



**ORIGINAL REPORT
BUILT HERITAGE/CULTURAL HERITAGE LANDSCAPE ASSESSMENT
FOR THE PROPOSED WIDENING OF
MISSISSAUGA ROAD (REGIONAL ROAD 1) FROM
300 METRES NORTH OF FINANCIAL DRIVE TO
300 METRES NORTH OF QUEEN STREET WEST (REGIONAL ROAD 6),
CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

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EXECUTIVE SUMMARY

Amec Foster Wheeler Environment & Infrastructure, a Division of Amec Foster Wheeler Americas Limited (“Amec Foster Wheeler Environment & Infrastructure”) was retained by the Region of Peel (the “CLIENT”) to conduct a Built Heritage/Cultural Heritage Landscape Assessment for the proposed widening of Mississauga Road (Regional Road 1) from 300 m north of Financial Drive to 300 m north of Queen Street West (Regional Road 6) in the City of Brampton, Ontario (Appendix A: Figures 1, 2 and 3). The assessment was triggered by a Schedule “C” Municipal Class Environmental Assessment. The approximate size of the study corridor corresponds to 8.44 hectares (20.85 acres). The assessment included a 22.5 m total Right-of-Way (ROW) from the centre lane, corresponding to approximately 22.5 m on either side of the road.

The background research was conducted by Ms. Linda Axford. The background research included a property inspection by Ms. Axford. The property inspection was conducted from within the current ROW as permission to access lands outside of the ROW was not granted at the time of the assessment. The ROW afforded a clear vantage of the entire study area. The property inspection took place on 18 November, 2015. The temperature that day was approximately 12 degrees Celsius with partly overcast skies. Weather conditions did not impede the property inspection in any way.

Based on the results of the Built Heritage and Cultural Heritage Landscape Assessment of the study area and after consultation with Antonietta Minichillo, the heritage planner for the City of Brampton, the following recommendations are made with regard to potential project effects on heritage resources:

1. The Designated resource at 2 & 3 – 2100 Embleton Road (the McMurchy Woolen Mill), and the six Grade B-Listed properties at 2014 and 2015 Embleton Road, 8837 and 8935 Mississauga Road, 18 River Road and River Road itself each contains buildings and landscapes with cultural heritage value and should be avoided by the future widening of Mississauga Road if possible. Moreover, any roadwork adjacent to these properties should be engineered so as to ensure that the heritage character of the buildings and landscapes on these properties is not unduly obscured or impacted.
2. Should the Region of Peel decide that avoidance of the properties at 2 & 3 – 2100 Embleton Road and 2014 Embleton Road, along with 8837 and 8935 Mississauga Road and River Road where it runs parallel to Mississauga Road cannot be accommodated within the development plan, these resources should be subjected to Heritage Impact Assessments in order to elucidate their heritage character fully and to make specific mitigation recommendations based on the final detailed design.

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1.0 INTRODUCTION

1.1 Development Context

Amec Foster Wheeler Environment & Infrastructure, a Division of Amec Foster Wheeler Americas Limited (“Amec Foster Wheeler Environment & Infrastructure”) was retained by the Region of Peel (the “CLIENT”) to conduct a Built Heritage/Cultural Heritage Landscape Assessment for the proposed widening of Mississauga Road (Regional Road 1) from 300 m north of Financial Drive to 300 m north of Queen Street West (Regional Road 6) in the City of Brampton, Ontario (Appendix A: Figures 1, 2 and 3). The assessment was triggered by a Schedule “C” Municipal Class Environmental Assessment. The approximate size of the study corridor corresponds to 8.44 hectares (20.85 acres). The assessment included a 22.5 m total Right-of-Way (ROW) from the centre lane, corresponding to approximately 22.5 m on either side of the road.

The background research was conducted by Ms. Linda Axford (CAHP). The background research included a property inspection by Ms. Axford. The property inspection was conducted from within the current ROW as permission to access lands outside of the ROW was not granted at the time of the assessment. The ROW afforded a clear vantage of the entire study area. The property inspection took place on 18 November, 2015. The temperature that day was approximately 12 degrees Celsius with partly overcast skies. Weather conditions did not impede the property inspection in any way.

All aspects of the Built Heritage/Cultural Heritage Landscape Assessment were conducted in accordance with *Ontario Regulation 9/06* made under the *Ontario Heritage Act*, as amended in 2005, and the guidelines presented in the Ontario Ministry of Tourism, Culture and Sport’s *Ontario Heritage Tool Kit*. This report presents the results of the 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.

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 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 since the beginning of the 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 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.

Photographic documentation of the current conditions of the study area can be found in Appendix B.

1.3 Historical Context

Township of Chinguacousy

The study area was historically within the Township of Chinguacousy, Peel County. The historic community of Huttonville is located within the study area.

The British government bought 84,000 acres (33,995 hectares) of the “Mississauga Tract”, often referred to as the First Purchase, in 1805 from the Mississaugas. A second purchase of 648,000 acres (262,235 hectares) from the Mississaugas in 1818 included the land that would become the townships of Albion, Caledon, Chinguacousy, Toronto Gore and the northern part of Toronto Township. The initial Euro-Canadian

development stage of survey, settlement and land clearing took place between 1818 and 1840.

Chinguacousy Township was surveyed in 1819 on a grid survey with north to south concession lines set three-quarters of a mile apart and east to west sideroads set two miles apart. Each rectangle was divided into five lots of 200 acres (80.94 hectares) each. The lots were generally sold as half lots of 100 acres (40.47 hectares). Hurontario Street, located in the centre of the township, divided the township into two parts, and the concessions were numbered east and west from it. Settlement began around 1819 and land clearance within the township occurred quickly prior to 1850 (Walker & Miles 1877: 90).

The majority of the first settlers in Chinguacousy were from New Brunswick, United States and parts of Upper Canada. Many were the children of the U.E. Loyalists who came to Canada at the close of the American Revolution and first settled in Niagara (Ibid 1877: 90).

The Tremaine Map of the County of Peel (1859) indicated a well settled farming area around “Hutton’s Mills” on the Credit River, Lot 5 in Concession 5 WHS. A small population centre was also shown in the area around James P. Hutton’s mill site. The *Illustrated Historical Atlas of the County of Peel* (1877) describes Chinguacousy Township as:

A first-class agricultural township and the farmers as a general thing have been very successful in their undertakings, many of them having amassed quite a fortune. The township is noted for its beautiful and substantial farm residences and commodious barns. The farms are generally in the highest state of cultivation, while the grounds in front of the residences are for the most part tastefully arranged with beautiful flowers and shade trees, giving each place and the country generally a handsome appearance (Miles & Walker, 1877: 64).

