

# Appendix D

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## Cultural Heritage Resource Assessment & Cultural Heritage Evaluation Report

April 30, 2021

Prepared for



**BRAMPTON**  
Flower City

Prepared by



**IBI GROUP**



**CULTURAL HERITAGE RESOURCE ASSESSMENT:  
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

**EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT**

**NEW TRANSIT MAINTENANCE FACILITY  
TRANSIT PROJECT ASSESSMENT PROCESS**

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

**FINAL REPORT**

Prepared for:

**IBI Group**  
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Toronto, ON M9W 0C9

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REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

**EXECUTIVE SUMMARY**

Archaeological Services Inc. (ASI) was contracted by IBI Group to conduct a Cultural Heritage Resource Assessment for the New Transit Maintenance Facility Transit Project Assessment Process (TPAP). The project involves the construction of a new Brampton Transit Maintenance Facility to be built on the west side of Highway 50, immediately south of Cadetta Road. The study area is generally located in an agricultural context with industrial facilities to the north and a railroad marshalling yard to the east.

The results of background historical research and a review of secondary source material revealed a study area with a rural land use history dating back to the early nineteenth century. A field review was conducted for the entire study area to confirm the location of previously identified cultural heritage resources and to document newly discovered ones.

Background research, data collection, and field review was conducted for the study area and it was determined that two cultural heritage resources are located within or adjacent to the New Transit Maintenance Facility study area. Based on the results of the assessment, the following recommendations have been developed:

1. Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
2. The proposed undertaking is anticipated to result in direct impacts to the farmscape at (CHR 1) including the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition. A resource-specific CHER and HIA should be completed for CHR 1 by a qualified heritage professional as per City of Brampton Official Plan clause 4.10.1.11 and to fulfill TPAP requirements. The CHER should be completed prior to the completion of the TPAP, and the HIA should be completed as early as possible in detailed design.
3. The proposed undertaking is anticipated to result in indirect impacts to CHR 2 (10307 Clarkway Drive) including grading, tree clearing, and proposed property acquisition adjacent to the identified heritage property. While confined to the adjacent property parcel and not anticipated to result in direct impacts to CHR 2, a resource-specific HIA may be required as per City of



Brampton Official Plan clause 4.10.1.11, however, it is recommended that the City of Brampton consider waiving the requirement for this HIA.

4. 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.
5. This report should be submitted to heritage planning staff at the City of Brampton, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other local heritage stakeholders that may have an interest in this project.



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## 1.0 INTRODUCTION

ASI was contracted by IBI Group to conduct a Cultural Heritage Resource Assessment as part of the New Transit Maintenance Facility Transit Project Assessment Process (TPAP). The project involves the construction of a new Brampton Transit Maintenance Facility to be built on the west side of Highway 50, immediately south of Cadetta Road, in the City of Brampton. The study area is generally located in an agricultural context with industrial facilities to the north and a railway marshalling yard to the west (Figure 1).

The purpose of this report is to identify existing conditions of the New Transit Maintenance Facility study area, present a cultural resource inventory of cultural heritage resources, identify impacts to cultural heritage resources, and propose appropriate mitigation measures. This research was conducted by Kirstyn Allam and Meredith Stewart, under the project management of John Sleath, Cultural Heritage Specialist, and Lindsay Graves, Senior Cultural Heritage Specialist, of the Cultural Heritage Division of ASI.



Figure 1: Location of the study area

Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)



## 2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

### 2.1 Legislation and Policy Context

This cultural heritage assessment considers cultural heritage resources in the context of improvements to specified areas, pursuant to the *Transit Project Assessment Project* (TPAP) and the Ontario *Environmental Assessment Act* (OEAA). This assessment addresses built heritage resources and cultural heritage landscapes over 40 years old. Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

Construction has the potential to affect built heritage resources and cultural heritage landscapes in a variety of ways. Impacts can include direct impacts that result in the loss of resources through demolition, or the displacement of resources through relocation and indirect impacts that result in the disruption of resources by introducing physical, visual, audible, or atmospheric elements that are not in keeping with the resources and/or their setting. Potential impacts on identified built heritage resources and cultural heritage landscapes were identified based on the proximity of a resource to the proposed undertaking.

Although the *Ontario Heritage Act* is the main piece of legislation that determine policies, priorities and programs for the conservation of Ontario's heritage, many other provincial acts, regulations and policies governing land use planning and resource development support heritage conservation including:

- *Planning Act*, which states that “conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” (cultural heritage resources) is a “matter of provincial interest”. The *Provincial Policy Statement*, issued under the *Planning Act*, links heritage conservation to long-term economic prosperity and requires municipalities and the Crown to conserve significant cultural heritage resources.
- *Environmental Assessment Act*, which defines “environment” to include cultural conditions that influence the life of humans or a community. Cultural heritage resources, which includes archaeological resources, built heritage resources and cultural heritage landscapes, are important components of those cultural conditions.

All Ontario government ministries and public bodies prescribed under Ontario regulation 157/10, which includes the Ministry of Transportation, are required to follow the *Standards and Guidelines for Conservation of Provincial Heritage Properties*, prepared under section 25.2 of the *Ontario Heritage Act*, when making any decisions affecting cultural heritage resources on lands under their control. Under the TPAP, the proponent is required to consider whether its proposed transit project could have a potential negative impact on the environment. Under the process an objection can be submitted to the Ministry of the Environment, Conservation and Parks (MECP) about a matter of provincial importance that



relates to the natural environment or has cultural heritage value or interest.”<sup>1</sup> The MECP expects a transit project proponent to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The MECP’s Guide to Environmental Assessment Requirements for Transit Projects (Transit Guide) provides guidance to proponents on how to meet the requirements of O.Reg 231/08 (Ministry of the Environment, Conservation and Parks 2020). The Transit Guide encourages proponents to obtain information and input from appropriate government agency technical representatives before starting the TPAP to assist in meeting the timelines specified in the regulation, including the submission of a draft Environmental Project Report (EPR) for review and comment prior to issuing a Notice of Commencement.

Among the pre-planning activities outlined in Section 4.1 of the Transit Guide, a proponent is advised to conduct studies to:

- identify existing baseline environmental conditions;
- identify project-specific location or alignment (including construction staging, land requirements); and,
- identify expected environmental impacts and proposed measures to mitigate potential negative impacts.

The Ministry of Heritage, Sport, Tourism and Culture Industries is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario and has published two guidelines to assist in assessing cultural heritage resources as part of an environmental assessment: *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980). Accordingly, both guidelines have been utilized in this assessment process.

The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (Section 1.0) states the following:

When speaking of man-made heritage we are concerned with the works of man and the effects of his activities in the environment rather than with movable human artifacts or those environments that are natural and completely undisturbed by man.

In addition, environment may be interpreted to include the combination and interrelationships of human artifacts with all other aspects of the physical environment, as well as with the social, economic and cultural conditions that influence the life of the people and communities in Ontario. The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* distinguish between two basic

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<sup>1</sup> The MECP’s *Guide to Environmental Assessment Requirements for Transit Projects* states that “when dealing with any property of cultural heritage value or interest, “provincial importance” is not restricted to property meeting the criteria as set out under the *Ontario Heritage Act* in *Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance.*” Consideration of provincial importance includes properties that meet the criteria set out in O. Reg 9/06.



ways of visually experiencing this heritage in the environment, namely as cultural heritage landscapes and as cultural features.

The Minister of Tourism, Culture, and Sport has also published *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2014). These *Standards and Guidelines* apply to properties the Government of Ontario owns or controls that have cultural heritage value or interest. For the purpose of this report, the *Standards and Guidelines* provide points of reference to aid in determining potential heritage significance in identification of BHRs and CHLs. While not directly applicable for use in properties not under provincial ownership, the *Standards and Guidelines* are regarded as best practice for guiding heritage assessments and ensure that additional identification and mitigation measures are considered.

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* (2020), make several 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. 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 4.6 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.

Those policies of 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.

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, significant means “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some



significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (Government of Ontario 2020).

For the purposes of this assessment, the following definitions provided within the PPS are used:

A Built Heritage Resource (BHR) 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 Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers” (Government of Ontario 2020:41).

A Cultural Heritage Landscape (CHL) 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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms” (Government of Ontario 2020:42).

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

### **2.1.1 Region of Peel**

The Region of Peel provides cultural heritage policies in Section 3.6 Cultural Heritage of the *Region of Peel Official Plan* (2018). Cultural heritage policies within the *Region of Peel Official Plan* relevant to this assessment include:

## **3.6 Cultural Heritage**

### **3.6.1 Objectives**

- 3.6.1.1 To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage of the region*, for present and future generations.

### **3.6.2 Policies**

It is the policy of the *Regional Council* to:



- 3.6.2.1 Direct the area municipalities to include in their official plan policies for the definition, identification, conservation and protection of *cultural heritage resources* in *Peel*, in cooperation with *the Region*, the conservation authorities, other agencies and aboriginal groups, and to provide direction for their conservation and preservation, as required.
- 3.6.2.2 *Support* the designation of Heritage Conservation Districts in *area municipal official plans*.
- 3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of *cultural heritage resources* in *Peel*, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.
- 3.6.2.4 Require and *support* cultural heritage resource impact assessments, where appropriate, for *infrastructure* projects, including *Region of Peel* projects.
- 3.6.2.5 Direct the area municipalities to require, in their official plans, that the proponents of *development* proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to *cultural heritage resources*.
- 3.6.2.6 Encourage and *support* the area municipalities in preparing, as part of any *area municipal official plan*, an inventory of *cultural heritage resources* and provision of guidelines for identification, evaluation and impact mitigation activities.
- 3.6.2.7 Direct the area municipalities to only permit *development* and *site alteration* on lands containing *archaeological resources* or areas of archaeological potential if the *significant archaeological resources* have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only *development* and *site alteration* which maintain the heritage integrity of the site may be permitted.
- 3.6.2.8 Direct the area municipalities to only permit *development* and *site alteration* on *adjacent lands* to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

## **2.1.2 City of Brampton**

The City of Brampton provides cultural heritage policies in Section 4.10 of the *City of Brampton Official Plan* (2015). Cultural heritage policies relevant to this assessment are provided below:

### **4.10 Cultural Heritage**

#### **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.
- 4.10.1.5 Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the *Ontario Heritage Act*.
- 4.10.1.6 The City will give immediate consideration to the designation of any heritage resource under the *Ontario Heritage Act* if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.
- 4.10.1.7 Designated and significant cultural heritage resources in the City are shown in the Cultural Heritage Map. The Map will be updated regularly without the need for an Official Plan amendment.
- 4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and



stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

- 4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.
- 4.10.1.10 A Heritage Impact Assessment, prepared by a 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. Due consideration will be given to the following factors in reviewing such applications:
- (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
  - (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;
  - (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
  - (iv) Demonstration of the community's interest and investment (e.g. past grants);
  - (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
  - (vi) Planning and other land use considerations.
- 4.10.1.11 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.
- 4.10.1.12 All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:
- (i) On-site retention in the original use and integration with the surrounding or new development;
  - (ii) On site retention in an adaptive re-use;
  - (iii) Relocation to another site within the same development; and,
  - (iv) Relocation to a sympathetic site within the City.
- 4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for



the heritage resource. The documentation shall be made available to the City for archival purposes.

- 4.10.1.15 Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.
- 4.10.1.16 Every endeavour shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the *Ontario Heritage Act*, the Heritage Property Tax Relief Program under the *Municipal Act* and municipal sources.
- 4.10.1.17 The City shall modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.
- 4.10.1.18 The City's "Guidelines for Securing Vacant and Derelict Heritage Buildings" shall be complied with to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.
- 4.10.1.19 Adoption of the Guidelines may be stipulated as a condition for approval of planning applications and draft plans if warranted.

#### **4.10.9 Implementation**

- 4.10.9.2 The City shall use the power and tools provided by the enabling legislation, policies and programs, particularly the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act* and the *Municipal Act* in implementing and enforcing the policies of this section. These shall include but not be limited to the following:
  - (i) The power to stop demolition and alteration of designated heritage properties and resources provided under the *Ontario Heritage Act* and as set out in Section 4.10.1 of this policy;
  - (ii) Requiring the preparation of a Heritage Impact Assessment for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource of Heritage Conservation District;
  - (iii) Using zoning by-law provisions to protect heritage resources by regulating such matters as use, bulk, form, location and setbacks;
  - (iv) Using the site plan control by-law to ensure that new development is compatible with heritage resources;
  - (v) Using parkland dedication requirements to conserve significant heritage resources;
  - (vi) Using density bonuses or the transfer or surplus density rights in exchange for conservations and heritage designation to assist heritage preservations;
  - (vii) Identifying, documenting and designating cultural heritage resources as appropriate in the secondary and block plans and including measures to



- protect and enhance any significant heritage resources identified as part of the approval conditions; and,
- (viii) Using fiscal tools and incentives to facilitate heritage conservation including but not limited to the Community Improvement Plan and Façade Improvement Program pursuant to the *Planning Act*, grants and loans pursuant to the *Ontario Heritage Act*, and heritage property tax reduction/rebate program pursuant to the *Municipal Act*.
  - (ix) Requiring a Heritage Building Protection Plan to be submitted with a planning application if there are built heritage resources on the lands affected by the application that have been identified by the City of Brampton as having priority for preservation. The Heritage Building Protection Plan shall outline measures that the applicant is expected to implement to secure, protect and conserve the heritage resource. In addition to other measures, the City may require that a part of the financial securities for the planning application taken at the time of approval be reserved for the protection of heritage resources.
- 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.
- 4.10.9.6 Financial securities from the owner may be required as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.
- 4.10.9.7 The City may participate, as feasible, in the development of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.
- 4.10.9.8 The City shall consider, in accordance with the *Expropriations Act*, expropriating a heritage resource for the purpose of preserving it where other protection options are not adequate or available.
- 4.10.9.9 The City shall coordinate and implement its various heritage conservation objectives and initiatives in accordance with its Heritage Program.
- 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.
- 4.10.9.12 Municipal, Regional and Provincial authorities shall carry out public capital and maintenance works and development activities involving or adjacent to designated and other heritage resources and Heritage Conservation Districts in accordance with this policy.



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.

4.10.9.15 Impact on significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the City's sign permit application system and the heritage permit under the *Ontario Heritage Act*.

## 2.2 Data Collection and Methodology

During the cultural heritage assessment, all potentially affected cultural heritage resources 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 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 these stages 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 used to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilised during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and experience. During the environmental assessment, a built structure or landscape is identified as a potential cultural heritage resource if it is considered to be 40 years or older, and if the resource satisfies at least one of the following criteria:

### Design/Physical Value:

- 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 demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in each period.

Historical/Associative Value:

- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the City of Brampton; Regional Municipality of Peel; the Province of Ontario; or Canada.
- It yields, or has the potential to yield, information that contributes to an understanding of the history of: the City of Brampton; Regional Municipality of Peel; the Province of Ontario; or Canada.
- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the City of Brampton; Regional Municipality of Peel; the Province of Ontario; or Canada.
- It represents or demonstrates a theme or pattern in Ontario's history.
- It demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.
- It has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historical, social, or cultural reasons or because of traditional use.
- It has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Contextual Value:

- 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.
- There is evidence of previous historical and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.)
- It is of aesthetic, visual or contextual important to the province.

If a resource meets one of these criteria it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, detailed archival research, permission to enter lands containing heritage resources, and consultation is required to determine the specific heritage 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:



Farm complexes:	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 historical 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, structures, and vegetative elements such as tree rows.
Cemeteries:	land used for the burial of human remains.

Results of the data collection and field review are contained in Section 3.0, while Sections 4.0 and 5.0 contain conclusions and recommendations. An inventory of identified cultural heritage resources is provided in Section 7.0, while study area mapping showing the location of identified cultural heritage resources is provided in Section 8.0.



### 3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT

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.

#### 3.1 Background Historical Summary

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including Indigenous and Euro-Canadian land use and settlement.

##### 3.1.1 Indigenous Land Use and Settlement

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the former Toronto Gore Township has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 1 provides a general summary of the history of Indigenous land use and settlement of the area<sup>2</sup>.

**Table 1: Outline of Southern Ontario Prehistory**

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
<b>PALEO-INDIAN PERIOD</b>			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
<b>ARCHAIC</b>			
Early	Nettling, Bifurcate-base	7800-6000 BCE	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BCE	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BCE	Polished/ground stone tools (small stemmed)
<b>WOODLAND PERIOD</b>			
Early	Meadowood	800-400 BCE	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	CE 1400-1600	Tribal differentiation and warfare
<b>POST-CONTACT PERIOD</b>			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	CE 1600-1650	Tribal displacements
Late	Six Nations Iroquois, Ojibwa	CE 1650-1800's	
	Euro-Canadian	CE 1800-present	European settlement

<sup>2</sup> While many types of information can inform the precontact settlement of the City of Brampton, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



The study area is within Treaty 19, the Ajetance Purchase, signed in 1818 between the Crown and the Mississaugas (Crown-Indigenous Relations and Northern Affairs 2016). This treaty, however, excluded lands within one mile on either side of the Credit River, Twelve Mile Creek, and Sixteen Mile Creeks. In 1820, Treaties 22 and 23 were signed which acquired these remaining lands, except a 200 acre parcel along the Credit River (Heritage Mississauga 2012).

### **3.1.2 Historical Euro-Canadian Land Use: Nineteenth-Century Township Survey and Settlement**

Historically, the study area is located in the former Toronto Gore Township, County of Peel in Lot 12, Concession 11 NERN DIV.

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed Indigenous pathways and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers (ASI 2006).

#### *Toronto Gore Township*

The Township of Toronto Gore was established in 1831, and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughan, and Etobicoke. The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first Euro-Canadian settlers took up their lands later in that same year. The first landowners in the township were composed of settlers from New Brunswick, the United States, and also some United Empire Loyalists and their children. The Township of Toronto Gore remained a part of the County of Peel until 1973, and in 1974, the Township became a part of the City of Brampton (Mika and Mika 1977; Armstrong 1985).

#### *Coleraine*

The community of Coleraine is situated on the boundary of Peel and York Regional Municipalities, with Highway 50 passing through the village. Coleraine, previously known as Frogsville, was settled before 1834 by the Raines family and a man named Cole. The name of Coleraine was created through joining of these names. The first school and post office opened in 1853, and a Wesleyan Methodist congregation formed in 1861. The village had a population of approximately 100 people by the late 1870s. Regional government was established in the area in 1971, previously Coleraine had been part of the Township of Vaughan (Mika and Mika 1977).

### **3.2 Review of Historical Mapping**

The 1859 *Tremaine's Map of the County of Peel* (Tremaine 1859) and the 1877 *Illustrated Historical Atlas of the County of Peel* (Walker and Miles 1877) were reviewed to determine the potential for the presence of cultural heritage resources within the study area from the nineteenth century (Figure 2 and Figure 3).



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 about the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases. In addition, the use of historical map sources to reconstruct/predict the location of former features within the modern landscape generally proceeds by using common reference points between the various sources. These sources are then geo-referenced in order to provide the most accurate determination of the location of any property on historical mapping sources. The results of such exercises are often imprecise or even contradictory, as there are numerous potential sources of error inherent in such a process, including the vagaries of map production (both past and present), the need to resolve differences of scale and resolution, and distortions introduced by reproduction of the sources. To a large degree, the significance of such margins of error is dependent on the size of the feature one is attempting to plot, the constancy of reference points, the distances between them, and the consistency with which both they and the target feature are depicted on the period mapping.

Historically, the study area is located in the former Toronto Gore Township, County of Peel in Lot 12, Concession 11 NERN DIV.

Details of historical property owners and historical features in the study area are listed in Table 2.

**Table 2: Nineteenth-century property owner(s) and historical features(s) within the study area**

<i>1859 Tremaine's Map</i>				<i>1877 Illustrated Historical Atlas</i>	
Lot #	Con #	Property Owner(s)	Historical Feature(s)	Property Owner(s)	Historical Feature(s)
12	11	James St. John	Highway 50	Est. of William	Residence
		NERN	Tributary	Kersey	Orchard
		DIV			Highway 50 Tributary

The 1859 *Tremaine's Map* (Figure 2) depicts the study area in a rural agricultural context to the south of the settlement of Coleraine. Highway 50 is depicted as a historically surveyed road following its present alignment, travelling from the northeast to the southwest. A tributary of the Humber River is illustrated as meandering through the western portion of the study area, generally travelling from the north to the south through the lot. The 1877 *Illustrated Historical Atlas* (Figure 3) shows the study area in the same context as earlier mapping. A residence is now depicted in the lot with a small orchard beside it in the northeastern portion of the study area.

In addition to nineteenth-century mapping, historical topographic mapping and aerial photographs from the twentieth century were examined. This report presents maps and aerial photographs from 1919, 1954, and 1994. These do not represent the full range of maps consulted for the purpose of this study but were judged to cover the full range of land uses that occurred in the area during this period.

The twentieth-century mapping reveals that the study area retained a rural, agricultural character throughout the century. The 1919 topographic map (Figure 4) depicts Highway 50 as an unmetalled



roadway that is a county boundary. A telegraph or telephone line follows the alignment of the roadway. The house described earlier is no longer depicted within the northeast portion of the study area. A stone or brick house is depicted near the southeast corner of the study area in the vicinity of extant house (CHR 1). The 1954 aerial photograph (Figure 5) shows that the study area has retained its context. Minimal development has occurred in the area. Outside of the study area a residence in the vicinity of CHR 2 is present. Cadetta Road is now visible north of the study area. The course of the tributary of the Humber River is shown as curving through the western portion of the study area. The 1994 topographic map (Figure 6) illustrates that there had been some development of structures along Cadetta Road in the end of the twentieth century, although the study area itself remains in an agricultural context.



Figure 2: The study area overlaid on the 1859 *Tremaine's Map of the County of Peel*

Base Map: Tremaine (1859)

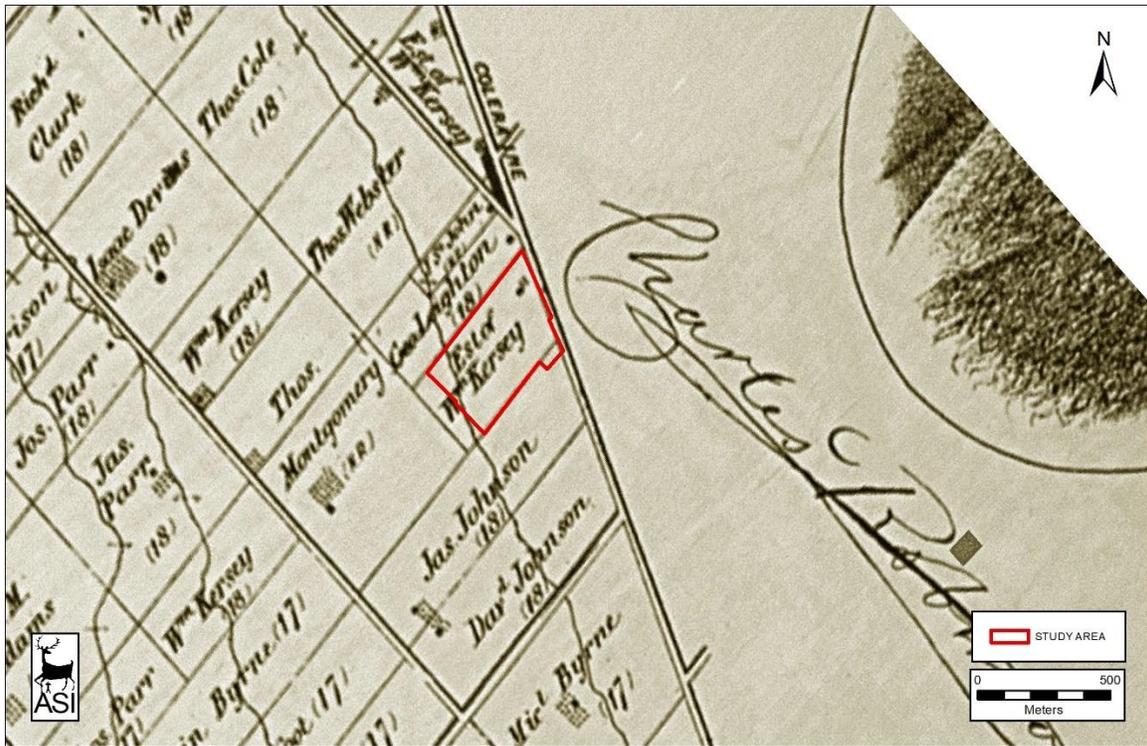


Figure 3: The study area overlaid on the 1877 *Illustrated Historical Atlas*

Base Map: Walker & Miles (1877)

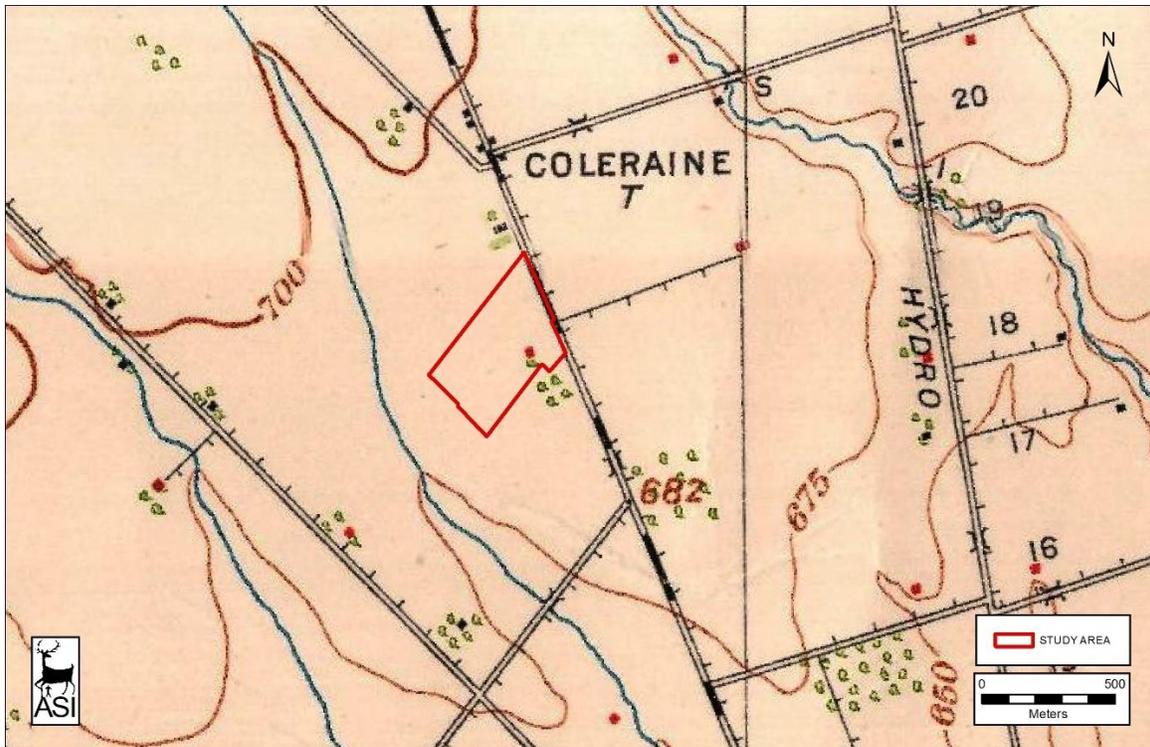


Figure 4: The study area overlaid on the 1919 Bolton NTS map

Base Map: NTS Sheet No. 59 (DMD 1919)





Figure 5: The study area overlaid on the 1954 aerial photograph  
Reference: Plate 437.793 (Hunting Survey Corporation Limited 1954)

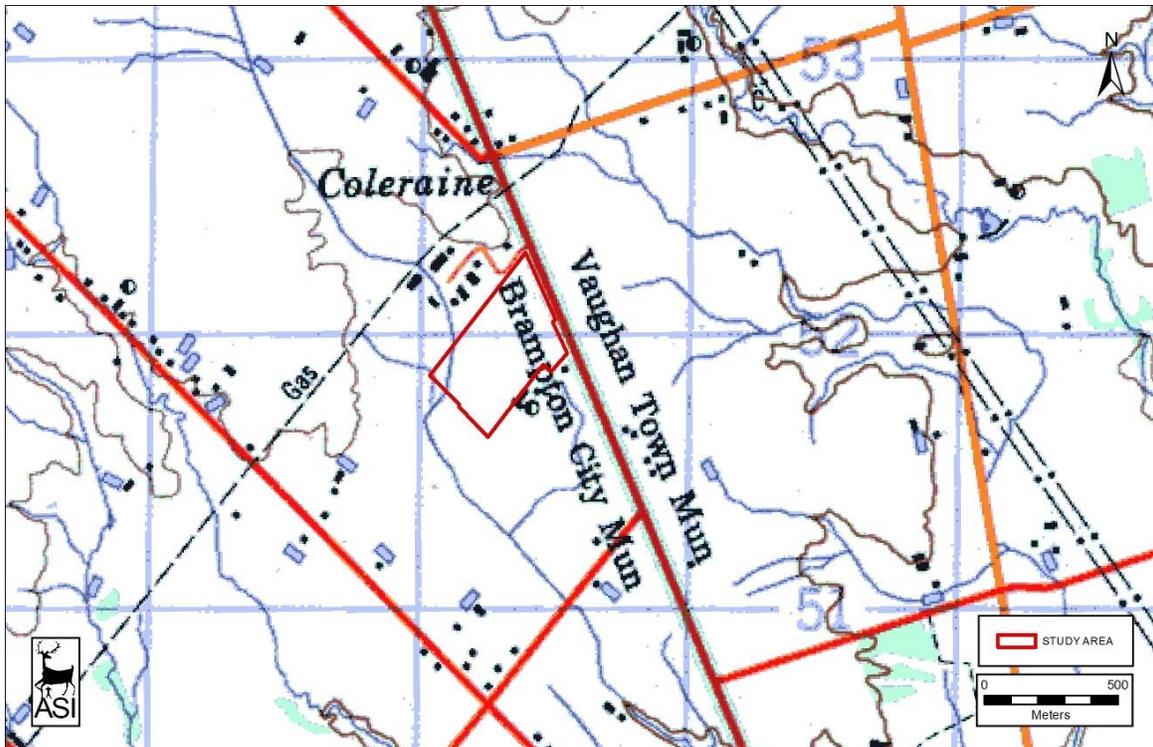


Figure 6: The study area overlaid on the 1994 Bolton NTS map  
Base Map: NTS Sheet No. 30/M-13 (Department of Energy, Mines and Resources 1994)

### 3.3 Existing Conditions

#### 3.3.1 Review of Existing Heritage Inventories

The preliminary identification of existing cultural heritage resources within the study area was undertaken by consulting the following resources (2016):

- The City of Brampton's *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act*<sup>3</sup>;
- The City of Brampton's *Municipal Register of Cultural Heritage Resources*<sup>4</sup>;
- The City of Brampton's Interactive Maps<sup>5</sup>;
- Open Data for the Region of Peel GIS information<sup>6</sup>
- The inventory of Ontario Heritage Trust easements<sup>7</sup>;
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques<sup>8</sup>;
- *Ontario's Historical Plaques* website<sup>9</sup>;
- Inventory of known cemeteries/burial sites in the Ontario Genealogical Society's online databases<sup>10</sup>;
- Parks Canada's, *Canada's Historic Places* website: available online, the searchable register provides information on historic places recognized for their heritage value at the local, provincial, territorial, and national levels<sup>11</sup>;
- Parks Canada's *Directory of Federal Heritage Designations*, a searchable online database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses<sup>12</sup>;
- Canadian Heritage River System. The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage<sup>13</sup>; and,
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites<sup>14</sup>.

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<sup>3</sup> Reviewed 11 October 2019 ([https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Designation\\_Register.pdf](https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Designation_Register.pdf))

<sup>4</sup> Reviewed 11 October 2019 ([https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed\\_Register.pdf](https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed_Register.pdf))

<sup>5</sup> Reviewed 11 October 2019 (<http://maps1.brampton.ca/PlanningViewer/>)

<sup>6</sup> Reviewed 11 October 2019 (<http://opendata.peelregion.ca/data-categories/facilities-and-structures/cemeteries.aspx> and <http://opendata.peelregion.ca/data-categories/facilities-and-structures/landmarks.aspx>)

<sup>7</sup> Reviewed 11 October 2019 (<http://www.heritagetrust.on.ca/en/index.php/property-types/easement-properties>)

<sup>8</sup> Reviewed 11 October 2019 (<https://www.heritagetrust.on.ca/en/index.php/online-plaque-guide>)

<sup>9</sup> Reviewed 11 October 2019 ([www.ontarioplaques.com](http://www.ontarioplaques.com))

<sup>10</sup> Reviewed 11 October 2019 (<http://vitacollections.ca/ogscollections/2818487/data?grd=3186>)

<sup>11</sup> Reviewed 11 October 2019 (<http://www.historicplaces.ca/en/pages/about-apropos.aspx>)

<sup>12</sup> Reviewed 11 October 2019 ([http://www.pc.gc.ca/apps/dfhd/search-recherche\\_eng.aspx](http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx))

<sup>13</sup> Reviewed 11 October 2019 (<http://chrs.ca/the-rivers/>)

<sup>14</sup> Reviewed 11 October 2019 (<http://whc.unesco.org/en/list/>)



In addition, the following stakeholders were contacted to gather information on potential cultural heritage resources, active and inactive cemeteries, and areas of identified Indigenous interest within and/or adjacent to the study area:

- Cassandra Jasinski, Heritage Planner, City of Brampton, was contacted to gather any information on potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication 15 October 2019). A response confirmed the location of the two previously identified cultural heritage resources within and adjacent to the study area. Information was also provided about an intention to designate the property located at 10192A Highway 50.
- Karla Barboza; (A) Team Lead, Heritage, Ministry of Heritage, Sport, Tourism and Culture Industries, was contacted to gather any information on potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication 15 October 2019)<sup>15</sup>. A response confirmed that there are no provincial heritage properties within or adjacent to the study area.
- Kevin De Mille, Heritage Planner, Ontario Heritage Trust, was contacted to gather any information on potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication 15 October 2019). A response confirmed that the Ontario Heritage Trust does not have any conservation easements or Trust-owned property within or adjacent to the study area.
- Paul Willoughby, Recording Secretary of the Brampton Historical Society and former Chair of the Brampton Heritage Board, was contacted to gather any information on potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication on 18 October 2019). A response confirmed that there are no community-identified heritage properties within or adjacent to the study area.

A review of federal registers and municipal and provincial inventories revealed that there are two previously identified resources of cultural heritage value within and adjacent to the New Transit Maintenance Facility study area.

### **3.3.2 New Transit Maintenance Facility Study Area – Field Review**

A field review of the study area was undertaken by John Sleath and Kirstyn Allam, both of ASI, on 17 October 2019, to document the existing conditions of the study area. The field review was preceded by a review of available current and historical aerial photographs and maps (including online sources such as Bing and Google maps). These large-scale maps were reviewed for any potential cultural heritage resources which may be extant in the study area. The existing conditions of the study area are described below (also see Plates 1 – 8), with plate locations mapped in Figure 7.

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<sup>15</sup> Contacted 15 October 2019 at [registrar@ontario.ca](mailto:registrar@ontario.ca).



The study area is located within an agricultural field and municipal works yard to the west of Highway 50. The study area is bordered by Cadetta Road to the north, active agricultural fields to the west and south, and Highway 50 to the east. The study area is approximately 40.6 acres in size.

Industrial and commercial properties are located along Cadetta Road to the north of the study area. To the east of the study area along Highway 50 also are industrial and commercial properties. Highway 50 is a four-lane undivided roadway with gravel shoulders adjacent to the study area. Jameston Holsteins, a commercial agricultural property is located to the south at 10192A Highway 50.



Plate 1: View of Highway 50, looking northwest, adjacent to the study area.



Plate 2: View of Highway 50, looking southeast, adjacent to the study area.



Plate 3: Cadetta Road, looking northeast.



Plate 4: Active agricultural field within the study area.



Plate 5: Agricultural field with Jameston Holsteins in background, looking southeast.



Plate 6: Works yard with Cadetta Road in the left of the photograph, looking east.



Plate 7: Works yard within the study area, looking northeast.



Plate 8: Rear of the property located at 10307 Clarkway Drive, looking west.

### 3.3.3 New Transit Maintenance Facility Study Area– Identified Cultural Heritage Resources

Based on the results of the background research and field review, two cultural heritage resources (CHR) were identified within and/or adjacent to the New Transit Maintenance Facility study area (see Figure 7). The cultural heritage resources include two farmscapes, both of which are listed by the City of Brampton (Table 3). A detailed inventory of these cultural heritage resources within the study area is presented in Section 7.0 and mapping of the features along with photographic plate locations is provided in Section 8.0 of this report.

