set back but facing Bovaird Drive West. The house contributes to the farm complex on the property composed of a silo and large gabled barn with a field stone foundation, and some ancillary wood frame structures.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by Samuel Currie in 1859 and by Robert Currie in 1877 (Figures 2 and 3). • A farmhouse, two barns, and orchard are illustrated on the 1877 <i>Illustrated Historical Atlas</i> map in the general vicinity of CHL 14 (Figure 3). • The 1909 NTS map shows this location comprising of a brick farmhouse (Figure 4). • James Currie settled on the lot in 1816 where he built a homestead and mill. The east half of the lot was sold to Samuel Currie in December 1850. Robert Currie bought the lot in 1876. James Currie received the lot in Robert Currie's will. He sold the lot to Peter H. Laird in 1884. Laird sold the property to Andrew McClure in 1887. The 1891 Census Return indicates Andrew McClure and family lived in a brick house on this property. The lot was sold to Louis Hamilton Laird in 1904 (Brampton Heritage Board 2013).
Photo(s)	

		
Date of Photo(s)	June 15 and December 5, 2017	

Evaluation of Property- CHL 14

1. The property has design value or physical value because it :

<i>Ontario Heritage Act Criteria</i>		Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	✓	A representative example of a two-and-a-half storey brick Gothic Revival Ontario farmhouse.
ii. displays a high degree of craftsmanship or artistic merit, or;		This property is not known to meet this criterion at this time.
iii. demonstrates a high degree of technical or scientific achievement.		This property is not known to meet this criterion at this time.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	✓	This property is associated with the Currie's (sometimes spelled Curry), the Laird's and the McClure's, all early settlers in the Brampton area.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;		This property is not known to meet this criterion at this time.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		This property is not known to meet this criterion at this time.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>		Analysis
i. is important in defining, maintaining or supporting the character of an area;	✓	This agricultural property contributes to the rural nature of this portion of Heritage Road and supports the agricultural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	✓	The preserved farmhouse and agricultural landscape serve as a physical link between the past and the present.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 14

CHVI Evaluation	CHL 14 has CHVI
Heritage Attributes	Key attributes: Gothic Revival design influences, red masonry construction; side gable roof with two front gables; gable fretwork; 2-over-2 sash windows; pointed arch window in front facing façade; bay window with eave brackets; portico with columns decorative





Results of Heritage Assessment – CHL 14	
	wood carvings and eave brackets; front entrance with transom and sidelights; asymmetrical front façade; arched voussoirs; stone sills; agricultural landscape including mature vegetation, a barn, silo and outbuilding (Brampton Heritage Board 2013)



Description of Property- CHL 15	
Street Address	2838 Bovaird Drive West
Resource Name	Laird House (Listed as the Pettigrew Estate)
Lot and Concession	Lot 11, Con. VI WHS
Heritage Recognition	Listed (Designation under Part IV in progress)
Resource Type	Residence
Date(s)	Built 1886
Description	<ul style="list-style-type: none"> • Example of a rural residential property. • Built in 1886 on the footprint of the original homestead. • Example of a two storey red brick Italianate style house including low pitched hipped roof, overhanging eaves, decorative paired brackets under an ornamental cornice, decorative diamond-patterned frieze, bay windows, and a small one storey entry porch with decorative millwork. It has a three bay front facade, voussoirs, wood window shutter, and corbelled chimney. The entranceway is embellished by a muntin-divided, segmentally arched transom with a buff brick voussoir and moulded double doors with round-headed glass panels and uniquely decorated doorknobs. • Board and batten rear addition, construction date unknown. • East side of property hosts a ravine containing a Credit River tributary. • Property located within the Provincial Greenbelt Plan and adjacent to a place of worship. • Property includes a gambrel roof barn clad in metal and has a stone foundation, four outbuildings, mature vegetation and remnants of a large stone foundation. • Set back from Bovaird Drive West with mature trees and vegetation. • Currently part of a commercial complex.
Historical Summary	<ul style="list-style-type: none"> • The lot was owned by James Pettigrew in 1859 and by the Peter Laird in 1877 (Figures 2 and 3). Peter Laird purchased the lot in 1840. • The property is connected to the Laird and Lucy Maud Montgomery families. The Lairds are a well-know United Empire Loyalist farming family. A homestead for one of the first families in the area. The Lairds owned this property for over 140 years. Peter Laird was a building contractor. • The Lairds operated a carpentry business in Norval where known for building homes and barns in the area. • It contributes to the understanding and history of the agricultural community of Norval. • A farmhouse and orchard are illustrated on the 1877 historical atlas map. • (Brampton Heritage Board 2016)



