



**BUILT HERITAGE AND CULTURAL HERITAGE  
LANDSCAPE ASSESSMENT, BOVAIRD DRIVE: LAKE  
LOUISE DRIVE /WORTHINGTON AVENUE TO OLD PINE  
CRESCENT, BRAMPTON, REGIONAL MUNICIPALITY OF  
PEEL, ONTARIO**

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**AMEC Project # TB91063**

**06 April 2010**

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## EXECUTIVE SUMMARY

AMEC Earth and Environmental, a division of AMEC Americas Limited (“AMEC”) was retained by the Regional Municipality of Peel (the “CLIENT”) to conduct a built heritage property (“BHP”) and cultural heritage landscape (“CHL”) assessment of the Bovaird Drive right-of-way (“ROW”) situated between Lake Louise Drive / Worthington Avenue and Old Pine Crescent, in Brampton, Ontario. The lands assessed consist of a development area and a larger Study Area, totalling approximately 188 hectares (464.73 acres) (Figures 1 and 2) in size. Currently, the roadway is owned by the Region of Peel (the “OWNER”). Surrounding properties are privately owned, consisting of residential and commercial properties.

The CLIENT retained AMEC to provide an inventory and preliminary evaluation of potential heritage resources in the Study Area in support of a Schedule “C” Class Environmental Assessment Study being undertaken to review current and future level of service in Bovaird Drive ROW.

An inventory and preliminary evaluation of BHP and CHL is a systematic qualitative process carried out to assess the potential heritage value of a given property based on its physical and design characteristics, historical use and associations, and context, both social and environmental. All visual assessment was conducted from the roadways. Significant Cultural Heritage Properties in Ontario are protected by municipalities. Using policy direction as outlined in the Provincial Policy Statement (Ministry of Municipal Affairs and Housing 2005), the protection of cultural resources is considered a matter of provincial interest under the authority of the Planning Act. The municipality’s efforts are enabled by the *Ontario Heritage Act*, which defines the requirements for evaluation of significance. Section 29 of the *Ontario Heritage Act* allows cultural heritage properties to be designated, which results in long-term protection. The City of Brampton maintains two registers of built heritage, being the “Heritage Listing”, an inventory of cultural heritage resources (City of Brampton 2010b) and the “Municipal Register of Cultural Heritage Resources Designated under Parts IV and V of the *Ontario Heritage Act*” (City of Brampton 2010a). The requirement to assess cultural heritage properties with respect to larger developments is included in the Environmental Assessment Act. Guidelines for preparing these assessments are provided by the Ministry of Culture, which, as administrator of the *Ontario Heritage Act*, is ultimately responsible for the conservation, protection, and preservation of cultural heritage.

This evaluation was carried out concurrently with a Stage 1 Archaeological Assessment under an Ontario Professional Licence to Conduct Archaeological Fieldwork (No. P329), held by Ms. Nancy Saxberg of AMEC. This work was conducted on 06 and 20 November 2009. The heritage property assessment of the Study Area included a windshield survey and walk-through of the road allowance lands within the Study Area and photographic documentation.



A total of approximately 975 buildings were located within the Study Area at the time of this assessment. Of these, 10 are considered to have heritage value and five of those are included on the most recent Heritage Listing compiled by the City of Brampton. The built heritage properties represent a late nineteenth century rural/village/hamlet occupation of the region. The cultural heritage landscapes are primarily vestiges of the same occupation, with the addition of one associative natural landscape, the Credit River Flats, which were utilized for cultural purposes by many generations.

None of the built heritage properties or heritage landscapes in the Study Area have been designated under the *Ontario Heritage Act*.

Based on the results of the built heritage and cultural heritage landscape assessment of the Study Area, consisting of a corridor along Bovaird Drive between Lake Louise Drive/Worthington Avenue and Old Pine Crescent, in the City of Brampton, the following measures are recommended to mitigate project effects on these heritage resources:

- avoidance of encroachment on built heritage properties and cultural heritage landscapes where possible;
- use of heritage plants, heritage themes, and/or sympathetic design in landscaping and noise abatement structures, where possible;
- conduct full heritage evaluation and impact assessment on Built Heritage Properties BHP1, 2, and 9 and Cultural Heritage Landscapes CHL1 and 6 if the properties cannot be avoided, and;
- conduct full heritage evaluation and impact assessment, including historical research, mapping, floor plans, photographic documentation, of buildings and their context at 2472 Bovaird Drive West (BHP5 and CHL3), 2591 Bovaird Drive West (BHP7 and CHL4), and 1 Caseley Drive (BHP10). Also, identify and explain discrepancies in naming properties with respect to the City of Brampton Heritage Listing, particularly at 2472 (BHP5) and 2838 Bovaird Drive West (BHP6).

The following table provides a list of all resources identified with specific recommendations.

Record Number	Address/Description	City of Brampton Heritage Listing	Magnitude of Project Effects	Recommendations
BHP1	10055 Creditview Road; Mount Pleasant Brick House	B - significant	negligible	avoidance; no further investigation

<b>Record Number</b>	<b>Address/Description</b>	<b>City of Brampton Heritage Listing</b>	<b>Magnitude of Project Effects</b>	<b>Recommendations</b>
BHP2	10060 Creditview Road; Mount Pleasant United Church	A - most significant	negligible	avoidance; no further investigation
BHP3	1985 Bovaird Drive W; McCandless Plank House	not listed	moderate	no further investigation
BHP4	10020 Mississauga Road; Apple Factory Brick House	de-listed	moderate	no further investigation
BHP5	2472 Bovaird Drive W; Greensward House	B - significant	high	further evaluation; identify discrepancy with Brampton Heritage Listing name
BHP6	2534 Bovaird Drive W; Ross House	not listed	moderate	no further investigation
BHP7	2591 Bovaird Drive W; Robert Currie Farm	A - most significant	high	further evaluation
BHP8	2702 Bovaird Drive W; Pettigrew House	not listed	moderate	no further investigation
BHP9	2838 Bovaird Drive W; Laird House	B - significant	moderate	avoidance; no further investigation; identify discrepancy with Brampton Heritage Listing name
BHP10	1 Caseley Drive; Maxted-Caseley House	not listed	high	further evaluation
CHL1	Mount Pleasant Crossroads	not listed	negligible	avoidance; no further investigation
CHL2	Heritage Road	not listed	moderate	no further investigation
CHL3	Greensward Orchard	not listed	high	further evaluation
CHL4	Robert Currie Farm	A - most significant	high	further evaluation

<b>Record Number</b>	<b>Address/Description</b>	<b>City of Brampton Heritage Listing</b>	<b>Magnitude of Project Effects</b>	<b>Recommendations</b>
CHL5	Laird's Hill	not listed	moderate	no further investigation
CHL6	Credit River Flats	not listed	moderate	avoidance; no further investigation

## PROJECT PERSONNEL

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## **1.0 INTRODUCTION**

AMEC Earth and Environmental, a division of AMEC Americas Limited (“AMEC”) was retained by the Regional Municipality of Peel (the “CLIENT”) to conduct a built heritage property (“BHP”) and cultural heritage landscape (“CHL”) assessment of the Bovaird Drive right-of-way (“ROW”) situated between Lake Louise Drive / Worthington Avenue and Old Pine Crescent, in Brampton, Ontario. The lands assessed consist of a development area and a larger Study Area, totalling approximately 188 hectares (464.73 acres) (Figures 1 and 2) in size. Currently, the roadway is owned by the Region of Peel (the “OWNER”). Surrounding properties are privately owned, consisting of residential and commercial properties.

The CLIENT retained AMEC to provide an inventory and preliminary evaluation of potential heritage resources in the Study Area in support of a Schedule “C” Class Environmental Assessment Study being undertaken to review current and future level of service in Bovaird Drive ROW.

An inventory and preliminary evaluation of BHP and CHL is a systematic qualitative process carried out to assess the potential heritage value of a given property based on its physical and design characteristics, historical use and associations, and context, both social and environmental. All visual assessment was conducted from the roadways. Permission to enter the road allowance lands was granted by the OWNER to AMEC on 02 September 2009, but permission to enter the bordering properties was not granted and these were not entered.

This evaluation was carried out concurrently with a Stage 1 Archaeological Assessment under an Ontario Professional Licence to Conduct Archaeological Fieldwork (No. P329), held by Ms. Nancy Saxberg of AMEC. This work was conducted on 06 and 20 November 2009. Weather during the field study portion of this assessment was sunny with no precipitation on 06 November and windy, cloudy and cool on 20 November.

This report presents the results of the built heritage and cultural heritage landscape assessment and assessment and makes pertinent recommendations.

### **1.1 Scope of Work**

This assessment was carried out in accordance with the Terms of Reference as provided in AMEC proposal / work agreement dated August 2009.

The scope of work for the built heritage and cultural heritage landscape assessment consisted of the following tasks:

- Consulting the City of Brampton Heritage Listing and Municipal Register of Cultural Heritage Resources Designated under Parts IV and V of the *Ontario Heritage Act* to determine if listed or designated built heritage properties exist in the Study Area;
- A review of the Study Area's physical setting to determine its potential for significant heritage land use;
- A review of the potential for significant historical occupation as documented in historical atlases and other archival sources;
- A field survey of the Study Area to record built heritage and cultural heritage landscapes that may be affected by development;
- Mapping, photographing and other relevant graphics; and,
- Preparing a report of findings.

## 2.0 BACKGROUND

### 2.1 Built Heritage and Cultural Heritage Landscapes

The Heritage Property Evaluation portion of the Ontario Heritage Tool Kit defines Cultural Heritage Properties as “built heritage resources, cultural heritage landscapes, heritage conservation districts, archaeological resources and/or areas of archaeological potential that have cultural heritage value or interest” (Ministry of Culture 2006:5). Examples of these include buildings, monuments, structures, natural features that have cultural heritage value or interest, cemeteries and burial features, landscapes, spiritual sites, ruins, archaeological sites, and areas of archaeological potential (Ministry of Culture 2006:6).

Significant Cultural Heritage Properties in Ontario are protected by municipalities. Using policy direction as outlined in the Provincial Policy Statement (Ministry of Municipal Affairs and Housing 2005), the protection of cultural resources is considered a matter of provincial interest under the authority of the *Planning Act*. The municipality’s efforts are enabled by the *Ontario Heritage Act*, which defines the requirements for evaluation of significance. Section 29 of the *Ontario Heritage Act* allows cultural heritage properties to be designated, which results in long-term protection.

The requirement to assess cultural heritage properties with respect to larger developments is included in the *Environmental Assessment Act*. Guidelines for preparing these assessments are provided by the Ministry of Culture, which, as administrator of the *Ontario Heritage Act*, is ultimately responsible for the conservation, protection, and preservation of cultural heritage. The Ministries of Transportation (2006; 2007) and Natural Resources (2006) and the Ontario Realty Corporation (2007) also issue guidelines for the protection of cultural resources.

The primary goal of heritage assessment is the creation of a register or inventory of cultural heritage properties within the Study Area (Ministry of Culture 2006). The criteria for selection of properties include both quantitative and qualitative, interpretive attributes. For built heritage, a benchmark age of 40 or more years old is utilized by both the Ministry of Transportation (2006; 2007) and the Ontario Realty Corporation (2007) to determine basic eligibility for inclusion in a built heritage list. *Ontario Heritage Act* Regulation 9/06 outlines three categories within which evaluation for cultural heritage value or interest is made with respect to designation under section 29 of the Act. These include the categories of design/physical value, historical/associative value, and contextual value.

The design/physical value is a determination of the uniqueness or representativeness of the “style, type, expression, material or construction method” (*Ontario Heritage Act*

Regulation 9/06: section 1(2).1) of a built heritage property. Also, it is considered valuable in this category if it displays a “high degree of craftsmanship or artistic merit, or demonstrates a high degree of technical or scientific achievement” (*Ontario Heritage Act* Regulation 9/06: section 1(2).1).

The historical/associative value is determined on the basis of the association of the building “with a theme, event, belief, person, activity, organization or institution that is significant to a community”, or it “yields, or has the potential to yield, information that contributes to an understanding of a community or culture”, or it “demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community” (*Ontario Heritage Act* Regulation 9/06: section 1(2).2).

Contextual value is an assessment of how the building fits into the environment. A significant property within this category has value because it “is important in defining, maintaining or supporting the character of an area, is physically, functionally, visually or historically linked to its surroundings, or is a landmark” (*Ontario Heritage Act* Regulation 9/06: section 1(2).3).

Cultural heritage landscapes can be evaluated using the same categories. UNESCO’s 2005 operation guidelines for the implementation of the World Heritage Convention outlines three categories of cultural landscapes (Worthing and Bond 2008:14). These include clearly defined landscapes, organically evolved landscapes, and associative cultural landscapes. These can include remnant landscapes where only a fraction of the original heritage features are present.

Defined landscapes include gardens, parks, and cemeteries which were designed for aesthetic or economic reasons. Organically evolved landscapes result from a long term relationship between human activity and the natural environment. They may represent a past event or process with tangible markers of that time or their use may be continuing to play a role in contemporary society, but retain evidence of past use. Associative cultural landscapes include those which may have no evidence of cultural activity, but the natural features are known to have spiritual, artistic, or other cultural significance.

## **2.2 Physical Setting**

The Study Area consists of Bovaird Drive right-of-way (“ROW”) situated between Lake Louise Drive / Worthington Avenue and Old Pine Crescent, in Brampton, Ontario. The Study Area is comprised of a roadway ROW and a surrounding development area (Figures 1 and 2).

The western portion (99.95 acres) of the Study Area is situated within the Peel Plain physiographic region of Ontario, whereas the remaining 364.78 acres is located within the South Slope physiographic region of Ontario (Chapman and Putnam 1984: 113).

The Peel Plain physiographic region consists of approximately 777 square kilometres ("km<sup>2</sup>") (300 square miles) of clay soils that cover the central portion of the Regional Municipality of York, Peel and Halton (Chapman and Putnam 1984: 174). The underlying geological material consists of shale and limestone. Cut deep valleys are present alongside the Credit River, which transects the western portion of the Study Area. According to Chapman and Putnam (1984), this area would have been covered by hardwood forests (Chapman and Putnam 1984: 175). The Peel Plain was settled during the early part of the nineteenth century for its fertile clay soils (Chapman and Putnam 1984: 176). Until the 1940s, the land was used for agricultural purposes, beginning with the growing of wheat, hay and alfalfa. In addition, various racehorse farms and orchards, small fruit, vegetable and poultry farms were established. According to Chapman and Putnam (1984: 176), most of the farms were 100 acres in size and had the following configuration: the majority of the land was used for field crops, a small portion of it for pasture and about 6-7% remained as woodlots. The Study Area is currently located in the City of Brampton. At one time, Brampton fostered a large greenhouse industry, consisting primarily of rose growing (Chapman and Putnam 1984: 176). By the 1980s, the majority of the agricultural land had been developed, with the exception of some farmland used to grow cash crops.