In 1821 the Township of Chinguacousy had a population of 412, with 230 acres (93 hectares) of cultivated land. The total assessed acreage of the Township at that time was 80,271 acres (32,484 hectares). By 1876 the population had grown to 6,129 (Ibid 1877:90). Chinguacousy is divided by Hurontario Street which runs through its centre with the concessions numbering east and west from it. Chinguacousy was considered a first-class agricultural township and the farmers, in general, were very successful (Ibid 1877: 90). The Township was noted for its beautiful and substantial farm residences and commodious barns (Ibid 1877: 90). The Credit River, almost immediately after entering the township from Caledon, makes an eccentric curve, and runs towards Halton,

returning to Chinguacousy in the lower part of the township. In addition, Etobicoke Creek runs through the centre of the township, and there are also several small streams and branches of the Humber River and Mimico Creek (Ibid 1877: 90).

The township continued to prosper as an agricultural area into the 20th century. Small hamlets and villages dotted the landscape around the larger centre of Brampton. Urban development began to transform the agricultural landscape of the township in the latter part of the 20th century. The west half of the township in the Huttonville area remained agricultural in character into the last decade of the 20th century. Several nurseries and flower growing enterprises were located along Embleton Road to the west of Huttonville.

With the establishment of the Regional Municipality of Peel on January 1, 1974, a small area of the former Toronto Township in Mississauga was amalgamated into the new City of Brampton along with parts of Chinguacousy Township and Toronto Gore Township.

Huttonville

The village of Huttonville, situated on the Credit River, on the 4th line west, Chinguacousy, is within the current study area. In 1848 a mill was established by Ralph Brown on the Credit River at a hamlet known as the Wolf's Den. The hamlet became known as Huttonville in 1873 after Brown sold the mill to James P. Hutton in 1855. Hutton added a circular saw, a lath and a shingle mill. Huttonville also had a store operated by a Mr. Shawcross, and a post office was established in 1865. The *Directory of the County of Peel (1873-74)* describes Huttonville as "...a small village in the Township of Chinguacousy, four miles west from Brampton on the Credit River, with excellent water power that is used successfully by Mr. Hutton, the proprietor of the Mill" (Lynch, 1874). Inhabitants of the village included: James P. Hutton esquire, mill owner and postmaster; several sawyers, labourers and teamsters; and an innkeeper, merchant and carpenter. According to the *Illustrated Historical Atlas (1877)* Huttonville was second in size only to Brampton in Peel County. It included a single store, a wagon shop, a blacksmith shop and a temperance hotel in 1877 and was described as "...an enterprising village, situated on the River Credit, on the fourth line, Chinguacousy, with a population of about 150. The principal business is the celebrated mills of J.P. Hutton, Esq." (Miles & Walker, 1877: 64).

In the early decades of the 20th century, Huttonville continued to prosper due to the mill and a hydro dam. The *Province of Ontario Gazetteer and Directory (1910-11)* stated that Huttonville had maintained a population of 200 from the early 1890s, along with a daily stage to Brampton. P.H. Copeland was then the postmaster and grocer, while John Adams had a blacksmith shop. Robert Taylor operated a second grocery and John McMurphy assumed ownership of the woollen mill.

1.4 Review of Historical Records

Historically, the study corridor is located on Part of Lot 4, Lot 5 and Part Lot 6, Concession 4 West, and Part of Lot 4 Lot 5 and Part Lot 6, Concession 5 West, formerly in the Township of Chinguacousy, County of Peel, now in the City of Brampton, Regional Municipality of Peel, Ontario.

The 1859 Tremaine Map of the County of Peel, Ontario was reviewed to determine the potential for the presence of heritage resources within the study corridor during the 19th Century. Figure 4, Appendix A shows the approximate placement of the study corridor on the 1859 Historical Map while Table 1 lists the property owner(s) and historic feature(s) illustrated within or adjacent to the study corridor.

Table 1: Property Owner(s) and Historic Feature(s) Illustrated Within or Adjacent to the Study Corridor in 1859			
Concession	Lot	Owner(s)	Illustrated Feature(s) Present
4W	4	Mrs. Mary Ann Forrest	A portion of the Credit River is within this lot but not directly within the study area. There is one residence in the upper eastern section, not within the current study area.
4W	5	Jacob Snure	A portion of the Credit River is illustrated within the study area, one residence is illustrated to be present, not directly within the current study area.
4W	6	Jas Pearen	One barn and one residence are illustrated, not within the current study area.
5W	4	Jas Ostrander	No buildings are shown.
5W	5	Jas P. Hutton	A portion of the Credit River is illustrated within the study area. There are two mills which are named on the map as <i>Hutton's Mills</i> (one within the study area), a pond associated with the Credit river (not within the current study area) and a road (a portion of the northeast section is within the study area).
5W	6	Jas Ostrander	A portion of the Credit River is illustrated to run through the centre of this lot (not within the current study area). No buildings are shown.

The 1877 Illustrated Historical Atlas of the County of Peel, Ontario was reviewed to determine the potential for the presence of heritage resources within the study corridor during the 19th Century. Figure 5, Appendix A shows the approximate placement of the study corridor on the 1877 Historical Map while Table 2 lists the property owner(s) and historic feature(s) illustrated within or adjacent to the study corridor.

Table 2: Property Owner(s) and Historic Feature(s) Illustrated Within or Adjacent to the Study Corridor in 1877			
Concession	Lot	Owner(s)	Illustrated Feature(s) Present
4W	4	K. Chisholm & Co.	A portion of the Credit River is within this lot but not directly within the study area. There is one residence and one orchard in the upper eastern section, not within the current study area.
4W	5	No name is illustrated	A portion of the Credit River is illustrated within the study area, one residence and two orchards are illustrated to be present, not directly within the current study area.
4W	6	Ralph Brown	One barn, one residence and an orchard are illustrated, not within the current study area.
5W	4	Nelson Conover	One residence and one orchard are illustrated to be present, not within the current study area.
5W	5	Huttonville	A portion of the Credit River is illustrated within the study area. There are two mills (one within the study area) and two additional structures (one within the study area) associated with the mills, one barn, one residence and two orchards (not within the current study area), a pond associated with the Credit river (not within the current study area) and a road (a portion of the northeast section is within the study area).