<p>Photo(s)</p>	
	 <p>1859 Tremaine's map- Peter Laird's first brick house. Lost to a fire in 1885.</p>
<p>Date of Photo(s)</p>	<p>December 5, 2017</p>

Evaluation of Property- CHL 15

<p>1. The property has design value or physical value because it :</p>		
<p><i>Ontario Heritage Act Criteria</i></p>	<p>✓</p>	<p>Analysis</p>
<p>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;</p>	<p>✓</p>	<p>Built in 1886, the house is a representative example of a two storey Italianate style farmhouse.</p>
<p>ii. displays a high degree of craftsmanship or artistic merit, or;</p>	<p>✓</p>	<p>Its ornate detailing and decoration displays a high degree of craftsmanship possessed by the Laird family who built the structure.</p>
<p>iii. demonstrates a high degree of technical or scientific achievement.</p>		<p>This property is not known to meet this criterion at this time.</p>
<p>2. The property has historical value or associative value because it:</p>		
<p><i>Ontario Heritage Act Criteria</i></p>		<p>Analysis</p>
<p>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;</p>	<p>✓</p>	<p>This property is associated with the Laird family, early settlers in the Brampton area. Settled by Peter Laird, the family lived on the land for over 140 years.</p>
<p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;</p>	<p>✓</p>	<p>This property is historically linked to the historic hamlet of Norval, just west of the property.</p>
<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>✓</p>	<p>This house was built by the Laird family, who were well known for building high-quality structures in the area.</p>
<p>3. The property has contextual value because it:</p>		
<p><i>Ontario Heritage Act Criteria</i></p>		<p>Analysis</p>

Evaluation of Property- CHL 15		
i. is important in defining, maintaining or supporting the character of an area;	✓	This rural residential property contributes to the rural nature of this portion of Bovaird Drive and supports the rural character of area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;		The property is not known to meet this criterion at this time.
iii. is a landmark.		The property is not known to meet this criterion at this time.

Results of Heritage Assessment – CHL 15	
CHVI Evaluation	CHL 15 has CHVI
Heritage Attributes	Key attributes: Italianate architectural style; two storey height; low pitched hipped roof; red brick cladding; overhanging eaves; wood soffit; wood frieze with detailing; wood fascia; wood dentil bedmould; wood sash windows; wood shutters; voussoirs; corbelled chimney; bay windows with bell case roof and decorative paired wood brackets; porch with square columns and decorative millwork; side porch with square posts and decorative millwork; gambrel roofed barn; fieldstone wall; mature trees and vegetation; set back from Bovaird Drive West (Brampton Heritage Board 2016)



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7.0 BRAMPTON HERITAGE HEIGHTS MAPPING OF KNOWN CULTURAL HERITAGE RESOURCES