**Table 3: Summary of built heritage resources (BHR) and cultural heritage landscapes (CHL) in the study area**

Feature	Location	Type	Recognition
CHR 1	10192A Highway 50	Farmscape	Listed (Intention to Designate)
CHR 2	10307 Clarkway Drive	Farmscape	Listed

Feature	Location	Type	Recognition
			NOTE- An HIA completed for this property by ASI in 2016 determined that the property does not retain significant heritage value following an evaluation using <i>O.Reg 9/06</i> (ASI 2016).

### 3.4 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts as outlined in the document entitled *Ontario Heritage Tool Kit* (MTC 2006) which include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Several additional factors are also considered when evaluating potential impacts on identified cultural heritage resources. These are outlined in a document set out by the Ministry of Culture and Communications (now Ministry of Heritage, Sport, Tourism and Culture Industries) and the Ministry of the Environment entitled *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (October 1992) and include:

- Magnitude: the amount of physical alteration or destruction which can be expected;
- Severity: the irreversibility or reversibility of an impact;
- Duration: the length of time an adverse impact persists;
- Frequency: the number of times an impact can be expected;
- Range: the spatial distribution, widespread or site specific, of an adverse impact; and
- Diversity: the number of different kinds of activities to affect a heritage resource.

For the purposes of evaluating potential impacts of development and site alteration, MTC (2010) defines “adjacent” as: “contiguous properties as well as properties that are separated from a heritage property by narrow strip of land used as a public or private road, highway, street, lane, trail, right-of-way, walkway, green space, park, and/or easement or as otherwise defined in the municipal official plan.”



Once a technically preferred preliminary design for the New Transit Maintenance Facility TPAP study area has been identified, the cultural heritage resources identified within and adjacent to the study area will be evaluated against the above criteria and a summary of impact screening results will be provided. Various works associated with infrastructure improvements have the potential to affect cultural heritage resources in a variety of ways and, as such, appropriate mitigation measures for the undertaking need to be considered.

Where any above-ground cultural heritage resources which may be affected by direct or indirect impacts are identified, appropriate mitigation measures should be developed. This may include completing a heritage impact assessment or documentation report, or employing suitable measures such as landscaping, buffering or other forms of mitigation, where appropriate. In this regard, provincial guidelines should be consulted for advice and further heritage assessment work should be undertaken as necessary.

### **3.4.1 Potential Impacts of the Proposed Undertaking**

The proposed undertaking for the New Transit Maintenance Facility TPAP involves the construction of a new Brampton Transit Maintenance Facility to be built on the west side of Highway 50, immediately south of Cadetta Road. The facility will consist of maintenance bays, washing bays, fueling stations, bus parking, office structures, employee parking areas, and roadways. The exact layout of these features was being determined at the time of report completion, however a preliminary concept was used for the purposes of this impact assessment and is provided in Appendix A. Study area mapping with photographic plate locations and the location of identified cultural heritage resources is provided in Figure 7 in Section 8.0. The boundary depicted represents the proposed limit of physical impact and the extent of property acquisition.

Table 4 outlines the potential impacts on all identified cultural heritage resources within and adjacent to the study area.

**Table 4: Preferred Alternative - Potential Impacts to Cultural Heritage Resources**

<b>Feature ID</b>	<b>Potential Impact(s)</b>	<b>Proposed Mitigation Measures</b>
CHR 1	<ul style="list-style-type: none"><li>Impacts to CHR 1 are anticipated to include the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition.</li></ul>	<ul style="list-style-type: none"><li>Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 1.</li><li>Given the cultural heritage value of the farmscape at 10192A Highway 50 and the anticipated impacts to the subject property, a resource-specific Cultural Heritage Evaluation Report (CHER) should be conducted prior to completion of the TPAP.</li><li>A Heritage Impact Assessment (HIA) should be conducted as early as possible during detailed design.</li></ul>



Feature ID	Potential Impact(s)	Proposed Mitigation Measures
CHR 2	<ul style="list-style-type: none"> <li>No direct impacts anticipated as the preferred alternative will be confined to the property adjacent to CHR 2. Indirect impacts to CHR 2 are anticipated to include grading, tree clearing, and proposed property acquisition of the property adjacent to CHR 2.</li> </ul>	<ul style="list-style-type: none"> <li>Staging and construction activities should be suitably planned to avoid impacts to CHR 2.</li> <li>Given the cultural heritage value of the residence at 10307 Clarkway Drive, and the anticipated impacts to the adjacent property, a resource-specific Cultural Heritage Evaluation Report (CHER) should be conducted prior to completion of the TPAP.</li> <li>A Heritage Impact Assessment (HIA) should be conducted as early as possible during detailed design.</li> <li>NOTE- An HIA completed for this property by ASI in 2016 determined that the property does not retain significant heritage value following an evaluation using <i>O.Reg 9/06</i> (ASI 2016). As such, the City of Brampton should consider waiving the HIA for this property.</li> </ul>

The preliminary concept for the proposed undertaking is anticipated to result in direct impacts to the farmscape at 10192A Highway 50 (CHR 1) and indirect impacts to the farmscape at 10307 Clarkway Drive (CHR 2). Direct impacts to CHR 1 are anticipated to include the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition. The entire northern portion of active agricultural land is anticipated to be directly impacted, as are several late twentieth or early twenty-first-century outbuildings directly adjacent to the agricultural fields. The residence and nineteenth-century outbuildings are not anticipated to be directly impacted.

The proposed undertaking is anticipated to result in indirect impacts to CHR 2 (10307 Clarkway Drive) including grading, tree clearing, and proposed property acquisition adjacent to the identified heritage property. While confined to the adjacent property parcel and not anticipated to result in direct impacts to CHR 2, a resource-specific HIA may be required as per City of Brampton Official Plan clause 4.10.1.11. ASI conducted a HIA for the farmscape at 10307 Clarkway Drive in 2016 as part of another project and determined that the farmscape did not retain significant cultural heritage value following an evaluation with *O.Reg 9/06* (ASI 2016). Due to the distance from the residence on Clarkway Drive and the fact that the proposed undertaking is anticipated to be confined to the limits of CHR 2, it is recommended that the City of Brampton consider waiving the requirement for this HIA.

Both identified farmscapes (CHR 1 and 2) are listed by the City of Brampton, and any impacts to them should be avoided where feasible. If impacts to these resources cannot be avoided, a resource-specific CHER and HIA should be conducted to assess the cultural heritage value of the resource prior to alteration. These CHERs should be completed prior to the completion of the TPAP, and the HIAs should be completed as early as possible in detailed design.



## 4.0 CONCLUSIONS

The results of background historical research and a review of secondary source material, including historical mapping, revealed a study area with a rural land use history dating to the early nineteenth century. A review of federal registers and municipal and provincial inventories revealed that there are two previously identified features of cultural heritage value within and adjacent to the New Transit Maintenance Facility study area. No additional resources were identified during field review.

### ***Key Findings***

- A field review of the study area confirmed that there are two cultural heritage resources consisting of two farmscapes (CHR 1 – 2) within or immediately adjacent to the study area;
- The two identified cultural heritage resources are identified in the City of Brampton’s *Municipal Register of Cultural Heritage Resources: ‘Listed’ Heritage Properties* (CHR 1 – 2); and,
- The identified cultural heritage resources are historically and contextually associated with late-nineteenth century land use patterns in the former Toronto Gore Township.

### ***Impact Assessment***

- The proposed undertaking is anticipated to result in direct impacts to the farmscape at (CHR 1) including the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition. The residence and nineteenth-century outbuildings are not anticipated to be directly impacted;
- A resource-specific CHER and HIA should be completed for CHR 1 by a qualified heritage professional as per City of Brampton Official Plan clause 4.10.1.11 and to fulfill TPAP requirements. The CHER should be completed prior to completion of the TPAP, and the HIA should be completed as early as possible in detailed design; and
- The proposed undertaking is anticipated to result in indirect impacts to CHR 2 (10307 Clarkway Drive) including grading, tree clearing, and proposed property acquisition adjacent to the identified heritage property. While confined to the adjacent property parcel and not anticipated to result in direct impacts to CHR 2, a resource-specific HIA may be required as per City of Brampton Official Plan clause 4.10.1.11, however, it is recommended that the City of Brampton consider waiving the requirement for this HIA.



## 5.0 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that two cultural heritage resources are located within or adjacent to the New Transit Maintenance Facility study area. Based on the results of the assessment, the following recommendations have been developed:

1. Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
2. The proposed undertaking is anticipated to result in direct impacts to the farmscape at (CHR 1) including the demolition of several outbuildings on the property, removal of agricultural fields, tree clearing, grading, and property acquisition. A resource-specific CHER and HIA should be completed for CHR 1 by a qualified heritage professional as per City of Brampton Official Plan clause 4.10.1.11 and to fulfill TPAP requirements. The CHER should be completed prior to the completion of the TPAP, and the HIA should be completed as early as possible in detailed design.
3. The proposed undertaking is anticipated to result in indirect impacts to CHR 2 (10307 Clarkway Drive) including grading, tree clearing, and proposed property acquisition adjacent to the identified heritage property. While confined to the adjacent property parcel and not anticipated to result in direct impacts to CHR 2, a resource-specific HIA may be required as per City of Brampton Official Plan clause 4.10.1.11, however, it is recommended that the City of Brampton consider waiving the requirement for this HIA.
4. 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.
5. This report should be submitted to heritage planning staff at the City of Brampton, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other local heritage stakeholders that may have an interest in this project.



## 6.0 REFERENCES

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2006 *Historical Overview and Assessment of Archaeological Potential Don River Watershed, City Of Toronto*.

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City of Brampton

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**7.0 CULTURAL HERITAGE RESOURCE INVENTORY**

**Table 5: Inventory of cultural heritage resources (CHR) in the study area**

Resource	Address/Location	Type	Recognition	Description	Photos
CHR 1	10192A Highway 50	Farmscape	Listed by the City of Brampton with Intention to Designate under Part IV of the <i>OHA</i>	<p>The following description of the property is an excerpt from the Brampton Heritage Board’s Reasons For Designation Report (City of Brampton 2017):</p> <p>...the property at 10192A Highway 50 has design/physical value as a representative example of late-19th century Italianate architecture with Romanesque influences. It exhibits Italianate features including a low-pitched hipped roof with overhanging eaves and paired brackets, rounded headed windows with radiating brick voussoirs, and an asymmetrical front façade. Other distinguishing features include a wraparound porch with decorative woodwork including columns and brackets, one-over-one sash windows with stone sills and shutters and wood decoration above, and a variety of window shapes. The house also features a marble date stone that says “Gore Cottage 1899”.</p> <p>It has historical/associative value because of its association with the Johnston family who were prominent early settlers and pioneers of Toronto Gore Township and several of the Johnston family members were prominent in the community. The house was built during the property’s ownership by James Johnson.</p> <p>The property has contextual value because it maintains, supports, and reflects the early agricultural history of Toronto Gore Township. It is directly associated with the long agricultural history of Brampton and the former Toronto Gore, as well as the building boom of the late 1800s. Gore Cottage is also one of the few remaining vestiges of the former hamlet of Coleraine.</p>	 <p>View of the property at 10192A Highway 50, looking south.</p>  <p>View of the property at 10192A Highway 50, looking east.</p>
CHR 2	10307 Clarkway Drive	Farmscape	Listed by the City of Brampton	<p><b>Historical:</b></p> <ul style="list-style-type: none"> <li>-Residence potentially constructed prior to 1921 by Francis Fenwick (ASI 2016:11)</li> <li>-Structure present in the vicinity in the 1954 aerial photograph.</li> </ul> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>-Residence is a two-and-a-half storey redbrick structure with a hipped gable roof. The house has an single-storey addition on the rear. A long driveway leads from Clarkway Drive to the house.</li> <li>-The long driveway and agricultural fields are consistent with nineteenth-century agricultural patterns.</li> </ul> <p><b>Context:</b></p> <ul style="list-style-type: none"> <li>-Located on the east side of Clarkway Drive, an early transportation route, set back from the road.</li> <li>-Reflects the nineteenth-century settlement along Clarkway Drive.</li> </ul>	 <p>West elevation of the residence on the listed farmscape at 10307 Clarkway Drive.</p>

8.0 CULTURAL HERITAGE RESOURCE MAPPING

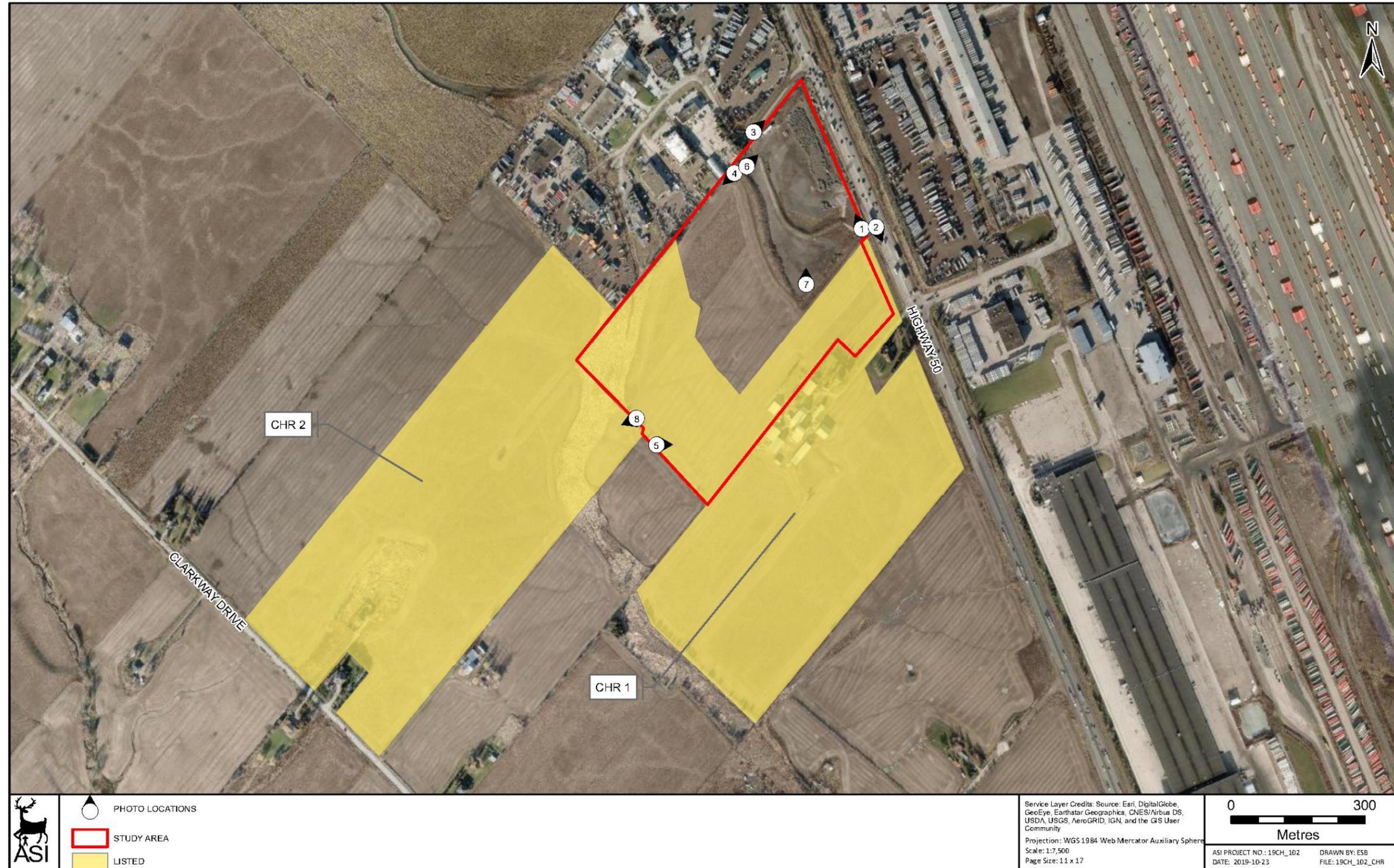
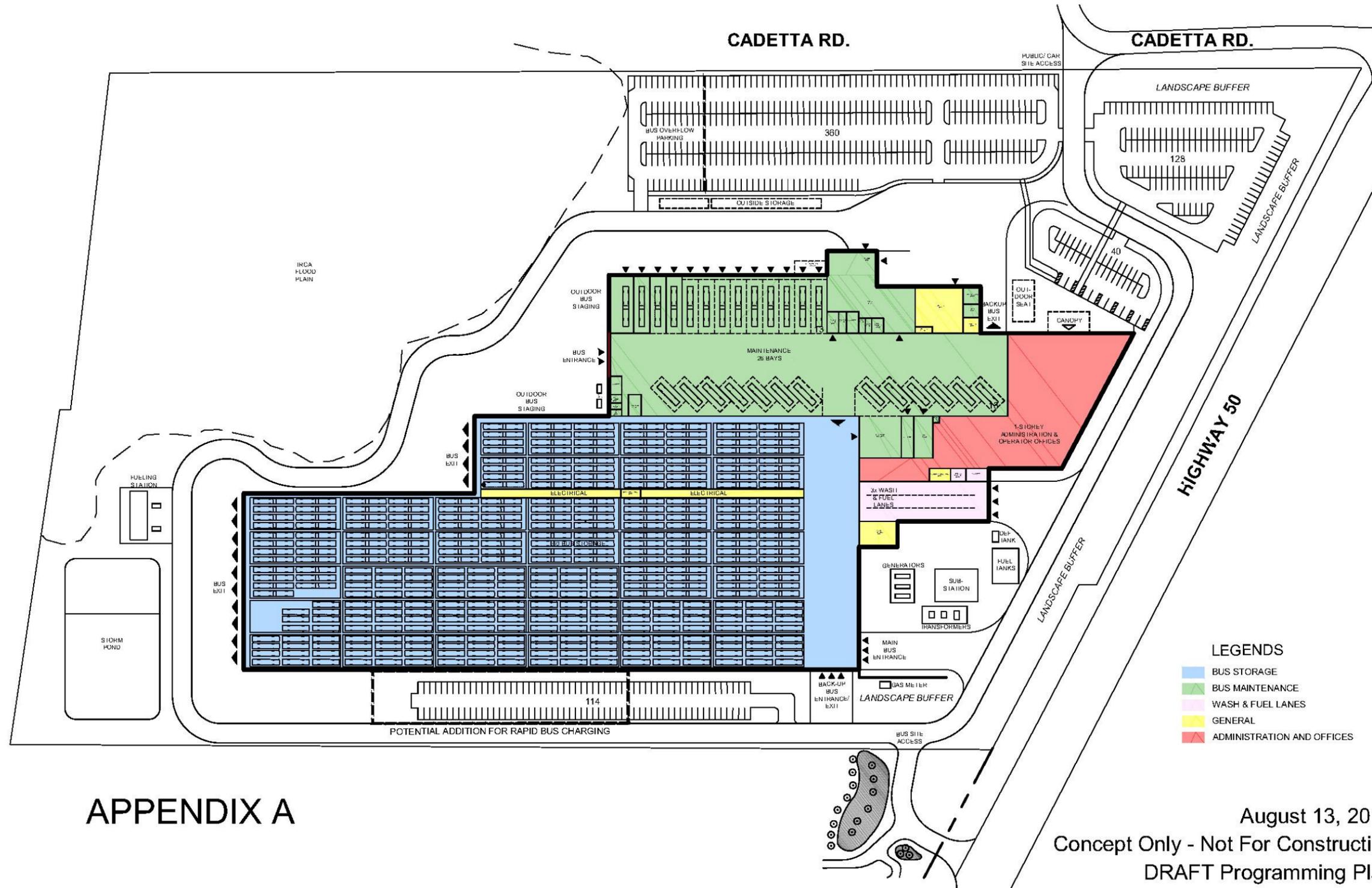


Figure 7: Location of Cultural Heritage Resources and photo plate locations in the study area



**APPENDIX A: PRELIMINARY CONCEPT DRAWING FOR THE PROPOSED UNDERTAKING**



**CULTURAL HERITAGE EVALUATION REPORT**

**10192A HIGHWAY 50**

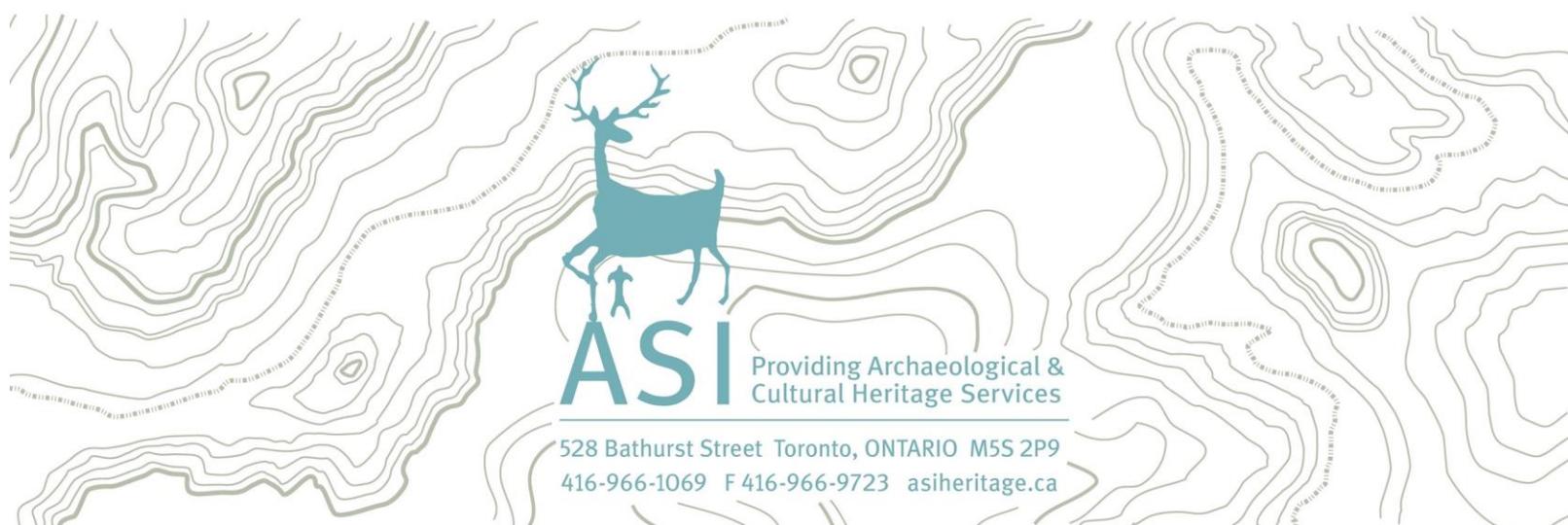
**CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

**FINAL REPORT**

**IBI Group**  
175 Galaxy Blvd. Unit 100  
Toronto ON M9W 0C9

ASI File: 20CH-097

January 2021 (Revised February 2021)



## CULTURAL HERITAGE EVALUATION REPORT

10192A HIGHWAY 50  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL, ONTARIO

### EXECUTIVE SUMMARY

ASI was contracted by IBI Group, on behalf of the City of Brampton, to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 10192A Highway 50 in the City of Brampton, Ontario. The property is located on the west side of Highway 50 and contains a farmscape with a farmhouse, agricultural buildings, silos and agricultural fields. The property is listed on the City of Brampton's Municipal Heritage Register, and is proposed for heritage designation under Part IV of the Ontario Heritage Act.

The property was previously identified as a cultural heritage resource in a Cultural Heritage Resource Assessment (CHRA) conducted as part of the New Transit Maintenance Facility Transit Project Assessment Process (TPAP) (ASI 2021). This CHER has been undertaken as a result of the recommendations of the CHRA. This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06. This evaluation determined that the property has design/physical value as a representative example of an Italianate house with Romanesque Revival influences, historical/associative value for its association with the Johnston family, and contextual value for its role in supporting and maintaining the agricultural character of the area.

The following recommendations are proposed for the property at 10192A Highway 50:

1. A Heritage Impact Assessment (HIA) should be conducted by a qualified heritage professional during the detailed design phase of the proposed work to assess potential impacts and recommend appropriate mitigation measures. The HIA should follow the City of Brampton's *Heritage Impact Assessment Terms of Reference* (City of Brampton n.d.) and should be reviewed and approved by the City of Brampton.
2. This CHER should be submitted by IBI to heritage staff at the City of Brampton and at the Ministry of Heritage, Sport, Tourism and Culture Industries, as well as the Brampton Heritage Board for review and comment. IBI should also submit this CHER to any other relevant heritage stakeholder that has an interest in the project.



## PROJECT PERSONNEL

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## 1.0 INTRODUCTION

ASI was contracted by IBI Group, on behalf of the City of Brampton, to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 10192A Highway 50 in Brampton, Ontario. This CHER is part of the New Transit Maintenance Facility Transit Project Assessment Process (TPAP). The project involves the construction of a new Brampton Transit Maintenance Facility to be built on the west side of Highway 50, immediately south of Cadetta Road. The facility will consist of maintenance bays, washing bays, fueling stations, bus parking, office structures, employee parking areas, and roadways.

The subject property at 10192A Highway 50 is located on the west side of Highway 50 (Figure 1). The property contains a farmscape with a farmhouse, agricultural buildings, silos and agricultural fields. The property is listed on the City of Brampton's Municipal Heritage Register, and is proposed for heritage designation under Part IV of the Ontario Heritage Act. It is privately owned and was identified as a potential cultural heritage resource in the Cultural Heritage Resource Assessment (CHRA) completed for the New Transit Maintenance Facility TPAP (ASI 2021). The subject property is expected to be directly impacted by the proposed maintenance facility. As such, the CHRA recommended further work to determine if this property has cultural heritage value or interest. This CHER is structured to evaluate the cultural heritage value of the subject property based on the evaluation criteria set under Ontario Regulation 9/06.



Figure 1: Location of the subject property

Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License  
(CC-BY-SA)

The research, analysis, and fieldwork were conducted by Laura Wickett, under the senior project direction of Annie Veilleux, both of ASI. This CHER follows the Ministry of Tourism, Culture and Sports' (now administered by the Ministry of Heritage, Tourism, Sport and Culture Industries) *Ontario Heritage*



*Toolkit* (2006a), the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), and the City of Brampton's *Official Plan* (City of Brampton 2015). Research was completed to investigate, document, and evaluate the cultural heritage resources within and adjacent to the study area.

### 1.1. Location and Study Area Description

The property at 10192A Highway 50 in Brampton, Ontario is approximately 14 hectares in size and located on the west side of Highway 50, north of Rutherford Road. The property contains a farmscape, with a red brick farmhouse, a single-car garage, entrance drive, a cluster of agricultural buildings, silos, established trees and agricultural fields (Plate 1 to Plate 36). The cluster of agricultural buildings includes the foundations of two timber-frame barns which were recently removed from the site to be reassembled at another location. One wood-framed storage building, two steel-framed storage buildings and three wood-framed lean-tos were recently demolished<sup>1</sup>. Renderings of one of the barns was provided by the City and has been included in Appendix A. The surrounding area consists of farmland on the west side of Highway 50 with a large freight terminal located across Highway 50 from the subject property (Figure 2). The aerial image shown in Figure 2 does not reflect the recent removal of agricultural buildings. The location plan in Section 3 (Figure 13) depicts existing and removed buildings.

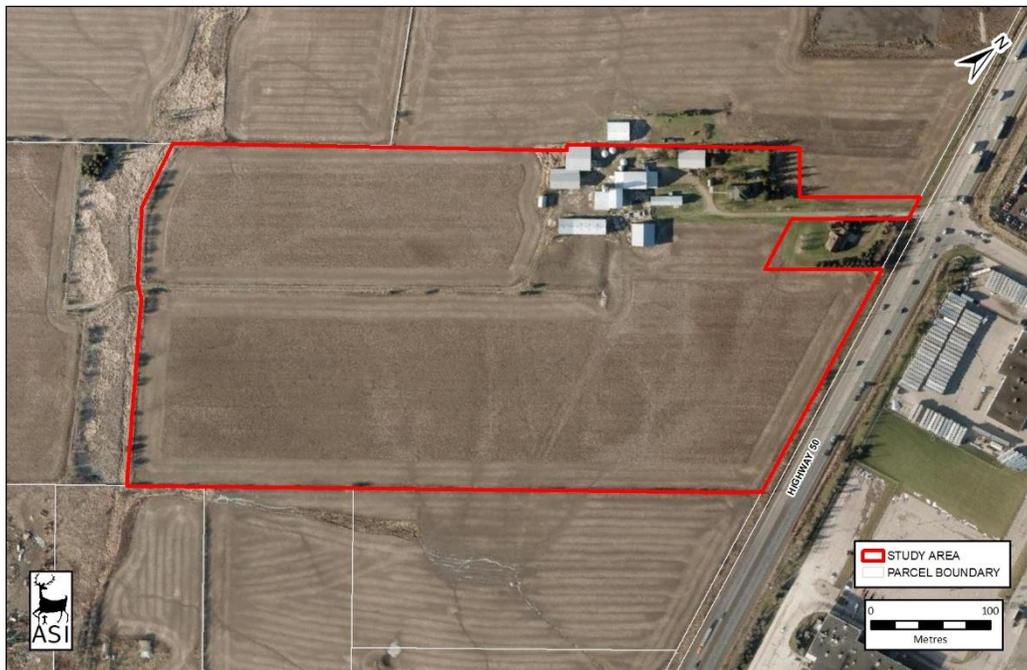


Figure 2: Aerial photo. The property at 10192A Highway 50 is depicted in red.

Base Map: Google

<sup>1</sup> The relocation of the two barns and demolition of other buildings were completed with the approval of the City of Brampton as per the Heritage Demolition Notice of Decision 5 November, 2019. Renderings of one of the barns was provided by the City and has been included in Appendix A.



Figure 3: The property at 10192A Highway 50 (ASI 2021)

## 1.2. Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the Ontario Heritage Act (1990), Section 2(d) of the Planning Act (1990), the *Provincial Policy Statement* (2020a), and the City of Brampton's *Official Plan* (City of Brampton 2015). The study will follow the TPAP as prescribed in *Ontario Regulation 231/08, Transit Projects and Metrolinx Undertakings* under the *Environmental Assessment Act*. Under the TPAP, the proponent is required to consider whether its proposed transit project could have potential negative impact on the environment. Under the process an objection can be submitted to the Ministry of the Environment, Conservation and Parks (MECP) about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest."<sup>2</sup> The MECP expects a transit project proponent to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The MECP's Guide to Environmental Assessment Requirements for Transit Projects ([Transit Guide](#)) provides guidance to proponents on how to meet the requirements of Ontario Regulation 231/08 (Ministry of the Environment, Conservation and Parks 2020). The Transit Guide encourages proponents

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<sup>2</sup> The MECP's *Guide to Environmental Assessment Requirements for Transit Projects* states that "when dealing with any property of cultural heritage value or interest, "provincial importance" is not restricted to property meeting the criteria as set out under the *Ontario Heritage Act* in *Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance.*" Consideration of provincial importance includes properties that meet the criteria set out in O. Reg 9/06.

to obtain information and input from appropriate government agency technical representatives before starting the TPAP to assist in meeting the timelines specified in the regulation, including the submission of a draft Environmental Project Report (EPR) for review and comment prior to issuing a Notice of Commencement.

Among the pre-planning activities outlined in Section 4.1 of the Transit Guide, a proponent is advised to conduct studies to:

- identify existing baseline environmental conditions;
- identify project-specific location or alignment (including construction staging, land requirements); and,
- identify expected environmental impacts and proposed measures to mitigate potential negative impacts.

The following resources were also reviewed in the preparation of this CHER:

- Ontario Heritage Act and Ontario Regulation 9/06 Criteria (1990);
- Planning Act (1990);
- Environmental Assessment Act (1990);
- Provincial Policy Statement (PPS) (2020a);

### 1.3. Cultural Heritage Evaluation Process

The purpose of the CHER is to examine a property as whole, its relationship to surrounding landscapes, and its individual elements. Conducting archival research and site visits inform such an examination. Background information is gathered from heritage stakeholders where available, local archives, land registry offices, local history collections at public libraries, and the Ministry of Heritage, Sport, Tourism and Culture Industries when appropriate. Once background data collection is complete, a site visit is carried out to conduct photographic documentation and site analysis. These components provide a means to soundly establish the resource's cultural heritage value.

The scope of a CHER is guided by the Ministry of Tourism, Culture and Sport's (now administered by the Ministry of Heritage, Tourism, Sport and Culture Industries) *Ontario Heritage Toolkit* (2006b). Generally, CHERs include the following components:

- A general description of the history of a study area as well as a detailed historical summary of property ownership and building(s) development (Section 2.0);
- Historical mapping and photographs (Section 2.0);
- A location plan (Section 3.0);
- A description of the cultural heritage landscape and built heritage resources (Section 3.0);
- Representative photographs of the structure, and character-defining details (Section 3.2);
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria (Section 4.3); and
- A summary of heritage attributes (Section 4.4).



Using background information and data collected during the site visit, the property is evaluated using criteria contained within Ontario Regulation 9/06 of the *Ontario Heritage Act*. The criteria are grouped into the following categories which determine the cultural heritage value or interest of a potential heritage resource in a municipality:

- i) Design/Physical Value;
- ii) Historical/Associative Value; and
- iii) Contextual Value.

Should the structure meet one or more of the above-mentioned criteria, a Heritage Impact Assessment (HIA) is required.

For the purposes of this assessment, the term ‘cultural heritage resources’ is used to describe both built heritage resources and cultural heritage landscapes.

A built heritage resource is defined as the following (Province of Ontario 2020:41):

...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 Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.”

A cultural heritage landscape is defined as the following (Province of Ontario 2020:42):

...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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

With regard to cultural heritage and archaeology resources, significant means “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (Province of Ontario 2020:51).

#### **1.4. Project Consultation**

A number of resources were consulted to confirm the existing or potential cultural heritage value of the property at 10192A Highway 50 and to obtain additional information generally<sup>3</sup>. These resources include:

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<sup>3</sup> Reviewed 4 January 2021



- Heritage Report: Reasons for Heritage Designation, 10192A Highway 50 (City of Brampton 2017)
- The City of Brampton’s Municipal Register of Cultural Heritage Resources (City of Brampton 2020)
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- *Ontario’s Historical Plaques* website (Brown 2019);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- *Canada’s Historic Places* website (Parks Canada n.d.);
- *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Canadian Heritage River System (Canadian Heritage Rivers Board and Technical Planning Committee n.d.); and,
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites (UNESCO World Heritage Centre n.d.);
- Email correspondence with the Peel Art Gallery, Museum and Archives. The Archives provided archival material relating to the Johnston family and the subject property.
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1).

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Cassandra Jasinski, Anamaria Martins, Heritage Planners	City of Brampton	19 November 2020, 24 December 2020, 5 January 2021	Confirmed the property boundaries, provided background information on the heritage status of the property, and provided documents regarding the prior removal of barns on the property as well as the documentation report of one barn.
Michael Avis	Brampton Historical Society (BHS)	11 January 2021	Responded to indicate that the BHS did not have any relevant historical material.
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Sport, Tourism and Culture Industries	8 January 2021	Confirmed that there are no properties designated by the Minister and no provincial heritage properties within or adjacent to the subject property.
Thomas Wicks, Manager of Acquisitions and Conservation Services	Ontario Heritage Trust (OHT)	8 January 2021	Confirmed that there are no OHT heritage easements or OHT-owned heritage resources within or adjacent to the subject property.

## 2.0 HISTORICAL RESEARCH

Research for this report was conducted in January 2021, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions put in place by the provincewide shutdown (Government of Ontario 2020b) that resulted in the closure of local libraries and archives and made all non-digitized archival material and books largely unavailable for review.

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The Reasons for Designation (City of Brampton 2017) prepared by City Staff was also reviewed for historical information, some of which has been incorporated into this section. The following section provides the results of this research.

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV, and currently in the City of Brampton.

### 2.1. Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the City of Brampton has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.<sup>4</sup>

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

Period	Archaeological/Material Culture	Date Range	Lifeways/Attributes
<b>PALEO-INDIAN PERIOD</b>			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
<b>ARCHAIC</b>			
Early	Nettling, Bifurcate-base	7800-6000 BCE	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BCE	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BCE	Polished/ground stone tools (small stemmed)
<b>WOODLAND PERIOD</b>			
Early	Meadowood	800-400 BCE	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture

<sup>4</sup> While many types of information can inform the precontact settlement of Brampton, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Period	Archaeological/Material Culture	Date Range	Lifeways/Attributes
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	CE 1400-1600	Tribal differentiation and warfare
<b>POST-CONTACT PERIOD</b>			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	CE 1600-1650	Tribal displacements
Late	Six Nations Iroquois, Ojibwa	CE 1650-1800s	
	Euro-Canadian	CE 1800-present	European settlement

The subject property is within Treaty 19, the Ajetance Purchase, signed in 1818 between the Crown and the Mississaugas (Crown-Indigenous Relations and Northern Affairs 2016). This treaty, however, excluded lands within one mile on either side of the Credit River, Twelve Mile Creek, and Sixteen Mile Creeks. In 1820, Treaties 22 and 23 were signed which acquired these remaining lands, except a 200 acre parcel along the Credit River (Heritage Mississauga 2012).

