



**FINAL REPORT
BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT,
MISSISSAUGA ROAD: QUEEN STREET WEST TO BOVAIRD DRIVE,
BRAMPTON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO.
UPDATE TO TECHNICAL STUDY FOR ADDENDUM TO PREVIOUSLY
APPROVED SCHEDULE 'C' CLASS EA**

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AND

THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT

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Distribution:

- Regional Municipality of Peel – 2 Copies
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- Ministry of Tourism, Culture & Sport – 1 Copy

EXECUTIVE SUMMARY

Amec Foster Wheeler Environment and Infrastructure, a division of Amec Foster Wheeler, Americas Limited (“Amec Foster Wheeler”) was retained by the Regional Municipality of Peel (the “CLIENT”) to provide an update to the *Built Heritage and Cultural Landscape Assessment for a Class Environmental Study, Mississauga Road Improvements from Queen Street West to Bovaird Drive, Brampton, Ontario* prepared by Archaeological Services Inc. (ASI) in 2005. The approximate size of the study corridor corresponds to 13.41 hectares (33.14 acres) (Figures 1 and 2). Mississauga Road and ROW are owned by the Region of Peel (the “OWNER”). Surrounding lands are privately owned, consisting of residential and commercial properties.

The CLIENT retained ASI in 2005 to provide an inventory and preliminary evaluation of potential heritage resources in the study area in support of a Class Environmental Assessment undertaken prior to proposed improvements to this section of Mississauga Road.

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 May 2015b) and the “Municipal Register of Cultural Heritage Resources Designated under Parts IV and V of the *Ontario Heritage Act*” (City of Brampton May 2015a). 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 Tourism, Culture and Sport, which, as administrator of the *Ontario Heritage Act*, is ultimately responsible for the conservation, protection, and preservation of cultural heritage.

The initial evaluation was carried out in February 2005 by Ms. Mary MacDonald of ASI. The heritage property assessment of the study area included a windshield survey and walk-through of the road allowance lands, supplemented by photographic documentation.

On 18 November 2015, the study area was re-visited by Ms. Linda Axford, Senior Heritage Specialist of Amec Foster Wheeler in order to update the previous evaluation. Changes to buildings within the study area, and updated heritage information provided by Ms. Antonietta Minichillo and Ms. Cassandra Jasinski, Heritage Planners for the City of Brampton, required that the initial report be revised.

Based on the updated results of the built heritage and cultural heritage landscape assessment, the following measures are recommended to mitigate project effects on heritage resources:

1. Avoid encroachment onto built heritage properties and cultural heritage landscapes shown in Figures 6, including BH1, 1985 Bovaird Drive W (McCandless Plank House); BH2, 9178 Mississauga Road (white-sided house); and CHL1, Huttonville Cemetery.
2. If it cannot be avoided and protected, conduct a Heritage Impact Assessment of CHL1, Huttonville Cemetery. Heritage Impact Assessments should include detailed historical research, mapping, photographic documentation of landscapes and their context; and,
- 3 Use heritage plants, heritage themes, and/or sympathetic design in landscaping and noise abatement structures where possible.



PROJECT PERSONNEL

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1.0 INTRODUCTION

1.1 Development Context

Amec Foster Wheeler Environment and Infrastructure, a division of Amec Foster Wheeler Americas Limited (“Amec Foster Wheeler”) was retained by the Regional Municipality of Peel (the “CLIENT”) to provide an update to the *Built Heritage and Cultural Landscape Assessment for a Class Environmental Study, Mississauga Road Improvements from Queen Street West to Bovaird Drive, Brampton, Ontario* prepared by Archaeological Services Inc. (ASI) in 2005. The approximate size of the study corridor corresponds to 13.41 hectares (33.14 acres) (Figures 1 and 2). Mississauga Road and ROW are owned by the Region of Peel (the “OWNER”). Surrounding lands are privately owned, consisting of residential and commercial properties.

The CLIENT retained ASI in 2005 to provide an inventory and preliminary evaluation of potential heritage resources in the study area in support of a Class Environmental Assessment undertaken prior to proposed improvements to this section of Mississauga Road.

On 18 November 2015, the study area was re-visited by Ms. Linda Axford, Senior Heritage Specialist of Amec Foster Wheeler in order to update the previous evaluation done by ASI. Changes to buildings within the study area, and updated heritage information provided by Ms. Antonietta Minichillo, Heritage Planner for the City of Brampton, required that the initial report be revised.

This update to the original report presents the changes that have occurred to built heritage and cultural heritage landscapes since the 2005 assessment and makes pertinent recommendations.

1.2 Physical Setting

The study corridor is situated in the Peel Plain physiographic region of southern Ontario near the interface with the South Slope region (Chapman and Putnam 1984).

The Peel Plain covers a large area across the central portions of the Regional Municipalities of Peel, York and Halton. The plain has level to gently rolling surface topography, with a gradual slope downward toward Lake Ontario. The plain is made up of deep deposits of dense limestone and shale till, often covered by a layer of clay sediment. Several major rivers and a number of smaller streams cut across the plain, draining southward into Lake Ontario.

The South Slope physiographic region (Ibid 1984: 172-174) is the southern slope of the Oak Ridges Moraine. The South Slope meets the Oak Ridges Moraine at approximately 300 m about sea level, then descends southward toward Lake Ontario and ends in some areas at elevations below 150 m above sea level. There are numerous streams that descend the South Slope, having cut deep valleys in the till.

European settlers arriving in the first half of the 1800s commenced the clearing of the original forest of pines, oak, cedar, hemlock, basswood and elm. The fertile soils were cleared quickly and by the 1840s the initial stage of settlement was complete. The area became a noted wheat growing area, shipping grain for export to the mills of Weston, Lambton and Toronto. The proximity of the growing population centre that would later become the City of Toronto also provided a market for local products including milk, butter, produce and poultry.

The Credit River drains the southwest part of the City of Brampton. The river proved suitable for mill development and the community of Huttonville was established around a milling centre in the 1800s. Visually Huttonville remains identifiable as a rural community with a concentration of buildings including a church, school, mill building and residences. Flowing northwest to southeast, the Credit River cuts across Mississauga Road at Huttonville, in the vicinity of Embleton Road.