The South Slope physiographic region covers approximately 2.43 km<sup>2</sup> (940 square miles) and consists of the southern slope of the Oak Ridges Moraine and the strip south of the Peel Plain (Chapman and Putnam 1984: 173). The soils found within the Study Area consist of black, grey and red shales located in the vicinity of the Credit River. In addition, Chinguacousy clay loam and Onedia clay loam are found to the west of Toronto. These are characterized as acidic and harder to work, with lower levels of lime and available phosphorus and higher potash contents (Chapman and Putnam 1984: 174). According to Chapman and Putnam (1984: 174), this area was colonized by British immigrants in the early 1800s. The original land use consisted of a mixed, subsistence agriculture; however, grain growing soon began to take precedence. By the end of the nineteenth century, wheat growing declined due to changes in soil productivity and wheat prices and it was replaced by commercial mixed farming (e.g., beef cattle, hogs and dairy butter). By the 1980s, however, this area became primarily known as a suburb of Toronto with extensive and intensive residential and commercial development (Chapman and Putnam 1984: 174).

### 2.3 Historical Land Use Summary

In the late 1800s, the Study Area would have been located on the Southern Part of Chinguacousy Township. At the time, the Town of Brampton would have been located to the east of the Study Area. The Township of Chinguacousy consists of 83,199.7 acres (130 square miles). According to Pope (1877: 90), the Township of Chinguacousy was settled around 1818. The first settlers consisted of people from New Brunswick, parts of Upper Canada (now Ontario) and the United States. In 1821, the township had a population of 412 individuals and only 230 acres of land had been cultivated (Pope 1877: 90). In contrast, by 1877, the township grew to a population of 6,219 individuals. This area, known for its rich soils, was the home of substantial farm residences. The Credit River runs through the lower part of Chinguacousy Township, located on the western portion of the Study Area. The Town of Brampton was incorporated as a village in 1852 and as a town in 1873 (Pope 1877: 87).

The *1859 Tremaine's Map* of the County of Peel (Tremaine 1859) was examined in an effort to determine the potential for historic archaeological remains within the Study Area (Figure 3). The Study Area at the time consisted of various parcels of land corresponding to Lots 10 and 11, Concessions 4 to 6. The following table provides a summary of ownership and features identified within the Study Area:

<b>Table 1. Residents and Historical Features illustrated in the 1859 Tremaine's Map of the County of Peel.</b>			
<b>Lot</b>	<b>Concession</b>	<b>Resident(s)</b>	<b>Historical Feature (s)</b>
10	3	William Hunter (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling / Inn identified as "Mount Pleasant" located on the south-eastern corner of what is currently Bovaird Drive and Creditview Road; and,</li> <li>○ Grand Trunk Railway transecting this parcel.</li> </ul>
11	3	Joseph Hunter (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling located on the north-eastern corner of what is currently Bovaird Drive and Creditview Road; and,</li> <li>○ Residential dwelling located alongside the central portion of this parcel and to the north of what is currently Bovaird Drive.</li> </ul>
10	4	Ebenezer Haines (Northeast ½), Jacob Scott (Southeast ½) and	<ul style="list-style-type: none"> <li>○ A tributary of the Credit River transecting the western portion of the west parcel.</li> </ul>



<b>Table 1. Residents and Historical Features illustrated in the 1859 Tremaine's Map of the County of Peel.</b>			
<b>Lot</b>	<b>Concession</b>	<b>Resident(s)</b>	<b>Historical Feature (s)</b>
		Andrew John McCandless (Northwest ½)	
11	4	Jon McClure (East ½) And David McClure (West ½)	<ul style="list-style-type: none"> <li>○ Presbyterian Church and residential dwelling located on the northwest corner of what is currently Bovaird Drive and Creditview Road;</li> <li>○ Grand Trunk Railway transecting the south-eastern portion of the eastern parcel; and,</li> <li>○ A tributary of the Credit River transecting the western portion of the western parcel.</li> </ul>
10	5	Jon Anthony (East ½) and William Hunter (West ½)	<ul style="list-style-type: none"> <li>○ A tributary of the Credit River transecting the eastern portion of the east parcel.</li> </ul>
11	5	David McClure (East ½) and Timothy Greensward (West ½)	<ul style="list-style-type: none"> <li>○ A tributary of the Credit River transecting the north-eastern portion of the east parcel.</li> </ul>
10	6	Samuel Curry 1 (East ½) and James Curry (West ½)	<ul style="list-style-type: none"> <li>○ A residential dwelling and roadway located on the southeast corner of what is currently Bovaird Drive and Winston Churchill Boulevard; and,</li> <li>○ The Credit River transecting the both parcels and a tributary of the Credit River transecting the northern portion of the western parcel.</li> </ul>
11	6	Henry Ross and James Pettigrew (East ½) and Peter Laird (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling located to the east of what is currently Winston Churchill Boulevard and to the north of Bovaird Drive (south-eastern portion of the western parcel);</li> <li>○ A roadway located to the northeast of what is currently Bovaird Drive and Winston Churchill Boulevard; and,</li> <li>○ A tributary of the Credit River transecting the central portion of the western parcel.</li> </ul>

<sup>1</sup> also spelled "Currie".

In addition, the *1877 Illustrated Historical Atlas of the County of Peel, Ontario* (Pope 1877) (Figure 4) was examined to further determine the potential for historic archaeological remains within the Study Area. The Study Area at the time consisted of various parcels of land corresponding to Lots 10 and 11, Concessions 4 to 6. The following table provides a summary of ownership and features identified within the Study Area:

<b>Table 2. Residents and Historical Features illustrated in the <i>1877 Illustrated Historical Atlas of the County of Peel</i></b>			
<b>Lot</b>	<b>Concession</b>	<b>Resident(s)</b>	<b>Historical Feature (s)</b>
10	3	William Hunter (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling / Inn located on the south-eastern corner of what is currently Bovaird Drive and Creditview Road;</li> <li>○ Residential dwelling, barn and orchard located on the central portion of this parcel and the southern side of Bovaird Drive; and,</li> <li>○ Grand Trunk Railway transecting this parcel.</li> </ul>
11	3	Joseph Hunter (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling and blacksmith shop located on the north-eastern corner of what is currently Bovaird Drive and Creditview Road; and,</li> <li>○ Barn and orchard located alongside the central portion of this parcel and the northern side of Bovaird Drive.</li> </ul>
10	4	D. Lawrence (East ½) and Andrew McCandless (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling, barn and orchard located on the southwest corner of what is currently Bovaird Drive and Creditview Road;</li> <li>○ Residential dwelling, barn and orchard located on the central-eastern portion of the parcel;</li> <li>○ Grand Trunk Railway transecting the north-eastern portion of the eastern parcel;</li> <li>○ Residential dwelling, barn and orchard located on the south-east intersection of what is currently Bovaird Drive and Mississauga Road; and,</li> <li>○ A tributary of the Credit River transecting the western portion of the western parcel.</li> </ul>
11	4	John McClure (East ½) and	<ul style="list-style-type: none"> <li>○ Church, residential dwelling, barn and orchard located on the northwest corner of what is currently Bovaird</li> </ul>

<b>Table 2. Residents and Historical Features illustrated in the 1877 Illustrated Historical Atlas of the County of Peel</b>			
<b>Lot</b>	<b>Concession</b>	<b>Resident(s)</b>	<b>Historical Feature (s)</b>
		William McClure (West ½)	<ul style="list-style-type: none"> <li>Drive and Creditview Road;</li> <li>○ Grand Trunk Railway transecting the south-eastern portion of this parcel;</li> <li>○ Blacksmith shop, residential dwelling, barn and orchard located to the east of Mississauga Road (north of Bovaird Drive); and,</li> <li>○ A tributary of the Credit River transecting the western portion of the parcel.</li> </ul>
10	5	Mark Anthony (East ½) and William Hunter (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling, barn and orchard located on the southwest corner of what is currently Bovaird Drive and Mississauga Road; and,</li> <li>○ Two (2) residential dwellings, one (1) barn and an orchard located to the south of Bovaird Drive and east of Heritage Road (at the central portion of the western parcel).</li> </ul>
11	5	William McClure (East ½) and Isaac Greensward (West ½)	<ul style="list-style-type: none"> <li>○ Orchard located on the northwest corner of what is currently Bovaird Drive and Mississauga Road. This property is illustrated as being used by Mrs. B. (not resident);</li> <li>○ Residential dwelling and orchard located to the west of what is currently Mississauga Road and to the north of Bovaird Drive;</li> <li>○ A tributary of the Credit River transecting the north-eastern portion of the eastern parcel; and,</li> <li>○ Residential dwelling and orchard located on the northeast corner of what is currently Bovaird Drive and Heritage Road.</li> </ul>
10	6	Robert Currie (East ½) and Estate of James Currie (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling, located on the southwest corner of what is currently Bovaird Drive and Heritage Road;</li> <li>○ Residential dwelling, two (2) barns and orchard located to the south of what is currently Bovaird Drive and the west of what is currently Heritage Road;</li> <li>○ Two (2) residential dwellings located on the southeast corner of what is currently Bovaird Drive and Winston Churchill Boulevard; and,</li> </ul>

<b>Table 2. Residents and Historical Features illustrated in the 1877 Illustrated Historical Atlas of the County of Peel</b>			
<b>Lot</b>	<b>Concession</b>	<b>Resident(s)</b>	<b>Historical Feature (s)</b>
			<ul style="list-style-type: none"> <li>○ The Credit River transecting the south-western corner of the eastern parcel, the western parcel and a tributary of the Credit River transecting the northern portion of the western parcel.</li> </ul>
11	6	Pettigrew Estate (East ½) and Peter Laird (West ½)	<ul style="list-style-type: none"> <li>○ Residential dwelling and orchard located on the northwest corner of what is currently Bovaird Drive and Heritage Road. This property is illustrated as being used by Jon Ross (not resident);</li> <li>○ Residential dwelling and orchard located to the west of what is currently Heritage Road and to the north of Bovaird Drive (south-central portion of eastern parcel);</li> <li>○ Residential dwelling, two (2) barns and orchard located to the east of what is currently Winston Churchill Boulevard and to the north of Bovaird Drive (south-eastern portion of the western parcel);</li> <li>○ Two (2) residential dwellings and a roadway located to the northeast of what is currently Bovaird Drive and Winston Churchill Boulevard; and,</li> <li>○ A tributary of the Credit River transecting the central portion of the western parcel.</li> </ul>

The 1877 Historical Atlas (Figure 4) indicates that the Study Area was located in Parts of Lots 10 and 11, Concessions 3 West to 6 West Chinguacousy, County of Peel, Ontario. Table 3 provides a list of ownership for the Study Area.

**Table 3. Land Registry Data from the Region of Peel Archives.**

Instrument	Date	Grantor	Grantee	Quantity of Land
○ Lot 10 Northeast 1/2 , Concession 3 West				
Patent	18 March 1829	The Crown	Moses Cornwall	100 Acres
Bargain and Sale	14 September 1832	Moses Cornwall	James Miles	All
Bargain and Sale	29 January 1833	James Miles et. ux.	Mark Brown	30 Acres
Bargain and Sale	18 June 1834	James Miles	Israel Ransom	E ½
Bargain and Sale	18 June 1834	James Miles	Thomas Baker	5 Acres, N.E. Corner
Bargain and Sale	23 April 1835	Israel Ransom	Thomas Lundy	E ½
Bargain and Sale	01 April 1835	Mark Brown et. ux.	William Wiley	30 Acres, Pt. E ½
Bargain and Sale	24 March 1841	Thomas Baker et. ux.	Thomas Lundy	5 Acres, NE Corner
Bargain and Sale	18 August 1853	William Wiley et. ux.	Grand T. Railway Co.	Part
Indenture	24 April 1862	Joseph McHearon et. al.	William Hunter	30 Acres, Pt. E ½
Mortgage	09 May 1862	William Hunter et. ux.	Joseph Hearson	30 Acres, Pt. E ½
Indenture	16 February 1864	Edward Grave et. al.	William Hunter	30 Acres, Pt. E ½
Indenture	11 April 1866	Thomas Hays et. al.	Jacob Scott	SE ½ of E ½
Discharge of Mortgage	11 December 1866	Joseph Hearn	Robert M. Hearn	Part E ½ of W ½
Will	12 November 1867	William Barnard	Daniel-Rebecca Barnard	Part 1 Acre

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Bargain and Sale	04 March 1870	Thomas P. Lundy	Joseph S. Lundy	100 of E ½
Am. Deed	04 March 1870	Joseph S. Lundy	Thomas P. Lundy	100 Acres of E ½
Bargain and Sale	04 April 1881	William Hunter	Elgin Hunter	Part 30
Mortgage	24 March 1892	Joseph S. Lundy	Mary A. Robinson	-
Mortgage	21 June 1902	Elgin Hunter	James Sinclair	Part 30
Discharge of Mortgage	18 April 1903	James Sinclair	Elgin Hunter	Part E ½ 30
Mortgage	13 July 1903	Elgin Hunter	Elizabeth Sinclair	NW ½ of E ½
Discharge of Mortgage	09 July 1907	Mary A. Robinson	Joseph S. Lundy	Part E ½
○ <b>Lot 10 West ½, Concession 3 West</b>				
Patent	26 November 1836	The Crown	Nathaniel Cornwall	100 Acres
Bargain and Sale	13 April 1837	Moses Cornwall	Gabriel Cornwall	All
Bargain and Sale	06 October 1841	Gabriel Cornwall	William Hunter	All
Bargain and Sale	21 December 1846	William Hunter et. ux.	William Wiley	5 Acres Part W ½
Grant	18 October 1847	William Hunter	Thomas Hunter	¼ W ½ ¼ Acre
Bargain and Sale	17 January 1853	Thomas Hunter et. ux.	Johnson Richardson	NW Angle
Mortgage	17 January 1853	Johnson Richardson et. ux.	Thomas Hunter	NW Angle

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Mortgage	02 March 1853	Johnston Richardson et. ux.	Joseph Graham	¼ Acre Part
Bargain and Sale	10 May 1853	William Hunter et. ux.	Toronto and Guelph Railway Co.	43/100 Acres
Bargain and Sale	18 August 1853	William Wiley et. ux.	Grand Trunk Railway Co.	Part
Discharge of Mortgage	28 December 1854	Joseph Graham	Johnston Richardson	¼ Acre
Mortgage	30 December 1854	Johnston Richardson et. ux.	John Anthony	NW Angle
Grant	04 July 1854	Johnston Richardson et. ux.	Thomas Richardson	¼ Acre
Grant	06 February 1858	Thomas Richardson et. ux.	William Barnard	¼ Acre
Indenture	24 April 1862	Joseph McHearson	William Hunter	5 Acres
Mortgage	09 May 1862	William Hunter et. ux.	Joseph McHearson	5 Acres
Grant	12 May 1862	William Hunter et. ux.	William Barnard	¾ Acres
Discharge of Mortgage	11 December 1866	Joseph McHearson et. al.	William Hunter	Part E ½ of W ½
Bargain and Sale	05 July 1869	Thomas Asborne et. al.	Henry Asborne	Part ¾ Acre
Bargain and Sale	11 July 1869	Henry Asborne et. ux.	Maria Asborne	Part ¾ Acre
Discharge of Mortgage	31 December 1870	Thomas Hunter	Johnson Richardson	NW Angle
Discharge of Mortgage	10 January 1871	David McClure	Johnston Richardson	NW Angle
Release	12 May 1862	William Hunter et. ux.	William Barnard	Part