Table 2: Property Owner(s) and Historic Feature(s) Illustrated Within or Adjacent to the Study Corridor in 1877			
Concession	Lot	Owner(s)	Illustrated Feature(s) Present
5W	6	Jas P. Hutton	A portion of the Credit River is illustrated to run through the centre of this lot (not within the current study area). There is a church, a barn and a residence illustrated on the south side of the river (not within the current study area)

A review of the Surname Index in the *1877 Illustrated Historical Atlas of the County of Peel, Ontario* was also completed. There are five entries for K Chisholm & Co. Three of them are in the Township of Caledon indicating that K. Chisholm & Co. had land on Lots 9, 10 and 11, Concession 4 West. Two of the entries are for the Township of Chinguacousy South on Lots 3 and 4, Concession 4 West. As noted, Lot 4, Concession 4 West is within the study area. There is one entry for Jas. P. Hutton on Lot 6, Concession 5 West in the Township of Chinguacousy South as noted in Table 2. There is one entry recorded for Ralph Brown on Lot 6, Concession 4 West in the Township of Chinguacousy South as noted in Table 1. Nelson Conover is also recorded on Lot 4, Concession 5 West in the Township of Chinguacousy as noted in Table 2.

A biographical note regarding J.P. Hutton Esq, (Walker & Miles: 1877: 94) indicates that his father was born in Perthshire, Scotland. J.P. Hutton came to Canada in 1819. He first lived in Quebec, resided there for a few years, and then moved to Niagara where he was married. He lived there for 10 years, and in 1831 moved to the Township of Chinguacousy where he settled and lived until his death at the age of 82 (in 1875) (Ibid 1877: 94). He had nine children: eight boys and one girl, and approximately 34 grandchildren (ibid 1877: 94).

His son, J.P. Hutton, Jr. was born in 1821 in Niagara. He settled in Chinguacousy in 1831. In 1855 he married Miss Jemima Worts of Chinguacousy. He was politically active and engaged in farming and lumbering most of his life (Ibid 1877: 94). He owned 300 acres (121 hectares) of land in a block, approximately 100 acres (40 hectares) of which he cleared (Ibid 1877: 94). He was President and Director of the Peel Agricultural Society, was appointed Magistrate in 1857, was captain of the militia, and was a member of the Chinguacousy Council for 10 years while holding the position of Deputy Reeve the entire time (Ibid 1877: 94).

Built Heritage/Cultural Heritage Landscape Assessment
Proposed Widening of Mississauga Road from 300 m
North of Financial Dr. to 300 m North of Queen St. W.,
City of Brampton, Regional Municipality of Peel, Ontario



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 stormwater 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 value, 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 this assignment consisted of the following tasks.

- Background historic research, including consultation of primary and secondary source research and historic mapping. Historical overview of agents and themes of historical and cultural landscape significance, and their changes over time;
- Data collection to obtain a listing of cultural heritage structures/objects and cultural heritage landscapes on current National, Provincial and Municipal heritage lists (easements and designations);
- Field review, including photographic documentation, to confirm or update the data collected from secondary sources and to identify any new information;
- Assessment of the immediate vicinity surrounding the study area to ensure that adjacent heritage resources are identified for potential impacts; and,
- Report preparation with recommendations.

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 Financial Drive to 300 m north of Queen Street West (Regional Road 6) 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, 2005: 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 and mid-century homes and is being prepared for new housing subdivisions. The exceptions are mostly clustered around the village of Huttonville and include a mill and power house, a church, a store and various residences. These heritage resources are designated or listed with the City of Brampton. These are described below and their locations of are shown in Appendix A: 6a and 6b.

Additional heritage resources are listed by the City of Brampton along Embleton Road but have not been included due to their considerable distance from Mississauga Road. Three heritage resources have been included even though they too are a considerable distance from Mississauga Road. They are: McMurchy Powerhouse, Huttonville United Church and Huttonville Store and are considered to be significant enough to warrant inclusion.

Table 3: Heritage Resources Within or Near the Study Area				
ID No.	Address	Name	Recognition	Notes
BH 1	2 & 3 – 2100 Embleton Road	McMurchy Woolen Mill	Designated	Near road and Credit River.
BH 2	1 – 2100 Embleton Road	McMurchy Powerhouse	Designated	Behind Mill, outside the study area.
BH 3	2051 Embleton Road	Huttonville United Church	Designated	Outside the study area
BH 4	2014 Embleton Road	Residence	Listed “B”	Apparently abandoned house near northwest corner of Mississauga Road and Embleton Road.
BH 5	2015 Embleton Road	Residence	Listed “B”	First house on southeast corner of Embleton Road set well back from Mississauga Road.
BH 6	2045 Embleton Road	Huttonville Store	Listed “B”	Outside the study area
BH 7	8837 Mississauga Road	Residence	Listed “B”	House is behind rows of conifers that line the road.
BH 8	8935 Mississauga Road	Hutton Home	Listed “B”	House set back from road with mixed planting in front, along road.
BH 9	18 River Road	Residence	Listed “B”	House on north side of River Road facing Mississauga Road.
CHL 1	River Road	River Road	Listed “B”	The entire road is a Cultural Heritage Landscape. It is on the north side of the Credit River.

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 5, Concession 5, Chinguacousy Township
Property Name	McMurphy Woolen Mill, earlier was named Hutton Mill
Street Address	2 & 3 – 2100 Embleton Road, Brampton
Recognition (Designated or Listed)	Designated
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	1888
Building Type	Two-storey red brick structure which has been painted grey. It is linked to the McMurphy Powerhouse since the nearby structure acted as its main source of power
Cultural Heritage Value	High
Heritage Impact of Development	High
Photo: McMurphy Woolen Mill built in 1888.	 <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.	A rare authentic example of a 19 th century mill.
	2	Displays a high degree of craftsmanship or artistic value.	The structure exhibits a simple and functional design. Aside from a modest frieze decoration on the front, the building has no ornamentation.
	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.	It is associated with John McMurphy and various Huttonville settlers.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	The mill employed approximately 30 to 35 workers, many of whom emigrated from England and settled in Huttonville.
	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 mill fostered the growth and prosperity of the village.
	2	Is physically, functionally, visually or historically linked to its surroundings.	The mill acts as a physical reminder of the early industrial activities that helped shaped and grow Brampton.
	3	Is a landmark.	It was a landmark for industry in Huttonville.