Agriculture dominated the local economy from the beginning of Euro-Canadian settlement in the first part of the 19th century to the latter decades of the 20th century. Since that time urban growth has affected the area with a resulting drop in farm acreage and population. Until recently the area retained a patchwork of agricultural field patterns, delineated by fence lines, tree lines and hedgerows.

The former Township of Chinguacousy is still undergoing significant development, transforming the agricultural landscape to residential and commercial subdivisions. Construction of housing and businesses has resulted in a loss of agricultural lands and buildings along Mississauga Road.

2.0 BACKGROUND

2.1 Legislative Framework and Tools for Cultural Heritage Resource Evaluation

Environmental Assessment (EA) in Ontario

The Province's *Environmental Assessment Act* (EA Act) requires an environmental assessment (EA) of any major public-sector undertaking that has the potential to generate significant environmental effects. This includes public roads, transit, wastewater and storm water installations. Environmental assessments help to determine the ecological, cultural, economic and social impacts of a proposed project. The EA Act exists to provide for the protection, conservation and wise management of Ontario's environment. The EA Act defines "environment" as: "cultural conditions that influence the life of humans or a community", as well as: "any building, structure, machine or other device or thing made by humans". Large scale public infrastructure projects could impact cultural heritage resources in several ways, including displacement through demolition or removal, and/or disruption to the resources by the introduction of elements that are not compatible with the character of the cultural heritage resources.

The EA Act also establishes a "Municipal Class Environmental Assessment (MCEA)" (October 2000, as amended 2007, 2011 and 2015) process to assist in streamlining the planning of municipal projects, such as roads, water and wastewater, forestry, and other projects. Since projects undertaken by municipalities can vary in terms of their environmental impact, such projects are classified in terms of schedules (A, A+, B, and C). A "Schedule A" EA would be undertaken for a project whose environmental effects are typically minimal, whereas a Schedule C would be undertaken for larger scale projects, such as construction of new facilities and major expansions to existing facilities, where the potential for environmental effects is higher and must be thoroughly examined. The EA process includes evaluation of positive and negative impacts on the natural and social environment including impacts on culture.

Provincial Policy Statement

The Provincial Policy Statement (PPS) reinforces the idea that cultural heritage resources provide and contribute to economic, environmental and social benefits. Consideration must be given in a manner that seeks to ensure the protection and wise use of these cultural heritage resources as a matter of provincial interest and as a measurable end result of planning. Therefore, consideration must be given to the conservation of Ontario's cultural heritage when addressing change.

The policies of particular relevance for the conservation of built heritage and cultural heritage landscapes are contained in Section 2, Wise Use and Management of Resources, Subsection 2.6, Cultural Heritage and Archaeology:

2.6.1

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

Provision has also been made for the protection of lands of a proposed development that are located adjacent to protected heritage properties;

2.6.3

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Ministry of Tourism, Culture and Sport

Guidelines for undertaking the assessment of cultural heritage resources are provided by various government ministries, including the Ministry of Tourism, Culture and Sport (MTCS), which acts as administrator of the *Ontario Heritage Act*, and is ultimately responsible for the conservation, protection, and preservation of cultural heritage.

The MTCS has issued guidelines to assist in the identification and assessment of cultural heritage resources as part of the environmental assessment process. These guidelines include: “*Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments*” (1992) and “*Guidelines on the Man-Made Heritage Component of Environmental Assessments*” (1980). These guidelines distinguish between built heritage resources and cultural heritage landscapes. Built heritage resources are individual person-made or modified resources such as buildings or structures. Cultural heritage landscapes are geographical areas that have been modified by human activity over time and may include a grouping of built heritage components.

The MTCS has also issued the *Ontario Heritage Toolkit* (“Toolkit”) to assist in understanding the legislation and tools available for the conservation of cultural heritage resources. The Toolkit provides a framework for heritage property evaluation and 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, cemeteries and burial features, landscapes, spiritual sites, ruins, archeological sites, and areas of archaeological potential (MTCS, 2006: 6).

Ontario Heritage Act

Using policy direction as outlined in the *Provincial Policy Statement* (Ministry of Municipal Affairs and Housing, 2005), the protection of cultural heritage resources is considered a matter of provincial interest under the authority of the *Planning Act* and further defines a built heritage resource as “significant” if it is “valued for the important contribution [it] make[s] to our understanding of the history of a place, an event or a people”. The *Ontario Heritage Act* (OHA) charges the MTCS with the responsibility for the conservation, protection and preservation of Ontario’s cultural heritage and, as such, the MTCS acts as administrator of heritage legislation. The OHA provides tools to Ontario’s municipalities to protect their heritage resources. Municipalities’ conservation efforts are enabled by the OHA, which outlines the criteria to be used for the evaluation of significance. Section 29 of the OHA allows cultural heritage properties to be designated, which results in long-term protection. Further, Section 27 requires the Clerk of a municipality to keep a public register of heritage properties, which includes all those properties designated under the OHA, but also allows municipalities to list non-designated properties on the “Municipal Register,” which provides short-term protection from demolition. When a property is designated under the OHA, it is also placed on the Ontario Heritage Trust’s provincial register of heritage properties.

The primary goals of heritage assessments are: to create a register or inventory of cultural heritage resources within a project study area; to evaluate potential impacts on those resources; and to propose mitigation options (MTCS, 2006). The criteria for identifying and evaluating heritage properties include both quantitative and qualitative attributes. Ontario regulation 9/06 made under the OHA, outlines three categories within which an evaluation of cultural heritage value or interest may be made. These include: design/physical value, historical/associative value, and contextual value.

Cultural heritage landscapes can be evaluated using the same criteria. The United Nations Educational, Scientific and Cultural Organization’s (UNESCO) 2005 operation guidelines for the implementation of the World Heritage Convention outline three categories of cultural landscape (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.

Region of Peel Official Plan

Within the Official Plan (Section 3.6), the Region states that it “encourages and supports heritage preservation, and recognizes the significant role of heritage in developing the overall quality of life for residents and visitors to Peel”. The Region supports the identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel, according to the criteria and guidelines established by the Province. Among its objectives with respect to cultural heritage resources, the Region aims “to identify, preserve and promote cultural heritage resources...for present and future generations” and to support heritage policies and programs set out by area municipalities.

