

Appendix H – Cultural Heritage Evaluation Reports



407 TRANSITWAY – WEST OF BRANT STREET TO WEST OF HURONTARIO STREET
MINISTRY OF TRANSPORTATION - CENTRAL REGION

**CULTURAL HERITAGE EVALUATION REPORT
3269-3271 DUNDAS STREET WEST**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

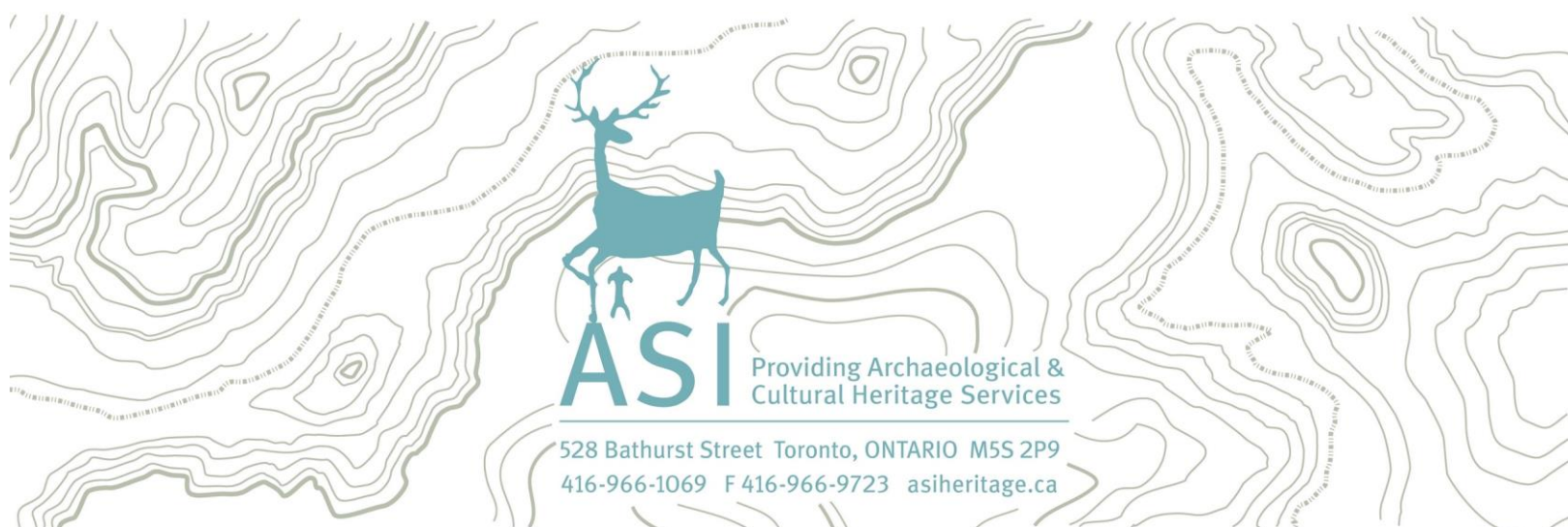
**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

FINAL REPORT

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May 2020 (Revised June 2020)



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3269-3271 DUNDAS STREET WEST**

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FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 3269-3271 Dundas Street West in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 3269-3271 Dundas Street West consists of a one-and-a-half storey nineteenth-century farmhouse, a twentieth-century dwelling, a barn complex, a summer house, pool, and frame shed/garage surrounded by agricultural lands. This property is privately owned and is listed by the Town of Oakville. It was identified as a potential cultural heritage resource (CHR #30) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property retains cultural heritage value from its historical and contextual association with early settlement in the area and the theme of agricultural development. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 3269-3271 Dundas Street West:

1. Complete a HIA in accordance with the OHA (MHSTCI 1990) and MHSTCI Information Bulletin 3: Heritage Impact Assessment for Provincial Heritage Properties (MHSTCI 2017) to identify



alternatives and mitigation and monitoring commitments to avoid or lessen impacts on the heritage attributes of the property, based on the Statement of Cultural Heritage Value.

2. The report should be submitted to heritage staff at the Town of Oakville, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other relevant heritage stakeholder with an interest in the project.