### Township and Settlement History

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV, just south of the historical hamlet of Coleraine.

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed Indigenous pathways and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers (ASI 2006).

## 2.2. Township and Settlement History

### 2.2.1. Toronto Gore Township

The Township of Toronto Gore was established in 1831, and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughan, and Etobicoke. The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first Euro-Canadian settlers took up their lands later in that same year. The first landowners in the township were composed of settlers from New Brunswick, the United States, and also some United Empire Loyalists and their children. The Township of Toronto Gore remained a part of the County of Peel until 1973, and in 1974, the Township became a part of the City of Brampton (Mika and Mika 1977; Armstrong 1985).

### Coleraine

The community of Coleraine was situated on the boundary of Peel and York Regional Municipalities, with Highway 50 passing through the village. Coleraine, previously known as Frogsville, was settled before 1834 by the Raines family and a man named Cole. The name of Coleraine was created through joining of these names. The first school and post office opened in 1853, and a Wesleyan Methodist



congregation formed in 1861. The village had a population of approximately 100 people by the late 1870s. Regional government was established in the area in 1971, previously Coleraine had been part of the Township of Vaughan (Mika and Mika 1977).

### 2.3. Land Use History – 10192A Highway 50

The following land use history was prepared based on a review of sources including the family history written by Mrs. A.R. Johnston in the Castlemore Women’s Institute Tweedsmuir History Vol (Castlemore Women’s Institute n.d.), the family history written by family members on Ancestry.ca, (Anonymous 2010), parcel register, census records, voter’s lists, family trees on Ancestry.ca, and historical mapping, as well as the historical information provided in the City of Brampton’s Reasons for Designation report<sup>5</sup> (City of Brampton 2017).

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV.

The property has been in the Johnston family since the mid-nineteenth century. A sign on the property states “The Johnston’s Since 1842”. The Tweedsmuir family history also indicates that this property has been in the Johnston name since 1842. However further research was not able to clarify if the property first owned by members of the Johnston the family was on Lot 11 or Lot 10, or both. The 1859 *Tremaine’s Map of the County of Peel* (Figure 4) shows James and his brother John Johnson (sic) as the owners of Lot 11, Concession 11 and his brother David Johnston as the owner of Lot 10. The parcel register for Lot 11 records transactions starting in the 1860s and shows that parts of Lot 11 are subdivided and change hands frequently between members the Johnston family.

The Tweedsmuir family history indicates that Robert Johnston and his family of seven sailed from County Tyrone, Ireland to Canada in 1834 and settled near Brampton. Robert’s son Alexander married Mary Stretton and his son David married Elizabeth Stretton. In 1842 these four moved with their parents to the “land now occupied by their great grandsons Alex and Eldred” [likely Lot 11, Concession 11, Township of Toronto Gore]. This was a bush farm at the time and with the help of their brother James they cleared enough land to build a log house near a running stream. Historical mapping shows a watercourse running along the western edge of the Lot 11 (Figure 4Figure 8). About 1847, this house became too small for the two families so they separated to form the two farms “which are now occupied by fourth and fifth generations”. Alexander (1804-1855) built a farmhouse “near Concession 10” and David built a log house close by. Alexander had two sons, James and John, and three daughters, Ann Anderson, Eliza Ann Noble and Hannah (Castlemore Women’s Institute n.d.). The 1851 Census of Canada lists Alexander Johnston as a 49-year old farmer living in a one-storey frame house with 25 household members (Library and Archives Canada 1851). When Alexander died in 1855, his sons John and James were 10 and 13. They inherited the property and began farming at a young age, but were very successful farmers (Anonymous 2010).

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<sup>5</sup> The historical ownership information provided in the Reasons for Designation refers to Lot 12, Concession 11 NERN DIV. While the Johnston’s farm property was comprised of parts of Lots 11 and 12, the current parcel on which the farmhouse and agricultural buildings are located on was historically part of Lot 11, Concession 11 NERN DIV. The land use history in this report reflects this.



James Johnston (1842-1926) married Martha Atkinson and had seven children. The 1877 *Illustrated Historical Atlas of Peel County* (Figure 5) shows James Johnson (sic) as the owner of Lot 11. In 1884 James bought an adjoining forty acres on Lot 12 from Jonathan Kersey. In 1899 James decided to build “on the original land, close to the newly acquired forty acres and on Concession 11” (Castlemore Women’s Institute n.d.). With the help of his sons Alex and Arthur, James hauled pressed brick from Brampton for his new home. The workers building the house with the “cottage-style roof” in the Gore gave the house its name Gore Cottage (Anonymous 2010). The 1901 Census of Canada lists James Johnston as a 59-year-old farmer in the Township of Toronto Gore, married with seven children (Library and Archives Canada 1901). The 1919 NTS Map (Figure 6) depicts a brick house in the location of the current house on the subject property.

The Reasons for Designation notes that while early farmhouses in the Toronto Gore were of log construction, an economic boom in the late nineteenth century led to more prosperous farmsteads and an increase in the construction of brick farmhouses in the area (City of Brampton 2017). This suggests that the Johnstons’ farm was prospering at the time the house was constructed.

The first mail delivery to the farm was addressed to Coleraine, a village just north of the property. Over the next 150 years the address changed to R.R.#1 Nashville, R.R.#1 Kleinburg, R.R.#8 Brampton and then to street numbers. The 2010 family history states that “Gore Cottage was a mixed farm for many years. Wheat was grown in the late nineteenth century and an apple orchard was planted” (Anonymous 2010).

Many of James’ children moved to Saskatchewan, but following James’ death in 1926, his son Arthur Edwin Johnston (1876-1957) inherited Gore Cottage and lived there with his wife Mary Black and their four children, Clarence Alexander “Alex”, Arthur James Edwin, Marion Isabel and Lulu Jean. Arthur Sr. served for four years in the Royal Canadian Air Force and later became a public school principal in Port Colborne (Castlemore Women’s Institute n.d.). Voter’s lists for 1935, 1945 and 1963 list Arthur Johnston Sr. as a farmer living at R.R. 1 Nashville (Government of Canada 1935; Library and Archives Canada 1945; Library and Archives Canada 1963). The 1954 aerial photograph (Figure 7) depicts the subject property with a similar configuration of buildings as is presently found on the property, surrounded by agricultural fields.

Following Arthur Sr.’s death in 1957, his son Clarence Alexander Johnston (1914-1997) inherited the property. Clarence Alexander married Francis Taylor Frazer in 1947 and they had three children – James, Eleanor and Sandra. The 1972 NTS map (Figure 8) depicts a house in the location of the current house and several outbuildings. Voter’s lists from 1957 and 1965 list Alexander Johnston as a farmer living at R.R. 1 Nashville (Library and Archives Canada 1957; Library and Archives Canada 1965). Clarence Alexander began breeding registered Holstein cattle in the 1940s and incorporated the name Gore Cottage into his farming business (Anonymous 2010). In 1993, the parcel register shows that Clarence Alexander Johnston granted the property to his son James Frazer Johnston, who remains its current owner. In 2010 Gore Cottage was a dairy farm selling milk and breeding Holstein cattle, and growing hay, corn and barley (Anonymous 2010).

Historical photographs of the house from the early to mid-1900s (Figure 9 to Figure 12) show it in much the same condition as today and with many of the same details.



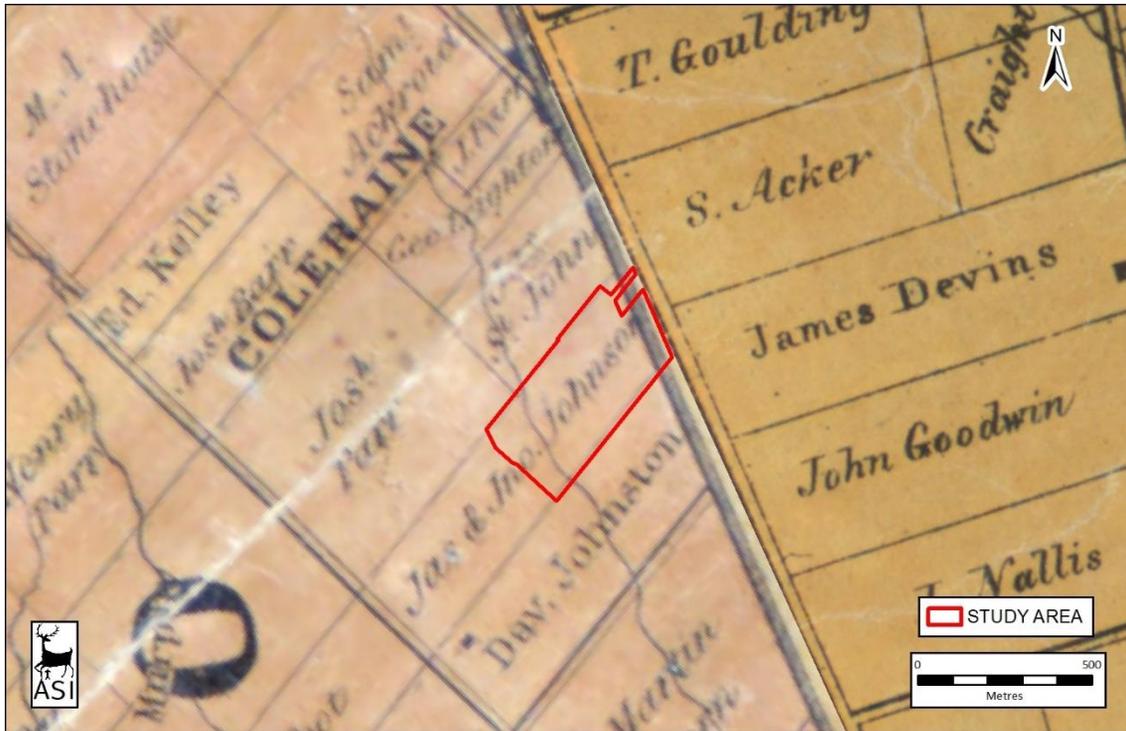


Figure 4: The subject property overlaid on the 1859 *Tremaine's Map of the County of Peel*  
Base Map: Tremaine (1859)

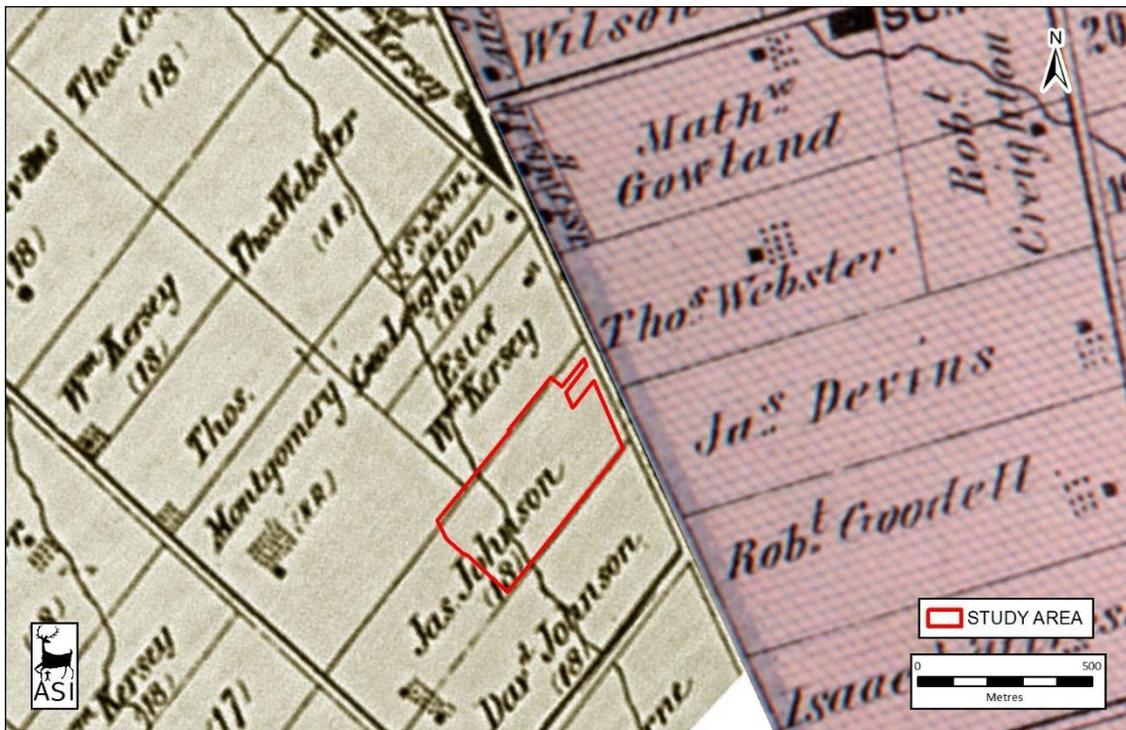


Figure 5: The subject property overlaid on the 1877 *Illustrated Historical Atlas of Peel County*  
Base Map: Walker & Miles (1877)

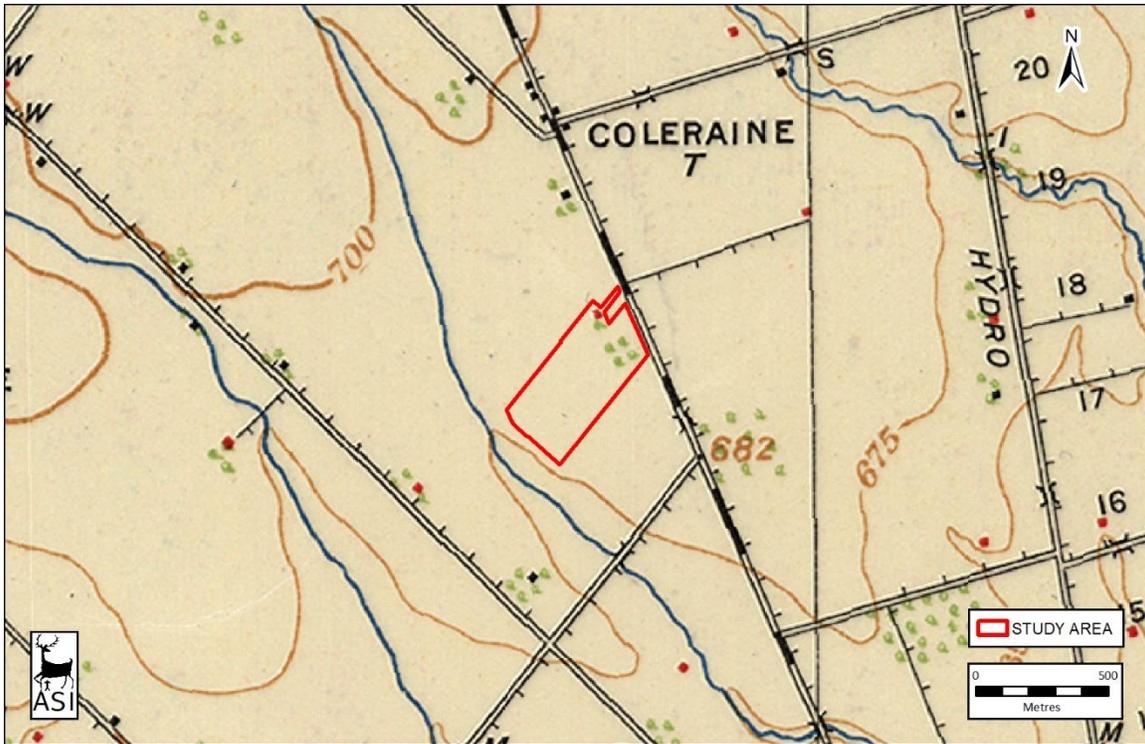


Figure 6: The subject property overlaid on the 1919 Bolton NTS map  
Base Map: NTS Sheet No. 59 (DMD 1919)



Figure 7: The subject property overlaid on the 1954 aerial photograph

Reference: Plate 437.793 (Hunting Survey Corporation Limited 1954)

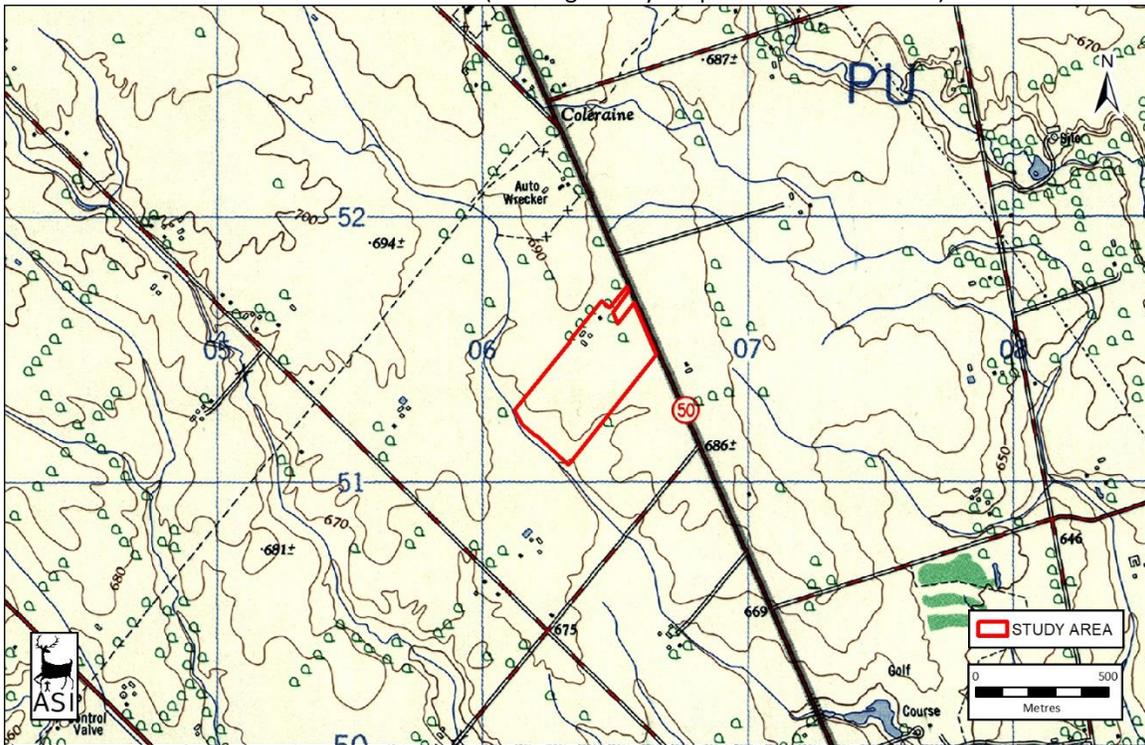


Figure 8: The subject property overlaid on the 1972 Bolton NTS map  
Base Map: NTS Sheet No. 30/M-13 (Department of Energy, Mines and Resources 1972)



Figure 9: James and Martha Johnston on the verandah at Gore Cottage c. early 1900s (Ancestry.ca)



Figure 10: Gore Cottage c. early 1900s (Ancestry.ca)



Figure 11: Johnston family outside Gore Cottage, c. 1944 (Ancestry.ca)



Figure 12: Photo showing south and east elevations of the house, 1961 (Castlemore Women's Institute n.d.)

### **2.3.1. Land Use History Summary**

The property at 10192A Highway 50 in the City of Brampton is located on Lot 11, Concession 11. The land containing the subject property has been in the Johnston family since the mid-nineteenth century. In 1842 brothers Alexander and David Johnston settled on either or both Lot 10 or Lot 11, Concession 11 and built a log house near a running stream. About 1847, the two brothers built separate houses on the property. Upon Alexander's death in 1855 John and James Johnston inherited their father's property on Lot 11. In 1884 James, a farmer, bought an adjoining forty acres from Jonathan Kersey (likely on Lot 12). In 1899 James built the red brick farmhouse that currently stands on the subject property. He and his sons Alex and Arthur hauled pressed brick from Brampton to build his new home, which he named Gore Cottage. Following James' death in 1926, his son Arthur Edwin Johnston inherited the property and lived there with his wife and four children. James is recorded as a farmer on voter's lists but also served in the Royal Canadian Air Force and later became a public school principal in Port Colborne. Following Arthur's death in 1957, his son Clarence Alexander Johnston, a farmer, inherited the property. In 1993 Clarence Alexander Johnston granted the property to his son James Frazer Johnston, who remains its current owner.

### 3.0 EXISTING CONDITIONS

Permission to enter the property was granted on 5 January, 2020 by the owner. A field review was conducted by Laura Wickett, ASI on 7 January 2020 to survey and document the study area and environs. Photographic plates (Plates 1 to Plate 36: Looking southwest towards wood-frame building.) illustrating the existing conditions of the study area are included. All of the photographs presented in the plates below are credited to ASI, 2021. A location plan is presented at the end of this section (Figure 13).

Due to health and safety protocols in place during the COVID-19 global pandemic, ASI staff did not enter the residence or any outbuildings. Field review consisted of a from-grade visual review of the exterior only. The following sections provide a general description of the built and landscape features within the property.

#### 3.1. Landscape and Surrounding Environs

The subject property is located on the west side of Highway 50. The property is primarily surrounded by farmland on the west side of Highway 50. A large freight terminal is located on the east side of Highway 50, across from the subject property. The subject property contains an entrance drive, farmhouse, a single-car garage, a cluster of agricultural buildings, silos, and agricultural fields. The house is located at the end of a long, straight entry drive, accessed from Highway 50 (Plate 1). A modest windbreak of mature coniferous trees shields the east and north sides of the house. Near the entrance to the driveway, a sign for the property reads “Gore Cottage Jameston Holsteins, The Johnston’s Since 1842” (Plate 2). A separate, small residential property containing a late-twentieth century house is located on the south side of the entrance drive near Highway 50 on an adjacent property parcel (Plate 3). The entrance drive branches off into a circulation route which leads to a cluster of agricultural buildings located behind the house, to the southwest (Plate 4 and Plate 5). The house and agricultural buildings are surrounded by active agricultural fields on all sides (Plate 6 to Plate 10).

In addition to the windbreak, several mature deciduous trees are located at the rear of the house (Plate 11) and near the agricultural buildings (Plate 12).





Plate 1: Looking southwest from Highway 50 down the entrance drive towards the house and windbreak.



Plate 2: Sign beside entrance drive reads "Gore Cottage Jameston Holsteins, The Johnston's Since 1842".



Plate 3: Looking northeast down the entrance drive towards Highway 50, with the adjacent late-twentieth century house on the right.



Plate 4: Looking southwest from the entrance drive towards the house, with the cluster of agricultural buildings behind it.



Plate 5: Looking southwest from behind the house towards the cluster of agricultural buildings.



Plate 6: Agricultural field, looking south from the entrance drive.



Plate 7: Agricultural field, looking south-west from the entrance drive.



Plate 8: Agricultural field, looking northwest from the entrance drive.



Plate 9: Agricultural field, looking north from the entrance drive.



Plate 10: Agricultural field, looking south-west from behind the cluster of agricultural buildings.



Plate 11: Mature trees at rear of house.



Plate 12: Mature tree near agricultural buildings.

### 3.2. Exterior of House

The house at 10192A Highway 50 is a two-storey building constructed in 1899. The house is constructed on a cut-stone foundation and has a low-pitched hipped roof clad in asphalt shingles. The house is assumed to be brick construction due to the presence of header bricks. It has an irregular footprint, with two projecting bays on the front façade (east elevation). A wooden verandah wraps around the east elevation to the south elevation (Plate 13 and Plate 14). An external brick chimney is located on the north elevation (Plate 15 and Plate 16). A one-storey wood frame tail projects from the west elevation (Plate 16 and Plate 18). The wood plank laac, sne foundation and multi-paned wooden windows indicate that this may be original or an early addition. A one-storey enclosed wooden sunroom with a door is attached beside the wooden tail on the west elevation (Plate 17 and Plate 18). The windows and door of the sunroom are contemporary. The south elevation of the house features four symmetrically-placed windows (Plate 19).

The windows on the house are large and are generally double-hung wooden sash windows with wooden shutters and stone sills. The majority of the windows have slightly curved heads with segmental brick arches (Plate 20). The front façade on the east elevation features a variety of window details including a first-storey window with a curved leaded-glass transom and a projecting brick arch (Plate 21). One second-storey window on the east elevation has a semi-circular head and projecting brick arch (Plate 22). Two windows on the east elevation have perforated woodwork on the window head that matches decorations on the verandah (Plate 23). The south elevation has two matching entryways, with wooden doorcases featuring rounded heads and decorative finials. The doors are wooden with a large panel of horizontally divided lights.

Wooden details include decorative paired brackets at the wooden soffit (Plate 20) and the verandah which has highly decorative woodwork, with turned posts, carved brackets and an intricate cornice and balustrade (Plate 25: Detail of verandah woodwork. The sunroom also features wooden brackets with a profile similar to those on the verandah (Plate 26). A date stone reading “Gore Cottage 1899” is located on the second storey of the east elevation (Plate 27).



Plate 13: South and east elevations of the house.



Plate 14: East elevation of the house.



Plate 15: North elevation of the house.



Plate 16: North elevation of the house with one-storey tail at right.



Plate 17: West elevation of the house with one-storey tail and enclosed porch.



Plate 18: West and south elevations of the house with one-storey tail and enclosed porch.



Plate 19: South elevation of the house.



Plate 20: Typical windows and paired wooden brackets.



Plate 21: First-storey window with leaded-glass transom and projecting brick arch on east elevation.



Plate 22: Second-storey window with semi-circular arched head and projecting brick arch.



Plate 23: Second-storey window with decorative carved head on east elevation.



Plate 24: Matching entryways on south elevation.



Plate 25: Detail of verandah woodwork.



Plate 26: Detail of sunroom showing wooden brackets.



Plate 27: Date stone on east elevation.

### 3.3. Outbuildings

A single-car garage and a cluster of agricultural buildings are located behind the house, to the southwest. The garage is constructed of wooden planks and has a gable roof.

The cluster of agricultural buildings includes the foundations of two timber-frame barns which were recently removed from the site to be reassembled at another location. One wood-framed storage building, two steel-framed storage buildings and three wood-framed lean-tos were recently demolished. The foundation of one barn is stone (Plate 30), while the other appears to be concrete (Plate 31). The barns were located kitty corner to each other at the centre of the grouping of agricultural buildings. Surrounding the barn foundations are a collection of steel-frame buildings and silos (Plate 32Plate 35). A small wood-frame building is located at the rear of the grouping (Plate 36). The remnant stone barn foundation is likely contemporary with the house, however none of the remaining agricultural outbuildings appear to be contemporary with the house.



Plate 28: Looking northwest towards single-car garage and farm shed behind house.



Plate 29: Looking northeast towards the garage with the house in the background.



Plate 30: Looking northeast towards the stone barn foundation, with the house in the background.



Plate 31: Looking east towards concrete barn foundation.



Plate 32: Looking southeast towards cluster of agricultural buildings with silo and stone and concrete barn foundations at centre.



Plate 33: Northwest elevation of aluminum-clad agricultural building.



Plate 34: Looking southwest towards silos and open shed.



Plate 35: Looking south towards aluminum-clad building.



Plate 36: Looking southwest towards wood-frame building.

### 3.4 Views

Representative views of the subject property when approaching it from the north and south on Highway 50 are included below (Plates 37 to 40)<sup>6</sup>. The approximate location of the photographs are mapped in Figure 13: Location plan of subject property, including location of representative views from Highway 50.



Plate 37: Representative view of the subject property when approaching from the north on Highway 50 (Google 2020).

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<sup>6</sup> Google Streetview images have been used as the narrow shoulder along Highway 50 did not provide a safe stopping point in order to take field photographs.



Plate 38: Representative view of the subject property when approaching from the north on Highway 50 (Google 2020).



Plate 39: Representative view of the subject property when approaching from the south on Highway 50 (Google 2020).



Plate 40: Representative view of the subject property when approaching from the south on Highway 50 (Google 2020).



Figure 13: Location plan of subject property, including location of representative views from Highway 50.

## 4.0 CULTURAL HERITAGE VALUE

### 4.1. Existing Cultural Heritage Value

The property at 10192A Highway 50 is listed on the City of Brampton's Heritage Register. The current heritage status of the building is "designation in progress". Reasons for Designation (City of Brampton 2017) were prepared by City staff in 2017, however the designation has not yet been passed by council. For this reason, an evaluation of the subject property has been completed (Section 4.3) and a draft statement of significance prepared (Section 4.4) in order to properly assess impacts.

### 4.2. Comparative Analysis

The house at 10192A Highway 50 is representative of a late-nineteenth-century vernacular Italianate residence with Romanesque Revival influences.

The Italianate style was popular in Ontario for residential and commercial buildings throughout the second half of nineteenth century. The style was based on the rural Italian architecture of the Renaissance and urban palazzos of that era. It was popularized throughout North America through the influential pattern books of Andrew Jackson Downing such as *The Architecture of Country Houses*, published in 1850. Its popularity was also due to the flexibility of the style, which could be adapted to both modest and large houses. The style used or reworked elements of Tuscan architecture and there were no major style identifiers such as the mansard roof or the portico, nor rigid proportions to be followed. This allowed designers leeway and creativity. The style is identified primarily by its decorative elements. It is a highly decorated style, with a defining element being the ornate paired brackets at the eaves of the house. Other elements of the Italianate include wide overhanging eaves, tall, narrow windows with segmental arches or ornate window hoods, moulded window heads, paired windows, quoins, and cupolas or belvederes. Its elements were also often combined with other styles (Mikel 2004). A low-pitched, hipped roof was a common roof type of the Italianate.

The Romanesque Revival style was popular for domestic architecture in Ontario in the late nineteenth century. The style has medieval roots in the ninth-century Holy Roman Empire, but its revival in the later nineteenth century was popularized by American architect H.H. Richardson. The style's hallmarks include an imposing, massive appearance, the use of rusticated masonry details, and the use of a wide, round arch above openings (Mikel 2004). An irregular plan was commonly used.

Elements of the Italianate style exhibited in the subject house include the low-pitched hipped roof with projecting eaves, decorative paired brackets, and round-headed windows. Romanesque Revival influences can be seen in the wide, projecting arches above some windows, the transomed window, and the irregular plan. Other architectural details of the house include the cut stone foundation, early or original wooden sash windows, and the wraparound verandah with highly decorated woodwork, including turned posts, carved brackets and an intricate cornice and balustrade. Historical photographs of the house (Figure 9 Figure 12) illustrate that it retains many of its original features and details, and field review confirmed that the house has excellent integrity.



To situate this property in terms of its building type, architectural style, construction, material usage and craftsmanship for the purposes of evaluation against Ontario Regulation 9/06, a short list of comparable properties has been compiled for analysis. The City of Brampton's *Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act* (City of Brampton 2019) was used to identify properties comparable to 10192A Highway 50 (Table 3). Three farmhouse properties with Italianate elements were identified.



Table 3: Designated Farmhouse Properties in the City of Brampton with Italianate Architectural Elements

Property	Heritage Recognition	Notes	Photo
2838 Bovaird Drive West	Part IV Designated 31-2018	The two-storey red brick house at 2838 Bovaird Drive West was constructed in 1886. It contains many features of the Italianate style including the low-pitched hipped roof, overhanging eaves, decorative paired brackets under an ornamental cornice, a decorative diamond-patterned frieze, bay windows, and a small, one-storey entry porch with decorative millwork. The building is also distinguished by its three bay front facade, voussoirs, wood window shutters, and a corbelled chimney (City of Brampton 2016).	 <p data-bbox="1465 667 1774 695">Photo: City of Brampton n.d.</p>
285-325 Steeles Avenue West	Part IV Designated 61-2009	The two-storey red brick house was constructed c. 1870. It is a unique example of Italianate architecture with some gothic revival influences reflecting a high degree of craftsmanship. The property is distinguished by dichromatic brick quoins, segmental saw-tooth patterned voussoirs, two projecting bays windows with ornate brackets, a hip roof, decorative eave brackets, tall and narrow window openings, and a prominent two-storey verandah with unique fretwork details. (City of Brampton 2009).	 <p data-bbox="1465 972 1801 1000">Photo: Google Streetview 2020</p>
16 Triple Crown Drive	Part IV Designated 31-2018	The two-storey red brick house was constructed between the late 1850s and the early to mid 1870s. It is a good example of late 19th century farm residential architecture. The main section is a representative example of vernacular Italianate design. The house reflects a high degree of craftsmanship as exhibited by the dichromatic brick quoining and moulded voussoirs, decorative carved wood brackets under the eaves, substantial one storey bay windows and other details (City of Brampton 2011).	 <p data-bbox="1465 1323 1801 1351">Photo: Google Streetview 2020</p>

Constructed in 1899, the subject house is a later example of the vernacular Italianate style in Brampton. The three farmhouses in Table 3 exhibit a range of Italianate features and, like the subject house, two of them also incorporate elements of other styles, as is common in vernacular architecture. The subject house is similar in form and massing to the above three houses and has a comparable level of detail and craftsmanship as these Part IV designated properties. With the exception of 2838 Bovaird Drive West, the farmhouses have been incorporated into contemporary subdivisions and lost their surrounding agricultural contexts. The subject house has retained its agricultural setting.

### 4.3. Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 10192A Highway 50 using Ontario Regulation 9/06

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;	<p>The property at 10192A Highway 50 meets this criterion.</p> <p>The two-storey red brick farmhouse constructed in 1899 is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. Elements of the Italianate style exhibited in the house include the low-pitched hipped roof with projecting eaves, ornate paired brackets, and round-headed windows. Romanesque Revival influences can be seen in the wide, projecting arches above some windows, the transomed window, and the irregular plan. Other details of the house include the cut stone foundation, early or original wooden sash windows, the highly decorated wraparound verandah, and the date stone that reads "Gore Cottage 1899".</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	<p>The property at 10192A Highway 50 does not meet this criterion.</p> <p>The subject property does not have qualities which display a greater than normal degree of craftsmanship for its period of construction and type.</p>
iii. demonstrates a high degree of technical or scientific achievement.	<p>The property at 10192A Highway 50 does not meet this criterion.</p> <p>The subject property does not demonstrate a greater than normal degree of technical or scientific achievement for its period of construction.</p>
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;	<p>The property at 10192A Highway 50 meets this criterion.</p> <p>The property has remained in the ownership of the Johnston family since the mid-nineteenth century and has been passed down through five generations of Johnston men. The Johnstons were early settlers in the Township of Toronto Gore. The farmland was first cleared by brothers Alexander and David Johnston in the 1840s, who built several early houses on it and farmed the land. In 1899 Alexander's son James built Gore Cottage, the red brick farmhouse currently on the property. The property was</p>



	inherited successively by James' son, grandson and great grandson and has continually operated as a farm up to the present.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	<p>The property at 10192A Highway 50 does not meet this criterion.</p> <p>The property does not yield or have the potential to yield information that contributes to an understanding of a community or culture.</p>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<p>The property at 10192A Highway 50 does not meet this criterion.</p> <p>Research conducted as part of this CHER has not revealed an association with an architect or builder for this property.</p>
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;	<p>The property at 10192A Highway 50 meets this criterion.</p> <p>As an evolved nineteenth-century agricultural landscape, the property is important in maintaining and supporting the rural, agricultural character of the surrounding area. While the existing agricultural buildings do not have historical significance, the remnant stone barn foundation was likely constructed around the same time as the house. The property has continually operated as a farm since the mid-nineteenth century. The farm retains active agricultural fields and the brick farmhouse constructed in 1899 marks a period of prosperity when more substantial and permanent farmsteads were established in the area.</p>
ii. is physically, functionally, visually or historically linked to its surroundings, or;	<p>The property at 10192A Highway 50 meets this criterion.</p> <p>The property is physically and historically linked to the surrounding active agricultural properties on the west side of Highway 50.</p> <p>While it is in proximity to the former Hamlet of Coleraine, the property did not form part of the urban core of Coleraine and it does not appear to have any special or strong associations with Coleraine.</p>
iii. is a landmark.	<p>The property at 10192A Highway 50 meets this criterion.</p> <p>The property is considered a local landmark. It is visible from Highway 50 and has been identified by the community as a landmark in the Reasons for Designation. The key architectural elements that make it prominent in the landscape include the two-storey red brick house and the tall concrete stave silo. While the silo does not appear to be contemporary with the house, an earlier silo would likely have comprised part of the view of the farmstead in the early twentieth century.</p>

The property at 10192A Highway 50 meets the criteria in Ontario Regulation 9/06 for its design, associative and contextual value. The farmhouse on the property is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. The property is also



directly associated with the Johnston family, members of which were early settlers in Toronto Gore and cleared farmland on the subject property in the 1840s. The property has since continually operated as a farm in the ownership of the Johnston family up to the present. The property is also important in maintaining and supporting the rural, agricultural character of the area, and is a local landmark.