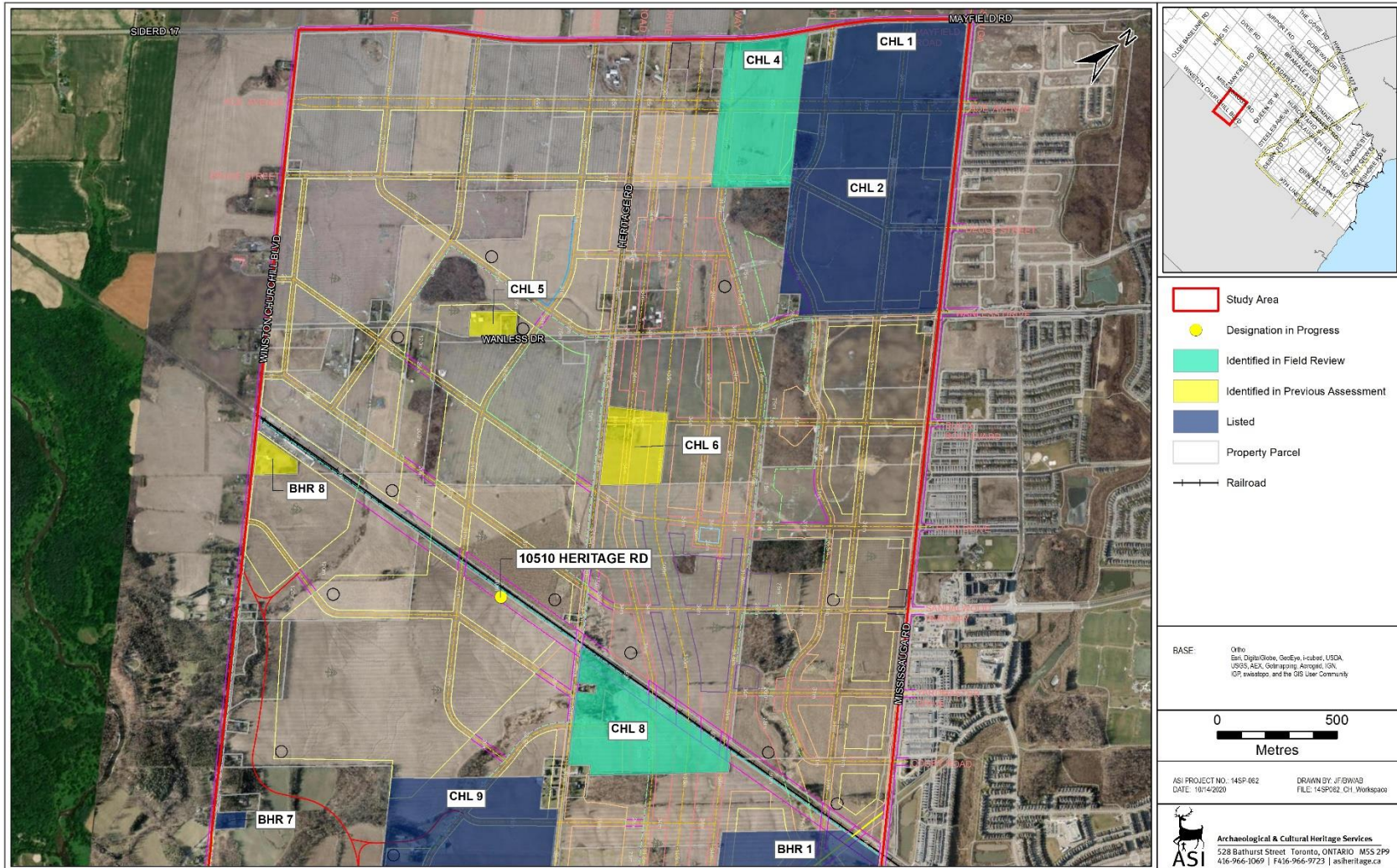


Figure 12: Location of Cultural Heritage Resources within and/or Adjacent to the Study Area overlaid on Land Use Plans (Sheet 1)