City of Brampton Official Plan

Section 4.10 of the Official Plan is entitled “Cultural Heritage” and claims that the City of Brampton has inherited a rich legacy of cultural heritage resources. It states that:

The preservation of Brampton's heritage is important for many reasons. Heritage resources are non-renewable and once lost, can never be regained. A well-preserved heritage contributes to a sense of permanence and continuity. The preservation of heritage resources provides a vital link with the past and a foundation for planning the future, enabling these important assets to continue to contribute to the identity, character, vitality, economic prosperity and quality of life of the community as a whole. Heritage is more than just old buildings and monuments. It also includes heritage trees, natural features and traditions that define the culture of a place. The definition of heritage has indeed been broadened in recent years to include a diversity of resources, including tangible and intangible. Today, heritage resources are defined as structures, sites, environments, artefacts and traditions which are of historical, architectural, archaeological, cultural and contextual values, significance or interest.

3.0 ASSESSMENT

3.1 Scope of Work and Methodology

The assessment of Built Heritage and Cultural Heritage Landscapes for this project was conducted in accordance with *Ontario Regulation 9/06* under the *OHA*, as amended in 2005 and the guidelines presented in the MTCS's *Ontario Heritage Tool Kit*.

The scope of work for the update to the 2005 built heritage and cultural heritage landscape assessment consisted of the following tasks:

- Consult the City of Brampton Heritage Planner, 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;
- Review of the study area's physical setting to determine its potential for significant heritage land use;
- Review the potential for significant historical occupation as documented in the previous 2005 report, historical atlases and other archival sources;
- Conduct a field survey of the study area to record changes to built heritage and cultural heritage landscapes since the 2005 report;
- Mapping, photographing and other relevant graphics; and,
- Prepare a report of updated findings.

The inventory and preliminary assessment of built heritage and cultural heritage landscapes within the current study area included a windshield survey and walk-through inspection of the road allowance lands, and photographic documentation. The work was conducted on 18 November 2015 under overcast and cool conditions which did not impede the inspection in any way. This work is based on a systematic qualitative process carried out to assess the potential heritage value of a given property based on its physical and design characteristics, historical land use and associations, and context, both social and environmental.

The study area is Mississauga Road (Regional Road 1) from 300 m north of Queen Street West (Regional Road 6) to 300 m north of Bovaird Drive in the City of Brampton, Ontario (Appendix A: Figures 1, 2 and 3).

Following data collection, involving desktop research and a property inspection, the built heritage resources and cultural heritage landscapes observed were assessed based on provincial policy guidelines. The province states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (PPS, 2014: Section 2.6.1). Built heritage resources are defined as “one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.” Cultural heritage landscapes are defined as “a defined geographical areas of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts”. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*. A property must meet one or more the following criteria to be considered significant:

1. The property has design value or physical value because it:
 - a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - b. Displays a high degree of craftsmanship or artistic merit; or
 - c. Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:
 - a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
 - c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it:
 - a. Is important in defining, maintaining or supporting the character of an area;
 - b. Is physically, functionally, visually or historically linked to its surroundings; or
 - c. Is a landmark.

Resources within the study area have been assessed on a preliminary basis against the above criteria to determine whether they have any cultural heritage value or interest that could deem the property significant. They have also been considered in terms of potential project impacts and mitigation measures.

3.2 Analysis

The character of the Mississauga Road study area is a mixture of residential and agricultural development with urban and rural land uses. It contains both open fields, mid-century homes and new housing subdivisions. The exceptions are a nineteenth-century cemetery on the east side of Mississauga Road (at 9612) called Huttonville Cemetery and the McCandless Plank House at 1985 Bovaird Drive. These heritage resources are both designated with the City of Brampton. These are described below and their locations of are shown in Appendix A: 6.

Additional heritage resources are listed by the City of Brampton along Mississauga Road but have not been included due to their considerable distance from any work that would occur on Mississauga Road. One such heritage resource is the McClure farmhouse at 10020 Mississauga Road which is an adjacent property to the study area and has been documented in the Amec Foster Wheeler *Bovaird Heritage Report* of 2015. A second heritage resource not included is the farmhouse at 9330 Mississauga Road which is listed with the City of Brampton and is situated at the end of a long farm lane.

The 2005 Table 1 below (from the ASI Built Heritage and Cultural Landscape Assessment Report) is included here to show the heritage resources that existed in 2005:

Table 1 Built Heritage and Cultural Heritage Landscape Features 2005			
Feature	Address	Feature Type	Age
BHF 1	10020 Mississauga Road, Lot 11, Concession 5W, WHS, City of Brampton Listed as a Category B building on municipal heritage inventory. David McClure Farm	House	Circa 1880
BHF 2	9521 Mississauga Road, City of Brampton Listed as a Category A building on municipal heritage inventory (pending designation under Part IV of the <i>Ontario Heritage Act</i>). Reidon Farm	House	Circa 1894
BHF 3	9283 Mississauga Road, City of Brampton	House	Pre-1900 (likely)
BHF 4	9249 Mississauga Road, City of Brampton	House	Pre-1900
BHF 5	9178 Mississauga Road, City of Brampton	House	Pre-1900
CLU 1	Mississauga Road, Queen Street to Bovaird Drive, City of Brampton	Roadscape	Pre-1900
CLU 2	East side of Mississauga Road (at 9612), City of Brampton, Lot 9, Concession 4W.	Huttonville Cemetery	Pre-1900

Table 2 below shows the changes that have occurred in the last decade in the 5 built heritage features and 2 cultural heritage landscapes that were described in Table 1:

Table 2 Built Heritage and Cultural Heritage Landscapes Features 2016			
Feature	Address	Feature Type	Notes
BHF 1	10020 Mississauga Road, Lot 11, Concession 5W, WHS, City of Brampton Listed as a Category B building on municipal heritage inventory. David McClure Farm	House	An adjacent property that is covered in the "Bovaird" ¹ report updated in 2015
BHF 2	9521 Mississauga Road, City of Brampton Listed as a Category A building on municipal heritage inventory (pending designation under Part IV of the <i>Ontario Heritage Act</i>). Reidon Farm	House	This house was moved to 118 Royal West Drive and is designated.
BHF 3	9283 Mississauga Road, City of Brampton	House	Demolished
BHF 4	9249 Mississauga Road, City of Brampton	House	Demolished
BHF 5	9178 Mississauga Road, City of Brampton	House	Although not listed it is a heritage attribute
CLU 1	Mississauga Road, Queen Street to Bovaird Drive, City of Brampton	Road-scape	Although not listed it is a heritage attribute
CLU 2	East side of Mississauga Road (at 9612), City of Brampton, Lot 9, Concession 4W.	Huttonville Cemetery	Designated