Identification Number	BH 2
Lot and Concession Number	Lot 5, Concession 5, Chinguacousy Township
Property Name	McMurchy Powerhouse
Street Address	1 – 2100 Embleton Road, Brampton
Recognition (Designated or Listed)	Designated
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	1885
Building Type	Brick power plant
Cultural Heritage Value	High
Heritage Impact of Development	Low
Photo: McMurchy Powerhouse built in 1885. Located on Mill Lane, behind the Mill and outside of the study area.	 <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.	Its design and physical value as an authentic late-19 th century power plant.
	2	Displays a high degree of craftsmanship or artistic value.	It is distinguished by a polychromatic brick exterior with a distinct red roof.
	3	Displays a high degree of technical or scientific achievement.	Developed by Hutton in 1885 to power his woollen mills, the powerhouse generated 100 horsepower of hydro-electric power, from the Credit River, which was considered an engineering phenomenon at the time.
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.	It is associated with James Oscar Hutton, as well as its indispensable contribution to the growth and development of Huttonville.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	It acted as a power source for Huttonville, as well as the rest of Brampton once Hutton built a 200volt line to the area. It powered the first outdoor lamp, and 18 additional outdoor lights.
	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.	Together with the Credit River, the McMurphy Woolen Mill and the nearby United Church, 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.	A landmark site for technology in Brampton.

Identification Number	BH 3
Lot and Concession Number	Lot 7 & 9, PL A94, Chinguacousy Township
Property Name	Huttonville United Church
Street Address	2051 Embleton Road, Brampton
Recognition (Designated or Listed)	Designated
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	1886
Building Type	Red brick church
Cultural Heritage Value	High
Heritage Impact of Development	Low
Photo: Huttonville United Church built in 1886. Located further west on Embleton Road – outside of the study area.	 <p>Plate 3: BH 3</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.	A well-maintained late 19 th century rural church.
	2	Displays a high degree of craftsmanship or artistic value.	Built in 1886, the church is 30 feet high with a prominent bell tower, arched windows, eave brackets, and a circular cut-out with shutters.
	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.	It is associated with the hamlets of Springbrook and Huttonville. It was located on the current lot donated by J.P. Hutton. The first members of the church came from notable Huttonville families, including the Huttons, Ostranders and Frasers.
	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.	Together with the Credit River, the McMurphy Woolen Mill and powerhouse, 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 related to its status as a landmark within the historic village of Huttonville.

Identification Number	BH 4
Lot and Concession Number	Lot 5, Concession 5, Chinguacousy Township
Property Name	Apparently Abandoned Residence
Street Address	2014 Embleton Road, Brampton
Recognition (Designated or Listed)	Listed "B"
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Late 19 th century
Building Type	Frame house
Cultural Heritage Value	Low
Heritage Impact of Development	High
<p>Photo: Apparently Abandoned Residence. Located on the northwest corner of Embleton and Mississauga Road.</p>	 <p>Plate 4: BH4</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.	
	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.	It is associated with the village of Huttonville.
	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.	Together with the Credit River, the McMurphy Woolen Mill and powerhouse, 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	BH 5
Lot and Concession Number	Lot 5, Concession 5, Chinguacousy Township
Property Name	Residence
Street Address	2015 Embleton Road, Brampton
Recognition (Designated or Listed)	Listed "B"
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Late 19 th century
Building Type	Frame house
Cultural Heritage Value	Medium
Heritage Impact of Development	Medium
Photo: Well maintained 2 ½ storey frame residence. Located on the southeast corner of Embleton Road set well back from Mississauga Road.	 <p>Plate 5: BH 5</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.	
	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.	It is associated with the village of Huttonville.
	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.	Together with the Credit River, the McMurphy Woolen Mill and powerhouse, 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	BH 6
Lot and Concession Number	Lot 5, Concession 5, Chinguacousy Township
Property Name	Huttonville Store
Street Address	2045 Embleton Road, Brampton
Recognition (Designated or Listed)	Listed "B"
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Late 19 th century
Building Type	Red brick 2 storey building with veranda
Cultural Heritage Value	Medium
Heritage Impact of Development	Low
Photo: Huttonville Store – outside the study area.	 <p>Plate 6: BH 6</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.	
	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.	It is associated with the village of Huttonville.
	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.	Together with the Credit River, the McMurphy Woolen Mill and powerhouse, 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	BH 7
Lot and Concession Number	Lot 5, Concession 5, Chinguacousy Township
Property Name	Residence
Street Address	8837 Mississauga Road, Brampton
Recognition (Designated or Listed)	Listed "B"
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Late 19 th century
Building Type	Frame house
Cultural Heritage Value	Medium
Heritage Impact of Development	Medium
Photo: Residence. Located on Mississauga Road, behind rows of conifers that line the road.	 <p>Plate 7: BH 7</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.	
	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.	It is associated with the village of Huttonville.
	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.	Together with the Credit River, the McMurphy Woolen Mill and powerhouse, 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	BH 8
Lot and Concession Number	Lot 5, Concession 5, Chinguacousy Township
Property Name	Residence
Street Address	8935 Mississauga Road, Brampton
Recognition (Designated or Listed)	Listed "B"
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Late 19 th century
Building Type	Frame house
Cultural Heritage Value	Medium
Heritage Impact of Development	Low
Photo: Residence. Located on Mississauga Road and set back from the road with mixed plantings in front along the road.	 <p>Plate 8: BH 8</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.	
	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.	It is associated with the village of Huttonville.
	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.	Together with the Credit River, the McMurchy Woolen Mill and powerhouse, 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	BH 9
Lot and Concession Number	Lot 5, Concession 5, Chinguacousy Township
Property Name	Residence
Street Address	18 River Road, Brampton
Recognition (Designated or Listed)	Listed "B"
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	Early 20th century
Building Type	Craftsman style house
Cultural Heritage Value	Medium
Heritage Impact of Development	Low
Photo: Residence. Located on River Road and across the street from where River Road runs parallel to Mississauga Road	 <p>Plate 9: BH 9</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.	It is representative of the Craftsman style house.
	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.	It is associated with the village of Huttonville.
	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.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	It is physically linked to River Road which is west of the Credit River which played a significant role in the establishment of Huttonville.
	3	Is a landmark.	