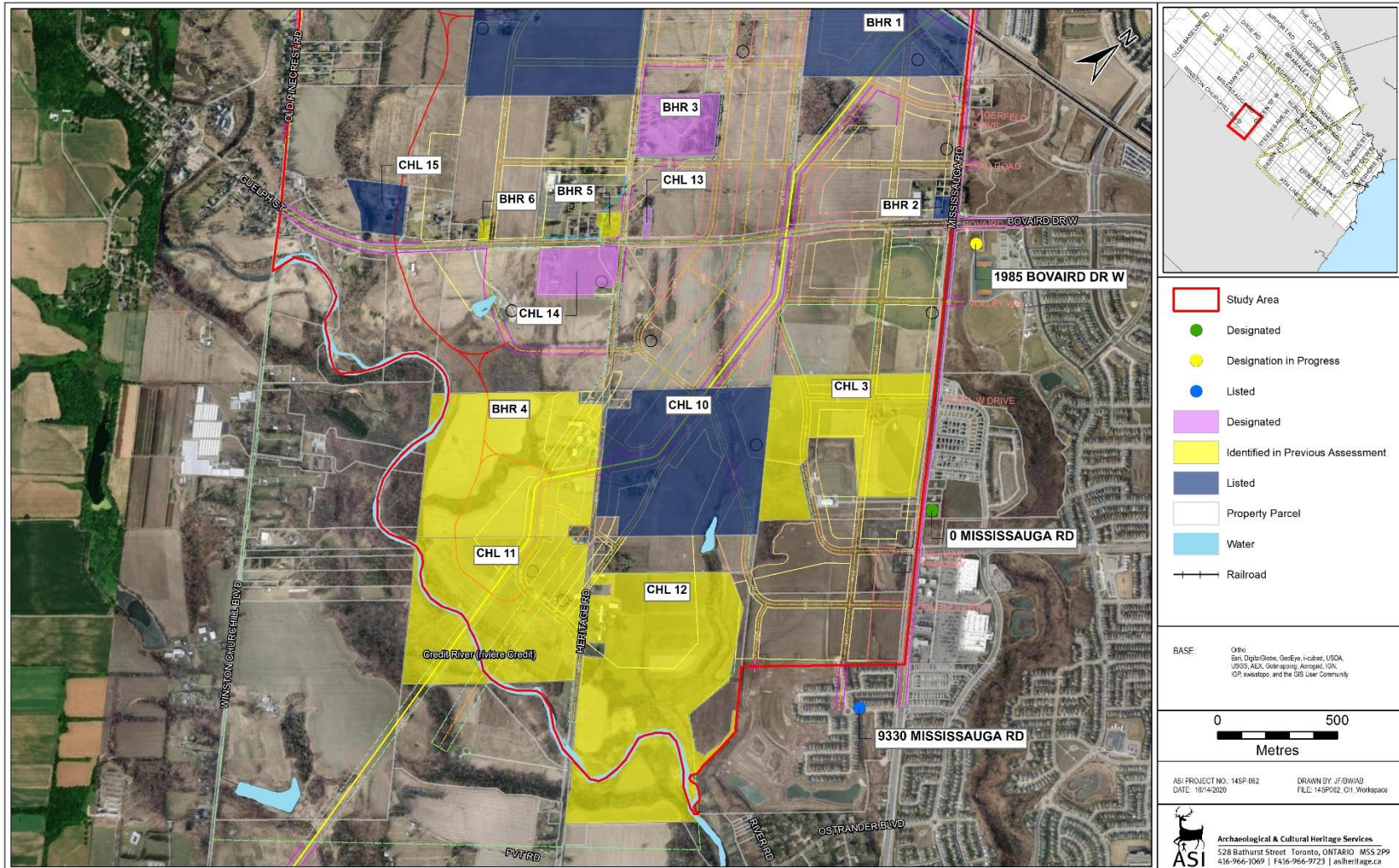