#### **4.4. Draft Statement of Significance**

##### *Description of Property:*

10192A Highway 50, known as Gore Cottage, is a farmstead located on the west side of Highway 50 in the City of Brampton. The farmstead includes a two-storey red brick farmhouse, a single-car garage, an entrance drive, a grouping of agricultural buildings, and agricultural fields.

##### *Statement of Cultural Heritage Value or Interest:*

10192A Highway 50 has design/physical value, historical/associative value and contextual value.

The farmhouse on the property is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. Elements typical of the Italianate style found on the exterior of the house include the low-pitched hipped roof with projecting eaves, decorative paired brackets, and round-headed windows. Romanesque Revival influences can be seen in the wide, projecting arches above some windows, the transomed window, and the irregular plan. Other notable architectural details of the house include the cut stone foundation, the date stone that reads “Gore Cottage 1899”, early or original wooden sash windows, and the wraparound verandah with highly decorated woodwork, including turned posts, carved brackets and an intricate cornice and balustrade.

The property’s cultural heritage value also lies in its direct association with the Johnston family, who were early settlers from Ireland in the Township of Toronto Gore. The land was first cleared by brothers Alexander and David Johnston in the 1840s, who built a log house on it and farmed the land. In 1899 Alexander’s son James built Gore Cottage, the red brick farmhouse currently on the property. He hauled pressed brick from Brampton with the help of his sons. The property has remained in the Johnston family and has been passed down through five generations of Johnston men, while continually operating as a farm up to the present.

The property has additional cultural heritage value in its role in maintaining and supporting the rural, agricultural character of the surrounding area. The property is an evolved nineteenth century agricultural landscape. While the existing agricultural buildings on the property do not have historical significance, the remnant stone barn foundation was likely constructed around the same time as the house. The property has continually operated as a farm since the mid-nineteenth century. The farm retains active agricultural fields and the brick farmhouse constructed in 1899 marks a period of prosperity when more substantial and permanent farmsteads were established in the area. The property is physically and historically linked to the surrounding agricultural properties which remain active on the west side of Highway 50. The property is also considered a local landmark, visible from Highway 50. The key architectural elements that make it prominent in the landscape include the two-storey red brick house and the tall concrete stave silo. While the silo does not appear to be contemporary with the house, an earlier silo would likely have comprised part of the view of the farmstead in the early twentieth century.



*Description of Heritage Attributes:*

Key exterior attributes that embody the heritage value of 10192A Highway 50 include:

The farmhouse with its:

- Location set back from Highway 50 and orientation to Highway 50
- Two-storey brick construction
- Red brick exterior
- Cut stone foundation
- Low-pitched, hipped roof
- Paired eave brackets
- Wraparound verandah with decorative woodwork, including turned posts, carved brackets and an intricate cornice and balustrade
- Wooden sash windows with shutters
- Curved window surrounds, some with carving matching verandah decoration
- Segmental brick arches above the windows
- Window on first storey, east elevation with leaded glass transom and projecting brick arch
- Window on second story, east elevation with semi-circular arched head and projecting brick arch
- Stone window sills
- Brick exterior chimney
- One-storey wood plank tail on west elevation with stone foundation
- Date stone that reads "Gore Cottage 1899"

The farmstead with its:

- Long entrance drive
- Windbreak of trees to the north and east of the house
- Remnant stone barn foundation
- Agricultural fields; and
- Views of the farmhouse while driving north and south along Highway 50

## 5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06. This evaluation determined that the property has design/physical, historical/associative and contextual value.

The following recommendations are proposed for the property at 10192A Highway 50:

1. A Heritage Impact Assessment should be conducted by a qualified heritage professional during the detailed design phase of the proposed work to assess potential impacts and recommend appropriate mitigation measures. The HIA should follow the City of Brampton's *Heritage Impact Assessment Terms of Reference* (City of Brampton n.d.) and should be reviewed and approved by the City of Brampton.



2. This CHER should be submitted by IBI to heritage staff at the City of Brampton and at the Ministry of Heritage, Sport, Tourism and Culture Industries, as well as the Brampton Heritage Board for review and comment. IBI should also submit this CHER to any other relevant heritage stakeholder that has an interest in the project.



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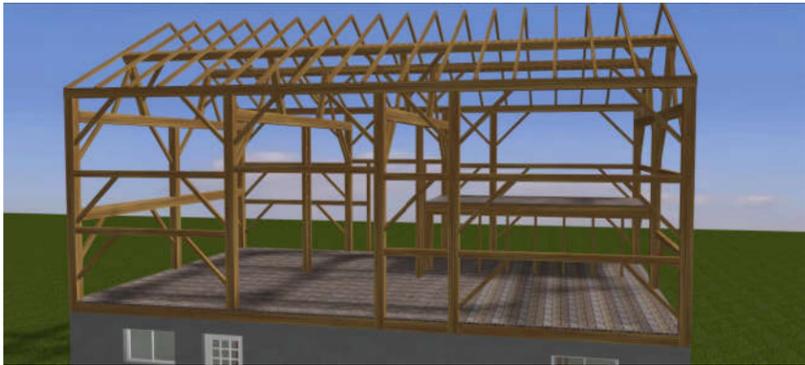
**APPENDIX A: RENDERING OF TIMBER BARN REMOVED FROM SUBJECT PROPERTY**



# HERITAGE HILL FARMS

34' X 52' TIMBER BARN #2

10192A HIGHWAY 50  
 CON. 11 EHS PT. LOT. 11  
 BRAMPTON, ON.



DRAWINGS LIST	
SHEET No.	VIEW NAME
SP-1	EXISTING SITE
1.0	ELEVATIONS
2.0	FOUNDATION
3.0	FLOORPLAN
4.0	BENT A
4.1	BENT B
4.2	BENT C
4.3	BENT D
4.4	BENT E
4.5	SECTION 1
4.6	SECTION 2
4.7	SECTION 3

**Cultural Heritage Study**

**Highway 427 Industrial Secondary Plan (Area 47),  
Lots 11 to 17, Concessions 10 to 11 and  
Lots 13 to 17, Concession 12,  
Former Township of Toronto Gore, County of Peel,  
City of Brampton, Regional Municipality of Peel, Ontario**

Prepared for:

**The City of Brampton**  
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Archaeological Licence P049 (Steiss)  
MCL CIF P049-479-2009  
ASI File O9SP-41

July 2010 (November 2010,  
March 2011)



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## Cultural Heritage Study

### Highway 427 Industrial Secondary Plan (Area 47)

Lots 11 to 17, Concessions 10 to 11 and  
Lots 13 to 17, Concession 12,  
Former Township of Toronto Gore, County of Peel,  
City of Brampton, Regional Municipality of Peel, Ontario

### EXECUTIVE SUMMARY

Archaeological Services Inc. (ASI) was hired by the City of Brampton to conduct a Cultural Heritage Study for the Area 47 Secondary Plan, in the Regional Municipality of Peel, Ontario. The study area is approximately 1,214 hectares and is bounded by Mayfield Road to the north, Castlemore Road to the south, Regional Road 50 to the east and The Gore Road to the west.

The Stage 1 archaeological assessment revealed that two archaeological sites had previously been registered within the limits of the study area and an additional 14 sites had been registered within one kilometre of its limits. Additionally, a review of the general physiography and local nineteenth-century land use within the study area suggested that it exhibited archaeological site potential.

The field review determined that with the exception of roads and other small areas which have been impacted by residential and commercial developments, the greater part of the study area consists of undisturbed agricultural fields which exhibit archaeological site potential. The presence of the West Humber River and its many tributaries increase the potential for the presence of archaeological resources.

Based on application of generic modelling criteria, approximately 96% of the secondary plan area exhibits archaeological potential.

In light of these results, the following recommendations are made concerning the Stage 1 Archaeological Assessment:

1. Developments within the Area 47 Secondary Plan must be preceded by Stage 2 archaeological assessment. Such assessment(s) must be conducted in accordance with the Ministry of Culture's *Standards and Guidelines for Consultant Archaeologists* (Draft 2006). This work is required prior to any land disturbing activities in order to identify any archaeological remains that may be present.

It should be noted that the archaeological assessment of any proposed development (e.g., a draft plan of subdivision) must be carried out on **all** lands within that particular subject property, not simply those lands identified as exhibiting potential in this study.

2. Should any First Nations archaeological resource be identified in the course of future, more extensive archaeological assessments of the study area, meaningful consultation with those First Nations groups who have an active interest in these resources and their treatment should be sought during subsequent phases of the project.

The results of the Built Heritage and Cultural Heritage Landscape Assessment confirmed that numerous cultural heritage resources still extant in the landscape are strong candidates for conservation and integration into future land uses in the secondary plan area, or should be subject to heritage impact assessments during the Block Plan stage. Based on the results of this analysis, the following recommendations have been developed:

1. A total of fourteen cultural heritage resources were identified as strong candidates for conservation and integration into future land use developments in the secondary plan area. These resources include residential structures, agricultural-related buildings, landscape features, and building remnants. 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 not be limited to, attributes such as standing buildings, building remnants, vistas, entrance drives, tree lines and hedgerows. Retention of resources on their original site should be a priority. Consideration should also be given to appropriate reuses for cultural heritage resources located in areas with future office, commercial, or industrial land uses.
  - a. Cultural heritage resources that are strong candidates for conservation and integration into future land uses in the secondary plan area include: CHR 4, CHR 5, CHR 8, CHR 11, CHR 12, CHR 13, CHR 14, CHR 16, CHR 18, CHR 23, CHR 26, CHR 27, CHR 28, and CHR 30. These resources were analyzed to confirm that they retain historical, architectural, and/or contextual values and together contain a diverse range of architectural styles, historical associations, contextual associations, and design functions which are either geographically dispersed or clustered together. These resources may be considered strong candidates for municipal designation under the *Ontario Heritage Act*.
  - b. CHR 5 is a heritage cemetery and is designated under Part IV of the Ontario Heritage Act. Heritage cemeteries are sensitive cultural heritage resources that require specific mitigation measures to ensure their long-term protection in accordance with Policy 4.9.5 of the City of Brampton's Official Plan. The heritage integrity of this resource should be conserved and considered at all times during future land use planning activities through adoption of the following strategies when and where appropriate: implementation of permanent 'no disturbance' buffer zones; installation of appropriate fencing, signage and commemorative plaquing; archaeological assessments of lands abutting the property limits of the cemetery to confirm the precise limits of the cemetery, the presence of undocumented burials outside the cemetery's existing property limits, and to ensure that all human remains are avoided. It should further be noted that this cultural heritage resource is located within corridor options being carried forward by the Ministry of Transportation as part of the Greater Toronto Areas Environmental Assessment.
  - c. Of the cultural heritage resources identified as strong candidates for conservation and integration, CHR 8, CHR 12, CHR 14, CHR 16, CHR 18, CHR 26, CHR 28, and CHR 30 should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources. It is standard practice for the City of Brampton to proactively list these resources on their Municipal Register of Cultural Heritage Resources in accordance with Section 27.1.2 of the *Ontario Heritage Act*.

- d. All resources identified as strong candidates for integration into future land uses in the secondary plan area should be subject to a heritage impact assessment during the Block Plan stage to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures. Conservation plans and Heritage Impact Assessment provide the means to identify, protect, use, and/or manage cultural heritage resources in such a way that their heritage values, attributes and integrity are retained (Provincial Policy Statement 2005) and they may be required by a municipality or approval authority to make informed decisions about the conservation of a potentially significant cultural heritage resource and to guide the approval, modification, or denial of a proposed development, demolition permit or site alteration that affects a cultural heritage resource (Ontario Heritage Tool Kit). Short-term conservation plans, such as building stabilization and site security strategies, long-term conservation plans regarding specific rehabilitation strategies and adaptive reuse options, and mitigations plan may be recommended as a result of the Heritage Impact Assessment process to minimize impacts of the undertaking. Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference. The results of heritage impact assessment studies should be used to recommend if the resource warrants designation under the *Ontario Heritage Act*.
2. A total of two cultural heritage resources were identified and evaluated as retaining historical, architectural, and or contextual values.
    - a. Cultural heritage resources that were evaluated to retain heritage significance, but which are not strong candidates for conservation include CHR 6 and CHR 7. Although these properties were identified as retaining heritage significance, they have been altered and comparatively do not serve as unique or outstanding examples of architectural, historical, or contextual values.
    - b. Heritage impact assessments should be prepared for CHR 6 and CHR 7 during the Block Plan stage to confirm their specific heritage significance and to develop appropriate mitigation measures (i.e. retention on site, relocation, partial retention of buildings or landscape features, documentation, salvage). Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference.
    - c. Based on the results of heritage evaluation and to ensure that CHR 6 and CHR 7 are subject to appropriate land use planning reviews between the present and preparation of heritage impact assessments, they should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources.
  3. A total of six cultural heritage resources were identified as exhibiting potential for or retaining architectural, historical, or contextual values and are recommended for preparation of a heritage impact assessment during the Block Plan stage.
    - a. These resources include: CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29. The results of the field review confirmed that these properties are not strong candidates for conservation based on their integrity, condition, and composition of built heritage resources and cultural heritage landscape elements.



- b. To ensure that CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29 are subject to appropriate land use planning reviews between the present and preparation of heritage impact assessments, they should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources.
  - c. Heritage impact assessments should be prepared for CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29 during the Block Plan stage to confirm their specific heritage significance and to develop appropriate mitigation measures (i.e. retention on site, relocation, partial retention of buildings or landscape features, documentation, salvage). Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference.
4. A total of three cultural heritage resources were identified as historic roadscape that continue to retain elements that are evocative of their nineteenth century origins and function as original concession roads (CHR 36 – 38). These resources are recommended for documentation prior to road improvements. Heritage recordings of the three roadscape should include photographic documentation, a township history, and information regarding development of the local road network, where available. Heritage recordings should be produced on archival paper and filed with the City of Brampton's Heritage Coordinator and the Peel Regional Archives as a resource document.
5. Should resources recommended as strong candidates for conservation and for preparation of future heritage impact assessments during the Block Plan stage become vacant or are currently vacant, the property should be secured in accordance with the *City of Brampton's Guidelines for Securing Vacant Built Heritage Resources* (2010). As of January 2011, CHR 4, CHR 11, and CHR 28 were reported to be vacant. These guidelines are monitored by the City and where necessary, are enforced through municipal by-laws and provincial legislation including: the Ontario Fire Code (sub-section 2.4.7), Minimum Maintenance By-law of the City of Brampton (104-96), the *Ontario Building Code Act*, the *Ontario Heritage Act*, and the *Ontario Municipal Act* (regulations 171 and 173). Preventative maintenance, as outlined in the guidelines, is required and 'demolition by neglect' will not be tolerated by the City.<sup>1</sup>
6. To ensure the protection and conservation of cultural heritage resources in the secondary plan area, the City of Brampton shall consider use of the following means including: designation under the *Ontario Heritage Act*; securing of a heritage easement agreement on the property; listing of the property on the municipal heritage register; designating areas within the secondary plan area as 'Areas with Cultural Heritage Character' where appropriate and developing heritage conservation objectives for that area and carrying out Cultural Heritage Area Impact Assessments were required; development of a satisfactory financial or other agreement to fully restore or reconstruct heritage structures or attributes damaged or demolished as a result of future land uses; and/or site plan approval conditions. *Ontario Heritage Act* designation, Areas with Cultural Heritage Character guidelines, and heritage easements are undertaken to ensure protection of a resource and implementation of sensitive alterations. These protective tools do not necessarily impose restrictions on private property owners that would compromise viability of on-site agricultural production.

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<sup>1</sup> The City of Brampton is investigating a requirement for heritage building protection plans with regard to significant built heritage resources identified for retention through the undertaking of HIAs along with amendments to the existing property standards by-law for designated heritage buildings.



7. Land use development in the secondary plan area should be planned to integrate the conservation of cultural heritage resources with conservation strategies for natural heritage features and environmentally-sensitive areas.
8. Urban design and built form guidelines for the secondary plan area should be planned to ensure appropriate relationships between new residential buildings and residential cultural heritage resources.
9. New development adjacent to or incorporating a cultural heritage resource should, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, building materials, and design features. In instances where clusters of cultural heritage resources are to be conserved, urban design guidelines should be developed for the area to ensure that new designs are respectful of the group of resources.
10. Significant views and focal points should be established in the secondary plan area to provide views and vistas of prominently located cultural heritage resources.
11. Opportunities for interpretative strategies within the secondary plan should be identified and implemented and which may include, but not be limited to: installation of interpretative plaquing in parks that are developed on lots containing cultural heritage resources; naming of roads and residential areas in consideration of documented historical associations of specific lots or portions of the secondary plan area; and development of trail systems that interpret or communicate the significance of extant cultural heritage resources and/or those that will be removed as part of future development.



**ARCHAEOLOGICAL SERVICES INC.**

**PLANNING DIVISION**

**PROJECT PERSONNEL**

<i>Project Director:</i>	Debbie Steiss, MA, Partner and Senior Archaeologist
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## 1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was hired by the City of Brampton to conduct a Cultural Heritage Study for the Area 47 Secondary Plan, in the Regional Municipality of Peel, Ontario. The study area is approximately 1,214 hectares and is bounded by Mayfield Road to the north, Castlemore Road to the south, Regional Road 50 to the east and The Gore Road to the west (Figure 1).

The present Cultural Heritage Study consists of a Stage 1 Archaeological Assessment and a Built Heritage and Cultural Landscape Assessment. The archaeological component was conducted under the project direction of Ms. Debbie Steiss, under archaeological license P049 issued to Ms. Steiss (MCL CIF #P049-479-2009) in accordance with the Ontario Heritage Act (2005). Mr. David Robertson and Ms. Rebecca Sciarra were the project managers.

Permission to access the study area and to carry out all activities necessary for the completion of the Cultural Heritage Study was granted to ASI by the City of Brampton in August, 2009.

This report presents the results of the Stage 1 archaeological background research and field review and makes several recommendations. The report also presents the Built Heritage and Cultural Landscape inventory for the study area and assesses the impact of proposed activities on above ground cultural heritage resources.

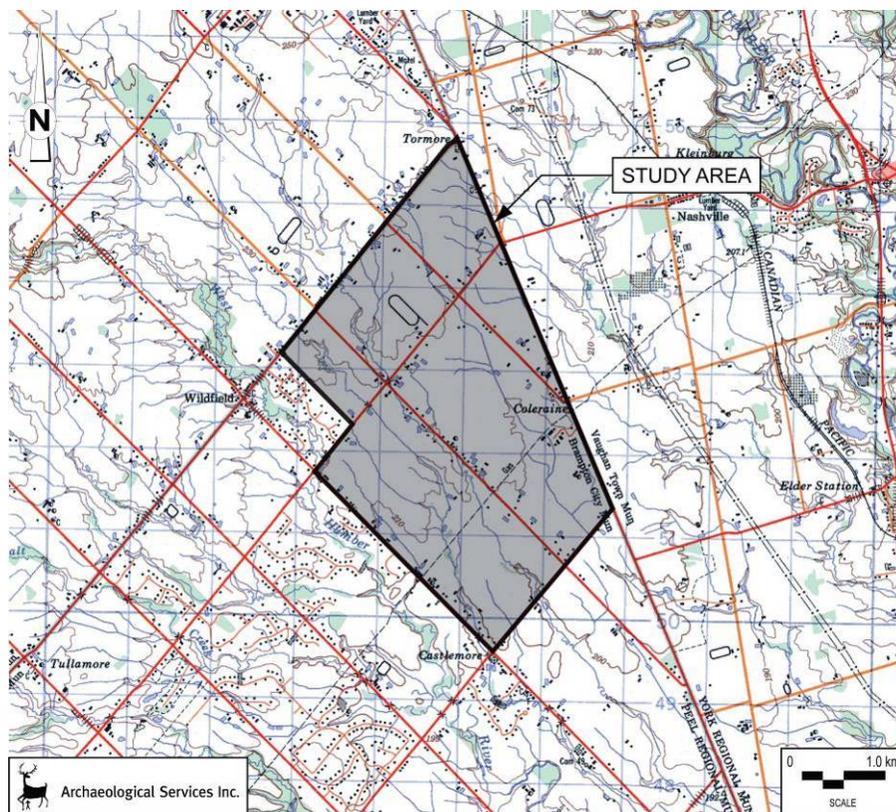


Figure 1: Location of the Highway 427 Industrial secondary Plan study area in the City of Brampton, Regional Municipality of Peel.

Base Map: NTS Sheet 30 M/13, Bolton

## 2.0 STUDY AREA CONTEXT

The study area is located in the former Township of Toronto Gore, County of Peel, now the City of Brampton, Regional Municipality of Peel. It is bounded by Mayfield Road to the north, Castlemore Road to the south, Regional Road 50 to the east, and The Gore Road to the west.

### 2.1 Physiography

The study area is located within the South Slope physiographic region of Southern Ontario, which includes the south slope of the Oak Ridges Moraine and the strip of land south of the Peel Plain, and extends from the Niagara Escarpment to the Trent River (Putnam and Chapman 1984: 172-174). Topography on the undrumlinized till moraine is smooth to gently sloping. Soils are largely Halton Till (brown loam to silt loam till) and Chinguacousy Till.

The study area is located within the West Humber River watershed and a number of tributaries from the river traverse the study area. The study area consists of gently rolling bevelled till plain.

### 2.2 Township Survey, Settlement, and Land Use

This section provides a review of available primary and secondary source material to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. Historically, the study area comprises Lots 11 and 17 in Concessions 10 to 12 in the former Township of Toronto Gore. A number of historical maps were also reviewed to determine the potential for the presence of historic archaeological remains and above-ground cultural remains within the study area as well as to investigate how the area has evolved over the years (Figures 3 to 10).

#### 2.2.1 Township of Toronto Gore, County of Peel

The Township of Toronto Gore was established in 1831, and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughan, and Etobicoke. This geographical position and boundary allotment would prove to impact future settlement and development in the township. Prior to 1831, the Township of Toronto Gore was part of the Chinguacousy Township. Part of the land which encompasses Chinguacousy Township was alienated by the British from the native Mississaugas through a provisional treaty dated October 28, 1818 (Indian Treaties 1891: #19 p. 47).

Chinguacousy Township is said to have been named by Sir Peregrine Maitland, after the Mississauga word for the Credit River, and which signified “young pine.” 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 1977:416; Rayburn 1997: 68).



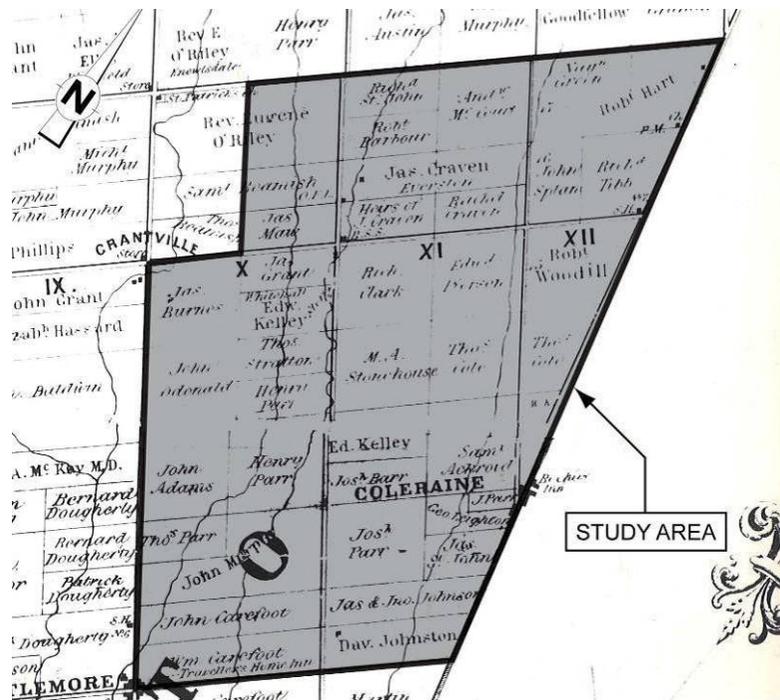


Figure 2: Location of the study area in the Township of Toronto Gore, 1859.

Base Map: 1859 *Tremaine Map of Peel County*.

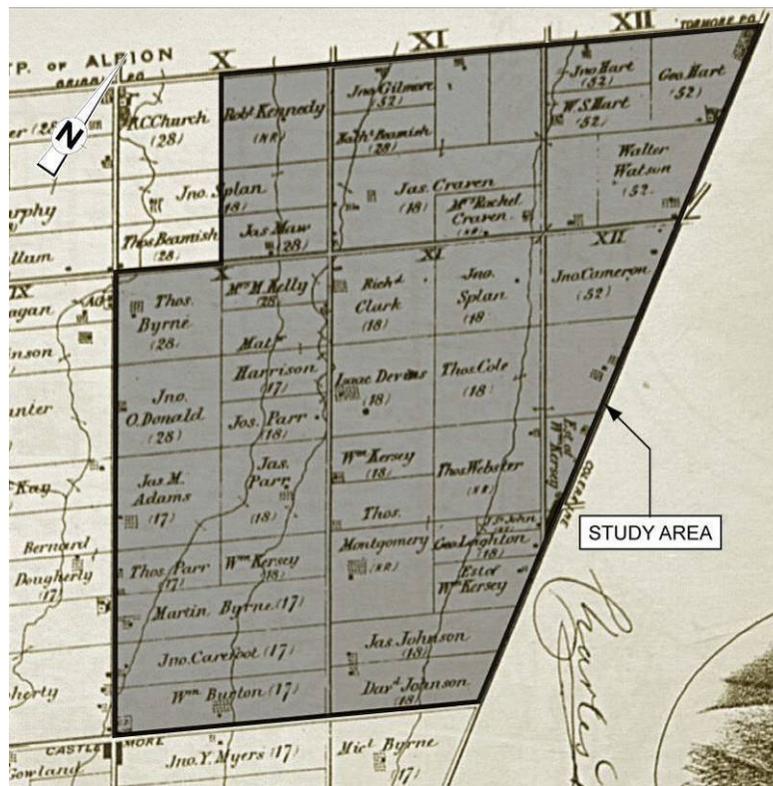


Figure 3: Location of the study area in the Township of Toronto Gore, 1877.

Base Map: 1877 *Illustrated Historical Atlas of the County of Peel*.



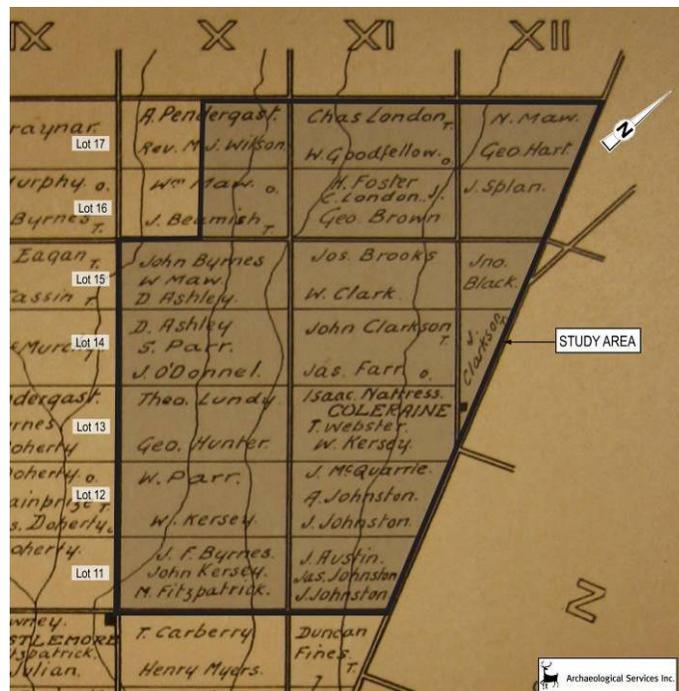


Figure 4: Location of the study area in the Township of Toronto Gore, 1917 (Base Map: 1917 *Guidal Commercial Directory Atlas of Peel County*)

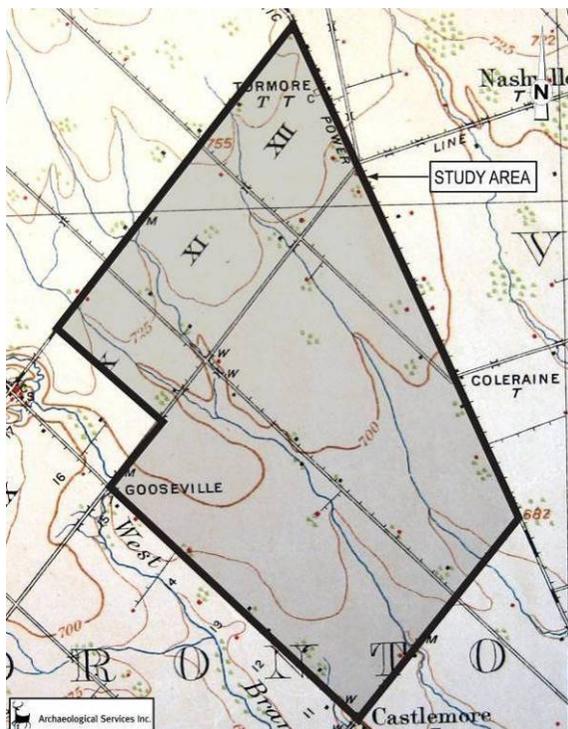


Figure 5: Location of the study area in the Township of Toronto Gore, 1919.  
 Base Map: Bolton Sheet No. 59, Department of Militia and Defence

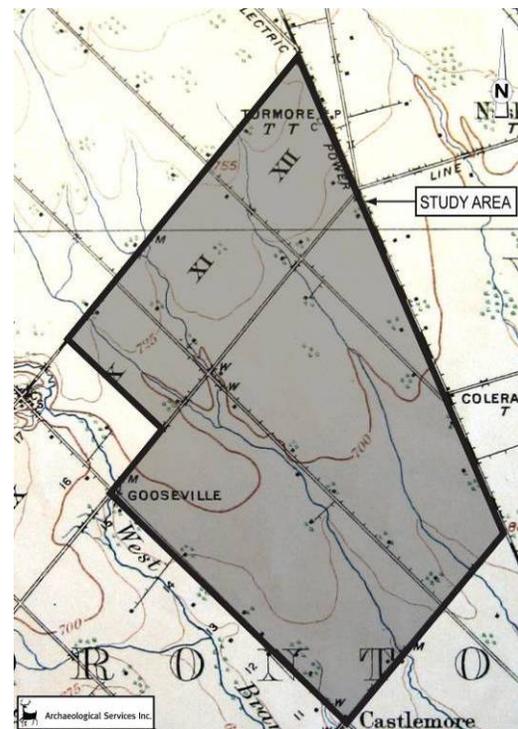


Figure 6: Location of the study area in the Township of Toronto Gore, 1926.  
 Base Map: Bolton Sheet No. 30M/13, Department of National Defence

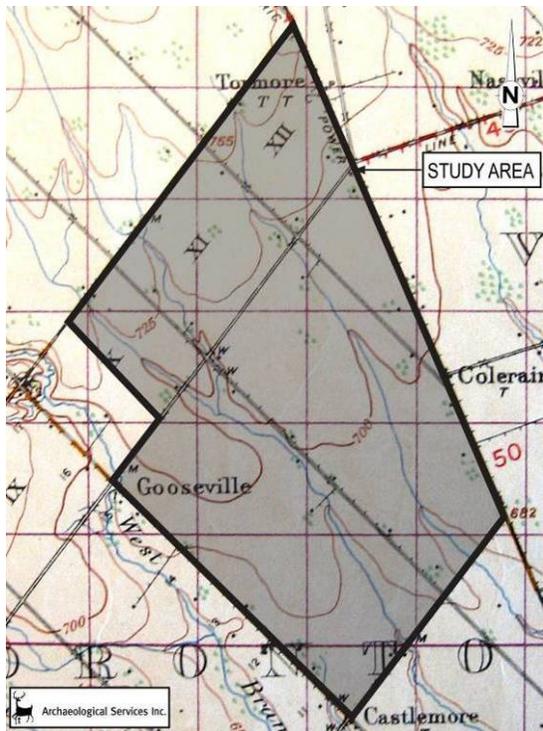


Figure 7: Location of the study area in the Township of Toronto Gore, 1940.

Bolton Sheet No. 30M/13, Department of National Defence



Figure 8: Location of the study area in the Township of Toronto Gore, 1954.

Base Map: Bolton Sheet, Army Survey Establishment, R.C.E.

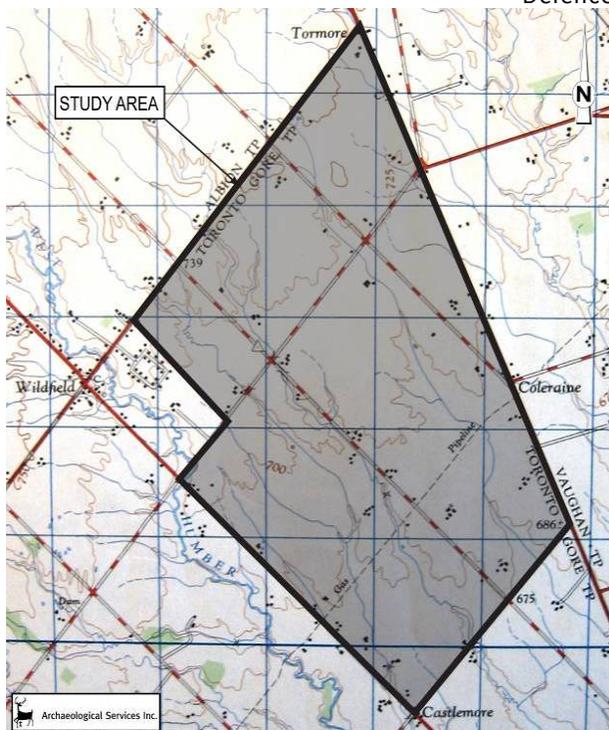


Figure 9: Location of the study area in the Township of Toronto Gore, 1964.

Base Map: Bolton Sheet, Department of National Defence

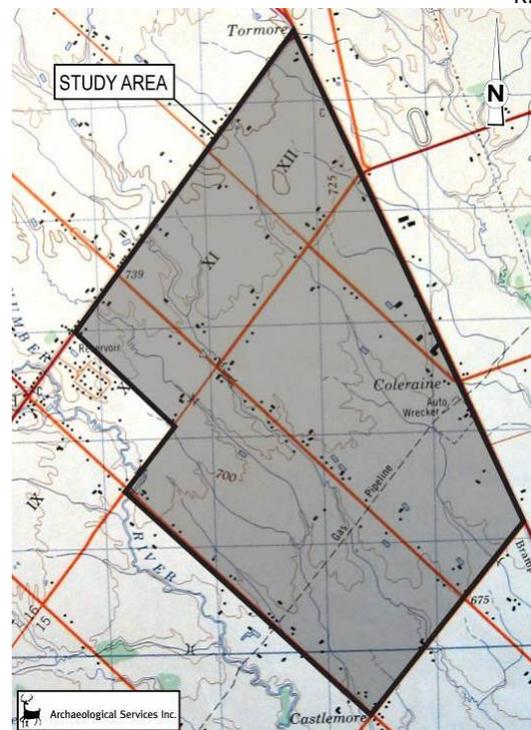


Figure 10: Location of the study area in the Township of Toronto Gore, 1976.

Base Map: Bolton Sheet, Ministry of Energy, Mines, and Resources

The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first “legal” settlers took up their lands later in that same year. The extant survey diaries indicated that the original timber stands within the township included oak, ash, maple, beech, elm, basswood, hemlock and pine. The survey crew working in the township in the summer of 1819 suffered under extreme conditions. One of the complaints noted by the surveyor was that of “musquitoes miserable thick.” Due to heavy rain part of the crew became separated from the rest of the party, and they spent a wet, uncomfortable night alone in the woods. One of the men, named Montgomery, badly cut his foot and had to be sent home. The work within this township was summed up by the surveyor as “pretty tuff times.”

It was recorded that the first landowners in the township were composed of settlers from New Brunswick, the United States, and also some United Empire Loyalists and their children (Pope 1877:65; Mika 1977:417; Armstrong 1985:142).

In 1788, the County of Peel was part of the extensive district known as the “Nassau District”. Later called the “Home District”, its administrative centre was located in Newark, now Niagara-on-the-Lake. After the province of Quebec was divided into Upper and Lower Canada in 1792, the Province was separated into nineteen counties, and by 1852, the entire institution of districts was abolished and the late Home Districts were represented by the Counties of York, Ontario and Peel. Shortly after, the County of Ontario became a separate county, and the question of separation became popular in Peel. A vote for independence was taken in 1866, and in 1867 the village of Brampton was chosen as the capital of the new county. The Township of Toronto Gore remained a part of the County of Peel until 1973, and in 1974, the Township became a part of the City of Brampton.