Identification Number	CHL 1
Lot and Concession Number	n/a
Property Name	River Road
Street Address	River Road, Brampton
Recognition (Designated or Listed)	Listed "B"
Community	Brampton
Regional Municipality	Region of Peel
Construction Date	n/a
Building Type	Cultural Heritage Landscape
Cultural Heritage Value	Medium
Heritage Impact of Development	High near Mississauga Road
<p>Photo: Located north of the Credit River and west of Mississauga Road. This photo shows River Road with Mississauga Road on the immediate left.</p>	 <p>Plate 10: CHL 1</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.	
	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.	It is associated with the village of Huttonville and the Credit River.
	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.	Together with the Credit River, the McMurchy Woolen Mill and powerhouse, 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.	

3.3 Potential Impacts and Mitigation Measures

A total of two cultural heritage resources have been identified within the study area, each containing early buildings and associated cultural heritage landscapes. Both of these resources have been assessed for potential direct or indirect impacts as a result of the project. The MTCS outlines seven potential negative impacts on cultural heritage resources:

- Destruction of any, or part of any, significant heritage attributes or features;

- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource. (MTCS *Ontario Heritage Toolkit*, 2006)

At the current time, the detailed project design has not been confirmed. Therefore the potential project impacts identified are preliminary in nature and do not represent a detailed analysis. The Region of Peel will determine the preferred option for the road design work based upon the findings of the current environmental assessment process.

Where potential project impacts are identified, appropriate mitigation measures will be proposed for the heritage resources. Potential impacts on the heritage resources and associated mitigation measures are outlined in the table below.

Record No.	Address/Description	Anticipated Project Effects	Magnitude of Effects	Recommended Mitigation Measures
BH 1	2 & 3 – 2100 Embleton Road McMurchy Woolen Mill. Designated.	Possible encroachment on the property very near the Mill.	High	If possible, modify road design to avoid removal, damage, alteration or encroachment on mill or grounds.
BH 2	1 – 2100 Embleton Road McMurchy Powerhouse. Designated.	The potential road is not near this resource.	Low	If possible, modify road design to avoid removal, damage, alteration or encroachment on mill or grounds

Table 4: Potential Impacts on the Heritage Resources and Associated Mitigation Measures				
Record No.	Address/Description	Anticipated Project Effects	Magnitude of Effects	Recommended Mitigation Measures
BH 3	2051 Embleton Road Huttonville United Church. Designated.	The potential road is not near this resource.	Low	None since the resource is distant from Mississauga Road.
BH 4	2014 Embleton Road Residence. Listed "B". Appears to be abandoned.	Possible encroachment on the property very near the residence.	Medium	If possible, modify road design to avoid removal, damage, alteration or encroachment on residence.
BH 5	2015 Embleton Road Residence. Listed "B".	The potential road is not near this resource.	Low	None since house is set well back from Mississauga Road.
BH 6	2045 Embleton Road Huttonville Store. Listed "B".	The potential road is not near this resource	Low	None since the resource is distant from Mississauga Road.
BH 7	8837 Mississauga Road, Residence. Listed "B".	House is behind rows of conifers that line the road.	High	If possible, modify road design to avoid removal, damage, alteration or encroachment on residence or grounds Landscape should be avoided or new conifers planted to resemble existing.
BH 8	8935 Mississauga Road, Hutton Home. Listed "B".	Although the house is set back from Mississauga Road, there is a mixed landscape planting along the road.	High	Landscape should be avoided or re-landscaped after road widening to resemble existing.

Table 4: Potential Impacts on the Heritage Resources and Associated Mitigation Measures				
Record No.	Address/Description	Anticipated Project Effects	Magnitude of Effects	Recommended Mitigation Measures
BH 9	18 River Road, Residence. Listed "B".	House is on north side of River Road facing Mississauga Road	Low	None since the resource is distant from Mississauga Road.
CH 1	River Road. Listed "B".	The road travels parallel to Mississauga Road.	High	If possible, modify Mississauga Road design to avoid removal, damage, alteration or encroachment on River Road where it is parallel to Mississauga.

4.0 CONCLUSIONS

There are seven potentially significant cultural heritage resources within the study area; one is designated (McMurchy Woolen Mill) and six that are listed as “B” by the City of Brampton. Three other resources outside of the study area have been included because of their significance. The resources within the study area have been assessed for potential direct or indirect impacts as a result of the project.

Furthermore, after consultation in April 2016 with Antonietta Minichillo, the heritage planner at the City of Brampton, it is highly recommended that Heritage Impact Assessments will be required for a heritage resource that is affected by improvements to Mississauga Road.

Projected effects of the proposed future improvements to Mississauga Road within the study area may include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Property encroachment and associated effects;
- Contextual disruption, including the removal of vegetation and alteration of the physical settings;
- Visual effects, including the alteration of viewscales, and;
- Audible effects, including an increase in traffic noise.

Table 4 above provides is a list of potential project effects with respect to the recorded cultural heritage resources and the anticipated magnitude of these effects on the resources. The magnitude is evaluated with respect to the relative distance of the proposed project, the cultural heritage value of the resource, and existing conditions.

A range of effects are anticipated within the study area. The impacts are characterized from low to high, based primarily on distance of significant structures and vegetation from the proposed future widening of Mississauga Road. Property encroachment near the McMurchy Woolen Mill at 2 & 3 – 2100 Embleton Road and the apparently abandoned residence at 2014 Embleton Road, 8837 and 8935 Mississauga Road and the River Road itself should be avoided. Any change in the visual appearance of these resources would diminish the cultural heritage character of this historic part of Brampton known as Huttonville. Engineered solutions should aim to ensure that the heritage character of these resources is not unduly obscured or impacted.

5.0 RECOMMENDATIONS

Based on the results of the built heritage and cultural heritage landscape assessment of the study area and after consultation with Antonietta Minichillo, the heritage planner for the City of Brampton, the following recommendations are made with regard to potential project effects on heritage resources:

1. The Designated resource at 2 & 3 – 2100 Embleton Road (the McMurchy Woolen Mill), and the six Grade B-Listed properties at 2014 and 2015 Embleton Road, 8837 and 8935 Mississauga Road, 18 River Road and River Road itself each contains buildings and landscapes with cultural heritage value and should be avoided by the future widening of Mississauga Road if possible. Moreover, any roadwork adjacent to these properties should be engineered so as to ensure that the heritage character of the buildings and landscapes on these properties is not unduly obscured or impacted.
2. Should the Region of Peel decide that avoidance of the properties at 2 & 3 – 2100 Embleton Road and 2014 Embleton Road, along with 8837 and 8935 Mississauga Road and River Road where it runs parallel to Mississauga Road cannot be accommodated within the development plan, these resources should be subjected to Heritage Impact Assessments in order to elucidate their heritage character fully and to make specific mitigation recommendations based on the final detailed design.