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Bargain and Sale	11 January 1871	Thomas Asborne et. ux.	Joseph White	Parts $\frac{3}{4}$ and $\frac{1}{4}$
Will	20 January 1874	Joseph White	Isabella White	Part $\frac{3}{4}$ Acre
Bargain and Sale	09 March 1876	Isabella White	Chris Murphy	Part $\frac{3}{4}$ Acre
Bargain and Sale	20 September 1876	Margaret McCandless	Andrew McCandless	N $\frac{1}{2}$ of S $\frac{1}{4}$
Bargain and Sale	06 March 1886	Isabella White et. al.	Chris M. Meckin	Part W of $\frac{1}{2}$ $\frac{3}{4}$
Will	03 May 1890	William Hunter	William Elgin Hunter et. al.	All
Bargain and Sale	30 September 1892	Susan Alice Walker	William Elgin Hunter	W $\frac{1}{2}$
Bargain and Sale	30 September 1892	Mary Davis	William Elgin Hunter	W $\frac{1}{2}$
Bargain and Sale	15 August 1892	Cecil Emanuel Hunter and Barbara Jane Crombie	William Elgin Hunter	W $\frac{1}{2}$
Mortgage	30 June 1896	Elgin Hunter et. ux.	The Son D. and Loan Corp	100 less pt.
Mortgage	25 March 1891	William Elgin Hunter	Magdalene Hunter	100 less pt.
Mortgage	20 July 1897	Elgin Hunter et. ux.	James Sinclair	100 less pt.
Discharge of Mortgage	22 July 1897	The Son D. and Loan Corp.	Elgin Hunter	100 less pt.
<ul style="list-style-type: none"> <li>o <b>Lot 11, Concession 3 West</b></li> </ul>				
Patent	14 January 1820	The Crown	Timothy Street	200 Acres



**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Bargain and Sale	06 November 1835	Timothy Street	S. Flagler	West ½
Bargain and Sale	30 November 1835	Timothy Street	S. Muir	East ½
Bargain and Sale	08 September 1836	John Muir et. ux.	Joseph Hunter	East ½
Bargain and Sale	08 September 1836	Daniel Flagler et. ux.	Joseph Hunter	West ½
Bargain and Sale	14 April 1840	James Hunter	Nathaniel Hunter	East ½
Bargain and Sale	14 April 1840	James Hunter	Joseph Hunter	West ½
Grant	31 October 1846	William Jameson et. ux.	Joseph Muir	½ Acre Part NE ½
Grant	18 October 1847	Joseph Hunter et. ux.	Thomas Hunter	Part W ½
Bargain and Sale	24 January 1847	Joseph Muir et. ux.	John Gibbon	½ Park NE ½
Bargain and Sale	24 August 1855	Thomas Hunter et. ux.	William Hunter	½ Part W ½
Grant	12 November 1863	William Hunter et. ux.	Thomas Clark	½ Acre Part W ½
Mortgage	12 November 1863	Thomas Clark	William Hunter	½ Acre Part W ½
Grant	13 September 1865	Thomas Clark et. ux.	William Hunter	½ Acre Part W ½
Will	21 December 1876	Joseph Hunter	William James Hunter	W ½
Will	07 December 1878	Nathaniel Hunter	John H. Hunter	E ½
Bargain and Sale	17 December 1881	William Hunter	H. M. Micken	Part ½

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Bargain and Sale	21 April 1913	Arch. d M. Micken. et. al.	Arch. De. M. Micken et. Al.	1 Part W ½
○ <b>Lot 10, North ½ of East ½, Concession 3 West</b>				
Patent	21 November 1853	The Crown	James Scott	50 Acres
Bargain and Sale	29 April 1854	James Scott et. ux.	Ebenezer Haines	49 Acres
Grant	23 December 1853	James Scott et. ux.	Grand T. Railway Co.	91/100
Mortgage	29 April 1854	Ebenezer Haines	James Scott	N ½ of NE ½
Grant	13 October 1855	Ebenezer Haines et. ux.	Fredrick Haines	4 Acres Part N ¼
Mortgage	08 December 1856	Ebenezer Haines et. ux.	Charles King	49 Acres
Mortgage	23 February 1858	Frederick Haines et. ux.	Charles Haines	4 Acres Part N ¼
Discharge of Mortgage	20 January 1862	Charles Haines	Frederick Haines	4 Acres Part N ¼
Discharge of Mortgage	09 January 1862	James Scott	Ebenezer Haines	N ½ of NE ½
Bargain and Sale	20 January 1862	Frederick Haines et. ux.	David Lawrence	4 Acres Part N ¼
Bargain and Sale	20 January 1862	Ebenezer Haines et. ux.	David Lawrence	44 Acres ¼ Part of N ¼
Mortgage	15 July 1862	David Lawrence et. ux.	Corporation of Chinguacousy	49 Acres N ¼
Discharge of Mortgage	10 October 1864	Charles King	Ebenezer Haines	N ½ of NE ½
○ <b>Lot 10 North of Northwest ¼, Concession 4 West</b>				

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Patent	20 November 1862	The Crown	John. McCandless	50 Acres
-	12 December 1862	John McCandless	Andrew McCandless	All
-	14 October 1865	Andrew McCandless	Thomas Tuffey	All
Bargain and Sale	19 November 1891	John McClure et. ux.	James McClure	All
Bargain and Sale	30 March 1910	James McClure et. ux.	Samuel D. McClure	All
○ <b>Lot 10 Southeast ¼ , Concession 4 West</b>				
Patent	11 May 1855	The Crown	James Scott, Sen.	50 Acres
○ <b>Lot 10 Northwest ½ of Southeast ¼, Concession 4 West</b>				
Patent	12 April 1856	The Crown	John Anthony, Sen.	25 Acres
Bond	16 December 1850	John Anthony	James Scott	25 Acres Part W ½
Grant	23 December 1853	James Scott et. ux.	Grand Truck Railway Co.	91/100 of Acre
Grant	02 June 1856	John Anthony et. ux.	John McCandless	All
○ <b>Lot 10 Southeast ½ of South ¼, Concession 4 West</b>				
Patent	10 May 1856	The Crown	Thomas McClure	25 Acres
○ <b>Lot 11 North East ½, Concession 4 West</b>				
Patent	30 April 1828	The Crown	John Peeler	100 Acres

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Bargain and Sale	25 April 1829	John Peeler	John McClure	All
Bargain and Sale	11 March 1840	John McClure	James Scott	¼ Acre
Grant	03 November 1853	John McClure et. ux.	Grant T. Railway Co.	4 Acres Part
Grant	09 November 1865	James McClure et. al.	Church Trustees	¼ Acre
Lease	27 September 1873	John McClure	John McClure Jr.	E ½
Will	27 September 1873	John McClure	John McClure Jr. et. al.	E ½
Bargain and Sale	27 October 1875	James McClure et. al.	John McClure	E ½
Bargain and Sale	07 February 1883	John McClure et. al.	Trustees of Presbyterian Church	Part
Bargain and Sale	24 August 1911	Jane McClure widow et. al.	Norman McClure	E ½ 100
Bargain and Sale	08 September 1911	Norman McClure	Arthur H. McClure	E ½ 100
○ <b>Lot 11 West ½, Concession 4 West</b>				
Patent	26 April 1822	The Crown	Peter Lawrence	100 Acres
Bargain and Sale	02 May 1831	Peter Lawrence	David McClure	All
Bargain and sale	03 March 1853	David McClure et. ux.	Toronto and Guelph Railway Co.	2 93/100 Acres
Mortgage	31 January 1865	David McClure et. ux.	Duncan McDougall	All

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Discharge of Mortgage	01 July 1870	Thomas Sharp et. al.	David McClure	100
Will	08 May 1871	David McClure	William McClure	100
Bargain and Sale	10 March 1883	Joseph McClure et. al.	William McClure	100
Mortgage	14 July 1907	William McClure	Robert Calion	100
○ <b>Lot 10 East ½, Concession 5 West</b>				
Patent	04 March 1831	The Crown	John Hager	100 Acres
Bargain and Sale	05 April 1831	John Hager	John Anthony	E ½
Grant	09 November 1850	John Anthony et. ux.	William Anthony	¼ Acre Part
Grant	05 January 1856	William Anthony et. ux.	Timothy Greensword <sup>2</sup>	¼ Acre Part
Mortgage	24 October 1862	John Anthony	Samuel McClure	E ½
Discharge of Mortgage	25 October 1864	Samuel McClure	John Anthony	E ½
Bargain and Sale	21 April 1874	William Anthony	William McClure	SE ¼ 50 Acres
Mortgage	21 April 1874	William McClure	William Anthony	SE ¼ 50 Acres
Discharge of Mortgage	01 October 1874	Andrew Anthony	Eliza A. Leflar	NE ¼ 50 Acres
Bargain and Sale	02 November 1874	William McClure	Mark Anthony	SE ¼ 50 Acres

<sup>2</sup> also spelled "Greensward".

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Mortgage	31 October 1874	Mark Anthony et. ux.	Eliza A. Leflar	NE ¼ 50 Acres
Mortgage	31 October 1874	Mark Anthony et. ux.	William Anthony	SE ¼ 50 Acres
Mortgage	05 November 1874	Mark Anthony et. ux.	Hugh Anthony	NE ½ 100 Acres
Discharge of Mortgage	04 November 1874	Eliza A. Leflar	Mark Anthony	NE ¼ 50 Acres
Agreement	05 September 1875	Anthony Andrew	Anthony Mark	South of NE ¼
Bargain and Sale	16 September 1875	Andrew Anthony et. al.	Mark Anthony	NE ¼ 50 Acres
Mortgage	23 September 1875	Mark Anthony et. ux.	Ralph Brown	NE ¼ 50 Acres
Mortgage	23 September 1875	Mark Anthony et. ux.	Andrew Anthony	NE ¼ 50 Acres
Discharge of Mortgage	17 November 1875	William Anthony	Mark Anthony	SE ¼ 50 Acres
Mortgage	17 November 1875	Mark Anthony et. ux.	Eliza A. Leflar	E ½ 100 Acres
Discharge of Mortgage	30 June 1883	Ralph Brown	Mark Anthony	NE ¼ 50 Acres
Mortgage	03 September 1887	Mark Anthony et. ux.	William Ashander	E ½ 100 Acres
Discharge of Mortgage	15 September 1887	Eliza A. Leflar	Mark Anthony	NE ¼ 50 Acres
Discharge of Mortgage	15 September 1887	Eliza A. Leflar	Mark Anthony	E ½ 100 Acres
Discharge of Mortgage	31 December 1887	Hugh Anthony	Mark Anthony	E ½ 100 Acres
Assignment of Mortgage	01 September 1888	William Alexander	Hugh Anthony	E ½ Acres

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Assignment of Mortgage	07 December 1888	Hugh Anthony	William Asbrander	E ½ 100 Acres
○ <b>Lot 10 West ½, Concession 5 West</b>				
Patent	26 July 1833	The Crown	David Hagan	100 Acres
Bargain and Sale	13 October 1834	David Hagan et. ux.	Benjamin Smith	All
Bargain and Sale	04 November 1834	Benjamin Smith	William Hunter	W ½
Mortgage	04 November 1859	William Hunter	Benjamin Smith	W ½
Conveyance and Release	29 October 1870	Lawrence Smith et. al.	William Hunter	100 Acres
Mortgage	30 December 1872	William Hunter	William Carter	100 Acres
Discharge of Mortgage	26 January 1876	Robert Carter et. al.	William Hunter	100 Acres
Mortgage	04 November 1876	William Hunter	Mary L. Wright	100 Acres
Discharge of Mortgage	24 October 1878	Mary L. Wright	William Hunter	100 Acres
Mortgage	22 October 1878	William Hunter	Jarvis Goodwin	100 Acres
Mortgage	08 September 1879	William Hunter	Hannah Reeve	-
Discharge of Mortgage	16 October 1880	Jarvis Goodwin	William Hunter	100 Acres
Bargain and Sale	04 April 1881	William Hunter	Lawrence Hunter	-
Discharge of Mortgage	05 September 1881	H. Reeve	William Hunter	-

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Mortgage	14 September 1881	Lawrence Hunter et. ux.	William Hunter	100 Acres
Mortgage	29 January 1887	Lawrence Hunter et. ux.	Margaret Montgomery	-
Discharge of Mortgage	12 July 1891	William Hunter	Lawrence Hunter	-
Discharge of Mortgage	16 January 1897	Margaret Montgomery	Lawrence Hunter	
Bargain and Sale	03 March 1900	Lawrence Hunter et. ux.	Thomas Meekin	W ½
○ <b>Lot 11, Concession 5 West</b>				
Patent	22 May 1824	The Crown	Alexander Cains Lawrence	200 Acres
Bargain and Sale	24 December 1828	Alexander C. Lawrence et. ux.	Angus McNicol	NE and SW ½
Bargain and Sale	08 March 1839	Archibald McNicol	Timothy Greensword	SW ½
Bargain and Sale	10 November 1839	Archibald McNicol	James Witham	E ½
Bargain and Sale	19 November 1839	James L. Witham	John Erving	4 Acres Part E ½
Bargain and Sale	15 June 1846	John Erving et. ux.	John Anthony	4 Acres Part E ½
Mortgage	15 June 1846	John Anthony	John Erving	4 Acres Part E ½
Mortgage	05 February 1850	James Witham	John Green	E ½
Bargain and Sale	19 August 1848	James Witham et. ux.	John Green	1 Acre Part E ½
Discharge of Mortgage	23 January 1851	John Erving	John Anthony	7 Acres Part E ½



**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Bargain and Sale	28 August 1841	Timothy Greensword	John Green	8 Acres Part W ½
Grant	19 November 1850	John Green Sr. et. ux.	William Anthony	1 Acre Part E ½
Grant	19 November 1850	John Green Sr. et. ux.	William Anthony	8 Acres Part W ½
Discharge of Mortgage	26 June 1852	John Green	James Witham	E ½
Bargain and Sale	07 October 1852	James Withman et. ux.	David McClure	9 Acres E ½
Grant	05 January 1856	William Anthony et. ux.	Timothy Greensword	1 Acre Part E ½
Bargain and Sale	19 September 1867	Mark Anthony et. ux.	James Anthony	Part SE ¼
Bargain and Sale	08 April 1869	James Anthony et. al.	Joseph White	Part E ½
D.C.	29 July 1869	Mark Anthony et. al.	Joseph White	Part E ½
Discharge of Mortgage	13 March 1872	Joseph White	George Brien	Part E ½
Mortgage	14 March 1872	George Brien	Douglas Mathews	Part E ½
Will	08 May 1871	David McClure	David McClure	Part 92 Acres
Lease	15 July 1874	Margaret Brien	Nathaniel Logan	Part S
Bargain and Sale	16 November 1874	Timothy Greensward	Daniel McClure	Part E ½
Mortgage	28 April 1875	Margaret Brien et. al.	William McLeod	S
Discharge of Mortgage	13 December 1876	William McLeod	Margaret Brien	S.