### **2.2.1 Historic Settlements**

A review of the historical maps revealed that a number of historic settlements are located within the limits of the study area. They include the following:

#### *Castlemore*

This post office village was located on a tributary of the West Humber River part Lots 10 and 11 Concessions 9 and 10, Toronto Gore Township. The village began to develop during the early 1840s. It contained an inn, post office, store, shoe store, blacksmith, wagon maker, Orange Lodge, church and school. The population numbered about 200 (Crossby 1873:79; Charters 1967:264).

#### *Colerain (Coleraine)*

This post office village was located on part Lots 12 and 13 Concession 12, Toronto Gore Township. It is said to have been named after two of the leading families in the area, those of Cole and Raine. The early settlers included John O’Grady and Charles Dunn in 1832-1833. It contained a post office, blacksmith shop, wagon maker, stores, hotels (the “Beehive” and “Coleraine Hotel”), Orange Hall, Grange Hall and a Temperance Inn and lodge. The population numbered about 200 (Crossby 1873:90; Charters 1967:265-266).

#### *Toremore (Tormore)*

This post office village was located on part Lot 17 Concession 12, Toronto Gore Township and part Lot 1 Concession 7, Albion Township. The village was originally called “Hart’s Corners” or “Hartville” in honour of a settler named Robert Hart. The post office was established here in 1861, and named by post master William Graham. The village contained a store, hotel, weaver, wagon maker, plough maker, blacksmith, Temperance House and school. The population numbered about 50 (Crossby 1873:336; Heyes 1961:285-287; Charters 1967:267).



The Tremaine map of 1859 indicates a village named Grantville at the crossroads between Lots 15 and 16, Concessions 9 and 10. The settlement does not appear on the Atlas map of 1877, nor the Guidal map of 1917. It does, however reappear on the topographic map of 1919, but with the name of Gooseville. Gooseville is also illustrated on the 1926 and 1940 topographic maps. There is no settlement indicated at that particular crossroads on later topographic maps. Information on this settlement was not readily available at the time of research.<sup>2</sup>

### ***2.2.2 Land Use Summary***

A number of property owners and historical features are illustrated within the study area on the three earliest maps featured in this study: the 1859 *Tremaine Map of Peel County*, the 1877 map of the Township of Toronto Gore in the *Illustrated Historical Atlas of Peel County*, and the 1917 map of the Township of Toronto Gore in the *Guidal Commercial Directory Atlas of Peel County*. Tables 1 to 3 present lists of such features and owners/residents. 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 atlas.

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<sup>2</sup> The History of Caledon section of the Caledon Public Library website ([http://www.caledon.library.on.ca/index.php?option=com\\_content&task=view&id=99#wildfield](http://www.caledon.library.on.ca/index.php?option=com_content&task=view&id=99#wildfield)) indicates that Grantville and Gooseville are the predecessors of the hamlet of Wildfield (other names associated with this settlement included Gribbin and the Parish of St. Patrick's). However, Wildfield is located on Lot 17, Concessions 9 and 10, north of Grantville/Gooseville (see Figures 1 and 9).



Table 1: Property Owner(s) and Historic Feature(s) Located within the Study Area							
Location		Tremaine Map (1859)		Atlas Map (1877)		Guidal Map (1917)*	
Conc.	Lot	Owner(s)/Tenant(s)	Historic Feature(s)	Owner(s)/Tenant(s)	Historic Feature(s)	Owner(s)/Tenant(s)	Historic Feature(s)
10	11	John Carefoot (N ½) William Carefoot (S ½)	--- Inn	G.D. (S ½) William Burton (S ½) John Carefoot (N ½)	Inn Residence Residence	J.F. Byrnes John Kersey M. Fitzpatrick	Two watercourses
	12	Thos. Parr (NW ¼) John Murphy (NE ¼ & S ½)	--- ---	Martin Byrne (S ½) Thomas Parr (NW ¼) William Kersey (NE ¼)	Residence Residence ---	W. Parr W. Kersey	Two watercourses
	13	John Adams (W ½) Henry Parr (E ½)	--- ---	James M. Adams (W ½) James Parr (E ½)	Residence Residence	Theo. Lundy Geo. Hunter	Two watercourses
	14	John O'Donald (W ½) Thomas Stratton (NE ¼) Henry Parr (SE ¼)	--- --- ---	John O'Donald (W ½) Matthew Harrison (NE ¼) Joseph Parr (SE ¼)	Residence --- Residence	D. Ashley S. Parr J. O'Donnel	Two watercourses
	15	James Burnes (W ½) James Grant (NE ¼) Edward Kelley (SE ¼)	--- --- Store	Matthew Harrison (SE ¼) Mrs. M. Kelly (NE ¼) Thomas Byrne (W ½)	Residence --- Residence	John Byrnes W. Maw D. Ashley	Three watercourses
	16	Samuel Beamish (N ½) James Maw (SE ¼)	--- ---	James Maw (SE ¼) John Splan (N ½)	Residence ---	Wm Maw J. Beamish	One watercourse
	17	Reverend Eugene O'Reily	---	Robert Kennedy	Residence	A. Pendergast Rev. M.J. Wilson	One watercourse
11	11	James & John Johnson David Johnston	--- Residence	David Johnson (S ½) James Johnson (N ½)	Residence Residence	J. Austin Jas. Johnston J. Johnston	One watercourse
	12	Joseph Parr (W ½) James St. John (SE ¼) J. Parr (NE 1/8) Geo. Neighton (NE 3/8)	Residence --- Part of the crossroads community of Coleraine	Thomas Montgomery (W ½) Estate of William Kersey (SE ¼) George Leighton (NE 3/8) J. St. John (NE 1/8)	Residence Residence Residence Residence	J. McQuarrie A. Johnston J. Johnston	One watercourse
	13	Edward Kelley (NW ¼) Joseph Parr (SW ¼) Samuel Ackroid (E ½)	--- --- ---	Thomas Webster (E ½) Thomas Montgomery (SW ¼) William Kersey (NW ¼)	Residence --- Residence	Issac Nattress T. Webster W. Kersey	One watercourse
	14	M.A. Stonehouse (W ½) Thomas Cole (E ½)	--- ---	Thomas Cole (E ½) Isaac Devins (W ½)	--- Two residences	John Clarkson Jas Farr	One watercourse
	15	Richard Clark (W ½) Edwd. _____son (E ½)	--- ---	Richard Clark (W ½) John Splan (E ½)	Residence Residence	Jos. Brooks W. Clark	One watercourse
	16	James Craven (N ½) Heirs of J. Craven (SW ¼) Rachel Craven (SE ¼)	Two residences Blacksmiths shop ---	Mrs. Rachel Craven (SE ¼) James Craven (W ½ & NE ¼)	Two residences Three residences	H. Foster C. London Geo. Brown	Two watercourses
	17	Richard St. John (NW ¼) Robert. Barbour (SW ¼) Andrew McCourt (E ½)	--- --- ---	John Splan (E ¼) James Craven (Central ¼) Nathaniel Beamish (SW ¼) John Gilmore (NW ¼)	--- Residence --- Residence	Chas London W. Goodfellow	One watercourse
12	12	---	Part of the crossroads community of Coleraine	---	Part of the crossroads community of Coleraine	---	---
	13	W H (N ½) --- (S ½)	--- Part of the crossroads community of Coleraine	--- Estate of William Kersey	Part of the crossroads community of Coleraine Residence; blacksmiths shop	J. Clarkson	Part of the crossroads community of Coleraine

Table 1: Property Owner(s) and Historic Feature(s) Located within the Study Area							
Location		Tremaine Map (1859)		Atlas Map (1877)		Guidal Map (1917)*	
Conc.	Lot	Owner(s)/Tenant(s)	Historic Feature(s)	Owner(s)/Tenant(s)	Historic Feature(s)	Owner(s)/Tenant(s)	Historic Feature(s)
	14	Thomas Cole	---	Thomas Cole	Residence	J. Clarkson	---
	15	Robert Woodill	---	John Cameron	Residence	Jno. Black	---
	16	John Splan (W ½) Ronald. Tibb (E ½)	School	John Splan (W 1/3) Walter Watson (E 2/3)	Individual residence Two residences	J. Splan	---
	17	Nay <sup>n</sup> . Green (NW ¼) Robert Hart(SW ¼ & E ½)	Residence; Church	George Hart (E ½) W.S. Hart (SW ¼) John Hart (NW ¼)	Church Residence Residence	N. Maw Geo. Hart	One watercourse

\* Unlike the 1859 and 1877 maps, the Guidal map does not illustrate the different property parcels within the Lots, nor does it illustrate historical features.

### 3.0 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

The Stage 1 archaeological assessment of the study area was conducted in accordance with the Ontario Ministry of Culture's draft Standards and Guidelines for Consultant Archaeologists (2006). A Stage 1 archaeological assessment involves research to describe the known and potential archaeological resources within the vicinity of a study area. Such an assessment incorporates a review of previous archaeological research, physiography, and land use history for the property. Background research was completed to identify any archaeological sites in the study area and to assess the property's archaeological potential

#### 3.1 Stage 1 Archaeological Assessment – Background Research

##### 3.1.1 Previous Archaeological Research

In order that an inventory of archaeological resources could be compiled for the study area, three sources of information were consulted: the site record forms for registered sites housed at the Ontario Ministry of Culture; published and unpublished documentary sources; and the files of ASI.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database (OASD) maintained by the Ontario Ministry of Tourism and Culture. This database contains archaeological sites registered within the Borden system. Under the Borden system, Canada has been divided into grid blocks based on latitude and longitude. A Borden Block is approximately 13 kilometres east to west, and approximately 18.5 kilometres north to south. Each Borden Block is referenced by a four-letter designator, and sites within a block are numbered sequentially as they are found. The study area under review is located in the Borden Blocks AlGw and AkGw.

Two sites have been registered previously within the study area (Figure 11), and an additional 14 sites have been registered within one kilometre of the study area limits. All of the registered sites are summarized in Table 1.

The **Livingston site (AkGw-3)** is represented by a collection of artifacts gathered by the Livingston family from Lot 15, Concession 11. It was registered by David Spittal in 1977, on the basis of information provided by Mrs. McQuaig, of Beeton, and the Livingston family. The collection had been lost by 1977. Spittal inferred that the site or sites from which this material had been derived were of general Archaic date. As the registration was based on a lost collection, there is no specific locational information for the site(s). While, the co-ordinates entered in the OASD have been used to plot the site for the general purposes of this study, these cannot be considered to be particularly reliable.

The **Castlemore Cairn site (AkGw-296)** is a mid-to-late nineteenth-century Euro-Canadian village found by Archaeoworks during the assessment for the widening and reconstruction of Castlemore Road from McVean Drive to 250 m east of the Gore Road. The site spans the four corners of the intersection of Castlemore Road and the Gore Road, including Lot 11 Concession 10 within the secondary plan area, and consists of 1,677 artifacts including construction materials, glass fragments, ceramics and faunal artifacts.



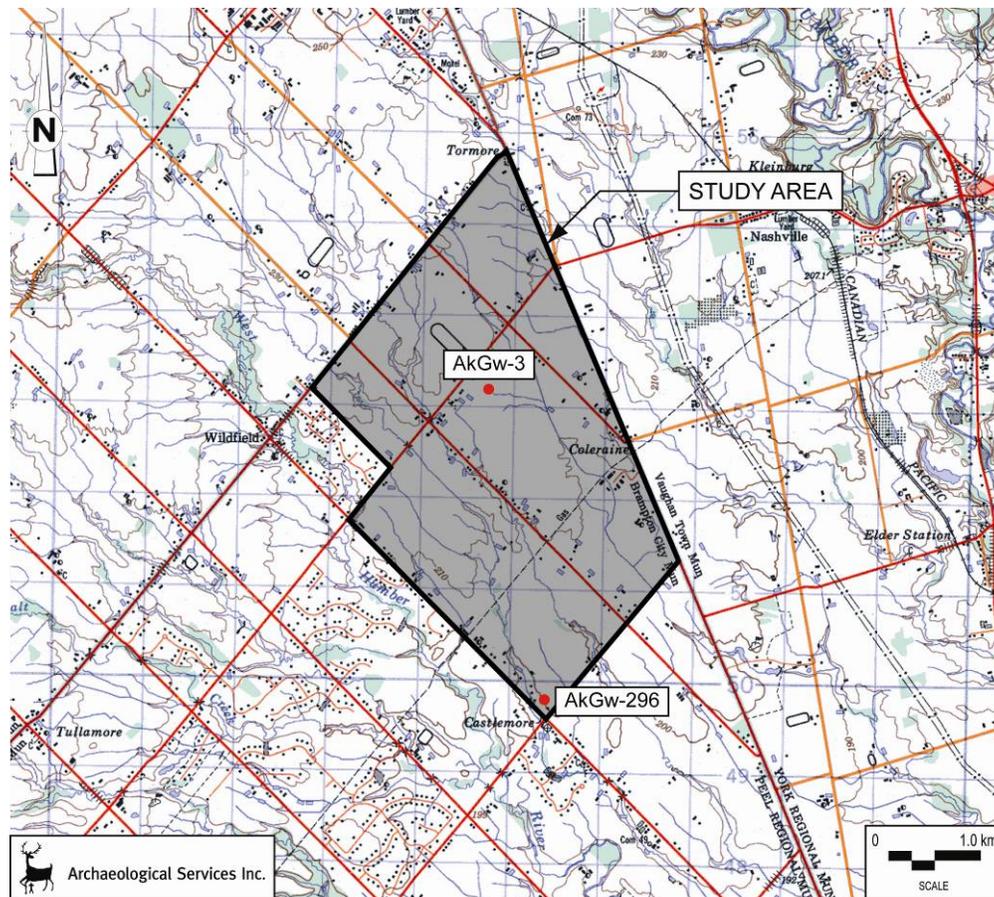


Figure 11: Approximate location of archaeological sites previously registered within the Area 47 Secondary Plan study area.

Base Map: NTS Sheet 30 M/13 (Bolton)

Table 2: Registered Archaeological Sites Within 1 km of the Study Area				
Borden	Site Name	Cultural Affiliation	Site Type	Researcher
AkGv-156	McVean 1	Middle Archaic	Lithic Scatter	J.A. Burse 1998
AkGv-157	McVean 2	Late Woodland	Isolated Find	J.A. Burse 1998
AkGv-159	---	Late Archaic	Isolated Find	D.R. Poulton 1999
<b>AkGw-3</b>	<b>Livingston</b>	<b>Archaic</b>	<b>Lithic Scatter</b>	<b>D. Spittal 1977</b>
AkGw-17	South Coleraine	Historic Euro-Canadian	Homestead	D.R. Poulton, 1999
AkGw-285	Fines West	Undetermined Precontact	Isolated Find	ASI* 2005
AkGw-292	O'Connor	Historic Euro-Canadian	Homestead	ASI 2006
<b>AkGw-296</b>	<b>Castlemore Cairn</b>	<b>Historic Euro-Canadian</b>	<b>Village</b>	<b>K. Slocki 2006</b>
AkGw-299	East Yellow Park	Undetermined Precontact	Lithic Scatter	ASI 2006
AkGw-300	Yellow Park	Undetermined Precontact	Lithic Scatter	ASI 2006
AkGw-301	West Yellow Park	Undetermined Precontact	Lithic Scatter	ASI 2006
AlGw-40	---	Early Woodland	Isolated Find	OMA** 1989
AlGw-41	---	Historic Euro-Canadian	Isolated Find	OMA 1989
AlGw-65	---	Undetermined Precontact	Isolated Find	C.A. Theriault 2000
AlGw-80	Graham	Historic Euro-Canadian	Homestead	ASI 2005
AlGw-81	---	Early Archaic	Isolated Find	ASI 2005

Bolded sites are located within the study area.

\*ASI - Archaeological Services Inc.

\*\*OMA - Ontario Museum of Archaeology



### ***3.1.2 Assessment of Precontact Archaeological Potential***

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most commonly used variables for predictive modeling of site location.

The Ontario Ministry of Culture Primer on Archaeology, Land Use Planning and Development in Ontario (1997:12-13) stipulates that undisturbed land within 300 metres of a primary water source (lakeshore, river, large creek, etc.), and undisturbed land within 200 metres of a secondary water source (stream, spring, marsh, swamp, etc.), as well as undisturbed land within 300 metres of an ancient water source (as indicated by remnant beaches, shore cliffs, terraces, abandoned river channel features, etc.) and undisturbed lands within 250 metres of a previously registered archaeological site, are considered to have potential for the presence of precontact archaeological sites. As the study area is dissected by various small tributaries of the West Humber River, a significant portion of the study area is within 200 metres to 300 metres of water.

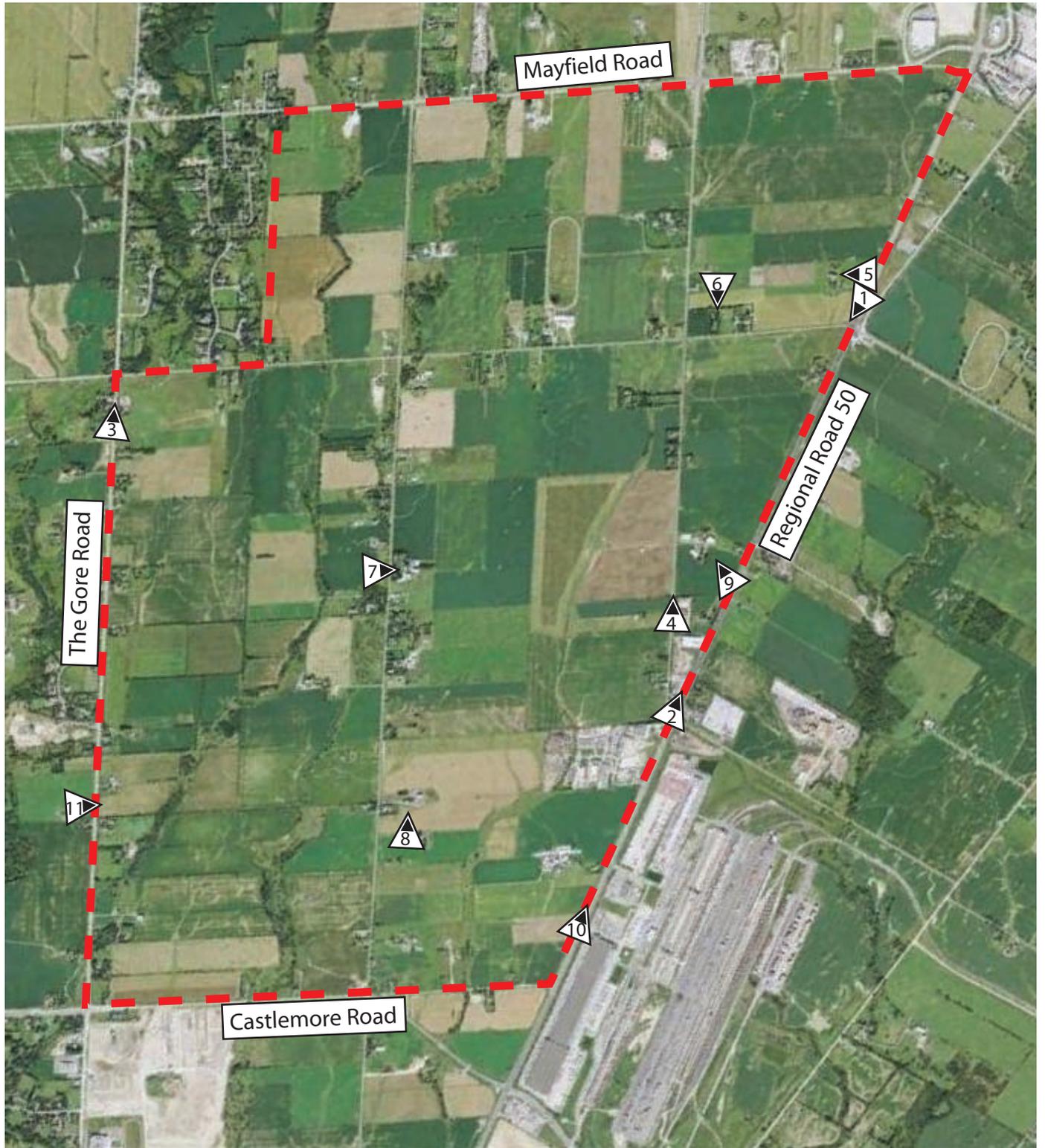
### ***3.1.3 Assessment of Historical Archaeological Potential***

For the Euro-Canadian period, the majority of early nineteenth-century farmsteads (i.e., those which are arguably the most potentially significant resources and whose locations are rarely recorded on nineteenth-century maps) are likely to be captured by the basic proximity to water model outlined above, since these occupations were subject to similar environmental constraints. An added factor, however, is the development of the network of concession roads through the course of the nineteenth century. Accordingly, undisturbed lands within 100 metres of the early settlement roads may also be considered to have potential for the presence of Euro-Canadian archaeological sites, including the north-south roadways extending through the study area (The Gore Road, Clarkway Drive, Coleraine Drive and Regional Road 50) as well as the east-west roadways (Mayfield Road, Countryside Drive and Castlemore Road). In particular, Castlemore Road would have serviced the community of Castlemore whereas Coleraine Drive and Regional Road 50 would have serviced the community of Coleraine. Similarly, lands within 100 metres of settlement features noted on the historical mapping may also be considered to exhibit archaeological potential, although it should be noted that the accuracy with which features were plotted on these maps is limited. The 1877 *Illustrated Historical Atlas* indicates at least 39 residences within the study area, as well as one church, an inn and a blacksmith shop.

## **3.2 Stage 1 Archaeological Assessment – Field Review**

The Area 47 Secondary Plan study area is a largely rural landscape that appears to have undergone minimal construction and development impacts (Figure 12). A field review of the study area was carried out in order to confirm the assessment of Aboriginal and Euro-Canadian archaeological site potential observed from the visual inspection of maps and aerial photos. The field review also attempted to determine the degree to which construction and development and landscape alteration may have affected that potential and the integrity of the rural landscape.

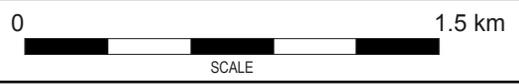




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**LEGEND**

-  Limits of the Study Area
-  Direction of Plates



ASI PROJECT NO.: 09SP-41 DRAWN BY: ZA  
DATE: July 14, 2010

Figure 12: Study area superimposed on aerial image showing existing conditions (Base map - Google Maps 2010)

The study area is bisected by large arterial roads that link urban commercial and residential developments within the City of Brampton. These include The Gore Road, Regional Road 50, Mayfield Road, Countryside Drive and Castlemore Road (Plates 1 to 3). These roads have been in use since the area was settled in the early nineteenth century but have since undergone massive improvements involving extensive grading and the construction of asphalt shoulders and culverts. Thus the original soil below the roads and immediately adjacent to it (shoulders) have been either removed or heavily disturbed and therefore, they have little to no archaeological potential. The smaller thoroughfares such as Clarkway Drive and Coleraine Drive have also undergone improvements, but to a lesser degree (Plate 4).



Plate 1: Looking southeast towards Regional Road 50



Plate 2: Looking northwest towards Regional Road 50



Plate 3: Looking northwest towards The Gore Road



Plate 4: Looking west at disturbed area adjacent to Coleraine Drive

Several small pockets of land have been impacted by residential and commercial developments. These developments have been built using modern construction techniques (deep excavation, extensive earth moving, concrete pads, subsurface utility lines) and these areas will have no potential for archaeological resources (Plates 5 to 8).





Plate 5: Residence with surrounding areas of disturbance including paved and gravel driveway, looking southwest



Plate 6: Residence with paved driveway, looking southeast



Plate 7: Looking northeast towards farm complex and gravel driveway



Plate 8: Looking northwest at extant structure and areas of disturbance

The field survey confirmed that the vast majority of the study area is rural and appears to be largely undisturbed and therefore has potential for archaeological resources. This includes historic farm lots that, in spite of the likely disturbance to the soil immediately beneath the houses and farm buildings, still have potential for the presence of archaeological resources beyond the building footprints. The balance of the greenspace/agricultural lands do not exhibit indications of previous alteration or disturbance and have potential for archaeological resources (Plates 9 to 11). A significant feature of the study area is the West Humber River watershed. Several tributaries of the river run the length of the area and the tablelands and terraces adjacent to the creeks have particularly high potential for the presence of archaeological resources.





Plate 9: Looking west towards agricultural fields



Plate 10: Looking northwest at ploughed fields

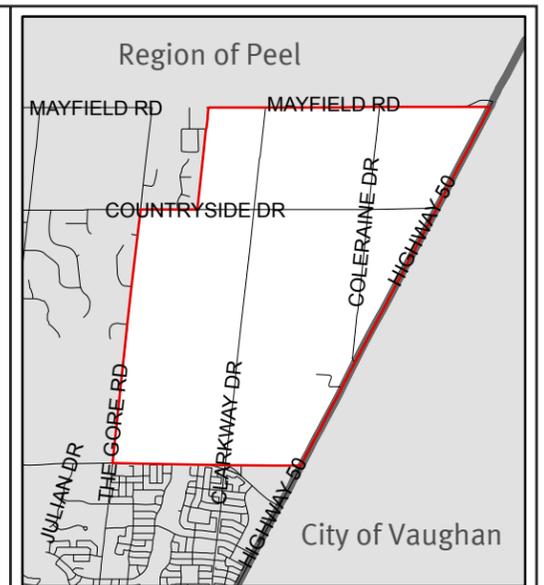
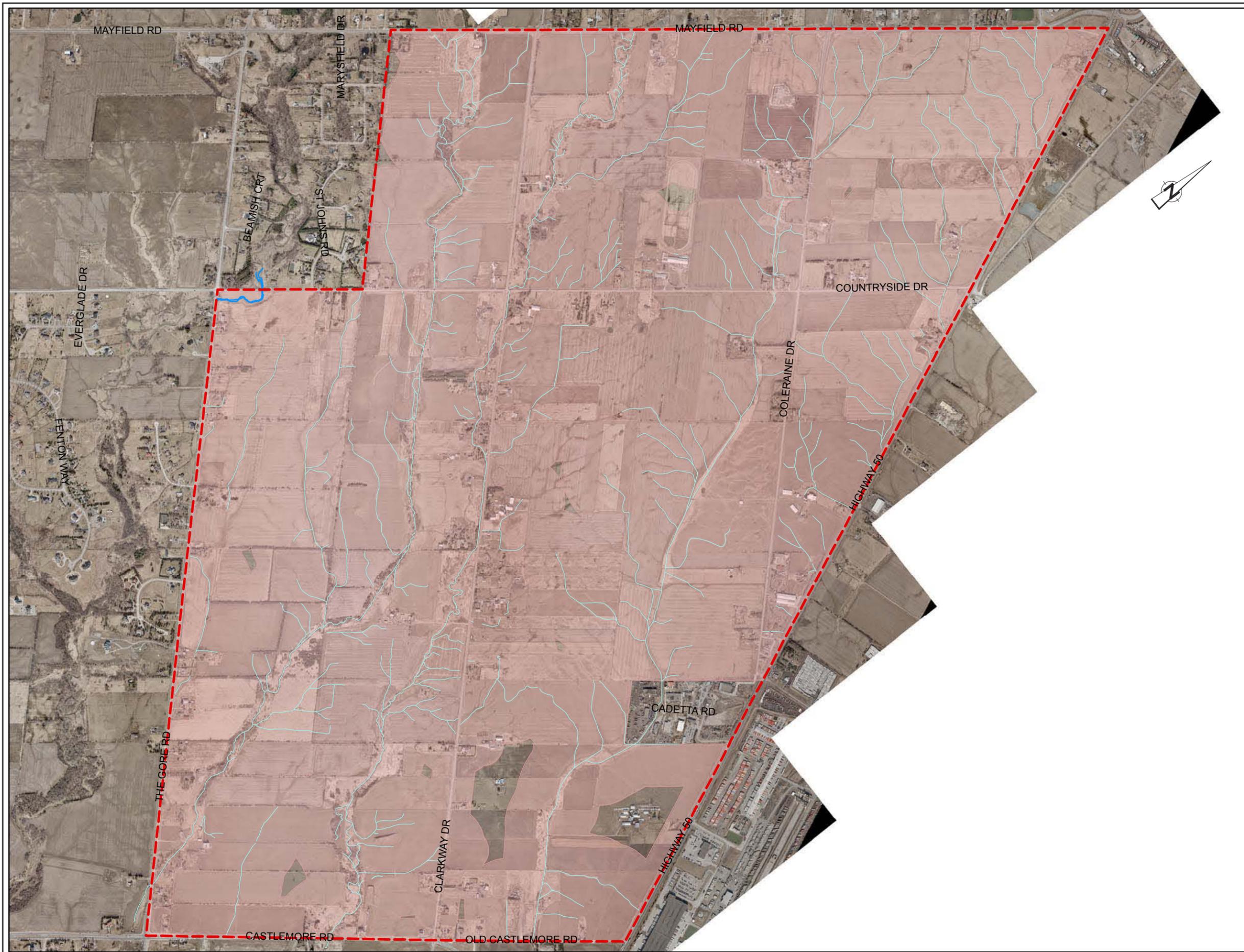


Plate 11: View of agricultural fields, looking northeast

### 3.3 Summary of Archaeological Potential

Figure 13 provides a summary of the general distribution of lands exhibiting archaeological potential. These potential zones have been defined on the basis on standard Ministry of Culture criteria (distance from water and other landscape features, etc.), the locations of nineteenth-century features as plotted in the 1859 and 1877 historical map sources, existing conditions and a general evaluation of landscape integrity. This “composite” zone of archaeological potential for the presence of pre-contact and Euro-Canadian archaeological resources covers approximately 96% of the study area.

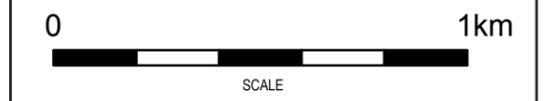




**LEGEND**

- Combined Potential
- SPA47 BOUNDARY

**BASE:**  
CITY OF BRAMPTON  
2010



ASI PROJECT NO.: 09SP-41  
DATE: APRIL 23, 2010

DRAWN BY: S.F.  
FILE: 09SP-41\_Combined

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Figure 13: Identification of General Zones of Archaeological Potential within Highway 427 Industrial Secondary Plan Area SPA 47

## 4.0 ABORIGINAL CONSULTATION

An important component of any future archaeological assessment, planning and mitigation program for the secondary plan area is the development of an adequate Aboriginal consultation process in relation to the precontact archaeological resources that may be present.

It is often assumed that the First Nation that is geographically closest to the project is the most suitable group with whom to consult, particularly when the issues at stake are those of archaeological resources and human remains. However, the complex histories of the First Nations of southern Ontario, both before and after European contact and settlement, means that such assumptions can be simplistic and detrimental to the success of the entire consultation process. This can be complicated by the fact that many archaeological sites are of such antiquity, or may yield such sparse material remains (in terms of representing culturally of “ethnically” diagnostic material, that no conclusive identification of affiliation to modern communities is possible. The same may or may not be true of any sites discovered as a result of future Stage 2 assessments that are undertaken as part of the secondary planning process and subsequent development.

Under circumstances of this sort there should be an effort to identify all groups that are appropriate (on cultural-historical grounds) to act as the designated descendants of those who occupied the project area in the past, and who are willing to participate and ensure that cultural heritage remains are treated in an appropriate and seemly manner. This identification process is best achieved through negotiation with a variety of communities in order that they may themselves arrive at the final decision. It should also be noted that the Ministry of Culture (now Ministry of Tourism and Culture) issued (and posted on-line) draft Standards and Guidelines for Archaeological Assessment in August, 2006, which included a Unit that required Aboriginal consultation (or “engagement” to use MTC’s phrase) between Stages 3 and 4 archaeological investigations on Aboriginal sites and recommended consultation before Stage 2 and 3. These were recently succeeded by a draft technical document entitled *Engaging Aboriginal Communities in Archaeology* (MTC 2009). While these guidelines have not yet been finalized, such consultation is now expected by many First Nations.

First Nations discussion and consultation with regard to archaeological site mitigation strategies in similar planning contexts may be used to provide a general understanding of preferred Stage 4 mitigation priorities and actions. While there are different levels of concern for sites of various time periods and types, it should be noted that in all cases there is a presumption in favour of avoidance and preservation of any First Nation site that has not been disturbed by ploughing or other modern land uses. Any such site should be deemed to be of high heritage value. An additional complicating factor is that many sites may represent occupations of more than one general time period. The existence of such different components on a single site may or may not be apparent upon conclusion of a Stage 3 assessment. In such cases, the most conservative mitigative option should be preferred.

The logic underlying this discussion is that archaeological sites of heritage value are comparable to at least significant natural resource features, such as wetlands, in that they are scarce, fragile, and non renewable. They must therefore be managed in a similar manner and allowances for their existence and long term conservation must be made as early as is possible in the development planning process.

**Paleo-Indian and Early Archaic** sites, which on the basis of Stage 3 assessment are found to be more than a single isolated find, are deemed to be of high heritage value. Large sites of this period, e.g., tool stone acquisition sites and large base camps used on multiple occasions, or specialized sites such as caches or burials should be protected. Caches and burials *may* be identified on the basis of Stage 3 assessment through the recovery of a suite of diagnostic/unusual artifacts. Smaller transitory camps or



apparently single-occasion chert reduction events are also of high heritage value, but may be subject to salvage excavation, provided that the appropriate methodological approaches for such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines).

**Middle Archaic**, and **Late Archaic** sites, which on the basis of Stage 3 assessment are found to be more than a single isolated find, are deemed to be of high heritage value. Large sites of this period, e.g., tool stone acquisition sites and large base camps used on multiple occasions, or specialized sites such as caches, isolated burials, or cemeteries (which appear during the Late and Terminal Archaic) are of high value and should be protected. Caches, burials and cemeteries *may* be identified on the basis of Stage 3 assessment through the recovery of a suite of diagnostic/unusual artifacts. Sites that exhibit an unusual degree of preservation of organic materials are also of heightened value. Smaller transitory camps or apparently single-occasion chert reduction events are also of high heritage value, but may be subject to salvage excavation, provided that the appropriate methodological approaches for block excavation of such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines).

It should be noted that many lithic sites that produce debitage, but lack formal diagnostic tools are assumed to be of generalized Archaic origin. Such sites may be of almost any size, although larger sites will be more likely produce at least some formal tools that can be more specifically dated. Small lithic sites that cannot be ascribed a more specific date are generally regarded as having lower heritage value, at least in terms of their information potential, and are often not subject to any form of Stage 4 mitigation. Should such a site exhibit other unusual or unique attributes, however, preservation and/or salvage excavation would be required.

**Early Woodland, Middle Woodland and Transitional Woodland** sites, which on the basis of Stage 3 assessment are found to be more than a single isolated find, are deemed to be of high heritage value. Large sites of this period, e.g., tool stone acquisition sites and large base camps used on multiple occasions, or specialized sites such as caches, isolated burials or cemeteries should be protected. Caches, burials and cemeteries *may* be identified on the basis of Stage 3 assessment through the recovery of a suite of diagnostic/unusual artifacts. Sites that exhibit an unusual degree of preservation of organic materials are also of heightened value. Smaller transitory camps or locales marked by an apparently single chert reduction event or the breakage and discard of ceramic artifacts are also of high heritage value, but may be subject to salvage excavation, provided that the appropriate methodological approaches for block excavation (and potentially topsoil stripping) of such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines).

Large **Late Woodland** and **Contact** period First Nation villages are deemed to be of high heritage value. Such sites should be protected. It is preferable that such sites be preserved through full avoidance, or a combination of avoidance and salvage excavation. There is a presumption that Late Woodland period settlements, in particular villages, exhibit a heightened potential for human burials. This can rarely be predicted on the basis of any Stage 3 assessment, but should be considered in determining an appropriate Stage 4 strategy, whereby avoidance is the preferred option where feasible. Should such a site be subject to salvage excavation, the appropriate methodological approaches for block excavation and topsoil stripping must be applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines). Should one or more human burials be encountered during a Stage 4 salvage excavation, the disposition of the remains (preservation and avoidance versus exhumation and reburial elsewhere) must be negotiated between all relevant stakeholders.

Smaller Late Woodland and Contact period First Nation camps, cabins/hamlets and specialized resource extraction sites are deemed to be of high heritage value, depending on their size and characteristics. It is preferable that the larger sites be preserved through full avoidance or a combination of avoidance and



salvage excavation provided that the appropriate methodological approaches for block excavation and topsoil stripping of such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines). Smaller camps that evidently were only briefly occupied or marked by a limited range of activities are also of high heritage value, but may be subject to salvage excavation, provided that the appropriate methodological approaches for block excavation (and potentially topsoil stripping) of such sites are applied (see MTC Archaeological Fieldwork Draft Standards and Guidelines). There is potential that some Late Woodland period sites provisionally identified as “camps” or “cabins” may have served as specialized burial sites. This can rarely be predicted on the basis of any Stage 3 assessment, but should be considered in determining an appropriate Stage 4 strategy.