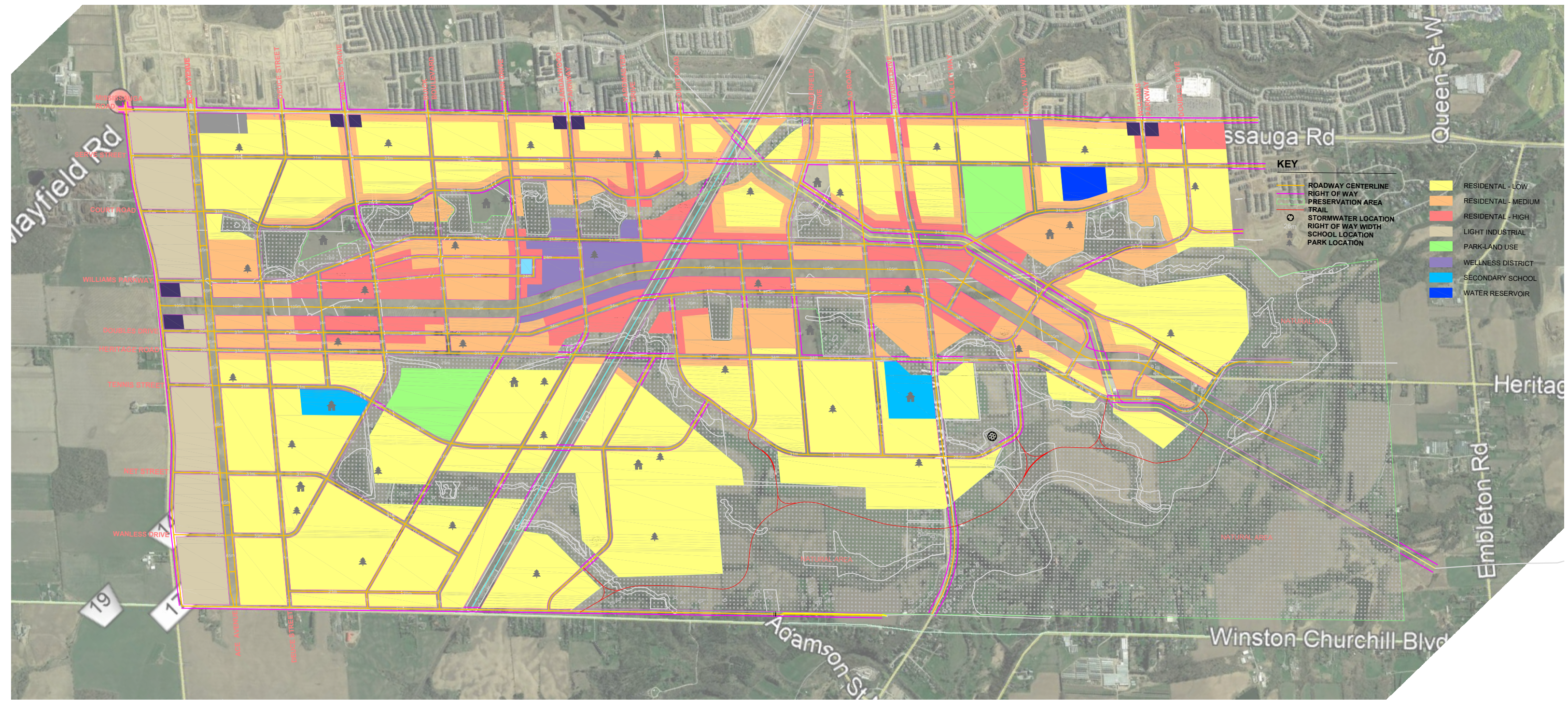