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Discharge of Mortgage	05 November 1880	Douglas Mathews	George Brien et. al.	Part E ½
Bargain and Sale	05 November 1880	Margaret Brien et. al.	J. Scott	Part E ½
Mortgage	05 November 1880	J. Scott	Margaret Brien	Part E ½
Discharge of Mortgage	04 March 1883	Margaret Brien	J. Scott	Part E ½
D.C.	10 March 1883	J. McClure and Robert McClure	David McClure	Part 92 Acres
Bargain and Sale	13 March 1883	David McClure	Robert McClure	Part E ½ 92 Acres
D.C.	02 June 1885	Edward Greensword	Isaac Greensword	W ½
Bargain and Sale	09 March 1891	Joseph White	Margaret Brien	Part E ½
Mortgage	09 March 1891	George Brien	Joseph White	Part E ½
Will	26 May 1894	Robert McClure	David McClure	E ½ 92 Acres
Bargain and Sale	06 October 1894	William McClure et. al.	David McClure	E ½ 92 Acres
Mortgage	09 August 1895	Isaac Greensword	Ellen Smith	W ½ 100
D.C.	25 June 1895	Sara Lee, wife of David Lee, Margaret McClure wife of James McClure and Mary Jane Manes, wife of John Manes	David McClure	E ½ 92
Will	22 November 1898	David McClure	William McClure	E ½ 92

**Table 3. Land Registry Data from the Region of Peel Archives.**

Instrument	Date	Grantor	Grantee	Quantity of Land
Bargain and Sale	17 March 1900	Robert Calion and William McClure Excrs. of Daniel McClure deceased	William McClure	E ½ 92
○ <b>Lot 10, Concession 6 West</b>				
Patent	02 August 1850	The Crown	James Curry	200 Acres
Bargain and Sale	02 December 1850	James Curry et. ux.	Samuel Curry	E ½
Grant	05 November 1863	James Curry	Confederation of Chinguacousy	3/100 Acre Part W ½
Mortgage	27 January 1866	Samuel Curry	James Menzies et. al.	E ½
Discharge of Mortgage	25 July 1871	J. Menzies et. al.	Samuel Curry	E ½
Will	23 March 1872	James Curry	Anne Curry et. al.	-
Bargain and Sale	01 April 1872	James Curry et. ux.	Hiram Broadbent	Part W ½
Mortgage	15 May 1872	Hiram Broadbent et. ux.	James Curry et. al.	Part W ½
Mortgage	02 May 1872	Samuel Curry	Robert McCullough	E ½
Mortgage	29 March 1875	Samuel Curry et. ux.	William Herald	E ½
Bargain and Sale	05 April 1875	Hiriam Broadbent et. ux.	Samuel Curry	Part W ½
Discharge of Mortgage	31 May 1875	Robert McCullough	Samuel Curry	E ½
Mortgage	10 April 1876	Robert Curry	Samuel Curry	E ½

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Bargain and Sale	25 April 1877	Samuel Curry et. al.	Samuel D. Curry	-
Bargain and Sale	23 April 1877	Samuel Curry et. al.	James Miller	Part W ½
Bargain and Sale	08 May 1877	Samuel Curry et. al.	James Curry	-
Mortgage	10 May 1877	James Miller	Samuel Curry	Part W ½
Bargain and Sale	04 November 1877	Samuel D. Curry	C. Laird	-
Discharge of Mortgage	22 January 1880	Samuel Curry et. al.	J. Miller	-
Will	15 April 1880	J. Miller	William Miller et. al.	-
Mortgage	01 June 1880	Robert Curry	Freehold Loan Saving Company	E ½
Discharge of Mortgage	12 June 1880	Freehold Loan Saving Company	Robert Curry	E ½
Discharge of Mortgage	23 March 1881	William Herland	Samuel Curry	E ½
Will	21 July 1882	Robert Curry	James Curry et. al.	-
Bargain and Sale	24 October 1882	James of Curry et. ux.	Henry Fisher	-
Mortgage	20 January 1884	Peter H. Laird	John Leslie	-
Discharge of Mortgage	04 February 1884	Freehold Loan Saving Company	Robert Curry	-
Mortgage	01 February 1884	Peter H. Laird et. al.	James Curry	-
Assignment of Mortgage	12 February 1884	James Curry	Robert Noble William Clay	E ½ 100

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Assignment of Mortgage	22 May 1884	William Clay, executor	James Curry	-
Bargain and Sale	01 July 1884	James Curry	Peter H. Laird	-
Mortgage	01 July 1884	Peter H. Laird	Thomas Cole	-
Mortgage	31 December 1885	A. Malcolm	Samuel Webster	Part W ½
Discharge of Mortgage	10 February 1886	Robert Noble	Peter Laird et. al.	E ½ 100
Bargain and Sale	01 April 1887	Peter H. Laird et. al.	Andrew McClure	E ½ 100
Bargain and Sale	26 November 1887	Henry Fisher	James Hunter	Part W ½
Discharge of Mortgage	03 January 1889	Thomas Cole	Andrew McClure	E ½ 100
A.	19 January 1889	A. Malcolm	Harriet A. Miller	-
Discharge of Mortgage	28 January 1889	Samuel Webster	A. Malcolm	Part W ½
Bargain and Sale	18 January 1890	Louis H. Laird et. ux.	Peter H. Laird et. al.	Part W ½
Bargain and Sale	09 January 1891	Peter H. Laird et. al.	Alfred M. Laird	1/3
R.A.	03 January 1898	Harriet A. Miller, widow	A. Malcolm	Part W ½
Bargain and Sale	11 March 1898	A. Malcolm and John Malcolm	Elizabeth Jane Laird	Part W ½
Bargain and Sale	09 April 1900	Elizabeth Jane Laird, wife of Alfred Miller Laird	Rebecca Campbell	Part W ½

- **Lot 11 East ½, Concession 6 West**

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Patent	29 November 1832	The Crown	Daniel Marigold	100 Acres
Bargain and Sale	19 April 1832	Daniel Marigold	Andrew Mercer	All
Deed Poll	08 December 1839	Margaret Marigold	Andrew Mercer	All
Bargain and Sale	11 December 1839	Andrew Mercer	James Pettigrew	All
Discharge of Mortgage	11 November 1841	Andrew Mercer	James Pettigrew Jr.	All
Mortgage	11 December 1841	James Pettigrew Jr.	Andrew Mercer	All
Bargain and Sale	22 December 1842	James Pettigrew Jr.	Henry Ross	E ½ of E ½
Grant	14 November 1850	Peter Laird et. ux.	Ira Fuller	¼ Acre
Grant	24 November 1850	Peter Laird et. ux.	Ira Fuller	¼ Acre
Grant	24 November 1850	Peter Laird et. ux.	William Clay	¼ Acre
Bargain and Sale	09 June 1853	Ira Fuller et. ux.	David Gordamer	¼ Acre
Grant	31 January 1854	Ira Fuller et. ux.	S. Fuller	¼ Acre
Mortgage	04 June 1854	Henry Ross	Municipality of Esquesing	E ½ of E ½
Bargain and Sale	20 June 1854	David Grodimer et. ux.	John Westmont	¼ Acre
Grant	29 November 1856	John Westsam et. ux.	Duncan McNicol	¼ Acre
Mortgage	03 December 1859	Henry Ross et. ux.	Ebenezer Anthony	E ½ of E ½

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Mortgage	26 December 1859	Hernry Ross et. ux.	Ebenezer Anthony	E ½ of E ½
Discharge of Mortgage	21 December 1865	William Clay	Henry Ross	E ½ of E ½
Discharge of Mortgage	29 December 1865	Ebenezer Anthony	Hernsy Ross.	E ½
D.C.	19 March 1869	A. Pettigrew	E. Ross	-
Will	12 May 1875	Henry Ross	John Ross et. al.	SE ¼
D.C.	24 June 1875	David Ellison	John Ross	SE ¼
Mortgage	11 January 1877	John Ross et. ux.	James Anthony	-
Mortgage	26 January 1878	John Ross et. ux.	H. McClure	E ½ of E ½
D.C.	28 January 1878	Henry Ross et. al.	John Ross	E ½ of E ½
Discharge of Mortgage	04 March 1878	Ebenezer Anthony	John Ross	-
Discharge of Mortgage	11 January 1881	John Anthony et. al.	Thomas McClure	-
Bargain and Sale	10 April 1881	John Ross et. ux.	John Pettigrew	-
Mortgage	10 April 1881	John Pettigrew	M. Ross	-
Discharge of Mortgage	27 February 1884	Thomas McClure	John Pettigrew	-
Bargain and Sale	20 June 1886	John Pettigrew	Henry Pettigrew	-
D.C.	20 March 1890	John Pettigrew	George Pettigrew	-

**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Bargain and Sale	20 March 1890	Henry Pettigrew	A. Pettigrew	-
○ <b>Lot 11 West ½, Concession 6 West</b>				
Patent	03 December 1836	The Crown	James Bradley	100 Acres
Bargain and Sale	29 December 1840	Lewis Bradley	Peter Laird	All
Grant	24 November 1850	Peter Laird et. ux.	Ira Fuller	¼ Acre
Grant	24 November 1852	Peter Laird et. ux.	William Clay	¼ Acre
Grant	24 November 1852	Peter Laird et. ux.	Ira Fuller	¼ Acre
Bargain and Sale	09 June 1853	Ira Fuller et. ux.	David L. Gordamer	¼ Acre
Grant	31 January 1854	Ira Fuller et. ux.	Levi Fuller	¼ Acre
Bargain and Sale	20 June 1854	David Grodamer et. ux.	John Westman	¼ Acre
Grant	29 November 1856	John Westman et. ux.	Duncan McNicol	¼ Acre
Grant	16 June 1858	Levi Fuller et. ux.	James Davis	¼ Acre
Bargain and Sale	16 October 1858	Peter Laird et. ux.	John F. Johnston	2 Acres
Grant	30 December 1858	James Davis et. ux.	James Hutton	¼ Acre
Grant	25 January 1860	John F. Johnston et. ux.	John C. Caven	1 Acre
Mortgage	02 February 1860	John F. Johnston et. ux.	Edward Hillock	1 Acre



**Table 3. Land Registry Data from the Region of Peel Archives.**

<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Quantity of Land</b>
Discharge of Mortgage	26 February 1862	Edward Hillock	John F. Johnston	1 Acre
Indenture	30 January 1864	John F. Jonston et. ux.	John Curry	Part W ½
Mortgage	01 February 1864	John Curry	John F. Johnston	2 Acres
Bargain and Sale	02 November 1865	F.P. Hutton	Peter Laird	¼ Acre
Bargain and Sale	21 November 1868	John C. Caven	John Curry	1 Acre
Discharge of Mortgage	04 February 1870	J.F. Johnston	James A. Curry	2 Acres
Bargain and Sale	17 May 1876	Peter Laird	P. H. Laird et. al.	All
Bargain and Sale	24 October 1877	James A. Curry et. al.	Thomas Mackstead <sup>3</sup>	2 Acres
Mortgage	17 December 1879	Thomas Mackstead	Peter C. Rove	2 Acres
Bargain and Sale	31 March 1885	Mathias Ingram	Peter H. Laird	Part 1 Acre
Bargain and Sale	18 January 1890	Louis H. Laird	Peter H. Laird	All 100
Bargain and Sale	09 January 1891	Peter H. Laird et. al.	Alfred M. Laird	1/3
Mortgage	02 February 1891	Alfred M. Laird	Peter H. Laird	All 2 ¾
Assignment of Mortgage	05 January 1892	Peter H. Laird	Joseph Bill	-
Assignment of Mortgage	02 May 1892	Peter H. Laird	Joseph Bill	-

<sup>3</sup> also spelled "Maxted".

**Table 3. Land Registry Data from the Region of Peel Archives.**

Instrument	Date	Grantor	Grantee	Quantity of Land
Discharge of Mortgage	06 January 1893	Joseph Bill	Peter H. Laird	-
Assignment of Mortgage	06 January 1893	Peter H. Laird	Henry P. Lawson	-
Assignment of Mortgage	08 July 1896	Peter H. Laird	Henry P. Lawson	-
Mortgage	23 July 1896	Alfred M. Laird et. ux.	Henry P. Lawson	-
Discharge of Mortgage	23 July 1896	Peter H. Laird and H. P. Lawson	Alfred Miller Lawson	-
Discharge of Mortgage	10 May 1897	Peter McCollum	Thomas Maxted	-
Mortgage	10 May 1897	Thomas Maxted	Arthur H. Lawson	
Discharge of Mortgage	10 March 1906	H. P. Lawson	Alfred M. Laird	All 2 ¾

Note: et. ux. – and wife

## 2.4 Recorded Built Heritage within the Study Area

The City of Brampton maintains two registers of built heritage, consisting of the “Heritage Listing”, an inventory of cultural heritage resources (City of Brampton 2010b) and the “Municipal Register of Cultural Heritage Resources Designated under Parts IV and V of the *Ontario Heritage Act*” (City of Brampton 2010a). Five built heritage properties within the Study Area have been recorded by the City of Brampton. These include four residential dwellings and one church. Table 4 lists the properties within the Study Area that are included on the City of Brampton’s Heritage Listing. There are no designated properties within the Study Area.

Brampton grades properties based on the three criteria of design, historical, and contextual value (City of Brampton 2007). Two properties within the Study Area are considered to be have a grade of ‘A’, the highest rating, which describes properties as “most significant and worthy of preservation/heritage designation”. The other three properties have grades of ‘B’, which describes properties as “significant; worthy of

preservation; designation will be considered”. These properties are discussed further below in Section 3.2.

<b>Table 4. Heritage Properties in Study Area on City of Brampton Heritage Listing, January 2010.</b>			
<b>Address</b>	<b>Listed Name</b>	<b>Approximate Age</b>	<b>Brampton List Rating</b>
10055 Creditview Road	building not named	1870 to 1885	B
10060 Creditview Road	Mount Pleasant United Church	1904	A
2472 Bovaird Drive W	William McClure House	1875 to 1885	B
2591 Bovaird Drive W	Robert Currie Farm	1865 to 1875	A
2838 Bovaird Drive W	Pettigrew Estate	1880s	B

### **3.0 CULTURAL HERITAGE PROPERTY ASSESSMENT**

#### **3.1 Methods**

The Study Area was visited on 06 and 20 November, 2009. Weather on 06 November was sunny and warm. Weather on 20 November was windy, cloudy, and cool. Weather did not impede the observation of the property on either day.

The Study Area includes a corridor of 350 to 450 m on either side of Bovaird Drive in the City of Brampton, between Lake Louise Drive/Worthington Avenue in the northeast to Old Pine Crescent in the southwest. The Study Area narrows to the southeast where it enters the Credit River Valley at the village of Norval, which is primarily situated in Halton Region.

The heritage property assessment of the Study Area included a windshield survey and walk-through of the road allowance lands within the Study Area and photographic documentation (all photographs are compiled in Appendices B and C). The road allowances accessed include Bovaird Drive, Lake Louise Drive/Worthington Avenue intersection, Creditview Road, Mississauga Road, Heritage Road in Brampton and Caseley Drive in the village of Norval.

The City of Brampton had previously conducted an evaluation of built heritage properties in this area. A benchmark date of pre-World War I, or AD1914 was utilized in order to identify properties most likely to be of significant heritage with respect to this project.

For the purposes of simplifying the description of the properties, this portion of Bovaird Drive is considered to run east/west with the concession roads being aligned north/south<sup>4</sup>.

#### **3.2 Results**

A total of 10 built heritage properties and six cultural heritage landscapes were identified during this study. These are described below and photographs of the properties are compiled in Appendices B and C. The locations of these properties are shown on Figures 5 and 6.

##### **3.2.1 Buildings and Building Phases**

Approximately 975 buildings were located in the Study Area when the survey was conducted. These include approximately 917 residential structures, including 694 single family dwellings and 223 multifamily dwellings. Other buildings include 29 outbuildings

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<sup>4</sup> Bovaird Drive is aligned more closely to northeast/southwest.

and barns, 16 commercial buildings, five buildings used by religious organizations, two motel-related buildings, two transportation-related buildings, two of unknown function, and one recreational. One building, a dwelling, is abandoned.