Table 3 below shows the current heritage resources that are taken into account in this report:

Table 3 Updated Built Heritage and Cultural Heritage Landscape Features 2016			
Feature	Address	Feature Type	Notes
BHF 1	1985 Bovaird Drive, The McCandless Plank House	House	Designated
BHF 2	9178 Mississauga Road, City of Brampton	House	Although not listed it is a heritage attribute

¹ *Built Heritage and Cultural Heritage Landscape Assessment, Bovaird Drive: Lake Louise Drive/Worthington Avenue to Old Pine Crest Road, Brampton, Regional Municipality of Peel, Ontario, Amec Foster Wheeler, Revised August 2015.*

Table 3 Updated Built Heritage and Cultural Heritage Landscape Features 2016			
CLU 1	Mississauga Road, Queen Street to Bovaird Drive, City of Brampton	Road-scape	Although not listed it is a heritage attribute
CLU 2	East side of Mississauga Road (at 9612), City of Brampton, Lot 9, Concession 4W.	Huttonville Cemetery	Designated

The above properties will be described in more detail in the Heritage Resource Sheets below where *Ontario Regulation 9/06* was used to determine Heritage Value.

Identification Number	BH 1
Lot and Concession Number	Lot 10, Concession 4, WHS, Chinguacousy Township
Property Name	Andrew McCandless Plank House
Street Address	1985 Bovaird Drive West, Brampton
Recognition (Designated or Listed)	Designated
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Circa 1840
Building Type	1 ½ storey three-bay Georgian farmhouse with a simple side-gable roof on a rubble stone foundation with a top course of dressed stone. The house exhibits a unique building technique known as horizontal plank or “plank’ construction.
Cultural Heritage Value	High
Heritage Impact of Development	Low

Identification Number	BH 1
Lot and Concession Number	Lot 10, Concession 4, WHS, Chinguacousy Township
<p>Photo: 2015 photo of the plank house after it was wrapped to preserve it and surrounded by a fence.</p>	 <p>Plate 1: BH 1</p>

	No.	Description	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	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 circa 1840. It was built using horizontal planks to fill the walls. This is a relatively unusual building technique in Ontario.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	This building is located on land occupied by the McCandless Family in the late nineteenth century.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	The building technique indicates that sawn lumber was plentiful to the building, suggesting that a sawmill was close by.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	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.
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

Identification Number	BH 2
Lot and Concession Number	Lot 5, Concession 4, Chinguacousy Township
Property Name	None
Street Address	9178 Mississauga Road, City of Brampton
Recognition (Designated or Listed)	None
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Pre-1900
Building Type	Vernacular House
Cultural Heritage Value	Low
Heritage Impact of Development	Low
Photo: 9178 Mississauga Road, White sided house with front veranda, surrounded by a chain-linked fence	 <p>Plate 2: BH 2</p>

Criteria	No.	Description	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Representative pre1900, 1 ½ storey house with centre gable has small cathedral windows set beneath two window gables and a porch on southern elevation.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	It contributes to an understanding of Brampton's rural beginnings.
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

Identification Number	CHL 1
Lot and Concession Number	Lot 9, Concession 4W
Property Name	Huttonville Cemetery
Street Address	East side of Mississauga Road, City of Brampton
Recognition (Designated or Listed)	Designated
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	1841
Landscape Type	Cemetery
Cultural Heritage Value	High
Heritage Impact of Development	High
Photo: Huttonville Cemetery, unfenced and adjacent to Mississauga Road set in a wooded lot.	 <p>Plate 3: CHL1</p>

Criteria	No.	Description	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Representative rural Ontario cemetery with first burial in 1841 and the last in 1930. The Methodist Episcopal Church stood at this site, possibly pre-1877.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Has a direct association with Huttonville village and a pre-existing Methodist Episcopal Church with stood on the site.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	A plaque of honour on the site details that a cairn was erected in 1983, but the first burial was in 1841. Various denominations are buried here.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	It contributes to an understanding of Brampton's rural beginnings.
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	It is a landmark in Brampton.

Identification Number	CHL 22
Lot and Concession Number	
Property Name	None
Street Address	Mississauga Road, City of Brampton
Recognition (Designated or Listed)	None
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Pre-1900
Landscape Type	Roadscape
Cultural Heritage Value	Moderate
Heritage Impact of Development	Moderate
Photo: Mississauga Road	 <p>Plate 4: CHL 22</p>

Criteria	No.	Description	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Representative paved slightly undulating two-lane highway with wide gravel shoulders, grass ditches and a combination of farm complexes set back from the road and new more intensive development.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Mississauga Road follows the route of an early concession road as evidenced by a number of extant historic farmsteads.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	It contributes to an understanding of Brampton's rural beginnings.
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

4.0 CONCLUSIONS

Projected effects of the widening and improvement of Mississauga Drive from Queen Street West to Bovaird Drive, Brampton, Ontario 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 Mississauga Road between Queen Street West and Bovaird Drive 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 an increasing intensity of existing conditions, particularly audible effects. Traffic noise is an existing condition throughout the study area. 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. The two cultural heritage landscapes identified during this study, Huttonville Cemetery (CHL1), and Mississauga Road itself (CHL2), are evocative vestiges of heritage land use, although Mississauga Road has also been altered, changing its character from an early concession road to a much busier urban street with higher density residential and commercial areas.

Moderate effects are anticipated with respect to the McCandless Plank House (BH1) and the house at 9178 Mississauga Road (BH2), also due to distance from the construction zone. Moderate effects are anticipated at the Mississauga Road roadscape (CHL2) due to existing contextual alterations that have already diminished the heritage character of this resource.

A high magnitude of effects are anticipated at the Huttonville Cemetery (CHL1), 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.

Table 4 provides 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 and Mississauga Road, the value of the resource, and existing conditions.