Figure 13: Location of Cultural Heritage Resources within and/or Adjacent to the Study Area overlaid on Land Use Plans (Sheet 2)

Appendix A: Heritage Heights Land Use Plans





Mayfield Rd

Issauga Rd

Queen St-W

Heritag

Embleton Rd

Winston Churchill Blvd

Adamson St

19

17

MISSISSAUGA ROAD

SERVE STREET

COURT ROAD

WILLIAMS PARKWAY

DOUBLES DRIVE

HERITAGE ROAD

TENNIS STREET

NET STREET

WANLESS DRIVE

ACE AVENUE

STACE STREET

EL CANS DRIVE

BOTH EVARD

WILSON DRIVE

WILSON PARKWAY

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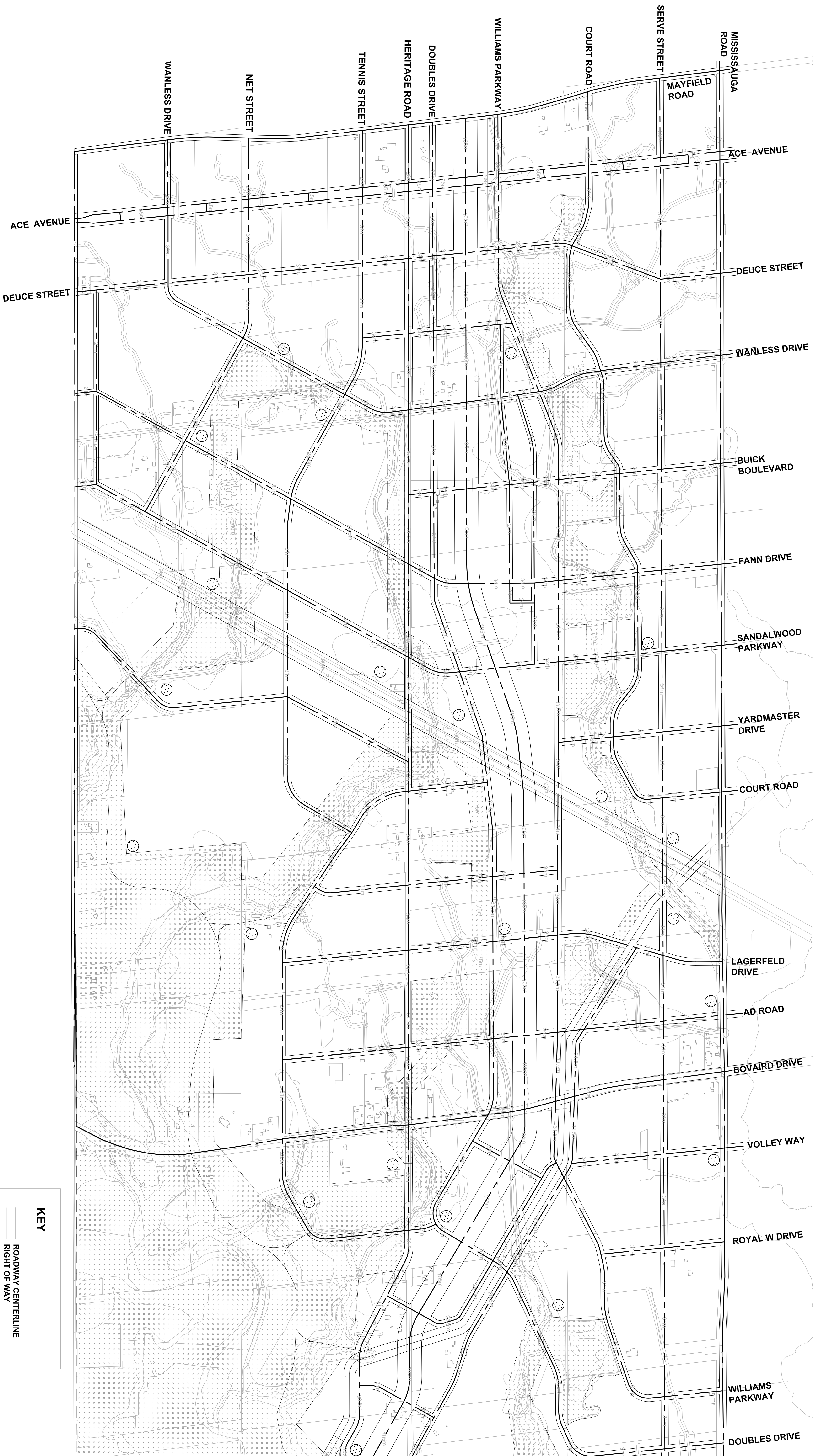
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KEY

- ROADWAY CENTERLINE
- RIGHT OF WAY
- PRESERVATION AREA
- TRAIL
- STORMWATER LOCATION
- RIGHT OF WAY WIDTH

26m

HERITAGE HEIGHTS

TRANSPORTATION PLAN

PROJECT NUMBER: 2020.03.10
DRAWN BY: BPAW
CHECKED BY: JMM
DATE: 2020.03.10

SUBMITTAL

SCALE: 1 inch = 200 METERS

0 200 400

SHEET NUMBER: #####

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