Late Woodland and post-contact period First Nation ossuaries or cemeteries are deemed to be of high heritage value, and should under all possible circumstances be protected through avoidance. It must be acknowledged that the detection of cemeteries and/or ossuaries during Stage 2 archaeological assessment is virtually impossible. Moreover, it is difficult to predict the location of such features in more than a general manner. This is partially a reflection of the available data, although the data that do exist have not been rigorously examined by archaeologists in either the academic or cultural resource management context. Many of the cemeteries and ossuaries known to archaeologists were first discovered as a result of land clearance in the nineteenth century. The locations of these sites may or may not be well-documented. Modern discoveries of such sites are generally accidental results of large scale earth-moving or other construction activities. Upon discovery of such burial features during the course of construction some remedial documentation and excavation may be required, but avoidance and preservation through project redesign/revision should be the ultimate preferred alternative.

In areas where ossuary burial was not a traditional practice, or was only one of several contemporary practices, Late Woodland and Contact period First Nation cemeteries *may* be detected during Stage 3 assessment by the recovery of human bone and/or a suite of diagnostic/unusual artifacts. As historic Neutral cemeteries are often in close proximity to their associated villages, a 200 metre buffer zone around the perimeter of documented villages might be considered as having elevated potential for the discovery of human remains.

Upon confirmation that a Late Woodland or Contact period First Nation site served as a cemetery, preservation through avoidance through project redesign/revision should be the ultimate preferred alternative.



## 5.0 BUILT HERITAGE AND CULTURAL LANDSCAPE ASSESSMENT

### 5.1 Introduction

This cultural heritage assessment addresses above ground cultural heritage resources over 40 years old. Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007; Ontario Realty Corporation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

The proposed Area 47 Secondary Plan has the potential to affect cultural heritage resources in a variety of ways. These include the loss or displacement of resources through removal or demolition and the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting.

For the purposes of this assessment, the term cultural heritage resources was used to describe both cultural landscapes and built heritage features. A cultural landscape is perceived as a collection of individual built heritage features and other related features that together form farm complexes, roadscape and nucleated settlements. Built heritage features are typically individual buildings or structures that may be associated with a variety of human activities, such as historical settlement and patterns of architectural development.

#### 5.1.1 *Legislative and Policy Context*

The analysis throughout the study process addresses cultural heritage resources under various pieces of legislation and policy and their supporting guidelines. Under the *Environmental Assessment Act* (1990) environment is defined in Subsection 1(c) to include:

- cultural conditions that influence the life of man or a community, and;
- any building, structure, machine, or other device or thing made by man.

In addition, environment may be interpreted to include the combination and interrelationships of human artifacts with all other aspects of the physical environment, as well as with the social, economic and cultural conditions that influence the life of the people and communities in Ontario. The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* distinguish between two basic ways of visually experiencing this heritage in the environment, namely as cultural landscapes and as cultural features.

Within this document, cultural landscapes are defined as the following (Section 1.0):

The use and physical appearance of the land as we see it now is a result of man's activities over time in modifying pristine landscapes for his own purposes. A cultural landscape is perceived as a collection of individual man-made features into a whole. Urban cultural landscapes are sometimes given special names such as townscapes or streetscapes that describe various scales of perception from the general scene to the particular view. Cultural landscapes in the countryside are viewed in or adjacent to natural undisturbed landscapes, or waterscapes, and include such landuses as agriculture,



mining, forestry, recreation, and transportation. Like urban cultural landscapes, they too may be perceived at various scales: as a large area of homogeneous character; or as an intermediate sized area of homogeneous character or a collection of settings such as a group of farms; or as a discrete example of specific landscape character such as a single farm, or an individual village or hamlet.

A cultural feature is defined as the following (Section 1.0):

...an individual part of a cultural landscape that may be focused upon as part of a broader scene, or viewed independently. The term refers to any man-made or modified object in or on the land or underwater, such as buildings of various types, street furniture, engineering works, plantings and landscaping, archaeological sites, or a collection of such objects seen as a group because of close physical or social relationships.

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* 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:

2.0 ...protecting cultural heritage and archaeological resources for their economic, environmental, and social benefits.

Part 4.5 of the *PPS* states that:

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.

Municipal 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 a municipal 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 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.



*Built heritage resources* mean one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

*Cultural heritage landscapes* mean a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value (*PPS 2005*).

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 2005*). 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 2005*).

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

The City of Brampton's Official Plan also provides several policies that guide the conservation of cultural heritage resources in the municipality and which are relevant to the current assessment. The municipality's cultural heritage resource policies have been designed to meet the following objectives:

- a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to be significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including significant public views; and
- c) Promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.

The following policies contained within the City of Brampton's Official Plan have guided the scope of this assessment: 4.9.1.2 – 4.9.1.4; 4.9.1.6; 4.9.1.8 – 4.9.1.13; 4.9.2.2; 4.9.4.1 – 4.9.4.3; 4.9.5.1 – 4.9.5.2; 4.9.5.4; and 4.9.5.5.

### **5.1.2 Data Collection**

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources within the study corridor 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 historic research, which includes consultation of primary and secondary source research and historic mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study corridor. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to 19th and 20th 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 these stages 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:

Farm complexes:	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.

## 5.2 Background Research

Background research was undertaken to document the land use history of the study for the purposes of identifying and evaluating cultural heritage resources. Primary and secondary sources were consulted, including historic atlases and maps, early 20<sup>th</sup> century topographic mapping, local history books, and file holdings provided by the City of Brampton's Heritage Coordinator. The results of this research are provided in Section 2.2.

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 Designated under Part IV of the Ontario Heritage Act* (January 2010) and the *City of Brampton's Municipal Register of Cultural Heritage Resources Heritage Listing Pursuant to the Ontario Heritage Act* (January 2010) were consulted. A review of these inventories revealed that there are seven previously identified heritage resources located within the study



area. All of these properties have been listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

### **5.3 Identification of Potential Cultural Heritage Resources**

This section provides a description of all of the above-ground cultural heritage resources that may be affected by the proposed development of the Area 47 Secondary Plan. Field reviews were undertaken by Rebecca Sciarra and Lindsay Popert, Cultural Heritage Specialists, ASI in February and April 2010 to identify features of cultural heritage interest. As anticipated, the study area yielded a number of cultural heritage resources in the form of built heritage resources and cultural heritage landscapes. The field review also revealed that the study area has retained much of its nineteenth century character and continues to embody built features, as well as landscape features, that are closely linked to its agricultural history. Table 3 lists the cultural heritage resources that were identified in the study area during the field review, while Figure 14 (see Appendix A) provides location mapping of cultural heritage resources identified during the field review.



**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 1	7905 Mayfield Road	Farmstead	Buildings on this property have been removed; the property was approved for demolition following prior due diligence and Heritage Board review. <sup>3</sup> The property was previously known as the Kennedy/O'Reilly Farm.	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.  Category B Rating.	 (April 2010)  (January 2008)
CHR 2	8211 Mayfield Road	Barn	This property was unable to be accessed and photographic documentation was only possible from the road right-of-way. This barn appears to be of an unusual design and layout with gabled dormers, projecting frontispiece, and a double gable roof line. The roof features asphalt shingles, and the exterior features a combination of horizontal wood siding and block concrete on the eastern elevation. According to property owners, the building is unsafe. Visual observations indicated that the west end of the roof is upturned.	Identified during the field review.	
CHR 3	Lot 17, Con. 12	Remnant Farm Complex	This barn likely dates to pre-1900 and is the only remaining structure on the property. It features a metal gable roof and vertical plank siding.	Identified during the field review.	 

<sup>3</sup> Comment from Jim Leonard, Heritage Coordinator, City of Brampton

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 4	11970 Highway 50	Farmstead	This property consists of a 1 ½ storey nineteenth century farmhouse, outbuildings, and surrounding landscape features. The property is known as the 'Hart House'.  As of January 2011, the subject resource was reported to be vacant.	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.  Category B Rating.	
CHR 5	Highway 50	Cemetery	This property consists of the Shiloh Cemetery, which is owned and operated by the City of Brampton. It consists of a number of free-standing gravestones, as well as gravestones that have been set in the ground as a protective measure. The cemetery is bounded by wire fencing and retains what appears to be an original concrete pillar marking the southwest corner of the lot.	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.  Category A Rating.	
CHR 6	11176 Highway 50	Farm Complex	This landscape consist of a farmhouse, driveshed, barn, and various landscape features. The farmhouse likely dates to the late nineteenth century and has a brick veneer exterior on stone foundations. The residence reflects Italianate architectural influences however has been altered with numerous additions. The driveshed features vertical wood boarding and a metal roof while the barn is set in an L-shaped configuration and features vertical wood siding, field stone foundations, and a metal cross-gable roof. An entrance drive provides access to the property but lacks adjacent mature plantings. Actively cultivated fields are extant to the north and south of the building complex, but these have been severed from the property.	Identified during the field review.	

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 7	5556 Country Side Dr	Farm Complex	This landscape consists of a farmhouse, barn, and select landscape features. The farmhouse is a mid-nineteenth century 1 ½ storey structure with a brick veneer, buff brick detailing, stone foundations, and an asphalt gabled roof. The gable roof barn features vertical board siding and a metal roof. An entrance drive provides access to the residence and rear of the property and mature coniferous tree lines effectively provide visual borders to the property. Four apples trees are also extant on the property and may be associated with a previous orchard located on the property.	Identified during field review.	 
CHR 8	Lot 16, Con. 11	Remnant Farm Complex	Access to this property was not possible during the field review. This remnant landscape consists of poured concrete foundations and numerous landscape features including valley lands of the West Humber River, a tributary of the West Humber river, rolling topography, dense vegetative cover, and mature trees.	Identified during the field review.	 
CHR 9	Countryside Drive and Clarkway intersection	Culvert	This structure consists of a poured concrete, rigid frame culvert carrying Countryside Drive over a small tributary of the West Humber River. Generally, the structure is a common example of culvert construction. It appears to have been widened and features a structural seam. The culvert also features a bevelled soffit at the bottom and stone materials are present along the southwest wing wall..	Identified during field review.	 
CHR 10	4973 Countryside Dr.	Barn/Outbuilding	This property features a rectangular shaped barn with wooden clapboard siding over plywood boarding, gable roof and concrete block foundations. The eastern elevation of the structure features an upper storey door, driveshed door, and window. It is possible that this building may have once been used for industrial or manufacturing purposes.	Identified during the field review.	 

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 11	10955 Clarkway Drive	Farm Complex	<p>This landscape consists of a mid nineteenth century Victorian farmhouse, outbuildings, barns, and various landscape features. Tree lines serve as effective borders along the property's southern and northern edges, and dense vegetation surrounds the house, buffering it from the road right-of-way. This property is currently known as the 'Pinebrook Farm' and has been historically known as the Richard Clark farmhouse. Clarkway Drive was named after this property.</p> <p>As of January 2011, the subject resource was reported to be vacant.</p>	<p>Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.</p> <p>Category B Rating</p>	
CHR 12	10916 Coleraine Dr.	Farm Complex	<p>This landscape consists of a farmhouse, barn complex, and various landscape features. The residence likely dates to the late nineteenth century and features 2 storey massing, brick exterior, stone foundations, and a combination of hipped and mansard asphalt roof. Two internal brick chimneys are extant and some original windows are intact. The barn complex features gables roofs and vertical boarding. Generally, the property retains a nineteenth century setting through the retention of landscape features such as: post and rail fencing; wooded areas; fruit trees potentially associated with a previous orchard; and a long, narrow entrance drive screened by vegetative buffering and traversing a small tributary of the West Humber River.</p>	<p>Identified during field review.</p>	
CHR 13	10980 Highway 50	Farm Complex	<p>This landscape consists of a farmhouse, barn, outbuildings, and landscape features. The residence dates to the 1890s and exhibits Italianate architectural design influences. The structure features a brick exterior and a combination of a hipped and mansard roof. The barn has a rectangular floor plan, metal gable roof, vertical wood siding, and sits on block concrete foundations. The outbuildings are of frame construction. A short gravel driveway framed by Norway Spruce provides access to the property.</p>	<p>Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.</p> <p>Category B Rating.</p>	

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 14	10690 Highway 50	Farm Complex	<p>This landscape consists of a farmhouse and nineteenth century barn, as well as multiple modern buildings and a silo. The farmhouse consists of a 1 ½ storey Ontario Gothic residence, with a T-shaped floor plan, brick exterior, likely stone foundations, and an asphalt gable roof. The barn sits on stone foundations which have been repaired with concrete in places and features vertical wooden siding and a metal saltbox roof. The property is still used for agricultural purposes and features a long entrance drive to the nineteenth century residence and barn complex.</p> <p>This property is locally known as the 'Cole Farm'.</p>	Identified during the field review.	  
CHR 15	10514 Coleraine Dr.	Ruins; Relic Farm Complex	<p>This property features foundations of a former barn. The foundations appear to resemble an L-shaped building layout and consist of poured concrete materials. A banked entrance to the former barn is also extant. The property also retains remnant wooden fencing and a rolling topography.</p>	Identified during the field review.	
CHR 16	West side of Coleraine Dr.	Drive shed	<p>A driveshed is extant directly west of the property located at 10690 Highway 50 (CHR 14). Based on field review observations and a review of City of Brampton mapping, it appears that that the two properties are owned and cultivated by the same owners. The driveshed features a metal gable roof and vertical wood siding.</p>	Identified during the field review.	

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 17	10699 Clarkway	Residence	This property consists of a 1 storey post-war, mid-twentieth century residence. It features poured concrete foundations, a hipped asphalt roof, horizontal vinyl siding, and an internal stacked chimney. Mature coniferous tree lines are present on the property's northern and western borders. A review of historic mapping indicates that this property was subdivided from the adjacent farm.	Identified during the field review.	
CHR 18	10671 Clarkway Dr.	Farm Complex	This landscape consists of a farmhouse, multiple sheds, a driveshed, barns, and several landscape features. The residence is a 1 ½ storey Ontario Vernacular farmhouse with vinyl siding, an asphalt gable roof and stone foundation. A gambrel roof barn is extant on the property and feature wood siding and a block concrete foundation. An early twentieth century driveshed is also extant and features block and pressed concrete materials and vinyl siding. This structure has a gable roof and sits on a concrete foundation. Modern outbuilding and silos are also present. The property is currently used for agricultural purposes and retains a setting that is evocative of its nineteenth century origins. Mature trees are dispersed throughout the property and a tree-lined, gravel entrance drive provides access to the property.	Identified during the field review.	
CHR 19	10644 Clarkway Dr.	Residence	A 1 ½ storey Ontario Vernacular farmhouse is extant on this property, which contains very recently constructed residential buildings. Full access to the property was not available during the field review. However, field observations confirmed that a nineteenth century structure is extant on the property and features a front-facing gabled roof and an exterior of wood shingles, insulbrick, and clapboard. The structure appears to be very dilapidated.	Identified during the field review.	

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 20	10484 Clarkway Dr.	Residence	This landscape consists of a farmhouse, barn, and select landscape features. The residence has a 2 storey massing, rough cast plaster exterior, truncated hipped roof, and reflects Italianate architectural design influences. A gable roof barn is located west of the residence and features an aluminium roof and vertical wood siding. A long entrance drive provides access to the property.	Identified during the field review.	
CHR 21	10411 Clarkway Dr.	Residence	This property consists of a 1 storey Vernacular post-war residence. It features an asphalt hipped roof, vinyl siding, centrally-located internal brick chimney, and sits on concrete block foundations.	Identified during the field review.	
CHR 22	10307 Clarkway Dr.	Farm Complex	This landscape consists of a farmhouse, barn, modern buildings and select landscape features. The residence dates to the late nineteenth century and features 2 ½ story massing, brick exterior, mansard roof, and exhibits Italianate architectural design influences. The barn has a gambrel roof and appears to sit on concrete foundations. Vertical wood siding is visible, however, it appears that the exterior of the structure has been covered with a stucco or rough cast plaster. A long entrance drive provides access to the property.	Identified during the field review.	  

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 23	10192A Highway 50	Farm Complex	This landscape consists of a farmhouse, barns, multiple outbuildings, and landscape features. The residence features 2 storey massing, brick exterior, original veranda, exposed decorative bracket beneath the roof eaves, and reflects Italianate architectural design influences. Multiple barns are extant on the property, two of which likely date to the nineteenth century.	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.  Category A Rating	
CHR 24	10089 Clarkway Dr.	Farm Complex	This property consists of a farmhouse and barn. The residence is a 1 ½ storey Ontario Gothic farmhouse with brick veneer and asphalt gable roof. It has been substantially altered. The barn features a banked entrance, vertical wood siding, a metal gable roof, and stone foundations. The property is still actively cultivated and features a stately entrance drive.	Identified during the field review.	
CHR 25	10015 Clarkway Dr.	Residence	This property contains a 1 ½ storey Vernacular post-war, mid-twentieth century house with a brick veneer, hipped roof, internal brick chimney, and sits on concrete foundations.	Identified during the field review.	
CHR 26	4764 Castlemore Rd.	Farm Complex	This landscape consists of a farmhouse, barn, sheds and retains select landscape features. The farmhouse dates to the mid-nineteenth century and is a 1 ½ storey Ontario Gothic structure with brick veneer, asphalt cross-gabled roof, and stone foundations. The barn has an L-shaped floor plan and features a banked entrance, vertical wood siding, metal gable roof, and stone foundations. A short entrance drive provides access to the property. Cultivated fields surround the property however, portions of the property have considerable amounts of refuse.	Identified during the field review.	

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 27	10159 The Gore Road	Farm Complex	This property consists of a farmhouse, driveshed, barn, sheds, and select landscape features. The farmhouse is a 1 ½ storey structure that exhibits Ontario Gothic architectural design influences and likely dates to the mid-nineteenth century. It has a centrally-located dormer, internal brick chimneys, veranda spanning the entire front façade, and returned eaves. The driveshed located to the rear of the house likely dates to the early twentieth century and features wood siding and shingles as well as a centrally located, internal brick chimney. An aluminium shed is also extant on the property, as well as two barns; both have gable roofs and vertical wood siding. The larger barn sits on stone foundations. A narrow entrance drive and actively cultivated fields maintain the property's nineteenth century setting.	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.  Category B Rating	 
CHR 28	10263 The Gore Rd.	Farm Complex	This landscape consists of a farmhouse, barn, shed, and landscape features. The residence features 2 ½ story massing, brick veneer, asphalt hipped roof and reflects Edwardian Classicism architectural design influences. The barn has a rectangular floor plan. A long, narrow entrance drive provides access to the property and it appears that it was recently framed by trees, which have since been removed. Significant tree lines frame the northern and eastern edges of the property and actively cultivated fields appear to be present east of the tree lines. The property seems to have been vacant for some time and remains unsecured.	Identified during the field review.	  
CHR 29	10365 The Gore Rd.	Farm Complex	This property consists of a mid-twentieth century residence, several modern drivesheds and silos, and a half demolished barn. The residence appears to have 1 storey massing, horizontal vinyl siding, an internal brick chimney, and sits on unknown foundations. A garage has been added to the rear of the structure.	Identified during the field review.	

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 30	10431 The Gore Rd.	Residence	This property contains a residence and driveshed. The residence features 1 ½ storey massing, a brick veneer, possible granite foundations, low-overhanging roof line on the front façade, and shed-roofed dormer. The structure likely dates to the 1920s-1930s and reflects California Bungalow design influences. The driveshed has a metal roof and does not sit on any foundations.	Identified during the field review.	
CHR 31	10691 The Gore rd.	Remnant agricultural landscape	This property contains a late twentieth century house, gravel entrance drive, post and rail fencing, a barn or shed structure, and mature vegetation. Access to the property was not available during the field review.	Identified during the field review.	
CHR 32	10947A The Gore Rd.	Barn	This property contains an early twentieth century barn with vertical wood board siding, a metal salt box roof, banked entrance, and a poured concrete foundation.	Identified during the field review.	

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 33	The Gore Road, north of Castlemore Road	Bridge	This structure consists of a single span, rigid frame bridge. The bridge is constructed with reinforced concrete and features open steel handrail panels and was constructed in 1963, as evidenced by a date marked on the parapet end walls.	Identified during the field review.	
CHR 34	10461 Highway 50	Residence	This property contains a mid twentieth century, post-war residence with vinyl siding, 1 ½ storey massing, concrete foundations, and an asphalt gable roof on the front portion of the structure and a hipped roof on the rear extension.	Identified during the field review.	
CHR 35	Clarkway, south of Country Side Rd.	Culvert	This culvert was probably built in the mid-twentieth century. The structure is constructed with concrete and in a rigid frame design. It appears that the structure was constructed with wooden forms and using reinforced concrete.	Identified during the field review.	
CHR 36	Countryside Drive	Roadscape	This transportation corridor follows the alignment of an original concession road that was established in the early-to-mid nineteenth century. It continues to retain scenic features that are evocative of its nineteenth century origins. It features a narrow, two lane, right-of-way, lacks shoulders and curbs, and is framed by rolling agricultural fields and vegetative screening.	Identified during the field review.	

**Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area**

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 37	Clarkway Drive	Roadscape	This transportation corridor follows the alignment of an original concession road that was established in the early-to-mid nineteenth century. It continues to retain scenic features that are evocative of its nineteenth century origins. It features a narrow, two lane, right-of-way, lacks shoulders and curbs, features undulating terrain in parts, and is framed by rolling agricultural fields and vegetative screening.	Identified during the field review.	
CHR 38	Coleraine Drive	Roadscape	This transportation corridor follows the alignment of an original concession road that was established in the early-to-mid nineteenth century. It continues to retain scenic features that are evocative of its nineteenth century origins. It features a narrow, two lane, right-of-way, lacks shoulders and curbs, and is framed by rolling agricultural fields and vegetative screening.	Identified during the field review.	

## 5.4 Evaluation of Cultural Heritage Resources

Based on the results of field survey and analysis, select properties identified during the field review were screened out from further analysis and development of recommendation measures based on consideration of the degree of alterations, integrity of the resource, and its potential for historical, architectural, and contextual associations. Potential for architectural and contextual associations were assessed based on data collected during the field survey, while potential for historical associations was assessed based on a lot by lot review of historic mapping and local history sources.

A total of 27 properties were subsequently identified as having the potential for cultural heritage value. To provide an appropriate level of information sufficient for informing the secondary plan process, a select number of properties were subject to application of heritage evaluation criteria, as specified in the City of Brampton's document entitled *Criteria for Determining Cultural Heritage Value or Interest* (Draft 2007) (See Table 6)<sup>4</sup>. Properties were selected to target: geographically-dispersed or clustered resources; a range of resource types and styles; and those that either individually or as whole express rare or outstanding architectural, historical, and contextual values. Properties that were not subject to evaluation, but which exhibit potential for cultural heritage value, were identified as requiring preparation of heritage impact assessments at the Block Plan stage. Section 5.4.1 provides an overview of the City of Brampton's guidelines for evaluating cultural heritage resources. Section 5.4.2 provides a summary of this analysis, synthesis and the results of heritage evaluation where applicable. Heritage evaluations completed by ASI for individual properties can be found in Appendix B.

### 5.4.1 City of Brampton Guidelines

Select cultural heritage resources identified during the field review were evaluated using criteria set out by the City of Brampton. Following the guidelines of Regulation 9/06 of the *Ontario Heritage Act*, the City of Brampton in their Official Plan (2006) recommended the development of criteria for assessing the heritage significance of cultural heritage resources (Section 4.9.1.4). In 2007, the City of Brampton released a document entitled *Criteria for Determining Cultural Heritage Value or Interest* (Draft 2007). This document provides an evaluative framework for establishing the heritage significance of cultural heritage resources in the City of Brampton.

As specified in the City of Brampton's *Criteria for Determining Cultural Heritage Value or Interest* (Draft 2007) document, an overall category grade is assigned to a heritage resource in order to set priorities for future heritage conservation decisions. A resource is assessed in terms of its historical value or associative value, its design value or physical value, and its contextual value. Each broad category is accompanied by various sub-criteria. The evaluator is asked to consider each of the eleven sub-criteria elements within each of the three broad criteria categories and to assign a qualitative grade between excellent and poor for each sub-criterion (Table 4). Corresponding numerical values are then circled and a sub-score is totalled. A sub-grade from A to D is also assigned.

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<sup>4</sup> It should be noted that the following resources were not subject to heritage evaluation as part of the current study as they have been previously evaluated for the purposes of listing on the City of Brampton's Municipal Heritage Register: CHR 4, CHR 5, CHR 11, CHR 13, CHR 23, and CHR 27. It should also be noted that CHL 16 was not individually subject to heritage evaluation on the basis that it is an ancillary structure associated with CHL 14 and therefore it was determined that heritage evaluation of CHL 14 provided a sufficient level of information to make recommendations about this resource within the context of the present study. Finally, the following resources were not subject to formal heritage evaluation: CHR 2, CHR 9, and CHR 20. In lieu of formal heritage evaluation of these resources, results of background historical research and field survey results conducted from public road right-of-ways were used to determine if they should be subject to further consideration and study.



**Table 4: City of Brampton’s Heritage Evaluation Form**

HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade
	100%	80%	50%	30%	0%		
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0	0-100	A, B, C, or D
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0		
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0		
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0		
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0		
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade
	100%	80%	50%	30%	0%		
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0	0-100	A, B, C, or D
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0		
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0		
CONTEXTUAL VALUE	E	VG	G	F	P	Sub Score	Sub Grade
	100%	80%	50%	30%	0%		
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0	0-100	A, B, C, or D
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0		
11. Is a landmark.	33.3	26.64	16.65	9.98	0		

The guideline also provides instructions for determining the overall grade assigned to a built heritage resource or cultural heritage landscape:

“If an A is sub-scored in any of three broad criteria categories, the overall category grade for the property will always be Category A. If no A is sub-scored, but at least one B is, in any of three broad criteria categories, the overall category grade for the property will always be Category B. If a C is sub-scored in all three, broad criteria categories, the overall category for property will always be a Category C. If the sub-scores in all three broad criteria categories total 25 points or less, the property is a Category D.”

The overall category grade provides guidance for future heritage conservation decisions such as designation. The following provides a summary of overall grade category definitions and implications:

Points	Class	Significance/Implications
70+ Points	Category A	Most significant, individually outstanding; highest priority for listing and municipal designation under the Ontario Heritage Act
40 – 69 Points	Category B	Significant; Distinct importance; worthy of preservation; High Priority for Listing and Municipal Designation under the Ontario Heritage Act
26-39 Points	Category C	Contributing value; some noteworthiness; Municipal Listing and



		Designation may be considered on a case by case basis only.
0 – 25 Points	Category D	No heritage value.



**5.4.2 Analysis of Field Survey Results and Heritage Evaluations as Applicable**

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 1	7905 Mayfield Road	Farmstead	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.	Screened out from further evaluation or development of recommendation measures given that all standing structures have been removed. A demolition permit for the property was approved several months ago following prior due diligence and review by Brampton Heritage Board.  Category B Rating*	No further work required.
CHR 2	8211 Mayfield Road	Barn	Identified during the field review.	Exhibits potential for architectural, historical, or contextual values.  Not evaluated	An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.
CHR 3	Lot 17, Con. 12	Remnant Farm Complex	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated	No further work required.
CHR 4	11970 Highway 50	Farmstead	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.	Previously identified architectural, historical, or contextual values.  Category B Rating*	Strong candidate for conservation and potential for adaptive re-use within future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.

<sup>5</sup> See page 39 for a description of the scope of heritage evaluation conducted as part of the present study.

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 5	Highway 50	Cemetery	Designated under Part IV of the <i>Ontario Heritage Act</i> .	Previously identified architectural, historical, or contextual values.  Category A Rating*.	Strong candidate for conservation and integration into future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to establish a conservation plan and appropriate mitigation measures.
CHR 6	11176 Highway 50	Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Candidate for conservation.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.
CHR 7	5556 Country Side Dr	Farm Complex	Identified during field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Candidate for conservation.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.
CHR 8	Lot 16, Con. 11	Remnant Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Strong candidate for conservation and integration into future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 9	Countryside Drive and Clarkway intersection	Culvert	Identified during field review.	Confirmed architectural, historical, or contextual values.  Category C Rating	No further work required.
CHR 10	4973 Countryside Dr.	Barn/Outbuilding	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated	No further work required.
CHR 11	10955 Clarkway Drive	Farm Complex	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.	Previously identified architectural, historical, or contextual values.  Category B Rating*	Strong candidate for conservation and integration into future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 12	10916 Coleraine Dr.	Farm Complex	Identified during field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Strong candidate for conservation and integration into future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.



**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 13	10980 Highway 50	Farm Complex	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.	Previously identified architectural, historical, or contextual values.  Category B Rating*	Strong candidate for conservation and adaptive re-use potential in the future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 14	10690 Highway 50	Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Strong candidate for conservation and potential for adaptive re-use within future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 15	10514 Coleraine Dr.	Ruins; Relic Farm Complex	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated	No further work required.



**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 16	West side of Coleraine Dr.	Drive shed	Identified during the field review.	Exhibits potential for architectural, historical, or contextual values.  Not evaluated.	Strong candidate for conservation and adaptive re-use potential within future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 17	10699 Clarkway	Residence	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated	No further work required.
CHR 18	10671 Clarkway Dr.	Farm Complex	Identified during the field review.	Confirmed architectural, historical, and contextual values.  Category B Rating	Strong candidate for conservation and integration within future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 19	10644 Clarkway Dr.	Residence	Identified during the field review.	Exhibits potential for architectural, historical, and contextual values.  Not evaluated.	An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.



**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 20	10484 Clarkway Dr.	Residence	Identified during the field review.	Exhibits potential for architectural, historical, and contextual values.  Not evaluated	An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.
CHR 21	10411 Clarkway Dr.	Residence	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated.	No further work required.
CHR 22	10307 Clarkway Dr.	Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Candidate for conservation.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.
CHR 23	10192A Highway 50	Farm Complex	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.	Previously identified architectural, historical, or contextual values.  Category A Rating*	Strong candidate for conservation and adaptive re-use potential within future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 24	10089 Clarkway Dr.	Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Candidate for conservation.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures.



**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 25	10015 Clarkway Dr.	Residence	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated.	No further work required.
CHR 26	4764 Castlemore Rd	Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Strong candidate for conservation and integration within future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 27	10159 The Gore Road	Farm Complex	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.	Previously identified architectural, historical, or contextual values.  Category B Rating*	Strong candidate for conservation and integration within future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 28	10263 The Gore Rd.	Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Strong candidate for conservation and integration with the future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.  This property has been vacant for some time. At the time of field survey the property was unsecured, in a state of neglect and has undergone removal of some of its heritage attributes such as tree lines flanking the primary entrance drive.
CHR 29	10365 The Gore Rd.	Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category C Rating	An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish appropriate mitigation measures..
CHR 30	10431 The Gore Rd.	Residence	Identified during the field review.	Confirmed architectural, historical, or contextual values.  Category B Rating	Strong candidate for conservation and integration within the future land use development in the secondary plan area.  An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.



**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 31	10691 The Gore rd.	Remnant agricultural landscape	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated	No further work required.
CHR 32	10947A The Gore Rd.	Barn	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values .  Not evaluated.	No further work required.
CHR 33	The Gore Road, north of Castlemore Road	Bridge	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated.	No further work required.
CHR 34	10461 Highway 50	Residence	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated.	No further work required.
CHR 35	Clarkway, south of Country Side Rd.	Culvert	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values.  Not evaluated.	No further work required.

**Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable**

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable <sup>5</sup>	Follow-up/Recommendations
CHR 36	Countryside Drive	Roadscape	Identified during the field review.	This roadscape continues to retain scenic features that are evocative of its nineteenth century origins and function as an original concession road.	This roadscape should be documented in advance of road improvements.
CHR 37	Clarkway Drive	Roadscape	Identified during the field review.	This roadscape continues to retain scenic features that are evocative of its nineteenth century origins and function as an original concession road.	This roadscape should be documented in advance of road improvements.
CHR 38	Coleraine Drive	Roadscape	Identified during the field review.	This roadscape continues to retain scenic features that are evocative of its nineteenth century origins and function as an original concession road.	This roadscape should be documented in advance of road improvements.

\* Indicates that the category rating assigned is based on heritage evaluations previously conducted by the City of Brampton.



## 6.0 CULTURAL HERITAGE STUDY – CONCLUSIONS AND RECOMMENDATIONS

Archaeological Services Inc. (ASI) was hired by the City of Brampton to conduct a Cultural Heritage Study for the Area 47 Secondary Plan, in the Regional Municipality of Peel, Ontario. The study area is approximately 1,214 hectares and is bounded by Mayfield Road to the north, Castlemore Road to the south, Regional Road 50 to the east and The Gore Road to the west. The Cultural Heritage Study consisted of a Stage 1 Archaeological Assessment and a Built Heritage Resources and Cultural Heritage Landscapes Assessment.

### 6.1 Stage 1 Archaeological Assessment and Aboriginal Consultation

The Stage 1 archaeological assessment revealed that two archaeological sites had previously been registered within the limits of the study area and an additional 14 sites had been registered within one kilometre of its limits. Additionally, a review of the general physiography and local nineteenth century land use within the study area suggested that it exhibited archaeological site potential.

The field review determined that with the exception of roads and other small areas which have been impacted by residential and commercial developments, the greater part of the study area consisted of undisturbed agricultural fields which exhibit archaeological site potential. The presence of the West Humber River and its many tributaries increase the potential for the presence of archaeological resources.

Based on application of generic modelling criteria, approximately 96% of the secondary plan area exhibits archaeological potential.

In light of these results, the following recommendations are made concerning the Stage 1 Archaeological Assessment:

1. Developments within the Area 47 Secondary Plan area must be preceded by a Stage 2 archaeological assessment. Such assessments must be conducted in accordance with the Ministry of Culture's *Standards and Guidelines for Consultant Archaeologists* (Draft 2006). This work is required prior to any land disturbing activities in order to identify any archaeological remains that may be present.

It should be noted that the archaeological assessment of any proposed development (e.g., a draft plan of subdivision) must be carried out on **all** lands within that particular subject property, not simply those lands identified as exhibiting potential in this study.

2. Should any First Nations archaeological resource be identified in the course of future, more extensive archaeological assessments of the study area, meaningful consultation with those First Nations groups who have an active interest in these resources and their treatment should be conducted during subsequent phases of the project.

In addition the following conditions apply:

- This report is filed with the Minister of Tourism and Culture in compliance with sec. 65 (1) of the Ontario Heritage Act. The ministry reviews reports to ensure that the licensee has met the terms and conditions of the license and archaeological resources have been identified and documented according to the standards and guidelines set by the ministry, ensuring the conservation, protection and preservation of the heritage of Ontario. It is recommended that development not



proceed before receiving confirmation that the Ministry of Tourism and Culture has entered the report into the provincial register of reports.

- Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.
- Any person discovering human remains must immediately notify the police or coroner and the Registrar of Cemeteries, Ministry of Government Services.
- The documentation related to this archaeological assessment will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism and Culture, and any other legitimate interest groups.

## 6.2 Built Heritage and Cultural Landscape Assessment

The results of archival research and field survey confirmed that the Area 47 Secondary Plan has an agricultural land use history that dates to the mid-nineteenth century. Over the past century, the study area has been minimally altered with the introduction of a small number of mid-twentieth century residential structures and industrial and commercial businesses. A large number of nineteenth century agricultural complexes and structures have been maintained, and generally, the overall landscape of the area has retained a rural, agricultural character and setting. The majority of mid to late twentieth century land use changes are concentrated on Highway 50, between Mayfield Road and Castlemore Road.

The results of analysis of historic research, field survey results, and applicable heritage evaluations confirmed that numerous cultural heritage resources still extant in the landscape are strong candidates for conservation and integration into future land uses in the secondary plan area, or should be subject to heritage impact assessments during the Block Plan stage, as shown in Figure 15 (Appendix A).

Heritage Impact Assessments (HIAs) are required when development proposals and other land use planning proposals may potentially affect a designated or significant heritage resource or Heritage Conservation District. HIAs are required for any proposed alteration, construction, or development involving or adjacent to a significant heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. As part of the process of reviewing applications that affect a cultural heritage resource, due consideration is given to the following factors (Policy 4.9.1.10, City of Brampton Official Plan):

- The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
- The current condition and use of the building or structure and its potential for future adaptive re-use;
- The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- Demonstrations of the community's interest and investment (e.g. past grants);
- Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,



- Planning and other land use considerations.