Table 4 Summary of Heritage Features in the Study Area			
Record Number	Address/Description	City of Brampton Heritage Listing	Magnitude of Project Effects
BH1	1985 Bovaird Drive W; McCandless Plank House	Designated under the Ontario Heritage Act	Moderate due to distance from Mississauga Road
BH2	9178 Mississauga Road House	Not listed	Moderate due to distance from Mississauga Road
CHL1	Huttonville Cemetery	not listed Designated under the Ontario Heritage Act	High
CHL2	Mississauga Road	not listed	Moderate due to existing alterations which have already affected the heritage character of the road

In summary, two buildings and two landscapes within the study area are considered to have heritage value or interest, mainly because they reflect the late nineteenth-century rural/village/hamlet occupation of the region.

Two of these heritage resources are included in the City of Brampton's most recent Heritage Designations. One of the built heritage properties within the study area, the Andrew McCandless Plank House at 1985 Bovaird Drive West, has been designated under the *Ontario Heritage Act*. The Huttonville Cemetery, a cultural heritage landscape, has also been designated under the *Ontario Heritage Act*.

5.0 RECOMMENDATIONS

Based on the updated results of the built heritage and cultural heritage landscape assessment, the following measures are recommended to mitigate project effects on heritage resources:

1. Avoid encroachment onto built heritage properties and cultural heritage landscapes shown in Figures 6, including BH1, 1985 Bovaird Drive W (McCandless Plank House); BH2, 9178 Mississauga Road (white-sided house); and CHL1, Huttonville Cemetery.
2. If it cannot be avoided and protected, conduct a Heritage Impact Assessment of CHL1, Huttonville Cemetery. Heritage Impact Assessments should include detailed historical research, mapping, photographic documentation of landscapes and their context; and,
3. Use heritage plants, heritage themes, and/or sympathetic design in landscaping and noise abatement structures where possible.

6.0 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of Amec Foster Wheeler Environment and Infrastructure, a division of Amec Foster Wheeler Americas Limited. Amec Foster Wheeler 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 B.

7.0 CLOSURE

This report was prepared for the exclusive use of the Regional Municipality of Peel, Ontario and is intended to provide an update to the Built Heritage and Cultural Landscape Assessment for a Class Environmental Study, Mississauga Road Improvements from Queen Street West to Bovaird Drive, Brampton, Ontario prepared by Archaeological Services Inc. (ASI) in 2005.

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 Foster Wheeler will be required. With respect to third parties, Amec Foster Wheeler 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 background study and property inspection conducted by Amec Foster Wheeler. It is based solely on the review of the previous 2005 report, a review of historical information and data obtained by Amec Foster Wheeler as described in this report. Except as otherwise maybe specified, Amec Foster Wheeler disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Amec Foster Wheeler after the time during which Amec Foster Wheeler conducted the assessment.

In evaluating the property, Amec Foster Wheeler has relied in good faith on information provided by other individuals noted in this report. Amec Foster Wheeler 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 Foster Wheeler 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 Foster Wheeler 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 C.

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 Foster Wheeler Environment and Infrastructure,
a Division of Amec Foster Wheeler Americas Limited**

Prepared by:



Linda Axford, MLA, CAHP
Senior Heritage Specialist

Reviewed by:



Shaun Austin, Ph.D.
Senior Reviewer

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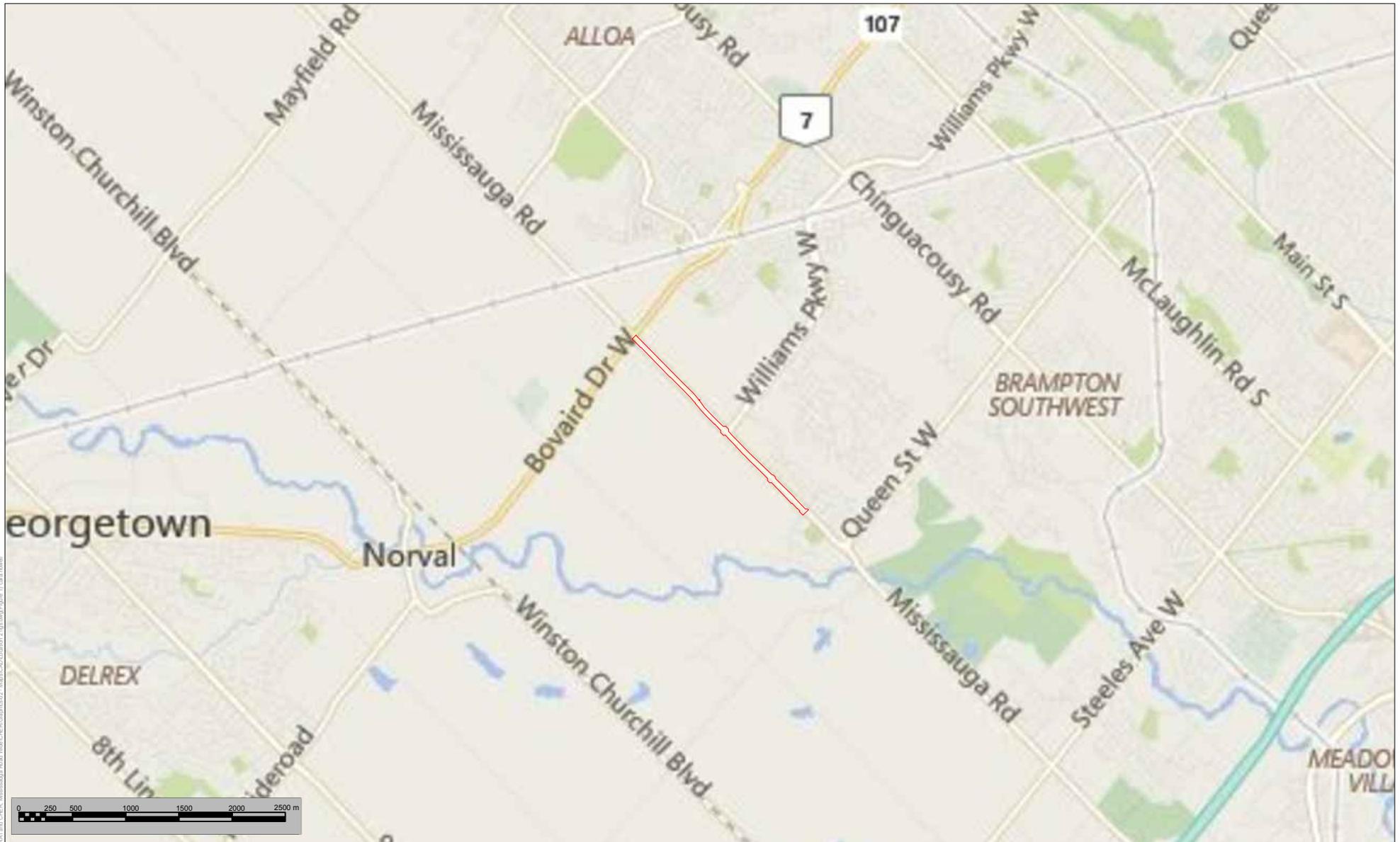
1877 *Illustrated Historical Atlas of the County of Peel*. Miles & Co., Toronto, Ontario.