6.0 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of Amec Foster Wheeler, Environment & Infrastructure. Amec Foster Wheeler is one of North America's leading engineering 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 Region of Peel and is intended to provide a Built Heritage and Cultural Heritage Landscape assessment of Mississauga Road (Regional Road 1) from 300 m north of Financial Drive to 300 m north of Queen Street West (Regional Road 6) 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 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 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 built heritage/cultural heritage landscape assessment.

In evaluating the study area, 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. 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.

Built Heritage/Cultural Heritage Landscape Assessment
Proposed Widening of Mississauga Road from 300 m
North of Financial Dr. to 300 m North of Queen St. W.,
City of Brampton, Regional Municipality of Peel, Ontario



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 & Infrastructure,
a Division of Amec Foster Wheeler Americas Limited**

Prepared by:

Reviewed by:

A handwritten signature in cursive script, reading "Linda Axford", on a light yellow background.

A handwritten signature in cursive script, reading "Shaun Austin", on a light yellow background.

Linda Axford, M.L.A., CAHP
Senior Heritage Specialist

Shaun Austin, Ph.D.
Associate Archaeologist (P141)

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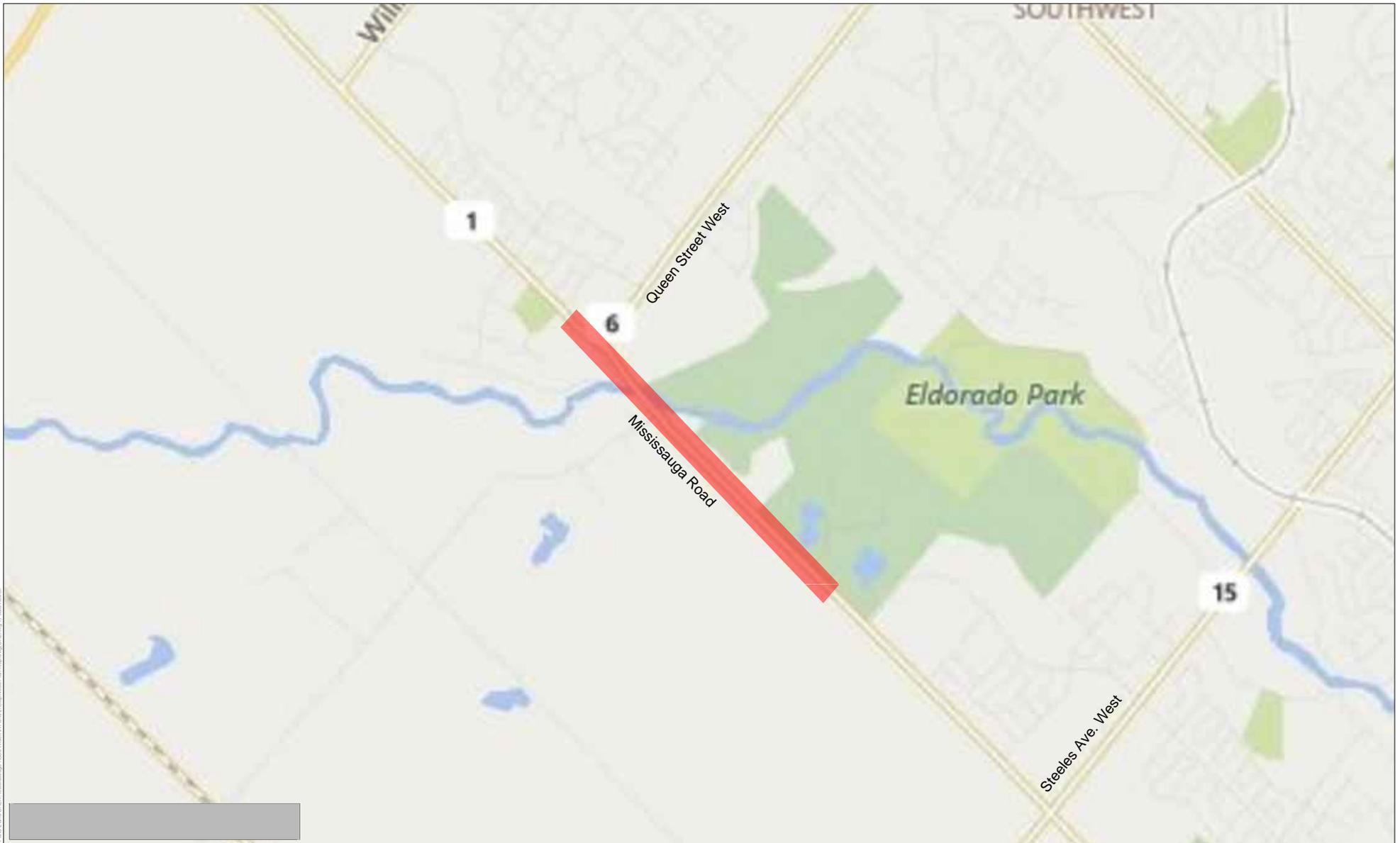
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APPENDIX A