The buildings, which are dominated by residential structures, represent three building/settlement phases within the Study Area:

- late nineteenth-century farming;
- mid-twentieth-century suburban settlement; and,
- late twentieth/early twenty-first-century suburban settlement.

No physical evidence of pre-European contact Aboriginal settlement or initial European homesteading was observed.

By the second half of the nineteenth century, much of the land in southern Ontario had been cleared for farming by the initial homesteaders. Log houses dominate the house descriptions in the 1851/52 census returns (Government of Canada 2006), but most of these were later replaced with larger brick and frame structures. After 1850, larger farms tended to become more focused on mixed grain growing and animal husbandry. Earlier farms had been more specialized on wheat production, with animals only for personal use.

In southern Ontario, farming became more and more industrialized into the late nineteenth and early twentieth centuries, with large agri-businesses dominating the market for farm goods. By the middle of the twentieth century, smaller farms were starting to be subdivided into country residential lots for workers wanting to live outside of cities. This commuter lifestyle, which became popular after the Second World War, was made possible by the proliferation of automobiles. In the Study Area, this period is reflected by ranch-style bungalows on large lots built in the 1950s and 1960s. The low density of early suburban residences reflects the distance that commuters were willing to drive to their workplace. City expansion throughout the twentieth and early twenty-first centuries has resulted in a much higher density of suburban homes, including multifamily dwellings that dominate the east portion of the Study Area. These reflect improved transportation routes and increased decentralization of work areas.

With respect to this study, the most important building phase is the period of late nineteenth century farming. The increasing diversification of farming during this time became visible on the landscape by the construction of large farms with imposing residences that were located with easy access to important transportation routes. Associated with this change was an increased specialization in services, industry and

craftsmanship. Mills, blacksmith shops, carriage makers, post offices, inns, and other businesses were initiated locally to serve the population, resulting in enlarged hamlets, villages, and towns, mostly located along significant waterways, and the appearance of built-up crossroads in strategic locations.

### 3.2.2 Built Heritage Properties

A total of 10 buildings that may qualify as built heritage properties were identified during this study. Of these, the City of Brampton has listed five as potentially worth designating under the *Ontario Heritage Act* (see Table 4). The 10 properties are listed in Table 5 and described in this section. Their locations are shown on Figure 5. Photographs of the properties are compiled in Appendix B.

<b>Table 5. Built Heritage Properties.</b>				
<b>Record</b>	<b>Address</b>	<b>Description</b>	<b>Approximate Age</b>	<b>Brampton List Rating</b>
BHP1	10055 Creditview Road	Mount Pleasant Brick House	1870 to 1885	B
BHP2	10060 Creditview Road	Mount Pleasant Church	1904	A
BHP3	1985 Bovaird Drive W	McCandless Plank House	1860s	
BHP4	10020 Mississauga Road	Apple Factory Brick House	1880s	
BHP5	2472 Bovaird Drive W	Greensward House	1875 to 1885	B
BHP6	2534 Bovaird Drive W	Ross House	1910s	
BHP7	2591 Bovaird Drive W	Robert Currie Farm	1865 to 1875	A
BHP8	2702 Bovaird Drive W	Pettigrew House	1865 to 1875	
BHP9	2838 Bovaird Drive W	Laird House	1880s	B
BHP10	1 Caseley Drive	Maxted-Caseley House	1860s	

*10055 Creditview Road (Appendix C – BHP Record 1)*

This building is a brick structure currently used as a dwelling. It is 2.5 storeys with a hip roof and its front facade is situated close to Creditview Road<sup>5</sup>. Stylistic features, including Italianate brackets and cambered windows with drip-moulding suggest it was constructed between approximately 1870 and 1885. The setting, both close to the road and at a crossroads, suggests that it functioned as a commercial building in the nineteenth century. This building is valuable primarily for contextual reasons as it once formed part of the crossroads hamlet known as "Mount Pleasant". There were many such crossroads hamlets, containing commercial and community buildings, in the region during the late nineteenth century, but suburban development and the growth of rural villages has diminished their character. This building, and its associated lot, are minimally modified, and have preserved this quality. It is listed as a heritage property by the City of Brampton.

*10060 Creditview Road (Appendix C – BHP Record 2)*

This building is the Mount Pleasant United Church. It was built of red brick in 1904, with some later addition at the rear. It was originally a Presbyterian church, but later became United after the unification of the Methodist, Presbyterian, and Congregational Churches in Canada in 1925. Like the building at 10055 Creditview Road across the street, this building is valuable primarily for contextual reasons as it once formed part of the crossroads hamlet known as "Mount Pleasant". While the church was constructed significantly later than the other preserved Mount Pleasant building, it is likely that there was a church on this property throughout the late nineteenth century, as demonstrated by the 1851/52 census returns and the 1877 Historical Atlas map. This building also has stylistic interest in that it was built in a vernacular style with Gothic, Italianate, and Romanesque characteristics.

It is listed as a heritage property by the City of Brampton. It is considered a significant heritage property worthy of designation.

*1985 Bovaird Drive West (Appendix C – BHP Record 3)*

This building is an abandoned dwelling located at the southeast corner of Bovaird Drive West and Mississauga Road. It was probably built in the nineteenth century, although the original date of construction is unknown and the exterior cladding of the structure has been removed. It was built using horizontal planks to fill the walls, a relatively unusual building technique in Ontario (Rempel 1967:96), but it indicates that sawn lumber was

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<sup>5</sup> This portion of Creditview Road was originally part of Bovaird Drive until the railway overpass was constructed, which re-routed Bovaird Drive. This building, and the Mount Pleasant Church, were located at the corner of Bovaird Drive and Creditview Road.

plentiful to the building, suggesting a saw mill was close by. The City of Brampton has a plank structure in their Heritage Listing on the property to the south of this, along Mississauga Road (listed as the "Leflar Plank Structure"), suggesting that plank construction may have been popular in this area at one time. The two buildings may have been built at the same time.

This building is located on land occupied in 1877 by Andrew McCandless. The 1877 Historical Atlas map shows an orchard and building at this location and there were presumably also other farm buildings which have since been demolished. The heritage value of this building lies primarily in its unusual building technique.

*10020 Mississauga Road (Appendix C – BHP Record 4)*

This building is currently part of a commercial complex located at the northwest corner of Bovaird Drive West and Mississauga Road. Design characteristics, including Victorian Gothic gables, Italianate windows, and a Second Empire mansard-type roof on the side bay window suggest that it was constructed between about 1870 and 1885. It is a 1.5 storey brick house with a central gable on the front facade and otherwise asymmetrical door and window placement. The 1877 Historical Atlas map shows the southeast corner of Lot 11, Concession 5 was occupied by a "Mrs. N.", who was non-resident.

This house was originally listed as a heritage property by the City of Brampton, but it has been removed from the listing. Although the house is in good condition and its heritage character is relatively intact, the surrounding context has been considerably altered. It has no known significant historical association.

*2472 Bovaird Drive West (Appendix C – BHP Record 5)*

This building is located at the northeast corner of Bovaird Drive West and Heritage Road. It is a 2.5 storey red brick structure set back, but facing Bovaird Drive. Design characteristics, including Italianate paired windows and drip-moulding and dual frontispieces, suggest that the house was built in the late nineteenth century, probably between 1875 and 1885. From the road, the multiple rooflines suggest that the house appears to have experienced multiple building phases.

This building is on land occupied by Isaac Greensward in 1877 (Historical Atlas map), which, like most properties in the area, also contained an orchard. It is listed by the City of Brampton as a heritage property. The interpretive value of this property lies in its design characteristics and its context. Remnants of the original orchard are visible on the grounds of this dwelling.



*2534 Bovaird Drive West (Appendix C – BHP Record 6)*

This building is a residential dwelling located on the north side of Bovaird Drive West, just west of the intersection with Heritage Road. The house is a plain two-storey foursquare farmhouse that was probably built in the early 1900s before 1914. The land was occupied in 1877 by Henry Ross, but the existing structure must have replaced the house shown on this property in the Historical Atlas (Pope 1877). While there are no other farm houses dating to this period in the Study Area, the house is not listed on the City of Brampton Heritage Property Inventory. The house is plain with no particular design value, it is not known to be associated with important historical figures, and the context, which is now part of a small group of mid twentieth century suburban houses, is significantly altered.

*2591 Bovaird Drive West (Appendix C – BHP Record 7)*

The house at 2591 Bovaird Drive West is part of a farm complex on the south side of the road. The house is a 1.5 storey red brick dwelling with front gables and a bay window. The original age of this house is unknown, but the variation in window styles and placement (including one window in the former chimney on the east face), suggests multiple building periods. The steeply gabled roof, the door with square transom window and sidelights, the symmetrical chimneys, and remaining Gothic-inspired window indicate that the building may originally date to the 1860s, although the contrasting drip-moulding, cambered windows, and mansard-roofed window bay suggest a date after the mid 1870s.

The building is currently a farmhouse, which has likely been its function since construction. The extant farm buildings include a large gabled barn, which is generally thought to predate 1885 in southern Ontario (McIlwraith 1997:8). The 1877 Historical Atlas shows the land occupied by Robert Currie (also spelled “Curry”), who was one of the well-known Currie family of the Brampton/Norval area. The original Currie settler, James Currie, started a saw mill on the Credit River in Lot 10, Concession 6 in the 1820s (Hulley 2007). Robert Currie was one of his descendents.

This farm property is listed as most significant and worthy of designation by the City of Brampton. The facade of this house is a well-preserved example of evolving vernacular architecture from the late nineteenth century. The farm layout and setting is also well-preserved and is associated with an important pioneering family.

*2702 Bovaird Drive West (Appendix C – BHP Record 8)*

This building is a residential structure located in a small cluster of mid twentieth century suburban dwellings on the north side of Bovaird Drive West. It is a 1.5 storey L-shaped

house that was once a farm house. Its age is unknown, but late nineteenth century characteristics, such as the lancet window in the front gable and the L-shaped plan, are visible. The exterior cladding, consisting of siding and stucco, is modern.

This land was occupied by Henry Pettigrew on the Tremaine Map of 1859 and the Pettigrew Estate<sup>6</sup> on the Historical Atlas map of 1877. This property is not listed on the City of Brampton Heritage Inventory. The historical features of the house and its surroundings are significantly altered.

*2838 Bovaird Drive West (Appendix C – BHP Record 9)*

This building is currently part of a commercial complex, being the offices for a natural and organic food distribution company. It was originally a large farmhouse. Viewed from the road, however, the heritage character of the building and ancillary buildings is relatively intact. The house is a two story red brick building with a hip roof and bracketed eaves, showing an Italianate influence. The facade is symmetrical with two bay windows on the main level. The house was probably built in the 1880s and has been added to in the rear. The barns on this property are likely not original to the farm, but the layout, with the house at the front, set back from the road, and the barns in the rear with access to the fields behind, is similar to what it might have looked like historically.

This house is on land occupied throughout most of the nineteenth century by the Laird family. The family lived on this land for over 140 years (Maxwell 1997:156). The first Laird to settle the property was Peter Laird, who came from Vermont in 1833 (Maxwell 1997:156). The 1851/52 census returns identify a brick house on this property. That house, pictured on the side of the 1859 Tremaine Map, is not the same as this one. This house presumably replaced the original brick house later in the nineteenth century.

This house is listed on the City of Brampton Heritage Inventory as the "Pettigrew Estate" and is considered significant. The Pettigrews may have owned/occupied the house in more recent times, but the land title data do not reflect this.

This house is an imposing, although not unusual, example of vernacular Italianate architecture, but its value lies in the association with the Laird family and the setting, which, while somewhat altered, has retained a heritage character.

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<sup>6</sup> The property at 2838 Bovaird Drive is listed in the City of Brampton Inventory as the "Pettigrew Estate", but that land was occupied by the Laird family for most of its history. This property is described in the following entry.

### *1 Caseley Drive (Appendix C – BHP Record 10)*

The house at 1 Caseley Drive, which is located at the southeast corner of Bovaird Drive West and Caseley Drive, is currently a residential dwelling on the outskirts of the village of Norval. This building, like the previous, has been significantly altered with additions and newer siding. The underlying structure is, however, a 1.5 storey frame house with gabled frontispiece containing the door and upper lancet window. An 1890s photo of the house was published in a local history, *To Walk a Country Mile*, by longtime Norval resident Mary Elizabeth Stewart (Stewart 1997: 28-29). Multi-paned (6 over 6) rectangular windows were located on either side of the frontispiece and verandahs covered both sides of the facade. Decorative vergeboard was attached to the front gable. The frontispiece remains, but the door has been blocked and the vergeboard and verandahs removed. The design details of the house (primarily from the historic photo) suggest an original construction date in the mid-1860s.

This is the only heritage property identified in this assessment not necessarily associated with relatively large-scale late nineteenth century farming. Land ownership records suggest that the property only ever consisted of two acres. This house was therefore more likely associated with a village residence or smaller-scale commercial venture.

The 1877 Historical Atlas Map shows a single structure in the approximate location of both this house and that at 2977 Bovaird Drive West, but the occupant is not named. Stewart's (1997:41) book refers to the house as the "Maxted House", and describe it as being "currently" owned by the Caseley family.

This house is not listed in the City of Brampton's Heritage Inventory.

### 3.2.3 Cultural Heritage Landscapes

A total of six cultural heritage landscapes or remnants of heritage landscapes were identified in the Study Area. These include five organically evolved landscapes (CHL Records 1 to 4), four of which are representative of recurring landscape motifs within the region. One of these is a named place (CHL Record 5). The sixth landscape is associative, a natural area that has significant cultural and historic value. Photographs of these landscapes are compiled in Appendix C and their locations are shown on Figure 6.

#### *Mount Pleasant Crossroads (CHL Record 1)*

The Mount Pleasant Crossroads is located at the corner of Creditview Road and the former alignment of Bovaird Drive in the eastern portion of the Study Area. This is an example of an organically evolved landscape that is evocative of a nineteenth century

crossroads hamlet. The crossroads was identified as "Mount Pleasant" on the 1877 Historical Atlas map. Currently, there is a brick dwelling, formerly a commercial building, dating to between approximately 1870 and 1885, a brick church dating to 1904, and later motel and former garage structures. Although the later structures do not date to the nineteenth century, the original functions of the buildings (motel and garage) are representative of the types of businesses that Mount Pleasant may have supported historically (e.g. inn and carriage shop). The new GO Transit station located a short distance to the west is called the "Mount Pleasant Station".

Despite being surrounded by recently constructed suburban dwellings and the new Bovaird Drive railway overpass, the crossroads at Mount Pleasant retains its heritage character. Both the church and brick dwelling are listed in the City of Brampton's Built Heritage Inventory.

#### *Heritage Road (CHL Record 2)*

Heritage Road is the fifth concession road west in Chinguacousy South Township. It was formerly referred to as the Fifth Line Road. This road is typical of rural southern Ontario concession roads with a relatively straight alignment (where topographically feasible), minimal shoulders with deep, wide ditches, and fenced properties with large trees, including elm trees on either side. This road has evolved organically and is now paved. No evidence of early fences was observed, but the character of the roadway is relatively intact as viewed from Bovaird Drive.