Personal Correspondence:

April 2016, Antonietta Minichillo, heritage planner for the City of Brampton.
May 2016, Cassandra Jasinski, heritage planner for the City of Brampton.

APPENDIX A

FIGURES



LEGEND	
	Study Area

NOTES:
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE REPORT No. TB155085.
 Conditions encountered in the field may be different from the interpreted information presented on this figure.
 SOURCE: ESRI

CLIENT:
 CITY OF BRAMPTON
 REGION OF PEEL

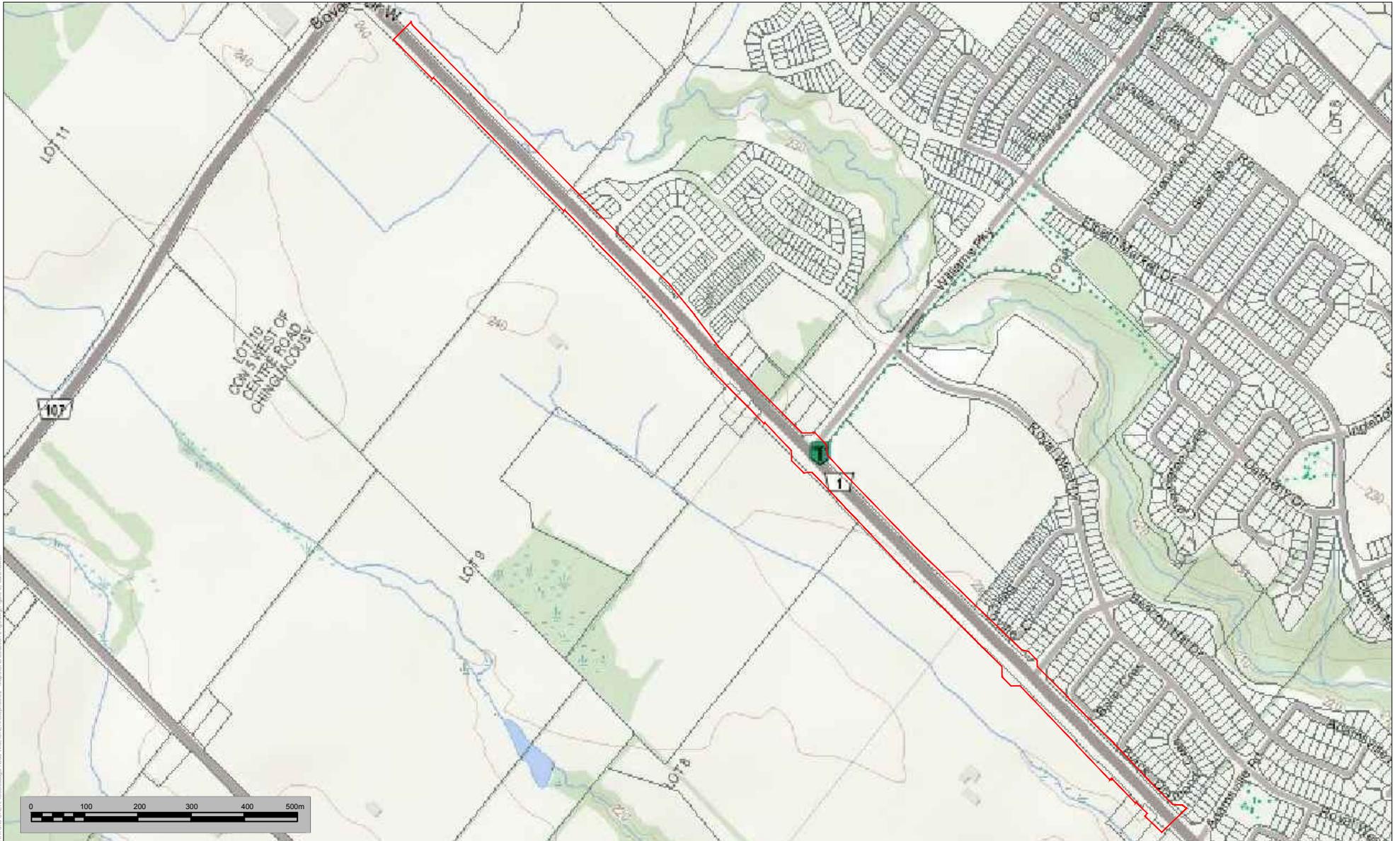
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 Checked By: SA

Revision N°: 01
 Scale: 1: 50,000



Built Heritage/Cultural Heritage Landscape Assessment Mississauga Road Widening, (300m North of Queen Street 100 m South of Bovaird Drive), City of Brampton	
Location of the Study Area	
PROJECT N°: TP155085	FIGURE: 1
DATE: 29 Aug 2016	
Amec Foster Wheeler Environment and Infrastructure 505 Woodward Ave., Hamilton, ON L8H6N6 tel: 905-312-0700 www.amectw.com	
	