FIGURES

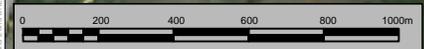
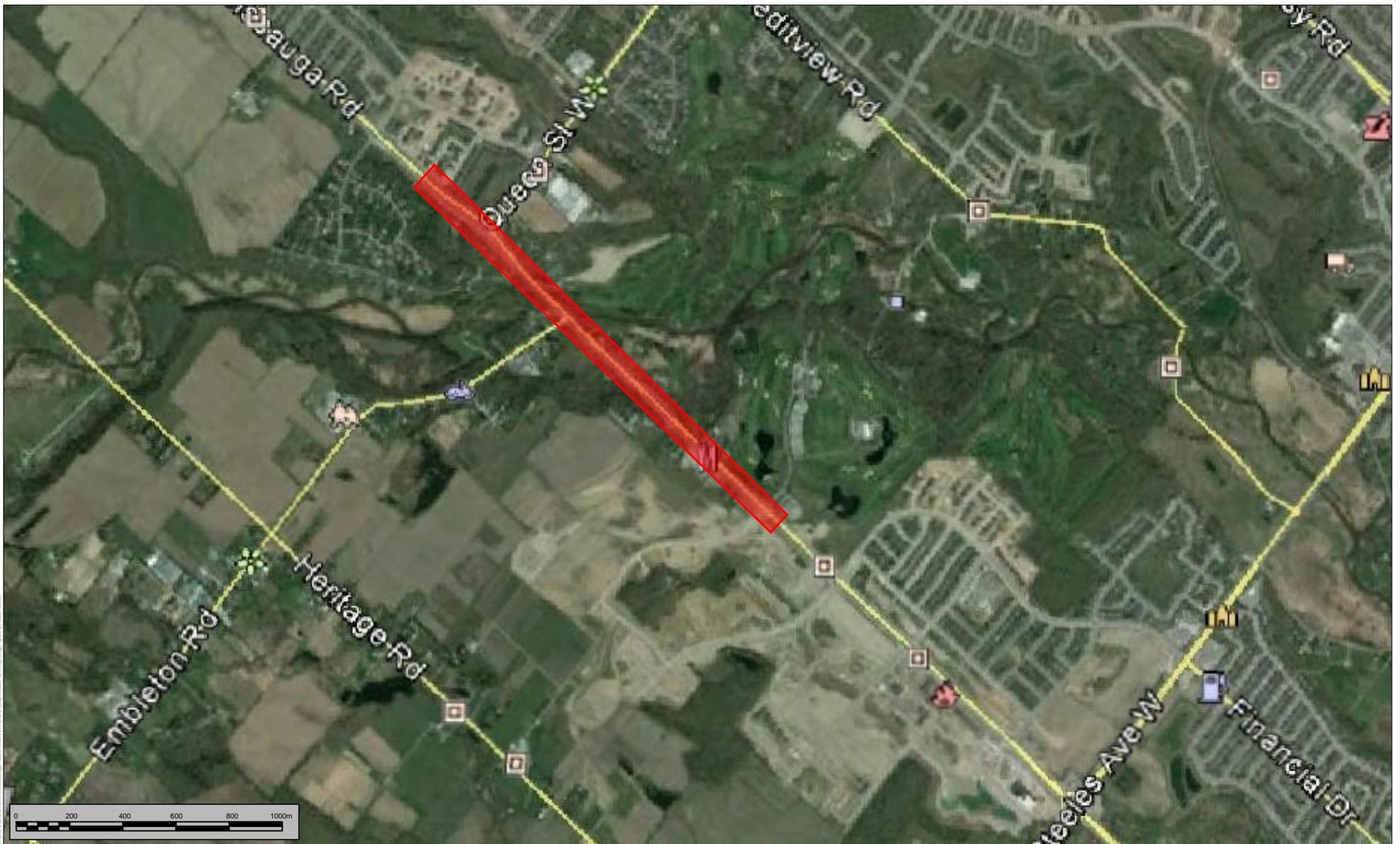


LEGEND	
	Study Area

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	
Drawn By:	CH
Checked By:	SA
Revision N°:	01
Scale:	1: 5,000
	

Built Heritage/Cultural Heritage Landscape Assessment Mississauga Road Widening, (300 m North of Financial Drive to 300 m North of Queen St. West), City of Brampton		FIGURE: 1
PROJECT N°:	TP155085	
DATE:	17 May 2016	
Amec Foster Wheeler Environment and Infrastructure 505 Woodward Ave., Hamilton, ON L8H6N6 tel: 905-312-0700 www.amecfw.com		



LEGEND	
	Study Area

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 SOURCE: ESRI

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, (300 m North of Financial Drive to 300 m North of Queen St. West), City of Brampton

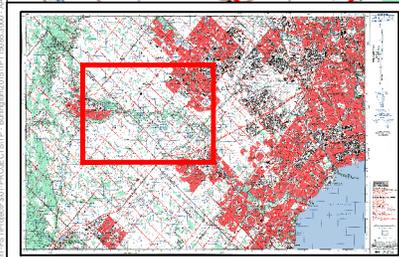
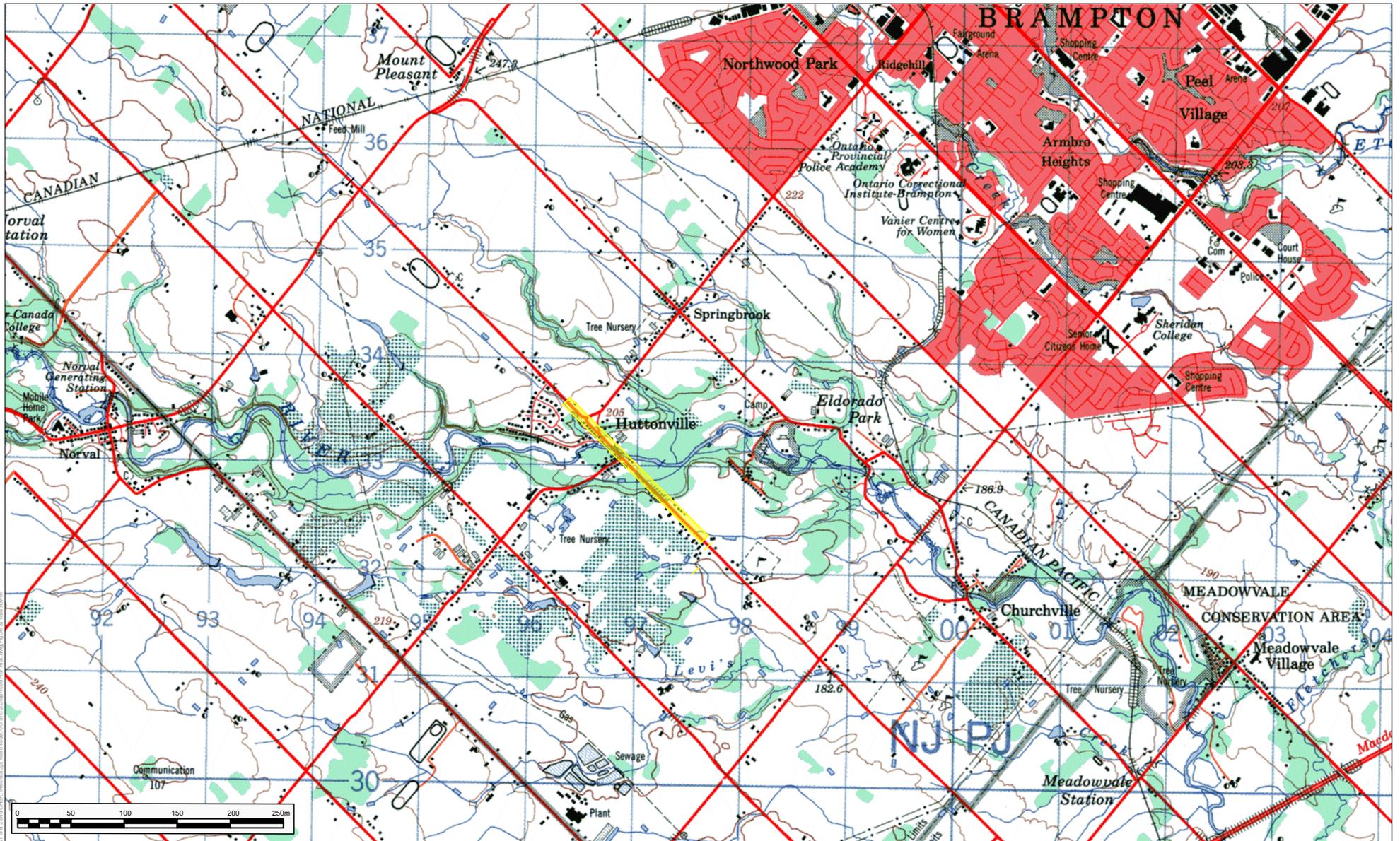
Aerial Photograph Showing Location of the Study Area