#### *Greensward Orchard (CHL Record 3)*

A farmstead occupied in 1859 and 1877 by the Greensward Family is located at the northeast corner of Heritage Road and Bovaird Drive. The house, discussed above (BHP Record 5), may have been built between 1875 and 1885 and is listed in the City of Brampton's Built Heritage Inventory. An abandoned twentieth-century barn also remains on the property. The portion of the property closest to the intersection, however, includes the remnants of an orchard, with a few overgrown apple trees that were once purposely planted in rows. An orchard is shown in this location on the 1877 Historical Atlas map. This remnant orchard, which is a combination of a clearly defined landscape and an organically evolved landscape, is representative of a common nineteenth century landscape motif in the region. Most farmsteads included an orchard in the area next to the farmhouse, but the Greensward orchard is the only one in the Study Area with extant historical trees.

*Robert Currie Farm (CHL Record 4)*

The Robert Currie Farm, which is a significant heritage property on the City of Brampton Inventory (see above), is a well-preserved example of a late nineteenth century southern Ontario farm. The red brick farm house and ancillary wood frame structures, including a large gabled barn, was once a typical farm layout in the region during that time (McIlwraith 1997:7). The barn is similar to a type built between 1850 and 1880 (Ennals 1972). The farm is valuable for its authentic layout and rural farmland setting as well as its historical associations with the well-known Currie family. This farm landscape is representative of the period. The farm, including the farmhouse (BHP7) are listed on the City of Brampton Heritage Listing and are considered most significant and worthy of designation under the *Ontario Heritage Act*.

*Laird's Hill (CHL Record 5)*

Laird's Hill is the name given to the road down the hill between the village of Norval and the Laird house in Lot 11, Concession 6. It is a named, organically evolved landscape. This hill is the bank of the former channel of the post-glacial Credit River. It was an important landmark in the late nineteenth and early twentieth centuries, with several local reminiscences mentioning it (e.g. see Stewart 1997: 41, 157-159). While there is still a hill between the extant Laird house (see BHP Record 9) and the village of Norval, the character of it has changed significantly since the early twentieth century, when it was photographed (see photograph on page 157, Maxwell 1997). It is far more overgrown, resulting in a diminished viewscape, but the alignment of Bovaird Drive (a.k.a. Highway 7, Guelph Street), has also been altered.

*Credit River Flats (CHL Record 6)*

The Credit River Flats is an associative landscape. It is a natural landform created by the accumulation of overbank sediments at the bottom of the Credit River Valley, but its association with a variety of recorded land uses indicate that it is a significant heritage landscape. For example, while there are no known recorded Aboriginal archaeological sites on the flats within the Study Area, this is likely due to limited archaeological investigation. The foundation of the Village of Norval was due to saw and grist mills constructed on the river flats. The collective memory of people who grew up in Norval includes several references to activities along the river, including picnics, camp-outs, "arrowhead" hunts, etc. (see Maxwell 1997: 63, 69, 72-73, 149, 167). One well-remembered event was in the 1930s when author Lucy Maud Montgomery, a resident of Norval, told compelling stories to Girl Guides at a camp on the river flats (Maxwell 1997:149). Use of the flats by local militia for target practice around the time of the Fenian Raids of 1866 is also suggested by local historians (Hulley 2007).

## 4.0 CONCLUSIONS

A total of approximately 975 buildings were located within the Study Area at the time of this assessment. Of these, 10 are considered to have heritage value and five of those are included on the most recent Heritage Listing compiled by the City of Brampton. The built heritage properties represent a late nineteenth century rural/village/hamlet occupation of the region. The cultural heritage landscapes are primarily vestiges of the same occupation, with the addition of one associative natural landscape, the Credit River Flats, which were utilized for cultural purposes by many generations.

None of the built heritage properties or heritage landscapes in the Study Area have been designated under the *Ontario Heritage Act*.

Projected effects of the widening and improvement of Bovaird Drive West within the Study Area is assumed not to include the removal of buildings, but may include:

- property encroachment;
- contextual disruption, including the removal of vegetation and alteration of physical settings;
- visual effects, including the alteration of viewscales, and;
- audible effects, including an increase in traffic noise.

Since Bovaird Drive West is currently a high-traffic thoroughfare and has been improved considerably from its original configuration, some of the impacts associated with this project may consist of increasing intensity of existing conditions, particularly audible effects. Table 6 is a list of project effects with respect to the recorded built heritage properties and cultural heritage landscapes and the anticipated magnitude of these effects on the resources. The magnitude is evaluated with respect to the setback of the property from Bovaird Drive, the value of the resource, and existing conditions.

Traffic noise is an existing condition throughout the Study Area, although much diminished in the Credit River Valley. The heritage context of all properties and landscapes have also been somewhat altered throughout years of land use. Visual alterations of cultural heritage landscapes have been caused by both subtractive and additive modifications through neglect and reuse. Three of the landscapes identified during this study, Mount Pleasant Crossroads (CHL1), the Greensward Orchard (CHL3), and Laird's Hill (CHL5), are evocative vestiges of heritage land use, although Mount Pleasant Crossroads has also been altered through the addition of structures, changing its character from a crossroads hamlet to an intersection within a primarily residential

area. Effects on buildings and landscape at Mount Pleasant Crossroads are considered negligible due to the distance of these resources from the impact zone of the project.

Moderate effects are anticipated with respect to the Laird House (BHP9) and the Credit River Flats (CHL6), also due to distance from the impact zone. Moderate effects are anticipated at the McCandless Plank House (BHP3), the Apple Factory Brick House (BHP4), the Ross House (BHP6), the Pettigrew House (BHP8), the Heritage Road roadscape (CHL2) at the Bovaird intersection, and Laird's Hill (CHL5) due to existing contextual alterations that have already diminished the heritage character of these resources.

A high magnitude of effects are anticipated at the Greensward House (BHP5) and Orchard (CHL3) due to property encroachment. This will alter the cultural heritage landscape visually through potential removal of heritage vegetation, and diminish the distance of the built heritage property from the road. Property encroachment will also adversely affect the setting, and visual and audible characteristics of the Robert Currie Farm (BHP7 and CHL4) and the Maxted-Caseley House (BHP10). The latter property is also sensitive to development effects due to limited historical knowledge of the property.

**Table 6. Existing Conditions and Project Effects.**

<b>Record Number</b>	<b>Address/Description</b>	<b>Existing Conditions Affecting Heritage Context</b>	<b>Anticipated Project Effects</b>	<b>Magnitude of Effects</b>
BHP1	10055 Creditview Road; Mount Pleasant Brick House	noise; heritage context altered	audible effects	negligible
BHP2	10060 Creditview Road; Mount Pleasant United Church	noise; heritage context altered	audible effects	negligible
BHP3	1985 Bovaird Drive W; McCandless Plank House	noise; buildings removed/abandoned	encroachment on to property; contextual, audible, visual effects	moderate
BHP4	10020 Mississauga Road; Apple Factory Brick House	noise; heritage context removed	contextual, audible, visual effects	moderate
BHP5	2472 Bovaird Drive W; Greensward House	noise	encroachment on to property; contextual, audible, visual effects	high

**Table 6. Existing Conditions and Project Effects.**

<b>Record Number</b>	<b>Address/Description</b>	<b>Existing Conditions Affecting Heritage Context</b>	<b>Anticipated Project Effects</b>	<b>Magnitude of Effects</b>
BHP6	2534 Bovaird Drive W; Ross House	noise; heritage context altered	encroachment on to property; contextual, audible, visual effects	moderate
BHP7	2591 Bovaird Drive W; Robert Currie Farm	noise	encroachment on to property; contextual, audible, visual effects	high
BHP8	2702 Bovaird Drive W; Pettigrew House	noise; heritage context removed	encroachment on to property; contextual, audible, visual effects	moderate
BHP9	2838 Bovaird Drive W; Laird House	noise	encroachment on to property; contextual, audible, visual effects	moderate
BHP10	1 Caseley Drive; Maxted-Caseley House	noise	encroachment on to property; contextual, audible, visual effects	high
CHL1	Mount Pleasant Crossroads	noise; visual alterations	audible effects	negligible
CHL2	Heritage Road	noise; traffic; visual alterations	encroachment on to property; contextual, audible, visual effects	moderate
CHL3	Greensward Orchard	noise; visual alterations	encroachment on to property; contextual, audible, visual effects	high



**Table 6. Existing Conditions and Project Effects.**

<b>Record Number</b>	<b>Address/Description</b>	<b>Existing Conditions Affecting Heritage Context</b>	<b>Anticipated Project Effects</b>	<b>Magnitude of Effects</b>
CHL4	Robert Currie Farm	noise	encroachment on to property; contextual, audible, visual effects	high
CHL5	Laird's Hill	noise; alteration of roadway; visual alterations	encroachment on to property; contextual, audible, visual effects	moderate
CHL6	Credit River Flats	noise; visual alterations	audible effects	moderate

## 5.0 RECOMMENDATIONS

Based on the results of the built heritage and cultural heritage landscape assessment of the Study Area, consisting of a corridor along Bovaird Drive between Lake Louise Drive/Worthington Avenue and Old Pine Crescent, in the City of Brampton, the following measures are recommended to mitigate project effects on these heritage resources:

- avoidance of encroachment on built heritage properties and cultural heritage landscapes where possible;
- use of heritage plants, heritage themes, and/or sympathetic design in landscaping and noise abatement structures, where possible;
- conduct full heritage evaluation and impact assessment on Built Heritage Properties BHP1, 2, and 9 and Cultural Heritage Landscapes CHL1 and 6 if the properties cannot be avoided, and;
- conduct full heritage evaluation and impact assessment, including historical research, mapping, floor plans, photographic documentation, of buildings and their context at 2472 Bovaird Drive West (BHP5 and CHL3), 2591 Bovaird Drive West (BHP7 and CHL4), and 1 Caseley Drive (BHP10). Also, identify and explain discrepancies in naming properties with respect to the City of Brampton Heritage Listing, particularly at 2472 (BHP5) and 2838 Bovaird Drive West (BHP6).

Table 7 is a list of all resources identified with specific recommendations.

<b>Table 7. Recommendations.</b>				
<b>Record Number</b>	<b>Address/Description</b>	<b>City of Brampton Heritage Listing</b>	<b>Magnitude of Project Effects</b>	<b>Recommendations</b>
BHP1	10055 Creditview Road; Mount Pleasant Brick House	B - significant	negligible	avoidance; no further investigation
BHP2	10060 Creditview Road; Mount Pleasant United Church	A - most significant	negligible	avoidance; no further investigation
BHP3	1985 Bovaird Drive W; McCandless Plank House	not listed	moderate	no further investigation

**Table 7. Recommendations.**

<b>Record Number</b>	<b>Address/Description</b>	<b>City of Brampton Heritage Listing</b>	<b>Magnitude of Project Effects</b>	<b>Recommendations</b>
BHP4	10020 Mississauga Road; Apple Factory Brick House	de-listed	moderate	no further investigation
BHP5	2472 Bovaird Drive W; Greensward House	B - significant	high	further evaluation; identify discrepancy with Brampton Heritage Listing name
BHP6	2534 Bovaird Drive W; Ross House	not listed	moderate	no further investigation
BHP7	2591 Bovaird Drive W; Robert Currie Farm	A - most significant	high	further evaluation
BHP8	2702 Bovaird Drive W; Pettigrew House	not listed	moderate	no further investigation
BHP9	2838 Bovaird Drive W; Laird House	B - significant	moderate	avoidance; no further investigation; identify discrepancy with Brampton Heritage Listing name
BHP10	1 Caseley Drive; Maxted-Caseley House	not listed	high	further evaluation
CHL1	Mount Pleasant Crossroads	not listed	negligible	avoidance; no further investigation
CHL2	Heritage Road	not listed	moderate	no further investigation
CHL3	Greensward Orchard	not listed	high	further evaluation
CHL4	Robert Currie Farm	A - most significant	high	further evaluation
CHL5	Laird's Hill	not listed	moderate	no further investigation
CHL6	Credit River Flats	not listed	moderate	avoidance; no further investigation

## **6.0 ASSESSOR QUALIFICATIONS**

The report was prepared and reviewed by the undersigned, employees of AMEC Earth & Environmental, a division of AMEC Americas Limited. AMEC is one of North America's leading project management and engineering service firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix D.

## **7.0 CLOSURE**

This report was prepared for the exclusive use of the Regional Municipality of Peel, Ontario and is intended to provide a Built Heritage and Cultural Heritage Landscape Assessment of the property on either side of Bovaird Drive West between Lake Louise Drive/Worthington Road and Old Pine Crescent in the City of Brampton, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from AMEC will be required. With respect to third parties, AMEC has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Stage 1 Archaeological Assessment of the property conducted by AMEC. It is based solely on the conditions of the property encountered at the time of the visual inspection on November 06 and 20, 2009, supplemented by a review of historical information and data obtained by AMEC as described in this report. Except as otherwise maybe specified, AMEC disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to AMEC after the time during which AMEC conducted the assessment.

In evaluating the property, AMEC has relied in good faith on information provided by other individuals noted in this report. AMEC has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. AMEC accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

AMEC makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This Report is also subject to the further Standard Limitations contained in Appendix E.

Regional Municipality of Peel  
Built Heritage and Cultural Landscape Assessment  
Bovaird Drive: Lake Louise Drive/ Worthington Avenue to Old Pine Crescent,  
Brampton, Ontario  
06 April 2010



We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

**AMEC Earth & Environmental,  
a Division of AMEC Americas Limited**

Prepared by

A handwritten signature in black ink, appearing to read "Nancy Saxberg".

Nancy Saxberg, M.A.  
Senior Archaeologist (P329)

A handwritten signature in blue ink, appearing to read "Barbara Slim".

Barbara Slim, M.A.  
Archaeologist

Reviewed by:

A handwritten signature in black ink, appearing to read "Amanda Dow".