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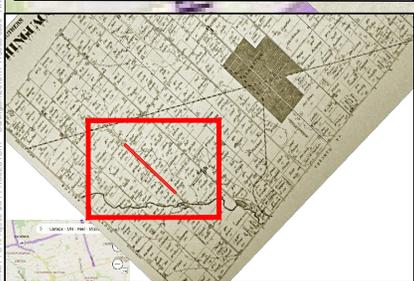
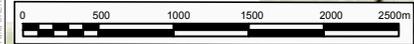
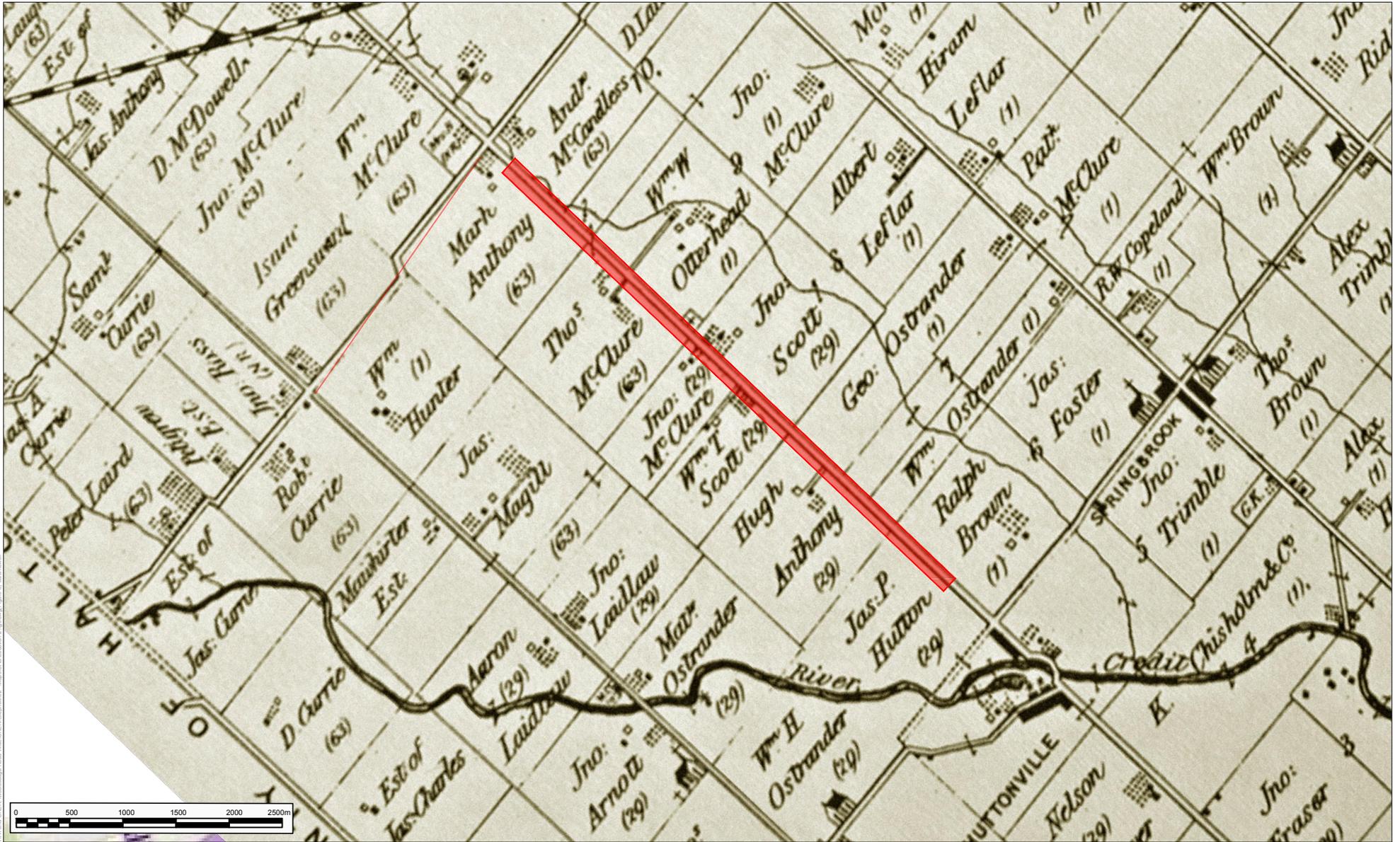


LEGEND	
	Study Area

NOTES:
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE REPORT No. TB155085.
 Conditions encountered in the field may be different from the interpreted information presented on this figure.
SOURCE:
<https://www.ontario.ca/page/topographic-maps>

CLIENT: CITY OF BRAMPTON REGION OF PEEL	
Drawn By:	CH
Checked By:	SA
Revision N°:	01
Scale:	1: 10,000
	

Built Heritage/Cultural Heritage Landscape Assessment Mississauga Road Widening, (300m North of Queen Street 100 m South of Bovard Drive), City of Brampton	
Topographic Map Showing the Location of the Study Area	
PROJECT N°:	TP155085
DATE:	29 Aug 2016
FIGURE: 3	
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LEGEND

 Study Area

NOTES:
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 Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: 1877 Illustrated Historic Atlas of the County of Peel Map Showing the Location of the Study Area

CLIENT:
 CITY OF BRAMPTON
 REGION OF PEEL

Drawn By: CH
 Checked By: SA
 Revision N°: 01
 Scale: 1: 50,000

Built Heritage/Cultural Heritage Landscape Assessment
 Mississauga Road Widening, (300m North of Queen Street
 100 m South of Bovaird Drive), City of Brampton