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 cultural heritage resource and their heritage attributes. Common mitigation protocols may include the following and are suitable for consideration and application for minimizing impacts on cultural heritage resources located in residential, commercial, and/or industrial areas:

- Alternative development approaches to conserve and enhance a significant heritage resource;
- Avoidance protocols to isolating 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 lot patterns, situating parks and storm water ponds near a heritage resource;
- Allowing only compatible infill and additions;
- Preparation of conservation, restoration or adaptive reuse plans as necessary;
- Vegetation buffer zones, tree planting, site plan control and other planning mechanisms;
- Heritage Designation, Heritage Conservation Easement;
- Preparation of security plan, letter of credit to help ensure security and protection of heritage resources;
- Encouraging interim tenant occupancy to help ensure security and protection of heritage resources;
- In certain, rare instances permitting relocation of built heritage resources within the subject parcel, to nearby lands or to other parts of the City to better accommodate conservation and adaptive reuse;
- 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.

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. 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 landowner and other factors. Heritage impact assessments 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 (See City of Brampton Official Plan and Terms of Reference for Heritage Impact Assessments).

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 fourteen cultural heritage resources were identified as strong candidates for conservation and integration into future land use developments in the secondary plan area. These



resources include residential structures, agricultural-related buildings, landscape features, and building remnants. 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 not be limited to, attributes such as standing buildings, building remnants, vistas, entrance drives, tree lines and hedgerows. Retention of resources on their original site should be a priority. Consideration should also be given to appropriate reuses for cultural heritage resources located in areas with future office, commercial, or industrial land uses.

- a. Cultural heritage resources that are strong candidates for conservation and integration into future land uses in the secondary plan area include: CHR 4, CHR 5, CHR 8, CHR 11, CHR 12, CHR 13, CHR 14, CHR 16, CHR 18, CHR 23, CHR 26, CHR 27, CHR 28, and CHR 30. These resources were analyzed to confirm that they retain historical, architectural, and/or contextual values and together contain a diverse range of architectural styles, historical associations, contextual associations, and design functions which are either geographically dispersed or clustered together. These resources may be considered strong candidates for municipal designation under the *Ontario Heritage Act*.
- b. CHR 5 is a heritage cemetery and is designated under Part IV of the Ontario Heritage Act. Heritage cemeteries are sensitive cultural heritage resources that require specific mitigation measures to ensure their long-term protection in accordance with Policy 4.9.5 of the City of Brampton's Official Plan. The heritage integrity of this resource should be conserved and considered at all times during future land use planning activities through adoption of the following strategies when and where appropriate: implementation of permanent 'no disturbance' buffer zones; installation of appropriate fencing, signage and commemorative plaquing; archaeological assessments of lands abutting the property limits of the cemetery to confirm the precise limits of the cemetery, the presence of undocumented burials outside the cemetery's existing property limits, and to ensure that all human remains are avoided. It should further be noted that this cultural heritage resource is located within corridor options being carried forward by the Ministry of Transportation as part of the Greater Toronto Areas Environmental Assessment.
- c. Of the cultural heritage resources identified as strong candidates for conservation and integration, CHR 8, CHR 12, CHR 14, CHR 16, CHR 18, CHR 26, CHR 28, and CHR 30 should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources. It is standard practice for the City of Brampton to proactively list these resources on their Municipal Register of Cultural Heritage Resources in accordance with Section 27.1.2 of the *Ontario Heritage Act*.
- d. All resources identified as strong candidates for integration into future land uses in the secondary plan area should be subject to a heritage impact assessment during the Block Plan stage to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures. Conservation plans and Heritage Impact Assessment provide the means to identify, protect, use, and/or manage cultural heritage resources in such a way that their heritage values, attributes and integrity are retained (Provincial Policy Statement 2005) and they may be required by a municipality or approval authority to make informed decisions about the conservation of a potentially significant cultural heritage resource and to guide the approval, modification, or denial of a proposed development, demolition permit or site alteration that affects a cultural heritage resource (Ontario Heritage Tool Kit). Short-term



conservation plans, such as building stabilization and site security strategies, long-term conservation plans regarding specific rehabilitation strategies and adaptive reuse options, and mitigations plan may be recommended as a result of the Heritage Impact Assessment process to minimize impacts of the undertaking. Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference. The results of heritage impact assessment studies should be used to recommend if the resource warrants designation under the *Ontario Heritage Act*.

2. A total of two cultural heritage resources were identified and evaluated as retaining historical, architectural, and or contextual values.
  - a. Cultural heritage resources that were evaluated to retain heritage significance, but which are not strong candidates for conservation include CHR 6 and CHR 7. Although these properties were identified as retaining heritage significance, they have been altered and comparatively do not serve as unique or outstanding examples of architectural, historical, or contextual values.
  - b. Heritage impact assessments should be prepared for CHR 6 and CHR 7 during the Block Plan stage to confirm their specific heritage significance and to develop appropriate mitigation measures (i.e. retention on site, relocation, partial retention of buildings or landscape features, documentation, salvage). Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference.
  - c. Based on the results of heritage evaluation and to ensure that CHR 6 and CHR 7 are subject to appropriate land use planning reviews between the present and preparation of heritage impact assessments, they should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources.
3. A total of six cultural heritage resources were identified as exhibiting potential for or retaining architectural, historical, or contextual values and are recommended for preparation of a heritage impact assessment during the Block Plan stage.
  - a. These resources include: CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29. The results of the field review confirmed that these properties are not strong candidates for conservation based on their integrity, condition, and composition of built heritage resources and cultural heritage landscape elements.
  - b. To ensure that CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29 are subject to appropriate land use planning reviews between the present and preparation of heritage impact assessments, they should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources.
  - c. Heritage impact assessments should be prepared for CHR 2, CHR 19, CHR 20, CHR 22, CHR 24, and CHR 29 during the Block Plan stage to confirm their specific heritage significance and to develop appropriate mitigation measures (i.e. retention on site, relocation, partial retention of buildings or landscape features, documentation, salvage). Preparation of heritage impact assessments should be undertaken in accordance with the City of Brampton's Terms of Reference.



4. A total of three cultural heritage resources were identified as historic roadscape that continue to retain elements that are evocative of their nineteenth century origins and function as original concession roads (CHR 36 – 38). These resources are recommended for documentation prior to road improvements. Heritage recordings of the three roadscape should include photographic documentation, a township history, and information regarding development of the local road network, where available. Heritage recordings should be produced on archival paper and filed with the City of Brampton’s Heritage Coordinator and the Peel Regional Archives as a resource document.
5. Should resources recommended as strong candidates for conservation and for preparation of future heritage impact assessments during the Block Plan stage become vacant or are currently vacant, the property should be secured in accordance with the *City of Brampton’s Guidelines for Securing Vacant Built Heritage Resources* (2010). As of January 2011, CHR 4, CHR 11, and CHR 28 were reported to be vacant. These guidelines are monitored by the City and where necessary, are enforced through municipal by-laws and provincial legislation including: the Ontario Fire Code (sub-section 2.4.7), Minimum Maintenance By-law of the City of Brampton (104-96), the *Ontario Building Code Act*, the *Ontario Heritage Act*, and the *Ontario Municipal Act* (regulations 171 and 173). Preventative maintenance, as outlined in the guidelines, is required and ‘demolition by neglect’ will not be tolerated by the City.<sup>6</sup>
6. To ensure the protection and conservation of cultural heritage resources in the secondary plan area, the City of Brampton shall consider use of the following means including: designation under the *Ontario Heritage Act*; securing of a heritage easement agreement on the property; listing of the property on the municipal heritage register; designating areas within the secondary plan area as ‘Areas with Cultural Heritage Character’ where appropriate and developing heritage conservation objectives for that area and carrying out Cultural Heritage Area Impact Assessments were required; development of a satisfactory financial or other agreement to fully restore or reconstruct heritage structures or attributes damaged or demolished as a result of future land uses; and/or site plan approval conditions. *Ontario Heritage Act* designation, Areas with Cultural Heritage Character guidelines, and heritage easements are undertaken to ensure protection of a resource and implementation of sensitive alterations. These protective tools do not necessarily impose restrictions on private property owners that would compromise viability of on-site agricultural production.
7. Land use development in the secondary plan area should be planned to integrate the conservation of cultural heritage resources with conservation strategies for natural heritage features and environmentally-sensitive areas.
8. Urban design and built form guidelines for the secondary plan area should be planned to ensure appropriate relationships between new residential buildings and residential cultural heritage resources.
9. New development adjacent to or incorporating a cultural heritage resource should, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, building materials, and design features. In instances where clusters of cultural heritage resources

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<sup>6</sup> The City of Brampton is investigating a requirement for heritage building protection plans with regard to significant built heritage resources identified for retention through the undertaking of HIAs along with amendments to the existing property standards by-law for designated heritage buildings.



are to be conserved, urban design guidelines should be developed for the area to ensure that new designs are respectful of the group of resources.

10. Significant views and focal points should be established in the secondary plan area to provide views and vistas of prominently located cultural heritage resources.
11. Opportunities for interpretative strategies within the secondary plan should be identified and implemented and which may include, but not be limited to: installation of interpretative plaquing in parks that are developed on lots containing cultural heritage resources; naming of roads and residential areas in consideration of documented historical associations of specific lots or portions of the secondary plan area; and development of trail systems that interpret or communicate the significance of extant cultural heritage resources and/or those that will be removed as part of future development.

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## **APPENDIX A: CULTURAL HERITAGE RESOURCES LOCATED IN THE AREA 47 SECONDARY PLAN**



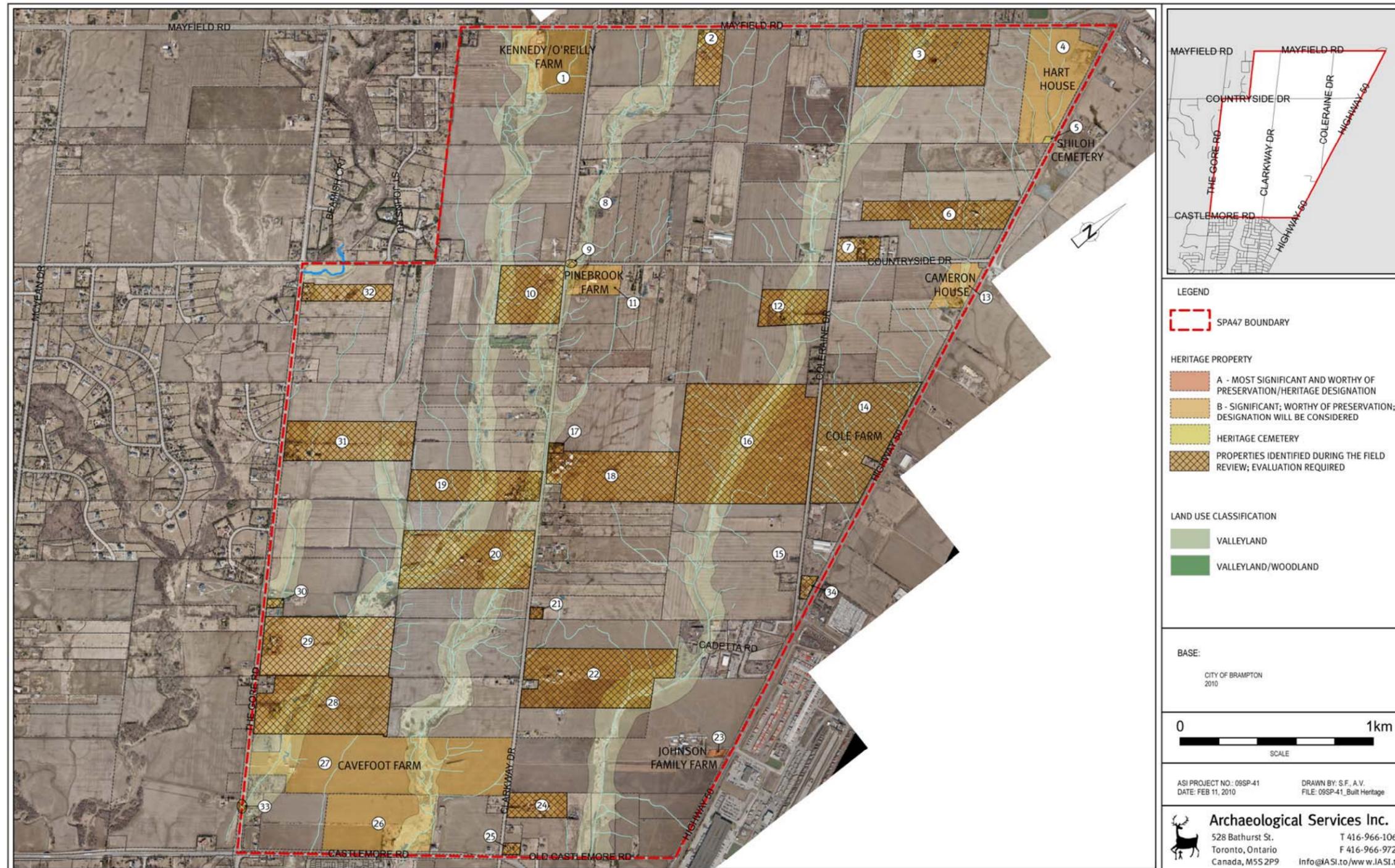


Figure 14: Cultural heritage resources identified during field survey activities and properties previously listed on the City of Brampton's Municipal Heritage Register, including category 'A' and category 'B' resources and heritage cemeteries.



Figure 15: Cultural Heritage Resources (CHRs) recommended for conservation, preparation of heritage impact assessments during the Block Plan stage, and/or documentation.

**APPENDIX B: CULTURAL HERITAGE EVALUATION FORMS**



Municipal Address: <a href="#">11176 Highway 50 (CHR 6)</a>								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associated with Walter Watson, who served as Councilor and later Reeve in the 1870s-1880s; with Christian Hegler who likely donated a part of this property for the construction of a school house circa 1850. Also, associations with the Splan family.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			Associated with a log school house located on this property in the mid nineteenth century.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	60	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with early settlement families may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0	26.63	A B C D	A typical example of a two storey Italianate farmhouse built in the mid-to-late nineteenth century, featuring fieldstone foundations and hipped roof.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0			Some decorative and architectural features typical of the Italianate are intact; however, the addition of a circa 1970s



								brick porch on the front façade, modern windows, and an attached garage have diminished its integrity.
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No identified technical or scientific achievements.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	69.93	A B C D	The farm complex, which includes a nineteenth century farmhouse, a gambrel roof barn, driveshed and another out building is physically, functionally, visually and historically linked to its surroundings.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Familiar structure in the area, visible from Highway 50 and Countryside Road.

**Class: B**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendation (see Section 6.2):** Retains heritage significance, but not a strong candidate for conservation;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared

**Summary:**

The property at 11167 Highway 50 is located on the north half of Lot 16, Concession 12 in the former Township of Toronto Gore. Historic mapping indicates that the property was occupied by Richard Tibb (Tibbs) in 1859, Walter Watson in 1877, and J. Splan in 1917. A farmhouse and orchard located in approximately the same location as the current farm complex is indicated on the 1859 and 1877 maps. Additionally, a



schoolhouse is also located on 1859 and 1877 mapping at the southeast corner of the subject lot, at the intersection of Highway 50 and Countryside Drive. According to Tavender (1984:66), School House No. 7 was a log structure built about 1850. At that time, the property was owned by Christian Hegler. The school operated until circa 1865, and remained standing for another twenty years during which time it served as a residence for James Wilcox, and later as a storage shed, before it was torn down by Walter Watson.

Walter Watson served as a councilor in 1879-80, 1882-87, and was Reeve in 1888-92 (Tavender 1984:168-9). The Watson family is also associated with a number of commercial enterprises, including Watson's Wagon and Plough factory in Grahamsville in the 1840s, and probably more relevant, Watson's Store in Coleraine which operated at the turn of the century (Tavender 1984:79, 97-8).



Municipal Address: n/a (CHR 8 )								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associations with James Craven, who served as Councilor for a number of years.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			Associations with the Loyal Orange Lodge that maintained a lodge room on this farm in the late nineteenth century.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	56	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with early settlement families may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			No design/physical values were identified.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	0	A B C D	No design/physical values were identified.
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No design/physical values were identified.
CONTEXTUAL VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			The agricultural landscape contributes to the character of the area.
10. Is physically, functionally, visually, or	33.3	26.64	16.65	9.98	0	36.62	A B C D	The ruins and agricultural



historically linked to its surroundings;								landscape in an evolved (relic) cultural heritage landscape that is linked, historically and visually, to this property.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Is not easily visible from the road or aerials, particularly during the warmer seasons when vegetation is flourishing.

**Class: B**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration; Should be considered for listing on the City of Brampton’s Municipal Register of Cultural Heritage Resources; and, Heritage Impact Assessment should be prepared

**Summary:**

This agricultural landscape is currently abandoned, and is a good example of an evolved (relic) cultural heritage landscape. The site contains the ruins of a structure, likely a barn, set into a bank and on the other side of the creek from the road. The ruins appear to be poured concrete foundations, with one wall still extant. Topography of this area is rolling and the area around the ruins has been overrun by an expanding woodlot. There are no visible roads or paths leading to the ruins.

This property is historically located on the south part of Lot 16, Concession 11, former Township of Toronto Gore. Historic mapping indicates that the property was occupied by James Craven (Everston?) in 1859 and 1877, and H. Foster/C. London/George Brown (jointly?) in 1917. A farmhouse was extant in the general vicinity of the subject ruins on mapping from 1859 and 1877, and topographic maps from 1919, 1926, 1940, 1954, 1964 and 1976 indicate that there was a frame farmhouse, a barn and an additional outbuilding at this site up until the late 1970s. Given that access to this site was limited during field review, the location (or presence) of additional ruins from this former farmstead complex was not photographed/documentated at this time.

This property is associated with Jas. Craven, who served as councilor in 1868, 1870-1 and 1881-97 (Tavender 1984:168). This property is further associated with Loyal Orange Lodge 696 Coleraine (Craven’s Lodge) which constructed a lodge room on James Craven’s lot in 1857. It stood on the east side of the Tenth Line, Toronto Gore, about sixty rods (301m) north of the 15<sup>th</sup> sideroad. Between 1900 and 1907, attendance declined and by 1914 it was officially closed. It was reportedly torn down by John Splan about 1918 (Tavender 1984:73-75).



(from Clarkway Drive, looking east (north?) across the field/creek to the ruins.

Municipal Address: n/a - Culvert (CHR 9)								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associated with the Township of Toronto Gore, who were likely responsible for funding and directing the design and construction of this culvert.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			Associated with road improvements in the area in the mid twentieth century.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	26	A B C D	No identified associations.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			No identified associations.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			No design/physical values were identified.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	16.65	A B C D	The northern elevation is in a state of disrepair, while the southern elevation appears to have undergone some rehabilitation work. However, the concrete detailing on the southern elevation (beveled edge; paneled soffit) is ornamental and adds visual interest.
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No design/physical values were identified.
CONTEXTUAL VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or	33.3	26.64	16.65	9.98	0			Does not contribute to the

supporting the character of an area;								character of the area.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	9.98	A B C D	The culvert is physically linked to this historic road alignment; the site as a traditional water crossing; and previous road improvements to Countryside Drive.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Is not known to be a landmark structure.

**Class: C**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendations (see Table 10): No further work required**

**Summary:**

This single span, rigid frame, poured concrete culvert carries a small creek/tributary under Countryside Drive, just east of Clarkway Drive. A view underneath the structure revealed that the culvert was likely constructed in two phases, exhibiting different construction techniques. Of note, the exposed beams on the northern half appear to be of more recent vintage. This suggests that the southern half of the culvert may be older, and the culvert was extended on the north side to accommodate this road when it was widened to its current limits.

Historic mapping (topographic maps for 1919, 1926 and 1940) indicate that a wooden culvert was present at this location. The available topographic maps do not indicate the material used after this point. Given the construction type, material, and condition, the structure probably dates to the mid twentieth century.



Municipal Address: <a href="#">10916 Coleraine Drive (CHR12)</a>								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associations with the Splan family, early settlers to this area.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	30	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with early settlement families may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			A representative example of a two storey Italianate farmhouse built in the second half of the nineteenth century, featuring fieldstone foundations, brick exterior, hipped roof and two internal chimneys.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	43.29	A B C D	The house and barns are generally in good condition, and maintain moderate integrity. Alterations include the reorientation of the front entrance from the east elevation to south elevation, and concrete block addition on the east side.



								The frame addition may be original. Also of note are the original windows and window surrounds, and decorative brick work between the first and second floors.
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No identified technical or scientific achievements.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's rural character.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	53.28	A B C D	The farm complex is visually and historically linked to its surroundings.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Not particularly visible from the road, given that the farm complex is hidden within a small woodlot.

**Class: B**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,

Heritage Impact Assessment should be prepared

**Summary:**

The property at 10916 Coleraine Drive is located on the north half of Lot 15, Concession 11 in the former Township of Toronto Gore. Historic mapping indicates that the property was occupied by Edward F (?) in 1859, Jonathan Splan in 1877, and Jason Brooks in 1917. A farmhouse appears on the 1877 atlas, and topographic mapping over the course of the twentieth century indicates that a brick farmhouse at the end of a long driveway was located at the same location as the subject farm complex.

This property is a good example of an intact, agricultural landscape. It features a prominent farmhouse, barn complex composed of several buildings forming a U-shape, a long drive, surrounding fields, remnants of a fruit orchard, wind breaks and small woodlot, and fence lines.



Municipal Address: 10690 Highway 50 (CHR 14) "The Cole Farm"								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associations with the Cole family, early settlers to this area. Thomas Cole contributed to the community through his role as councilor in 1863 and 1874.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	36	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with early settlement families may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			A typical example of an Ontario Gothic farmhouse likely built in the mid nineteenth century by the Cole family.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	26.63	A B C D	Some decorative and architectural features typical of the Gothic Revival are intact; however, the addition of a rear extension with sliding porch doors, modern windows and new window openings (ie. North elevation) have diminished its integrity.



8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No identified technical or scientific achievements.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	69.93	A B C D	The farm complex, which includes a nineteenth century farmhouse, a nineteenth century saltbox roof barn, and other out buildings is contextually linked to its surroundings.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Familiar structure in the area, visible from Highway 50 and Countryside Road.

**Class: B**

**Reviewer: LP**

**Date: May 26, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,

Heritage Impact Assessment should be prepared

**Summary:**

The property at 10690 Highway 50 is located on the north half of Lot 14, Concession 12 in the former Township of Toronto Gore. It consists of a one and a half storey, three bay, Ontario Gothic farmhouse with brick exterior and projecting centerpiece with gabled roof. A large barn with saltbox roof and stone foundations and a number of other sheds and outbuildings may date to the nineteenth century. There are also a number of more recently constructed agricultural buildings present on this farmstead. Historic mapping indicates that the property was occupied by Thomas Cole in 1859 and 1877, and J. Clarkson in 1917. A farmhouse and two orchards are indicated on the 1877 atlas in approximately the same location as the current farm complex. Thomas Cole held the position of councilor in 1863 and 1874 (Tavender 1984:78).



Municipal Address: 10671 Clarkway Drive (CHR18) "Gore Ridge Farm"								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associated with Isaac Devins, who served as Councilor and was a member of the Grange Hall (in Coleraine).
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	36	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with early settlement families may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			The house rests on stone foundations and the original log beams, illustrative of early construction methods of nineteenth century residences.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	43.29	A B C D	The farm complex is a good example of an intact, well maintained, working rural operation. The craftsmanship of the barns, sheds, house can be described as good, and alterations/additions are complementary to the original form.



8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No design/physical values were identified.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	69.93	A B C D	The farm complex, which includes a nineteenth century farmhouse, a gambrel roof barn, and a number of out buildings, is physically, functionally, visually and historically linked to its surroundings.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Familiar farm complex in the area, easily visible from Clarkway Drive given its elevated situation and proximity to the road.

**Class: B**

**Reviewer: LP**

**Date: May 31, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
 Heritage Impact Assessment should be prepared

**Summary:**

The property at 10671 Clarkway Drive is located on part of Lot 14, Concession 11 in the former Township of Toronto Gore. The property consists of a one and a half storey Ontario Vernacular farmhouse, gambrel roof barn with concrete block foundations, two modern silos, and a number of additional sheds, drive sheds and other outbuildings. The property is a functioning farm, with active circulation routes between the house, agricultural buildings, fields and the road. The house is located in close proximity to the road and is situated on an elevated part of the landscape, and as such is located prominently on Clarkway Road and maintains a commanding view of the road and surrounding landscape. The property features mixed vegetation that is used as landscaping around the house, as well as treelines that demarcate the boundaries between properties and land uses on the farm. The house rests on stone foundations and log beams, and features a cross gabled roof, a single internal chimney with brick

stack on the eastern elevation, and vinyl cladding that replaced clapboard siding (according to historical photograph). According to the property owner, the barn dates to 1910 and was moved to this location from another property, so the wood beams likely date to the nineteenth century. The one storey dwelling located immediately north of the subject farm complex appears to be located on a parcel severed from the original property. A review of available topographic maps from the twentieth century indicates that the house was built in the period between 1940 and 1954.

Historic mapping indicates that the property was owned/occupied by M. A. Stonehouse in 1859, Isaac Devins in 1877, and John Clarkson/James Farr in 1917. A farmhouse and orchard are indicated on 1877 mapping in approximately the same location as the current farm complex. Historic research indicates that Isaac Devins was involved in the community through his participation in politics as a Councillor in 1875-1876. Further, he belonged to the Grange Hall #194 (in Coleraine), 9<sup>th</sup> Grange Division, and served as secretary in 1876 (Tavender 1984: 75, 168).



Municipal Address: 10307 Clarkway Drive (CHR22)								
HISTORICAL/ASSOCIATIVE VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associated with J. Parr, who constructed the former Temperance Inn at Coleraine and is thus recognized for his contributions the community.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	36	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with early settlement families may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			The design value of the house, barn and other buildings on the property are of average quality. The Italianate farmhouse is common in this area, and this is considered to be a poor example given that the structure has been compromised by unsympathetic additions to the front elevation.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	0	A B C D	The craftsmanship/artistic merit associated with the barn, house and other buildings are of average quality.



8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No known technical or scientific achievements are associated with this property.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			As a partially intact farm complex that dates to the nineteenth century, it plays a minimal role in maintaining the rural character of the area.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	26.63	A B C D	The landscape, building arrangement, farmhouse and fields are located in their original position and as such, maintain physical and historical links to their rural and agricultural surroundings.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Not particularly visible from the road, given that the farm complex is situated well back from the road, and the identified structures do not feature prominent design related attributes.

**Class: C**

**Reviewer: LP**

**Date: June 21, 2010**

**Recommendation (see Section 6.2):** Not a strong candidate for conservation;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
 Heritage Impact Assessment should be prepared

**Summary:**

The property at 10307 Clarkway Drive is located on the southwest part of Lot 12, Concession 11 in the former Township of Toronto Gore. The farm complex is comprised of a two and a half storey farmhouse, a gambrel roof barn with foundations that appear to be poured concrete, multiple

outbuildings and an active, agricultural landscape. The landscape is very flat and features active circulation routes, a complex of farm related buildings set behind the farmstead and well back from the road, sparse vegetation, and fields under cultivation. Boundaries identified include the post and wire fence line, the low hedge around the house, remnants of a tree line or wind break between the house and the fields to the northwest and a tree line along the driveway. The Italianate farmhouse features a brick exterior, hipped roof with asphalt shingles, partially internal brick chimney, and a central dormer on the three bay, front elevation. This property was not accessed during the field review and therefore the material of the foundations was not determined. The wooden soffits and decorative brackets are still in place. There is a one storey rear accretion with a hipped roof and synthetic siding. The front porch is partially enclosed with synthetic siding, and supports a frame addition with synthetic siding that is attached to the middle bay of the second floor.

Historic mapping indicates that the subject property was owned/occupied by Joseph Parr in 1859, Thomas Montgomery in 1877, and J. McQuarrie/A. Johnston/J. Johnson (does not distinguish which parts of the property are occupied by who) in 1917. A farmhouse and orchard are indicated on 1877 mapping in approximately the same location as the current farm complex. Historic research indicates that Joseph Parr was responsible for constructing and operating the Temperance Inn at the hamlet of Coleraine. This single storey inn was known as Temperance Lodge 3196 was probably the first to be located at Coleraine. The building has since been moved to the Kellam Farm in Vaughan to be used as a farm shed (Tavender 1984:70).



Municipal Address: <a href="#">10089 Clarkway Drive (CHR24)</a>								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			This property has a long association with the Johnson family, and in particular David Johnson, who received the Crown Patent for this property and later became Magistrate for the Township.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	42	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with the Johnson family, an early settlement family to the area, may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			The circa 1932 farmhouse is well maintained but recent additions and rehabilitations have altered the structure considerably. The barn is also well maintained and intact. The stone foundations and saltbox roof indicate nineteenth century construction.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	16.65	A B C D	The craftsmanship/artistic merit associated with the house and other buildings are of average

8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			quality. No known technical or scientific achievements are associated with this property.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	53.28	A B C D	The existing farm complex is reportedly situated at the location of the original log cabin built on this property in the early nineteenth century. While the present house was built in the early twentieth century, by a descendant of the original patentee, it maintains functional and historical links to the rural and agricultural surroundings.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Given the set back of the house and barn from the road, the location of the property on a secondary road, and the ordinary appearance of the house and barn, this property is not considered to be a landmark.

**Class: B**

**Reviewer: LP**

**Date: June 21, 2010**

**Recommendation (see Section 6.2):** Not a strong candidate for conservation;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
 Heritage Impact Assessment should be prepared



**Summary:**

The property at 10089 Clarkway Drive is located on the southwest part of Lot 11, Concession 11 in the former Township of Toronto Gore. The farm complex is comprised of a one and a half storey farmhouse, a barn with stone foundations and salt box roof, modern drive shed, and agricultural landscape. The Ontario Gothic farmhouse has unknown foundations, a gable roof with asphalt shingles, centrally located dormer on the front façade, enclosed vestibule, centrally located interior chimney, brick veneer, a one and a half storey rear accretion, and attached garage at the rear. According to Tavender (1984:119), this house was built in 1932 and has undergone subsequent alterations. The salt box barn with stone foundations and vertical board siding is intact and in good condition. The house, barn, and more recently constructed drive shed are clustered together and set well back from the road. They form part of an evolved agricultural landscape that features: flat topography; actively cultivated fields that surround the farm buildings; structures and their arrangement in relation to one another; circulation routes which include the drive way that links the buildings to one another, to the fields and to the road; boundaries which include fence lines, tree lines, and the hedges lining the driveway.

Historic mapping indicates that the property was owned/occupied by David Johnson in 1859 and 1877, and by James Johnston in 1917. A dwelling is indicated on the 1859 mapping in approximately the same location as the subject farmhouse. A dwelling and orchard are shown on 1877 mapping in the same location. Historic research indicates that David Johnson received the Crown Patent for this property in 1830. According to Tavender (1984:118-119), the Johnson brothers, David and Alexander, built two log cabins side by side, at the corner of the lot in approximately the same location as the subject farmhouse. In 1847, the brothers moved apart and David built a new farmhouse in the middle of the property, closer to the creek. This farm was known as “Silver Maples”, and is no longer extant. The new cottage was built by David Johnson’s grandson, John Alexander, in 1932 at the site of the original log cabins. In 1951, the new house was renovated and received a new red brick exterior. This description most likely refers to the existing structure, given that a review of twentieth century topographic mapping indicates that there has been a frame structure extant here since at least 1919. Since then, the exterior of the cottage has been altered to its present form. David Johnson was a magistrate of the Township of Toronto Gore.





Municipal Address: <a href="#">4764 Castlemore Road (CHR26)</a>								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associated with the Carefoot family, early settlers to the township and part of the early history of the hamlet at Castlemore.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	30	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with the Carefoot family, an early settlement family to the area, may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			The farmhouse is representative of a rural Victorian Gothic dwelling built in the nineteenth century, featuring dual front entrances to either side of the front elevation, cross-gabled roofline, rear saltbox extension, and wood decorative detailing along the front verandah.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0			43.29



								house can be described as good, and alterations/additions are complimentary to the original form. Alterations to the house include the addition of modern windows.
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No known technical or scientific achievements are associated with this property.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's character.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	69.93	A B C D	The farm complex, which includes a nineteenth century farmhouse, a gable roof barn, and a number of out buildings, is physically, functionally, visually and historically linked to its surroundings.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			A familiar farm complex in the area, the house and barn are easily visible from Castlemore Road given their proximity to the right of way, their dimensions and architectural quality.

**Class: B**

**Reviewer: LP**

**Date: June 21, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
 Heritage Impact Assessment should be prepared



**Summary:**

The property at 4764 Castlemore Drive is located towards the centre of Lot 11, Concession 10 in the former Township of Toronto Gore. The farm complex is comprised of a one and a half storey farmhouse, gable roof barn, multiple out buildings, and an agricultural landscape. The Ontario Gothic farmhouse probably dates to the late nineteenth century and features a cross-gabled roof, asphalt shingles, stone foundations, brick veneer, original decorative woodwork on the verandah, a single internal chimney on the east elevation and a single external chimney on the west elevation. The north elevation features a salt box roofline, which many have been an early addition given the continuity of the brick work. Interestingly, the house has two entrances on the front façade, suggesting that it may have been divided into two units. The gable roof barn with stone foundations features vertical plank siding, metal roofing material, and a west banked entrance. There are multiple frame outbuildings located behind the house and barn. The farm complex is situated in an evolved agricultural landscape that features: multiple structures arranged in close proximity to one another and to the road; circulation routes between the buildings, fields and road; a creek to the northeast of the barn; tree lines to the southwest of the house that may have served as a wind break; and actively cultivated fields surrounding the farm complex.

Historic mapping indicates that the property was owned/occupied by William Carefoot in 1859, William Burton in 1877, and J.F. Burnes/John Kersey/M. Fitzpatrick in 1917 (does not distinguish which parts of the property are occupied by who). A dwelling and orchard are shown on 1877 mapping in the same location of the subject farm complex. Historic research indicates that brothers John and William Carefoot settled next to one another near the hamlet of Castlemore on Lots 10 and 11, Concession 10. The Carefoot family were Orangemen and active members of the Victoria Lodge, Castlemore.



Municipal Address: <a href="#">10263 The Gore Road (CHR 28)</a>								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			The property is associated with John Murphy, Post Master at Castlemore and an early settler to the area, and the Byrne family, also recognized as area pioneers. However, their associations are tied to the property and its history of agricultural land use, rather than the house and existing landscape/farm complex which was likely established circa 1922.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	30	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with the Murphy and Byrne families, early settlement families to the area, may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			It is a representative example of an Edwardian style dwelling, featuring typical massing and scale, and architectural details such as the hipped roof, internal

								chimney with tall brick stack, projecting gabled bay, multiple porches, large plain lintels, and large windows often in groups of two or three.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	43.29	A B C D	The materials, design and integrity of this structure are intact, with the exception of some of the original windows that have been replaced. However, there are no features that appear to be of outstanding detail or quality.
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No known technical or scientific achievements are associated with this property.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			Although no longer an active farm or a fully intact farm complex, as suggested by the ruins of former agricultural buildings to the rear of the house and remaining barn, the existing structures and rural landscape continue to contribute to the agricultural landscape and reinforces the area's rural character.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	33.3	A B C D	The farm complex is visually and historically linked to its surroundings. The remaining mature vegetation and surrounding fields contribute to the historic setting.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			The farmhouse is not easily visible from the road given the row of mature trees effectively screening the structure from the road. There are no other features in the landscape that would



								indicate that this property is of landmark status.
--	--	--	--	--	--	--	--	--

**Class: B**

**Reviewer: LP**

**Date: June 23, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,

Heritage Impact Assessment should be prepared

**Summary:**

The property at 10163 The Gore Road is located on the southeast part of Lot 12, Concession 10 in the former Township of Toronto Gore. It is currently vacant; it remains unsecured and in a state of neglect. The farm complex is comprised of a two and a half storey Edwardian farmhouse following a T shaped foot print, a gable roof barn, and agricultural landscape. The house was built in 1922 and features a hipped roof with asphalt roofing material, brick veneer, internal brick chimney with decorative chimney stack, windows of various sizes and arrangements, and a rear frame accretion with siding. The foundations were concealed and therefore undetermined. Porches are located on the southwest corner and on the north elevation of the house. The barn is located on the opposite side of the drive from the house and set back farther from the road. It features a gable roof with sheet metal roofing material, smaller dimensions than other barns in the area, and vertical board siding. The foundations are undetermined. A small shed is located behind the house and barn. The agricultural landscape features a long drive connecting the road to the buildings, which are clustered together at the end of the drive, and surrounding fields. The ruins of multiple other buildings are located behind the existing barn. All of the mature trees formerly lining the driveway have been uprooted. A row of mature trees remain in front of the house, serving as an effective screen or wind break between the house and the surrounding fields and road. Also of note is a creek which traverses north-south through the property, behind the buildings.