Amanda Dow, B.A.  
Archaeologist

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**APPENDIX A**

**FIGURES**









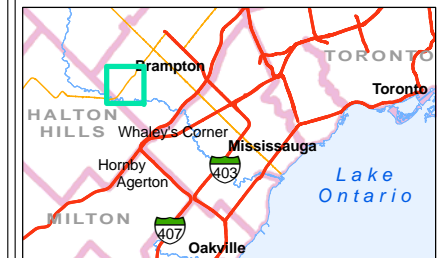
# BUILT HERITAGE AND CULTURAL LANDSCAPE ASSESSMENT

Bovaird Drive: Lake Louise Dr. / Worthington Av. to Old Pine Crest Rd., Brampton, Ontario

Figure 1  
Study Area Location

## Legend

-  Project Limits
-  Study Area
-  Oil / Natural gas U.G. Pipeline
-  Watercourse
-  Waterbody
-  Vegetation

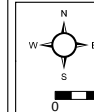


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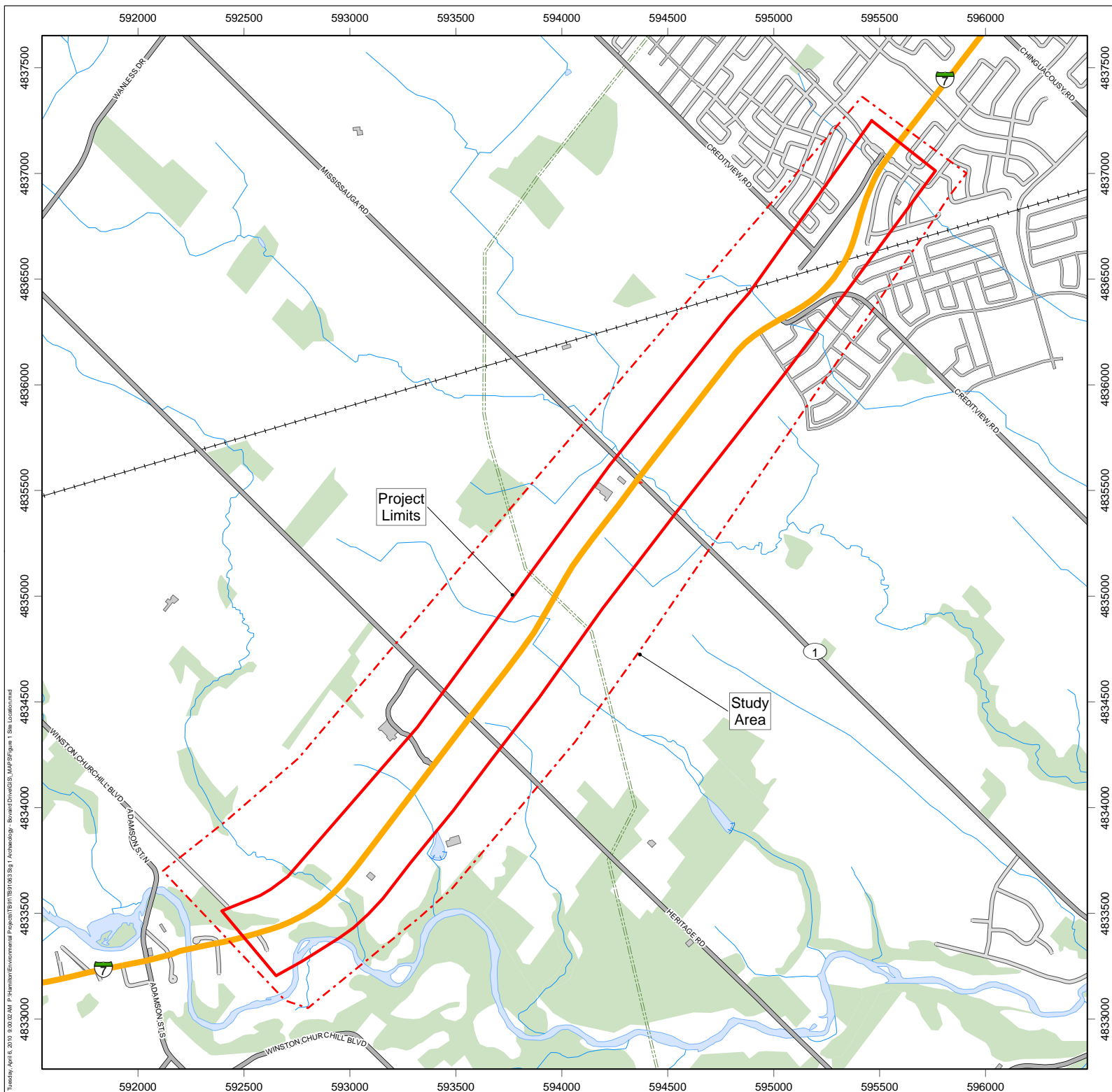
Project # TB91063  
Date: April 2010  
Client: Region of Peel

Drawn by: RM  
Checked by: NS  
Revision No.: 2



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


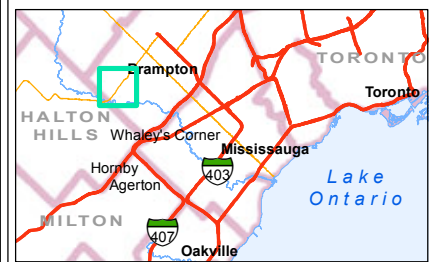
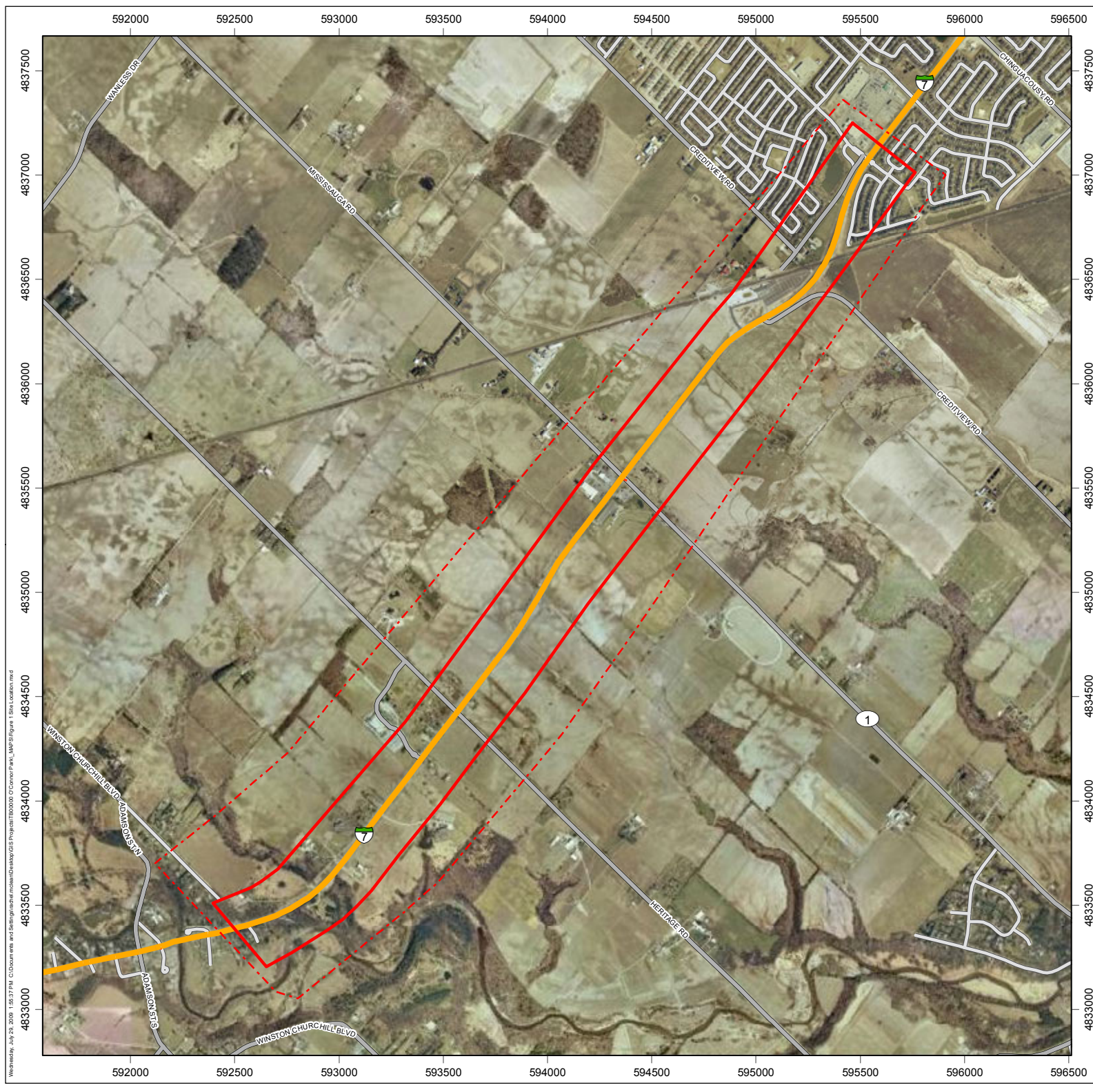
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**BUILT HERITAGE AND CULTURAL  
LANDSCAPE ASSESSMENT**  
Bovaird Drive: Lake Louise Dr. / Worthington Av.  
to Old Pine Crest Rd., Brampton, Ontario

**Figure 2**  
Aerial Photograph of Study Area with  
Limits of Study area Superimposed

**Legend**

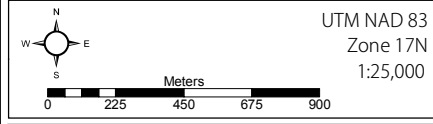
-  Project Limits
-  Study Area
-  Watercourse
-  Waterbody



Source: National Topographic Database (Canvec) base map shapefiles, 030M12 tile, 1:10 000 nominal scale. Airphotos (c) Microsoft Bing, 2009, ca. 2006.  
Conditions encountered in the field may be different from the interpreted information presented on this figure.

Project # TB91063  
Date: April 2010  
Client: Region of Peel

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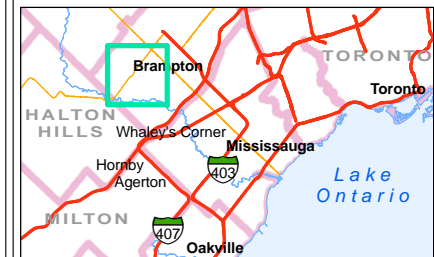
**BUILT HERITAGE AND CULTURAL  
LANDSCAPE ASSESSMENT**

Bovaird Drive: Lake Louise Dr. / Worthington Av.  
to Old Pine Crest Rd., Brampton, Ontario

Figure 3  
Approximate Location of Study Area  
Superimposed on the 1859 Tremain's  
Map of the County of Peel, ON

**Legend**

-  Project Limits
-  Study Area

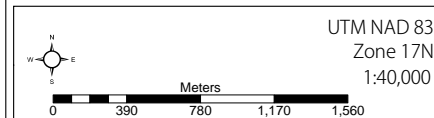


Source: Tremain, 1859.

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Date: April 2010  
Client: Region of Peel

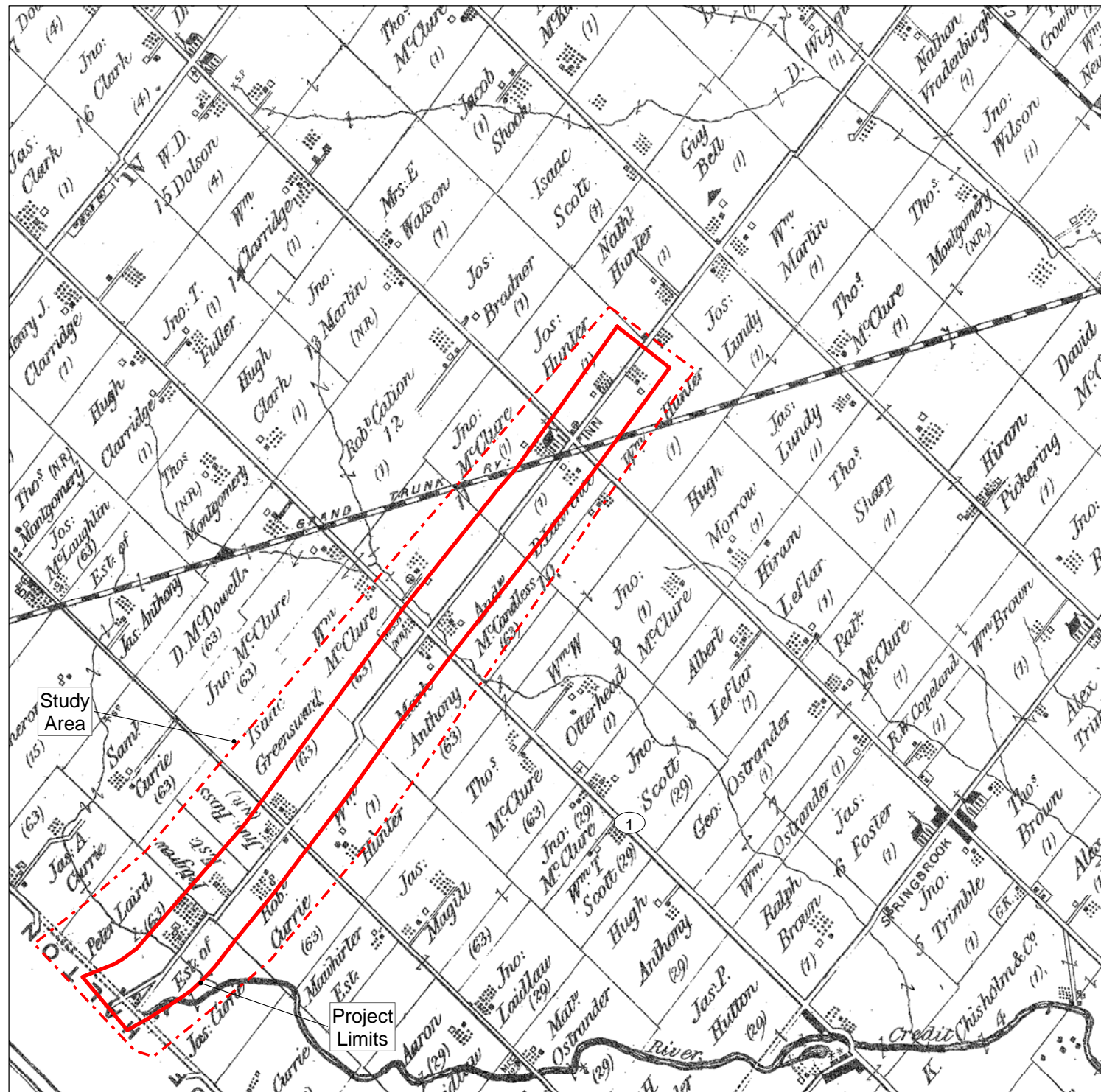
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**BUILT HERITAGE AND CULTURAL  
LANDSCAPE ASSESSMENT**  
Bovaird Drive: Lake Louise Dr. / Worthington Av.  
to Old Pine Crest Rd., Brampton, Ontario

Figure 4  
Approximate Location of Study Area  
Superimposed on the 1877 Illustrated  
Historical Atlas of the County of Peel, ON



**Legend**  
 Project Limits  
 Study Area



Source: Walker & Miles, 1877.  
 Conditions encountered in the field may be different from the interpreted information presented on this figure.

Project # TB91063  
 Date: April 2010  
 Client: Region of Peel  
 Drawn by: RM  
 Checked by: NS  
 Revision No.: 2

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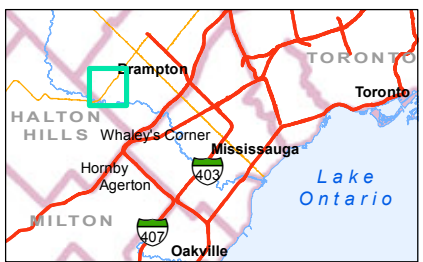


**BUILT HERITAGE AND CULTURAL LANDSCAPE ASSESSMENT**  
 Bovaird Drive: Lake Louise Dr. / Worthington Av. to Old Pine Crest Rd., Brampton, Ontario

**Figure 5**  
 Aerial Photograph of Study Area showing Locations of Built Heritage Properties

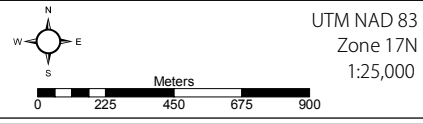
**Legend**

- Project Limits
- Study Area
- Built Heritage Properties
- Watercourse
- Waterbody



Source: National Topographic Database (Canvec) base map shapefiles, 030M12 tile, 1:10 000 nominal scale. Airphotos (c) Microsoft Bing, 2009, ca. 2006.  
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 Client: Region of Peel      Revision No.: 2



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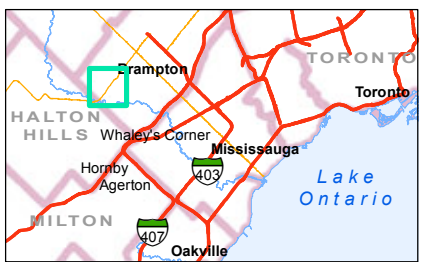


**BUILT HERITAGE AND CULTURAL LANDSCAPE ASSESSMENT**  
 Bovaird Drive: Lake Louise Dr. / Worthington Av. to Old Pine Crest Rd., Brampton, Ontario

**Figure 6**  
 Aerial Photograph of Study Area showing Locations of Cultural Heritage Landscapes

**Legend**

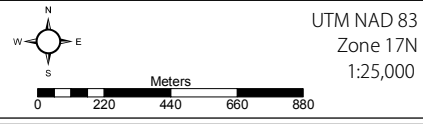
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- Cultural Heritage Landscapes
- Watercourse
- Waterbody



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 Date: April 2010  
 Client: Region of Peel

Drawn by: RM  
 Checked by: NS  
 Revision No.: 2



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**APPENDIX B**

**BUILT HERITAGE PROPERTY RECORDS**



## APPENDIX B - BUILT HERITAGE PROPERTIES

PROJECT NO. TB91063

RECORD NO. BHP 1

DESCRIPTION Mount Pleasant Brick House



### DESCRIPTION

**Address:** 10055 Creditview Road

**Recorded by:** Nancy Saxberg

**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Brick 2.5 storey structure currently used as a dwelling. Hipped roof, brackets, and drip moulding above windows suggest Italianate stylistic influence. Lack of front yard suggest former commercial building. May date to between 1870 and 1885.