1877 Illustrated Historic Atlas of the County of Peel
 Map Showing the Location of the Study Area

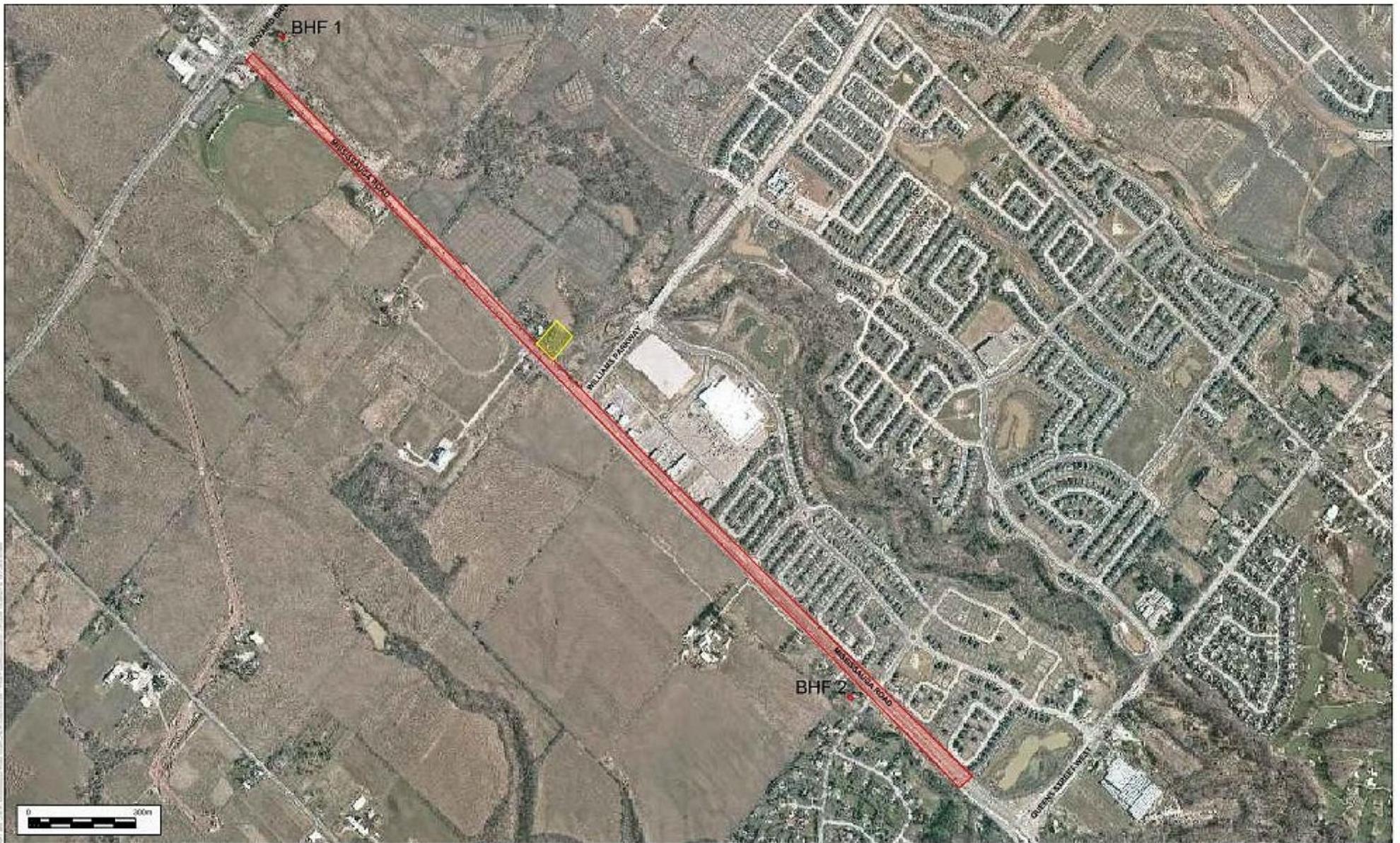
PROJECT N°: TP155085
 DATE: 29 Aug 2016

FIGURE:
5



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LEGEND

-  Cultural heritage landscape
-  Built heritage feature

NOTES:
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Conditions encountered in the field may be different from the interpolated information presented on this figure.

SOURCE: Ministry of Natural Resources and Forestry
<http://www.gloceapp.fc.gov.on.ca>

CLIENT:
 CITY OF BRAMPTON
 REGION OF PEEL

Drawn By: CH
 Checked By: LA
 Revision N°: 1
 Scale: As Indicated



Built Heritage/Cultural Heritage Landscape Assessment
 Mississauga Road Widening, (30m North of Queen Street to 100m South of Bovaird Drive) City of Brampton

Heritage Resources Within the Study Area, 2016 update

PROJECT N°: TP155005
 DATE: 29 Aug 2016

FIGURE: 6

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 Tel: 905-312-4700 www.amec.com



APPENDIX B
ASSESSOR QUALIFICATIONS

ASSESSOR QUALIFICATIONS

Linda Axford, MLA, Senior Heritage, Specialist Role: Research and Report Writer

– Ms. Axford has been working in heritage planning since 2001. She has conducted historical background research, field surveys, analysis of built heritage and cultural landscapes and report writing. She has worked in municipal government and is very knowledgeable about federal and provincial planning policy as it relates to heritage. She holds a Masters degree in Landscape Architecture, an Honours Bachelor of Arts in History and is a member of the Canadian Association of Heritage Professionals (CAHP).

Shaun Austin, Ph.D., Associate Archaeologist, Role: QA/QC Review

– Dr. Austin is the Leader of Amec Foster Wheeler’s cultural heritage resources group and is based in the Hamilton Office. He has been working in Canadian archaeology and heritage since 1976 and as an archaeological and heritage consultant in Ontario since 1987. He is a dedicated cultural heritage consultant with repeated success guiding projects through to completion to the satisfaction of the development proponent, First Nations and cultural heritage community stakeholder groups. His areas of interest and expertise include pre-contact Aboriginal lithics and ceramics. Dr. Austin holds a **Professional Archaeology License (P141)** issued by the Ontario Ministry of Tourism, Culture and Sport, is MTO RAQs certified in Archaeology/Heritage and is a member of the Ontario Association of Professional Archaeologists.

Cara Howell B.A., Staff Archaeologist, Role: GIS Support

– Ms. Howell holds a B.A. Degree in Anthropology and Classical Archaeology from McMaster University and has been working in the field of archaeological consulting since 1999. She holds an **Applied Research license (License R180)** in archaeology from the Ontario Ministry of Tourism, Culture and Sport and possesses a full range of archaeological skills. As a result of her specialized interest in the historic Euro-Canadian period, she has become an authority on early Euro-Canadian artifacts and historic period background research. As the archaeology Laboratory Director for Amec Foster Wheeler’s Cultural Heritage Resources Group, she developed and implements a computerized cataloguing system for artifacts and other resources. Ms. Howell also serves as lead liaison with First Nations communities.

APPENDIX C

STANDARD 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 Foster Wheeler's opinion, for direct observation.
4. The potential for heritage resources, and any actual heritage 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. Services including a background study and property inspection were performed. Amec Foster Wheeler's work, including archival studies and a site visit were conducted in a professional manner and in accordance with the Ministry of Tourism and Culture's guidelines. It is possible that unforeseen and undiscovered heritage resources may be present at the Study Area.
6. The utilization of Amec Foster Wheeler's services during the implementation of any further heritage work recommended will allow Amec Foster Wheeler to observe compliance with the conclusions and recommendations contained in the report. Amec Foster Wheeler'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 of conclusions in the report, is the sole responsibility of such third party. Amec Foster Wheeler 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 other than a governmental entity, for any purpose whatsoever without the written permission of Amec Foster Wheeler, which shall not be unreasonably withheld.