Historic mapping indicates that the property was owned/occupied by John Murphy in 1859, Martin Byrne in 1877, and W. Kersey in 1917. A dwelling and orchard are shown on 1877 mapping in the same location of the subject farm complex. Tavender (1984:40), notes that John Murphy was a postmaster at Castlemore from 1855 to 1863. Additional, Tavender (1984:108) provides the following information regarding the Martin Byrne Farm on Lot 12, Concession 10:

The original owner of this farm was John Murphy, of a pioneer family, who also owned a farm at Lot 17, Concession 9. He erected two homes on this farm, one directly behind the present brick house and one opposite the Castlemore School. He and his wife occupied one dwelling and his son John and family, the other. Martin Byrne and his wife, Mary Harrison, purchased the farm in April 1870, from the original owner's estate, moving



from Lot 9, Con. 10, Toronto Gore. Records show the purchase price was \$3000. [...] In 1907, John Francis Byrne married Mary Murphy (granddaughter of the original owner), and one year later purchased this farm from his father. [...] The existing house was built in 1922.



Municipal Address: <a href="#">10365 The Gore Road (CHR 29)</a>								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			No identified associations.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	20	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of twentieth century settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			This property has roots extending back to the nineteenth century. Although it appears that most of the buildings on the property are of a more recent vintage, it may yield further information to understanding settlement patterns, township development and changes/advances in agricultural practice in the area.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			The property does not contain any notable structural or landscape features.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	0	A B C D	The craftsmanship or artistic merit associated with this property is low.
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No known technical or scientific achievements are associated with this property.
CONTEXTUAL VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale

	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			This property contributes to the surrounding agricultural character of the area.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	36.62	A B C D	Given that the farm complex continues agricultural operations and has operated since the nineteenth century, the farm complex is functionally, visually and historically linked to its surroundings.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Although situated close to the road alignment, there are no built or landscape features that make this property stand out as a landmark in the area.

**Class: C**

**Reviewer: LP**

**Date: June 23, 2010**

**Recommendation (see Section 6.2):** Not a strong candidate for conservation;  
 Should be considered for listing on the City of Brampton’s Municipal Register of Cultural Heritage Resources; and,  
 Heritage Impact Assessment should be prepared

**Summary:**

The property at 10365 The Gore Road is located in the southwest part of Lot 12, Concession 10 in the former Township of Toronto Gore. The farm complex is comprised of a mid-twentieth century dwelling with an attached garage at the rear, multiple agricultural buildings including two silos and several barns/drive sheds that appear to date to the mid-to-late twentieth century. One of the barns is partially demolished and may be older. The one storey dwelling features a hipped roof, centrally located internal chimney with brick stack, synthetic siding, modern windows, and a rear extension with gable roof. The two door garage with hipped roof is attached to the rear of the house through an enclosed passageway. The multiple barns, drive sheds, silos and other outbuildings are either clad in metal or vertical board siding. The farm complex is surrounded by fields under cultivation. The property features a post and wire fence around the boundaries of the property, sparse vegetation with a few mature trees, and a clustered building arrangement that is in close proximity to the road.

Historic mapping indicates that the property was owned/occupied by Thomas Parr in 1859 and 1877, and by W. Parr in 1917. A dwelling and orchard are shown on 1877 mapping in the same location of the subject farm complex. A feature, possibly a building, is also shown on 1877 mapping in the southeast corner of the Thomas Parr property. No additional information regarding the Parr family at this location was found.



Municipal Address: <a href="#">10431 The Gore Road (CHR 30)</a>								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			No identified associations.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	26	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early twentieth century settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Given that there are few other dwellings in the study area that were built in the early twentieth century, it may yield further information to understanding settlement patterns and township development in the early twentieth century.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			It is a representative example of the Craftsman style dwelling, featuring typical architectural details such as the shed dormer, use of oriel windows and projecting bays, and large enclosed porch.
7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	43.29	A B C D	The materials, design and integrity of this structure are intact. However, there are no features that appear to be of outstanding detail or quality.



8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No known technical or scientific achievements are associated with this property.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			The relative uniqueness of the structure given its age and design, and its association with surrounding farmland, suggests that it contributes to the character of the area to an extent.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	29.94	A B C D	The dwelling is linked by a laneway to former agricultural site or barn to the rear of the property and the fields beyond, indicating that it is a part of and contributes to the predominantly agricultural land use of this area.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			Given the proximity of the dwelling to the road, and its interesting and possibly rare architectural style (to this part of Brampton) draws attention to this property.

**Class: B**

**Reviewer: LP**

**Date: June 23, 2010**

**Recommendations (see Section 6.2):** Strong candidate for conservation and integration;

Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,

Heritage Impact Assessment should be prepared

**Summary:**

The property at 10431 The Gore Road is located on part of Lot 13, Concession 10 in the former Township of Toronto Gore. The property consists of a one and a half storey brick dwelling, a drive shed, and rural landscape. The early twentieth century dwelling was designed in the Craftsman or

California Bungalow style and features a gable roof, stone (possibly granite block) foundations, brick veneer, and internal chimneys located on the north and south elevations. Features typical of this architectural style include the shed dormer on the front elevation, windows of various sizes, arrangement and types, enclosed front porch, and an oriel window next to the side entrance on the south elevation. A two storey porch is located at the rear. The gable roof drive shed with metal cladding is located behind the house. A u-shaped driveway links the house to the road, while a drive leading from the road to the drive shed is located to the northwest of the house. The property features tree lines and wire and post fence lines as property boundaries, and mature vegetation around the house that effectively conceals the rear of the property from the road. While currently subdivided from the farmland located to the northwest and northeast, it was likely part of this larger property parcel in the early twentieth century. This is suggested by the laneway that links the subject property to the fields and former barn located approximately 90 metres behind.

Historic mapping indicates that the subject property was located on land owned/occupied by John Adam in 1859, James M. Adam in 1877, and George Hunter in 1917. The 1919 topographic map indicates that a frame structure was extant at this location by this time. No information regarding the former owners/occupants of this property, and in particular George Hunter who likely built the subject house, was found.



Municipal Address: 5556 Countryside Drive (CHR 7)								
HISTORICAL/ASSOCIATIVE VALUE	E	VG	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
1. Has direct association with a person, organization or institution that is significant to the community;	20	16	10	6	0			Associations with the Splan family, early settlers to this area.
2. Has direct association with an event or activity that is significant to the community;	20	16	10	6	0			No identified associations.
3. Has direct associations with a theme or belief that is significant to the community;	20	16	10	6	0	30	A B C D	Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;	20	16	10	6	0			Associations with early settlement families may yield further information to understanding settlement patterns and township development.
5. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist	20	16	10	6	0			No identified associations.
DESIGN/PHYSICAL VALUE	E	Vg	G	F	P	Sub Score	Sub Grade	Rationale
	100%	80%	50%	30%	0%			
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	33.3	26.64	16.65	9.98	0			As indicated by historic mapping, this Victorian Gothic farmhouse was built by 1877, and is considered to be a representative example of this style given its gabled dormers, projecting gabled bay and first storey bay window, dress stone foundations and use of buff brickwork to accent the red brick exterior. Alterations/additions, such as the new windows, porch, and removal of original chimney stacks diminish the integrity of the structure.



7. Displays a high degree of craftsmanship or artistic merit;	33.3	26.64	16.65	9.98	0	33.3	A B C D	The nineteenth century barn and house are well built, well maintained and historically intact structures that exhibit good craftsmanship and design attributes. Of note are the dressed foundations and decorative brickwork on the farmhouse.
8. Demonstrates a high degree of technical or scientific achievement;	33.3	26.64	16.65	9.98	0			No known technical or scientific achievements are associated with this property.
<b>CONTEXTUAL VALUE</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Sub Score</b>	<b>Sub Grade</b>	<b>Rationale</b>
	100%	80%	50%	30%	0%			
9. Is important in defining, maintaining or supporting the character of an area;	33.3	26.64	16.65	9.98	0			As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's rural character.
10. Is physically, functionally, visually, or historically linked to its surroundings;	33.3	26.64	16.65	9.98	0	59.94	A B C D	The farm complex is visually and historically linked to its surroundings. Mature vegetation provides easily defined boundaries and contributes to the historic setting.
11. Is a landmark.	33.3	26.64	16.65	9.98	0			The farmhouse is easily visible from the road and given the quality of the farmhouse and relatively intact design, it stands out on the landscape.

**Class: B**

**Reviewer: LP**

**Date: June 21, 2010**

**Recommendation (see Section 6.2):** Retains heritage significance, but not a strong candidate for conservation;  
Should be considered for listing on the City of Brampton's Municipal Register of Cultural Heritage Resources; and,  
Heritage Impact Assessment should be prepared



**Summary:**

The property at 5556 Countryside Drive is located on the southwest part of Lot 16, Concession 12 in the former Township of Toronto Gore. Located just north and east of the intersection of Countryside Drive and Coleraine Drive, the farm complex is comprised of a one and a half storey farmhouse, gable roof barn, modern driveshed/barn, and rural landscape. The nineteenth century, Ontario Gothic farmhouse features a: gable roof; stone foundations; buff brick quoining, window surrounds and decorative brickwork; rear one and half storey extension; and one storey rear accretion that includes a single car garage, side entrance and internal chimney. The front elevation features two gable dormers, a projecting gable with first storey bay window, and modern porch. The gable roof barn has a small lean-to addition on the southwest elevation, metal roofing material, vertical board siding, and concrete foundations. The farm complex is situated in close proximity to the road and is clustered together within a small, rectangular area demarcated by mature vegetation. Fields are located to the southwest, while mid to late twentieth century residential properties are located to the northeast. Remnants of an apple orchard are located next to the house.

Historic mapping indicates that the property was owned/occupied by John Splan in 1859, 1877 and 1917. A dwelling and orchard are shown on the 1877 mapping in the same location as the subject farm complex. John Splan's land holdings in the area in the late nineteenth century included Lot 16, Concession 12 and Lot 15, Concession 11. Tavender (1984:42) notes that John Splan was on the committee for his church at Castlemore, and involved in fundraising activities.





December 2010



## HERITAGE IMPACT ASSESSMENT

### Six Proposed Works and Transportation Satellite Yards, Southwest Quadrant, City of Brampton, Region of Peel, Ontario

**Submitted to:**

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REPORT



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## Executive Summary

The City of Brampton has initiated a Class Environmental Assessment Study for two new Works and Transportation Satellite Yards (the Project). The City engaged AECOM Canada Ltd. (AECOM) consulting engineers, to execute a Municipal Class Environmental Assessment for the Project.

Golder Associates Ltd. (Golder) was retained by AECOM to complete both a Stage 1 archaeological assessment and a heritage impact assessment for six potential satellite locations for the City of Brampton, Region of Peel. This report identifies built heritage resources and potential impacts for each of the proposed locations in the Study Area. Where individual locations are referenced they will be numbered according to mapping provided to Golder by AECOM.

*The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.*

DRAFT



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## Acknowledgments

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<b>City of Brampton</b>	Antonietta Minichillo, Heritage Coordinator



## 1.0 STUDY PURPOSE AND METHOD

The City of Brampton has initiated a Class Environmental Assessment Study for two new Works and Transportation Satellite Yards (the Project). The City engaged AECOM Canada Ltd. (AECOM) consulting engineers, to execute a Municipal Class Environmental Assessment for the Project. Golder Associates Ltd. (Golder) was retained by AECOM to complete both a Stage 1 archaeological assessment and a heritage impact assessment for six potential satellite locations for the City of Brampton, Region of Peel.

This report identifies built heritage resources and potential impacts for each of the proposed locations in the Study Area. Where individual locations are referenced they will be numbered according to mapping provided to Golder by AECOM. The principle objectives of this report are to provide a historical summary of settlement history and development of the study area through primary and secondary sources; to conduct a field study to identify built heritage resources and cultural heritage landscapes; to anticipate potential impacts to heritage resources; and to recommend mitigation strategies.

The Project Manager visited the study area on October 21, 2010 to survey the impact zone and document and photograph potentially impacted properties. Additional team members examined both primary and secondary resources held by the Mississauga Public Library, and consulted with the City of Brampton Heritage Coordinator to identify heritage resources in the area and to determine the cultural heritage value of known heritage resources. Additional map and archival research was conducted using resources provided on the City of Brampton website including: The Brampton Municipal Heritage Register, the City of Brampton Official Plan, and the Guidelines for Preparing Heritage Impact Assessment: City of Brampton.



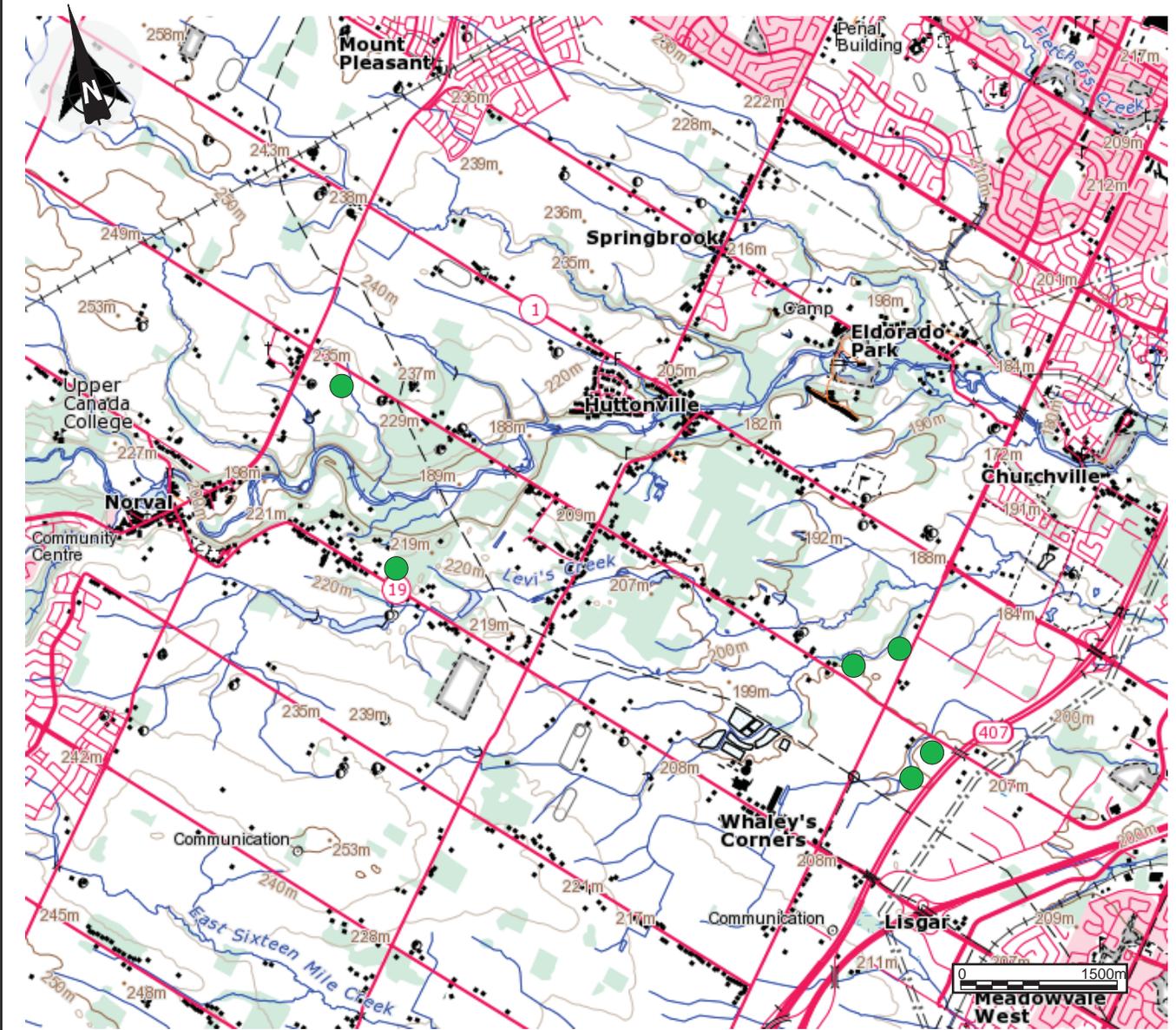
## 2.0 STUDY AREA

The six proposed satellite locations (numbered 1, 3, 4, 5, 8 and 9) are located within the Geographic Townships of Chinguacousy and Toronto, former County of Peel (see Figure 1). According to the maps of the Townships of Chinguacousy and Toronto in the 1877 *Illustrated Historical Atlas of the County of Peel*, the six proposed satellite locations are located on various lots and concessions.

The Study Area for this Heritage Assessment ranges from Bovaird Drive south to Highway 407, and from east of Mississauga Road to Winston Churchill Drive. Within this area there are three existing properties listed on the Municipal Register and one property designated under Part IV of the *Ontario Heritage Act*.

Additional First Nations history of the Study Area has been documented in the Stage 1 Archaeological Assessment (Golder Associates Ltd., 2010). It is not apparent that First Nations activities and presence have influenced the character of the modern cultural landscape (as far as can be discerned through vegetation patterns, earthworks, knowledge of their sacred sites, etc.) nor have they left tangible, above ground material features (earthworks, etc.). However, the aboriginal presence in the study area is assumed at this time to be the matter of archaeology.

DRAFT



**LEGEND**

● -PROPOSED SATELLITE LOCATIONS

**REFERENCE**

DRAWING BASED ON NTS MAP SHEET 30M/12 (BRAMPTON) EDITION 7, CENTRE FOR TOPOGRAPHIC INFORMATION, NATURAL RESOURCES CANADA, 1994

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT	<b>Heritage Impact Assessment Six Proposed Satellite Locations City of Brampton, Ontario</b>				
TITLE	<b>Location of Study Area</b>				
	PROJECT No.	10-1151-0246	FILE No.	1011510246-R01001	
	CADD	JLD	Oct. 27/10	SCALE	As Shown REV.
	CHECK			<b>Figure 1</b>	



### 3.0 REGULATORY FRAMEWORK

For this Heritage Assessment Report Golder Associates undertook the following tasks:

- the production of a land use history of the Study Area through the use of historical archival research and a review of historic mapping;
- the identification of protected properties, built heritage resources and cultural heritage landscapes through a windshield survey, municipal consultation and background research;
- an evaluation of the inventory of built heritage resources according to Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest* (O.Reg. 9/06) to determine their significance.

Cultural landscapes and built heritage features located near or adjacent to the proposed sites were photographed and evaluated according to O. Reg. 9/06. This material appears in Section 5.0.

#### 3.1.1 Ontario Regulation 9/06 made under the *Ontario Heritage Act*

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
  1. The property has design value or physical value because it,
    - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    - ii. displays a high degree of craftsmanship or artistic merit, or
    - iii. demonstrates a high degree of technical or scientific achievement.
  2. The property has historical value or associative value because it,
    - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
    - ii. yields, or has the potential to yield, information that contributes to an 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.
  3. The property has contextual value because it,
    - i. is important in defining, maintaining or supporting the character of an area,
    - ii. is physically, functionally, visually or historically linked to its surroundings, or
    - iii. is a landmark. O. Reg. 9/06, s. 1 (2).



### 3.1.2 The Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement* (PPS) requires that

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

Section 2.6.3 of the PPS specifies the circumstances under which development or site alteration may be permitted and discusses mitigative measures:

*Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

*Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

The PPS defines “built heritage resources” as

*...one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.*

The PPS defines “conserved” as

*...the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.*

The PPS defines “cultural heritage landscape” as

*...a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.*

Regarding cultural heritage and archaeology, the PPS defines “significant” as

*resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.*



### 3.1.3 City of Brampton Official Plan

The City of Brampton's Official Plan policy 4.9.1.10 seeks to conserve and protect its heritage resources

*A Heritage Impact Assessment prepared by a 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.*

### 3.1.4 City of Brampton Heritage Classification

The City of Brampton Municipal Register of Cultural Heritage Resources was originally compiled between 1991 and 1993 by City staff and the Brampton Heritage Board. The Register is a documentation tool used to assist in identification and on-going preservation of heritage resources. It is also used to set priorities for subsequent heritage designations under Part IV of the OHA through a grading score based on the Criteria set out under O. Reg 9/06. The breakdown is as follows:

**Category A (70 – 100 points): Most Significant**

Municipal Designations under the OHA will be pursued.

**Category B (40 – 69 points): Significant**

Worthy of preservation, municipal designation under the OHA will always be considered.

**Category C (39 – 0 points): Contributing**

Contributes to an area, streetscape, or neighbourhood; some noteworthy heritage attributes are present; designation may be considered on a case-by-case basis only. Contributing properties are not listed on the Register.



## 4.0 HERITAGE RESOURCES

The Heritage Assessment was based on a researched land use history of the study area. This research provides a framework within which to evaluate the relevance of historic structures and landscapes.

### 4.1 Historical Summary

The Study Area is located within the Geographic Townships of Chinguacousy and Toronto, former County of Peel. The area was included as part of Treaty Number 13A made between the Mississaugas and the Crown on August 2, 1805 (Morris, 21 – 22). The Crown purchased the Mississauga Tract, which included the land straddling Dundas Street in October 1818. This settlement provided a vital line of communication with border posts and settlements on the Niagara Frontier (Corporation of the County of Peel, 244). The name 'Chinguacousy' is said to have come from a young Chief who led the British forces to capture Fort Michilimackinac from the Americans during the War of 1812.

Toronto Township, known as the "Old Survey" was first surveyed in 1806 by Mr. Wilmot, and settled from 1808 – 1810. The first settlers came from New Brunswick, the United States, and other parts of Upper Canada and settled largely along Dundas Street (Pope, 59). In 1819 the "New Survey" was conducted, and many displaced Irish families from New York settled in Toronto Township (Pope, 60). The largest and oldest village in the County of Peel is Streetsville, situated on the Credit River (Pope, 60). The village of Churchville is the closest community to our Study Area in Toronto Township. Because of its strategic location on the Credit River and access to highly productive agricultural land, Churchville was considered one of the most important communities in the County as early as the 1830s (County of Peel, 273).

The Township of Chinguacousy was originally founded in 1818 and surveyed in 1819 at the same time as the "New Survey" of Toronto Township. The survey was completed in two parts by the partnership of Richard Bristol and Timothy Street. The first survey took place from June – August 1819, and the south half of the township was surveyed from September – October 1819 (Pope, 59). The first settlers were United Empire Loyalists and their children. By 1821 Chinguacousy had a population of 412, with 230 acres of cultivated land. This grew rapidly through the first half of the 19<sup>th</sup> century, peaking in 1851 with a total population of 7,469. Although the population dropped slightly after mid-century, the fertile land in Chinguacousy Township promoted agricultural development and by 1871, 80,271 acres of land had been cleared (Pope, 64). The historic communities of Huttonville and Centreville are located within the Study Area. The village of Huttonville, named for Mr. J.P. Hutton, Esq., was a flourishing village established in 1848 with the construction of Hutton's mills (Pope, 65).

Because of the introduction of the railroad Brampton became increasingly urbanized while Chinguacousy and the surrounding area remained largely rural and agricultural. In 1867 Brampton was selected as the Peel County seat and the County Courthouse, jail and other public buildings were located there (City of Brampton).



## 4.2 Historical Mapping

The Study Area is predominantly rural, supporting orchards and agriculture. Many of the original hedgerows, lots and concessions can still be seen on the landscape. Figure 2 shows drawings of the surveyed land and lots of the southwest part of Chinguacousy Township and the northwest part of Toronto Township from the 1877 *Illustrated Historical Atlas of the County of Peel*. The drawing also shows the Study Area, and the six proposed locations for the Transportation Satellite Yards.

The following summary table breaks down the lot and concession, former land owner and known structures on the potential site locations.

**Table 1: Potential Satellite Yard Locations and Heritage Resources**

Site #	Proposed Site	Location	Con.	Lot	Owner	Remaining Structure	Heritage Protection
1	Siemens	Bovaird Drive and Heritage Road	6	10	Robert Currie	Yes	Listed
3	9353 Winston Churchill	Winston Churchill Blvd north of Embleton Road	6	8	Estate of Jas. Charles	Yes	No
4	Orlando A	Heritage Road and Hwy 407	5	1	Wm. Hillis	No	No
5	Orlando B	Heritage Road and Hwy 407	5	1	Wm. Hillis	No	No
8	Steeles and Heritage A	Steeles and Heritage Road	6	15	Wm. J. Arnott	No	No
9	Steeles and Heritage B	Steeles Ave and Heritage Road	6	15	Wm. J. Arnott	Yes	No



**LEGEND**

● - PROPOSED SATELLITE LOCATIONS

**REFERENCE**

DRAWING BASED ON THE 1877 ILLUSTRATED HISTORICAL ATLAS OF COUNTY OF PEEL

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

**Heritage Impact Assessment  
Six Proposed Satellite Locations  
City of Brampton, Ontario**

TITLE

**A Portion of the 1877 Historic Atlas  
of the County of Peel**



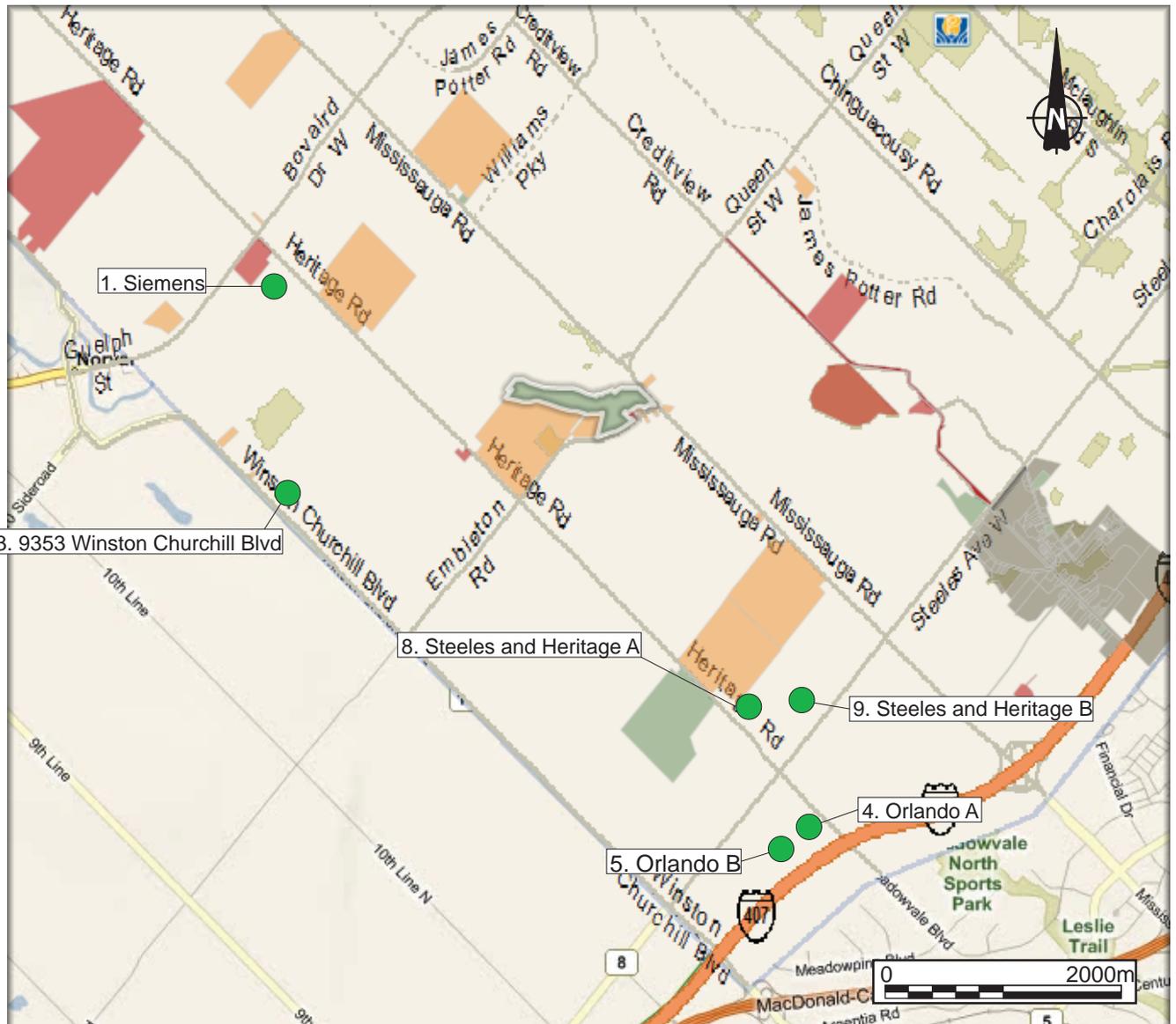
PROJECT No.	10-1151-0246	FILE No.	1011510246-R01003
CADD	JLD	SCALE	NA REV.
CHECK		<b>Figure 2</b>	



### 4.3 Protected Properties

The City of Brampton maintains an interactive tool for the tracking of designated heritage sites within the City. Figure 3 shows a map of each of the six satellite locations with a heritage overlay. It should be noted that the properties located at 8252 Mississauga Road and at 2878 Embleton Road were destroyed by fire in 2010 and have not yet been removed from the interactive map. As illustrated, Site 1(Siemens), and Site 8 (Steeles and Heritage A) are located on properties near or adjacent to heritage resources.

- 1) **The Robert Currie Farm**, located at 2591 Bovaird Drive, is located adjacent to proposed Site 1. The property is listed on the Municipal Register with an 'A' classification. The heritage value and potential implications of the Project will be discussed in Section 6.2 and 7.0 of this Report.
- 2) **The Magill Farm**, located at 9673 Heritage Road, is located within the Study Area across the road and south of the proposed Site 1. The property is listed on the Municipal Register, and classified as a 'B' property, that is significant and worthy of preservation, and possibly designation. However this property is not close enough to be impacted by the Project.
- 3) **The James McClure Farm**, located at 8331 Heritage Road north of Site 8, is listed on the Municipal Register, and classified as a "B" property, significant and worthy of preservation. This property is likely too far from the site to be impacted by the Project.
- 4) **The Octagonal House** is also located across the road and north of Site 8, at 8280 Heritage Road. The property is designated under Part IV of the *Ontario Heritage Act* (By-law 26-79). This property is likely too far from the site to be impacted by the Project.



**LEGEND**

- RATING A (MOST SIGNIFICANT)
- RATING B (SIGNIFICANT)
- RATING O (DESIGNATED UNDER ONTARIO HERITAGE ACT)

**REFERENCE**

DRAWING BASED ON CITY OF BRAMPTON INTERACTIVE MAP TOOL

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT	<b>Heritage Impact Assessment Six Proposed Satellite Locations City of Brampton, Ontario</b>		
TITLE	<b>Location of Protected Heritage Resources</b>		
PROJECT No.	10-1151-0246	FILE No.	1011510246-R01004
CADD	JLD	Oct. 29/10	SCALE As Shown REV.
CHECK			<b>Figure 3</b>





## 5.0 VISUAL ASSESSMENT

A visual inspection of the Study Area was carried out by Dr. Carla Parslow on October 21, 2010. Each proposed satellite location was inspected and will be discussed below.

### 5.1 Site 1: Siemens

The first proposed location is situated at the corner of Bovaird Drive and Heritage Road, the property consists primarily of agricultural fields (Plate 1).



*Plate 1: Siemens Proposed Satellite Location*

Though there are no heritage resources located on this site, the property abuts the Robert Currie Farm at 2591 Bovaird Drive, which is listed on the Municipal Register with an “A” Rating. Shown in Plate 2, significant design features include the gable roof, arched dormer, and bay window. The property is associated with the Currie Family, one of the earliest families to settle in Chinguacousy Township. Robert Currie was likely a descendent of James Currie, the first tax collector of the Township in 1821 (County of Peel, 250). The house appears to have been constructed between 1890 and 1920.



*Plate 2: 2591 Bovaird Drive, Site of Robert Currie Farm*

## 5.2 Site 3: Winston Churchill Boulevard

Located at 9353 Winston Churchill Blvd, between Bovaird Drive West and Embleton Road, proposed Site 3 consists primarily of agricultural fields. The structure located on the property has potential heritage value but is not listed on the Municipal Register or designated under the OHA (Plate 3). The property has not been well-preserved, and when evaluated against O. Reg. 9/06 *Criteria* it was not determined to have significant heritage value to be considered worthy of protection.



*Plate 3: 9353 Winston Churchill Boulevard*



### 5.3 Site 4 & 5: Orlando A and Orlando B

The Orlando A and Orlando B proposed satellite locations are located next to one another on the southwest corner of Meadowvale Boulevard and Highway 407, South of Steeles Avenue West. The property consists predominantly of agricultural fields that have been impacted by construction of the 407 (Plate 4). There are no structures located in the area between Highway 407 and Steeles Avenue West.



*Plate 4: Site 4 & 5, north of Highway 407*

The structure shown in Plate 5 is located south of the 407, outside of the Study Area, and would not be impacted by the Project.



*Plate 5: Site 4 & 5, showing Highway 407*



## 5.4 Site 8: Steeles and Heritage A

Site 8, the Steeles and Heritage A proposed location, is situated on Heritage Road, north of Steeles Avenue West. The property immediately adjacent to the proposed site is 8197 Heritage Road. The structure appears to be a modern house and a converted barn. Plate 6, which pictures the garage, shows that potential heritage features were likely impacted during renovation.



*Plate 6: 8197 Heritage Road*

Across the road is 8200 Heritage Road. A visual assessment of the property suggests that it was likely constructed after 1960 (Plate 7).



*Plate 7: 8200 Heritage Road*



## 5.5 Site 9: Steeles and Heritage B

Site 9, is the Steeles and Heritage B proposed location, is situated on Steeles Avenue West, east of Heritage Road.

The adjacent property, located at 2336 Steeles Avenue (Plate 9) has some heritage potential, it is neither listed nor designated under Part IV of the OHA. It appears unoccupied and, as it has not been secured, has potentially been subject to decay and neglect. When evaluated under O. Reg 9/06, this property is not determined to have significant heritage value to be considered worthy of protection.



*Plate 8: 2336 Steeles Avenue West*

The former Beatty Farm at 2377 Steeles Avenue West is located on the south side of Steeles Avenue West, across from the proposed Site 9 (Plate 9).



*Plate 9: 2377 Steeles Avenue West, Former Beatty Farm*

The Farm, now boarded up, was formerly listed on the Municipal Register and was the subject of a Heritage Impact Assessment (HIA) in 2009 to determine the potential impacts of widening of Steeles Avenue on the structure. The HIA, conducted by an independent Heritage Consultant, determined that the house was not as significant as was originally perceived. The Brampton Heritage Board voted that the house be maintained, and that the landowner investigate the feasibility of relocating the house or converting for commercial use. It was determined that relocation would be too difficult to undertake, and that removing the house from its context would result in the loss of heritage value. Demolition of the structure was approved by Council on the condition that a significant monetary settlement be deposited into a heritage reserve account for future City of Brampton heritage initiatives.

The settlement also mandated that that future site plans be determined in consultation with the City of Brampton and that the decorative wooden verandah and date stone reading 'Wish tonWish' be retained, and sensitively integrated into future development of the property. As well, the decision required that a heritage plaque be erected, original construction plans be salvaged, and that measured drawings and photo documentation of the exterior and interior features be undertaken prior to demolition.



## 6.0 POTENTIAL IMPACTS

There are no direct impacts to built heritage resources or cultural landscapes as a result of the proposed Works and Transportation Satellite Yards. There may, however, be some indirect impacts to built heritage resources related to construction activities including the introduction of laydown areas and temporary construction routes, and increased traffic, vibration and noise from trucks and construction equipment.

The introduction of physical, visual and/or audible disturbance as a result of the Project could have negative impacts on heritage resources; this may include increased traffic impacts, light trespass, salt run-off, and potential soil contamination. This is particularly the case for Site 1 (Siemens) and Site 8 (Steeles and Heritage A) where municipally listed or designated properties are near or adjacent to the prospective site.



## 7.0 RECOMMENDATIONS

The Works and Transportation Satellite Yards should be placed to avoid cultural heritage resources. If this is not possible, it may be necessary to implement mitigation or management strategies such as avoidance, monitoring, protection, relocation, documentation, and/or remedial landscaping to ensure that these resources are not negatively impacted.

Specific mitigation strategies may include:

- Further consultation with the City Heritage Coordinator to avoid direct impacts to significant heritage resources;
- Efforts to reduce impacts of construction activities (e.g. physical, vibration) to built heritage resources;
- After construction is complete, restoration of disturbed landscape and/or remedial landscaping to reduce visual impacts; and
- In the case of Site 1, the preferred recommendation is to avoid any plan that may affect the character of the historic farmhouse. It is also recommended that the City proceed with appropriate documentation and/or designation of the Robert Currie Farm under Part IV of the *Ontario Heritage Act* to ensure future protection of the site.

If intervention is managed in such a way that impacts are sympathetic to the value of the heritage resources identified in this report, the proposed Works and Transportation Satellite Yards should not have adverse effects on cultural heritage resources.



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## 9.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT

Golder Associates Ltd. (Golder) has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the archaeological profession and members of the Canadian Association of Heritage Professionals currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder, by AECOM Canada Ltd. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges that electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.



## Report Signature Page

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