### HISTORICAL ASSOCIATION

This building is associated with the former hamlet of Mount Pleasant.

### CONTEXT/COMMENTS

The setting of this building, at a crossroads in the former hamlet of Mount Pleasant is evocative of nineteenth-century rural settlement patterns. The building is considered part of a cultural heritage landscape (Mount Pleasant Crossroads - see CHL1, Appendix C). This building is rated B (significant) on the City of Brampton's Heritage Listing.

## APPENDIX B - BUILT HERITAGE PROPERTIES

PROJECT NO. TB91063

RECORD NO. BHP 2

DESCRIPTION Mount Pleasant United Church



### DESCRIPTION

**Address:** 10060 Creditview Road  
**Recorded by:** Nancy Saxberg  
**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

This church was built in 1904, although 1851/52 census returns and the 1877 Historical Atlas map suggest a long history of church use of this property. This building has stylistic interest in that it was built in a vernacular style with Gothic, Italianate, and Romanesque characteristics.

### HISTORICAL ASSOCIATION

This church is located on a site used by Presbyterian congregations throughout the latter half of the 19th century. It is part of the historic crossroads hamlet of Mount Pleasant.

### CONTEXT/COMMENTS

The setting of this building, at a crossroads in the former hamlet of Mount Pleasant is evocative of nineteenth-century rural settlement patterns. The building is considered part of a cultural heritage landscape (Mount Pleasant Crossroads - see CHL1, Appendix C). This building is rated A (most significant) on the City of Brampton's Heritage Listing.

## APPENDIX B - BUILT HERITAGE PROPERTIES



PROJECT NO. TB91063

RECORD NO. BHP 3

DESCRIPTION McCandless Plank House



### DESCRIPTION

**Address:** 1985 Bovaird Drive West

**Recorded by:** Nancy Saxberg

**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

This building is an abandoned 1.5 storey dwelling. The date of construction is unknown and the exterior cladding of the structure has been removed. It may have been built in the early 1860s. It was built using horizontal planks to fill the walls. This is a relatively unusual building technique in Ontario, but it indicates that sawn lumber was plentiful to the building, suggesting that a sawmill was close by.

### HISTORICAL ASSOCIATION

This building is located on land occupied by the McCandless Family in the late nineteenth century.

### CONTEXT/COMMENTS

The City of Brampton has a plank structure in their Heritage Listing on the property to the south of this, along Mississauga Road (listed as the "Leflar Plank Structure"), suggesting that plank construction may have been popular in this area at one time. The two buildings may have been built at the same time.

## APPENDIX B - BUILT HERITAGE PROPERTIES



PROJECT NO. TB91063

RECORD NO. BHP 4

DESCRIPTION Apple Factory Brick House



### DESCRIPTION

**Address:** 10020 Mississauga Road  
**Recorded by:** Nancy Saxberg  
**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

This 1.5 storey brick house was likely built between 1870 and 1885 in a vernacular style employing elements of Victorian Gothic (steep roof and vergeboards), Italianate (drip moulding and arches above windows), and Second Empire (bay window on side) styles. It has a well-preserved exterior.

### HISTORICAL ASSOCIATION

The 1877 Historical Atlas map shows this property occupied by a non-resident named "Mrs. N.". No significant historical associations are known.

### CONTEXT/COMMENTS

The house is surrounded by parking areas that are part of the Apple Factory. The context of this house is significantly altered. It was on the City of Brampton's Heritage Listing, but has been removed in the most recent edition (January 2010).



## APPENDIX B - BUILT HERITAGE PROPERTIES



PROJECT NO. TB91063

RECORD NO. BHP 5

DESCRIPTION Greensward House



### DESCRIPTION

**Address:** 2472 Bovaird Drive West  
**Recorded by:** Nancy Saxberg  
**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

This house is 2.5 storeys with Italianate building characteristics (paired windows and dual frontispiece). It was probably built between 1875 and 1885 of red brick. Multiple rooflines visible from the road suggest multiple building phases may be represented.

### HISTORICAL ASSOCIATION

This house is on property associated with the Greensward Family, but it is listed in the City of Brampton's Heritage Listing as the "William McClure House".

### CONTEXT/COMMENTS

This house is on rural former agricultural land. A twentieth-century barn with gambrel roof exists behind the house. Remnants of the nineteenth-century orchard are visible to the left of the house. This remnant orchard is considered a cultural heritage landscape (see CHL3, Appendix C). This house is rated B (significant) on the City of Brampton's Heritage Listing.

## APPENDIX B - BUILT HERITAGE PROPERTIES



PROJECT NO. TB91063

RECORD NO. BHP 6

DESCRIPTION Ross House



### DESCRIPTION

**Address:** 2534 Bovaird Drive West  
**Recorded by:** Nancy Saxberg  
**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

This 2 storey house is a plain foursquare farmhouse. It was probably built in the early twentieth century before 1914.

### HISTORICAL ASSOCIATION

The land was occupied in 1877 by Henry Ross, but the existing structure must have replaced the house shown on this property on the Historical Atlas.

### CONTEXT/COMMENTS

This house is currently surrounded by mid-twentieth century suburban houses. Its farm context has been significantly altered.

## APPENDIX B - BUILT HERITAGE PROPERTIES



PROJECT NO. TB91063

RECORD NO. BHP 7

DESCRIPTION Robert Currie Farm



### DESCRIPTION

**Address:** 2591 Bovaird Drive West  
**Recorded by:** Nancy Saxberg  
**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

This is a 1.5 storey red brick dwelling. Variation in window styles and placement (including one window in the former chimney on the east face), suggest multiple building periods. The steeply gabled roof, square transom window and sidelights, symmetrical chimneys, and Gothic-inspired window indicate that the building may date to the 1860s, although other features suggest a date after the mid 1870s.

### HISTORICAL ASSOCIATION

This building is associated with the Curry (Currie) family of Norval area. The first Curry resident in the area built a sawmill on the Credit River.

### CONTEXT/COMMENTS

This house is part of a farm complex with a layout representative of late nineteenth century farms in the region. The property is graded as A (most significant) on the City of Brampton's Heritage Listing and the farm is also considered a cultural heritage landscape (see CHL4, Appendix C).

## APPENDIX B - BUILT HERITAGE PROPERTIES



PROJECT NO. TB91063

RECORD NO. BHP 8

DESCRIPTION Pettigrew House



### DESCRIPTION

**Address:** 2702 Bovaird Drive West  
**Recorded by:** Nancy Saxberg  
**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

This building is a residential dwelling. The L-shaped plan and Gothic Revival lancet window in the gable suggests construction in the nineteenth century, but it has been modified with variable cladding and a closed-in verandah. Original building may date to between 1860 and 1880.

### HISTORICAL ASSOCIATION

This building is associated with the Pettigrew family of Norval.

### CONTEXT/COMMENTS

This house was constructed facing Bovaird Drive. It is surrounded by twentieth century residential buildings. No evidence of the original farm context remains.

## APPENDIX B - BUILT HERITAGE PROPERTIES



PROJECT NO. TB91063

RECORD NO. BHP 9

DESCRIPTION Laird House



### DESCRIPTION

**Address:** 2838 Bovaird Drive West  
**Recorded by:** Nancy Saxberg  
**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

This building is a residential/commercial structure originally built as a residential dwelling. Architectural style is vernacular Victorian Italianate with Second Empire elements, popular after 1865. This building was likely built between late 1860s and 1880. It was built of red bricks with a hipped roof and arched window pediments in contrasting masonry. The addition on the rear of the building is later.

### HISTORICAL ASSOCIATION

This building is associated with the Laird family of Norval. This family lived on this property for 140 years. "Laird's Hill", along the road descending into Norval, is named after this family. Descendents still live in the area. Laird's Hill is considered a cultural heritage landscape (see CHL5, Appendix C).

### CONTEXT/COMMENTS

This building is located on the east side of a ravine containing a Credit River tributary creek. It faces Bovaird Drive. Multiple outbuildings are located on the property, but these are not detrimental to the heritage character of the property as a whole. This property is included on the City of Brampton Listing and has a grade of B (significant).

## APPENDIX B - BUILT HERITAGE PROPERTIES



PROJECT NO. TB91063

RECORD NO. BHP 10

DESCRIPTION Maxted-Caseley House



### DESCRIPTION

**Address:** 1 Caseley Drive, Brampton  
**Recorded by:** Nancy Saxberg  
**Date Recorded:** 6 November, 2009

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

The historical characteristics of this house are significantly altered. The frontispiece with lancet window (blocked by a tree in this picture) originally held the front door. Cladding and some windows replaced. Style is vernacular Victorian Gothic. May date to 1860s. Photos of house from 1890s in Maxwell 1997.

### HISTORICAL ASSOCIATION

This house is associated with Maxted and Caseley Families. It was originally part of Laird Property.

### CONTEXT/COMMENTS

The context is relatively unchanged. Few other structures on property. Backs onto Credit River Flats (see CHL6, Appendix C), faces Bovaird Drive.

**APPENDIX C**

**CULTURAL HERITAGE LANDSCAPE RECORDS**






## APPENDIX C - CULTURAL HERITAGE LANDSCAPES

PROJECT NO. TB91063

RECORD NO. CHL1

LOCATION Mount Pleasant Crossroads - Creditview Road, Brampton

	PHOTOGRAPH	1a
	<b>Description</b> Mount Pleasant Crossroads, view north showing 1904 church and ca. 1870-1885 brick building.	


	PHOTOGRAPH	1b
	<b>Description</b> Mount Plesant Crossroads, view east-northeast, showing twentieth-century garage and motel.	


# APPENDIX C - CULTURAL HERITAGE LANDSCAPES

PROJECT NO. TB91063

RECORD NO. CHL 2

LOCATION Heritage Road

	<b>PHOTOGRAPH</b>	<b>2a</b>
	<b>Description</b>	
<p>Heritage Road, view southeast to Bovaird Drive. Note lack of shoulders and treed margins.</p>		


	<b>PHOTOGRAPH</b>	<b>2b</b>
	<b>Description</b>	
<p>Heritage Road, view southeast away from Bovaird Drive. Note lack of shoulders and treed/vegetated margins.</p>		


# APPENDIX C - CULTURAL HERITAGE LANDSCAPES

PROJECT NO. TB91063

RECORD NO. CHL 3

LOCATION Greensward Orchard

	<b>PHOTOGRAPH</b>	<b>3a</b>
	<b>Description</b>	
<p>Greensward Orchard, view east showing overgrown apple trees and shrubby undergrowth.</p>		


	<b>PHOTOGRAPH</b>	<b>3b</b>
	<b>Description</b>	
<p>Greensward Orchard, aerial view. Note few trees remaining in rows.</p>		

## APPENDIX C - CULTURAL HERITAGE LANDSCAPES

PROJECT NO. TB91063

RECORD NO. CHL 4

LOCATION Robert Currie Farm

	<table border="1"> <tr> <td data-bbox="1117 396 1386 457">PHOTOGRAPH</td> <td data-bbox="1386 396 1463 457">4a</td> </tr> </table>	PHOTOGRAPH	4a
PHOTOGRAPH	4a		
<table border="1"> <tr> <td data-bbox="1117 485 1463 541">Description</td> </tr> </table>		Description	
Description			
<p>Robert Currie Farm - farmhouse, view southeast.</p>			


	<table border="1"> <tr> <td data-bbox="1117 1209 1386 1270">PHOTOGRAPH</td> <td data-bbox="1386 1209 1463 1270">4b</td> </tr> </table>	PHOTOGRAPH	4b
PHOTOGRAPH	4b		
<table border="1"> <tr> <td data-bbox="1117 1297 1463 1354">Description</td> </tr> </table>		Description	
Description			
<p>Robert Currie Farm - barn, view west from Heritage Road.</p>			

# APPENDIX C - CULTURAL HERITAGE LANDSCAPES

**PROJECT NO.** TB91063

**RECORD NO.** CHL 5

**LOCATION** Laird's Hill

	<b>PHOTOGRAPH</b>	<b>5a</b>
	<b>Description</b>	
	<p>Bovaird Drive entering Norval at bottom of Laird's Hill, view west-southwest.</p>	

	<b>PHOTOGRAPH</b>	<b>5b</b>
	<b>Description</b>	
	<p>Former alignment of Bovaird Drive at top of Laird's Hill, view southwest.</p>	


# APPENDIX C - CULTURAL HERITAGE LANDSCAPES

**PROJECT NO.** TB91063

**RECORD NO.** CHL 6

**LOCATION** Credit River Flats

	<b>PHOTOGRAPH</b>	<b>6a</b>
	<b>Description</b>	
<p>Credit River Flats, view southeast at end of Caseley Drive.</p>		

	<b>PHOTOGRAPH</b>	<b>6b</b>
	<b>Description</b>	
<p>Credit River Flats, view south from lawn at 2975 Bovaird Drive West.</p>		

**APPENDIX D**

**ASSESSOR QUALIFICATIONS**





**APPENDIX E**  
**LIMITATIONS**



## LIMITATIONS

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
  - (a) The Standard Terms and Conditions which form a part of our Professional Services Contract;
  - (b) The Scope of Services;
  - (c) Time and Budgetary limitations as described in our Contract; and,
  - (d) The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Study Area. Our conclusions cannot and are not extended to include those portions of the Study Area which were not reasonably available, in AMEC's opinion, for direct observation.
4. The potential for archaeological resources, and any actual archaeological resources encountered, at the Study Area were assessed, within the limitations set out above, having due regard for applicable heritage regulations as of the date of the inspection.
5. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Undiscovered archaeological resources may be present at the Study Area and may be revealed by means not provided for in our contract.
6. The utilization of AMEC's services during the implementation of any further archaeological work recommended will allow AMEC to observe compliance with the conclusions and recommendations contained in the report. AMEC's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
7. This report is for the sole use of the parties to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information or conclusions in the report, is the sole responsibility of such third party. AMEC accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
8. This report is not to be given over to any third party for any purpose whatsoever without the written permission of AMEC.