

**NOTICE**

In accordance with procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises, located at 9393 McLaughlin Road North in the City of Brampton, in the Province of Ontario:

**NOTICE OF INTENTION TO DESIGNATE**

TAKE NOTICE that the Council of the City of Brampton intends to designate the property situated at 9393 McLaughlin Road North in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18.

**DESCRIPTION OF PROPERTY**

The Fletcher House at 9393 McLaughlin Road North consisted a one-and-a-half storey, mud-brick dwelling clad in brick veneer with a one-and-a-half storey red-brick addition on the east façade, both of which were once part of a larger historic farmstead. On April 25th, 2022, the building was subjected to a fire and was subsequently demolished.

The property is situated on a 9.3-acre parcel located on the east side of McLaughlin Road North between Williams Parkway West to the north and Queen Street West to the south. The irregularly shaped lot directly abuts the north side of the CNR main line and, in addition to the lost dwelling, contains a curved entrance driveway and mature vegetation. The property is oriented towards McLaughlin Road North and set well back from the street front. Fletcher's Creek defines the rear (east) property line.

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION**

The property at 9393 McLaughlin Road North is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the two categories of historical/associative value and contextual value.

**Design/Physical Value**

The property at 9393 McLaughlin Road North was a rare and early example of a mud-brick dwelling associated with the early settlement period of Peel County. Although mud-brick dwellings were a significant building typology in the early settlement period of Ontario, few remain extant. The bricks for the principle block of the Fletcher House were most likely made on-site and constructed from clay taken

from the excavations from the basement. For early settlers to Peel County, the use of unfired brick as a building material was not only due to its economy, but also the adoption of a construction method brought to North America by the first generation of settlers who had arrived from the UK.

The building at 9393 McLaughlin Rd N has lost all of its Design or Physical value as a result of a fire on April 25th, 2022 and subsequent demolition.

### **Historical/Associative Value**

The property has historical or associative value as it is associated with the Fletcher family who were one of the first families to settle in the former Chinguacousy Township, a pioneer settlement which was first surveyed in 1819. In 1823, Robert Fletcher and his wife Elizabeth purchased 100 acres, or the west half of Lot 7 in the 1st Concession West of Hurontario Street, from Robert Scott, the original patent holder. In 1853, Robert Fletcher sold a right-of-way across his farm to the Toronto & Guelph Railway, which later became the Grand Trunk Railway. In 1856, the rail company constructed a Brampton station and rail line, which crossed Fletcher's property.

The Fletcher family has long been part of the Brampton community from the early 1830's to the present day. They represented the values of hard work, family and faith throughout all this time.

### **Contextual Value**

The property also has contextual value as it is directly associated with the early settlement of Brampton and its agricultural past. The house is associated with an area known as "Buffy's Corners", a small crossroads settlement, which in 1834 was renamed the village of Brampton. The Fletchers were one of the first pioneer families to establish their homestead in this area, and the remaining mud brick structure serves as a physical link to Brampton's early settlement period.

Post fire, the property retains its Contextual value due to its connection to Fletcher's Creek.

### **DESCRIPTION OF HERITAGE ATTRIBUTES**

The building has suffered severe loss of Design or Physical value due to fire. Salvaging the original clay and mud bricks and the building's framing timbers can result in a potential partial reconstruction or commemorative exhibit/ structure/sculpture on the site. Designation with updated list of Heritage Attributes is recommended:

- Red-brick veneer (as may be salvaged)
- Rock-faced stone lintels (as may be salvaged)
- Mud/straw infill bricks (as may be salvaged)
- Timber framing members (as may be salvaged)
- Proximity of the property to Fletcher's Creek.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please email Harsh Padhya, Heritage Planner, at [Harsh.Padhya@brampton.ca](mailto:Harsh.Padhya@brampton.ca) to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on the date that is within 30 days of the publication of this notice.

Date: 31/03/2023

Peter Fay, City Clerk  
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