PROJECT N°: TP115085
 DATE: 01 April 2016

FIGURE: **2**

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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: Geomatics Canada
Canadian Topographic Map
1:50,000

CLIENT:
CITY OF BRAMPTON
REGION OF PEEL

Drawn By: CH

Checked By: SA

Revision N°: 01

Scale: 1: 5,000



Built Heritage/Cultural Heritage Landscape Assessment
Mississauga Road Widening, (300 m North of Financial Drive to 300 m North of Queen St. West), City of Brampton

Topographic Map Showing the Location of the Study Area

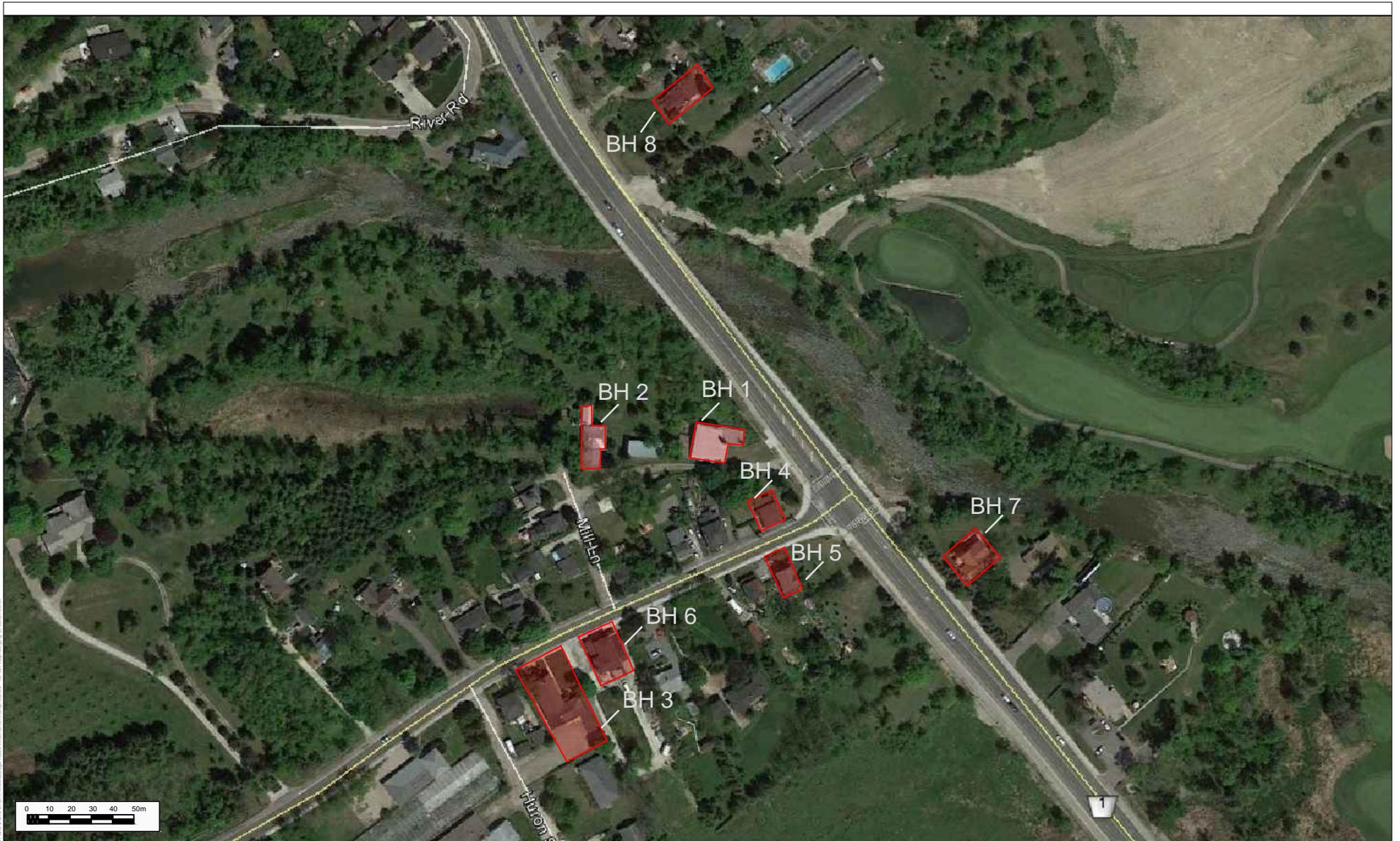
PROJECT N°: TP115085

DATE: 01 April 2016

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FIGURE: 3





LEGEND

 Built heritage resources

NOTES:

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

SOURCE: Bing

CLIENT:
**CITY OF BRAMPTON
REGION OF PEEL**

Built Heritage/Cultural Heritage Landscape Assessment
Mississauga Road Widening, (300m North of Financial Drive to 300m North of Queen St. West), City of Brampton

Drawn By: CH

Heritage Resources Within or Near the Study Area

Checked By: LA

Revision N°: 1

PROJECT N°: TP155085

FIGURE:
6a

Scale: 1: 2,500

DATE: 17 May 2016



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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 or 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.