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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 3269-3271 Dundas Street West in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

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This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries (MHSTCI) Ontario Heritage Toolkit (2006), the Town of Oakville's Official Plan (2018), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 3269-3271 Dundas Street West in the Town of Oakville is located on the north side of Dundas Street West, south of Highway 407 (Figure 1). The property consists of a one-and-a-half storey nineteenth-century farmhouse, a twentieth-century dwelling, a barn complex, a summer house, pool, frame shed/garage, as well as a creek, pond and mature trees. The broader surrounding area is largely rolling agricultural fields (Figure 2). The subject property lies to the west of the former village of Palermo. Historically, the property is located on parts of Lots 33 and 34, Concession 1 North of Dundas Street (NDS) in the former Trafalgar Township, Halton County.



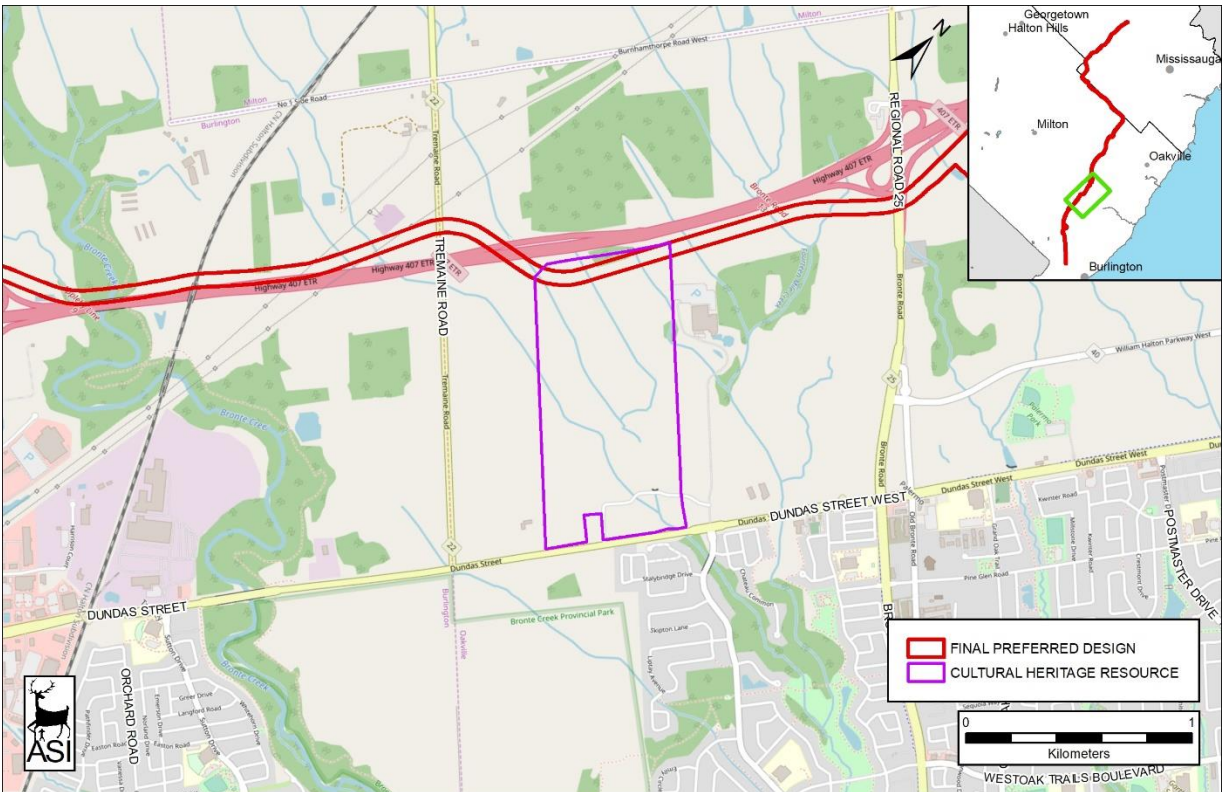


Figure 1: Location of the subject property at 3269-3271 Dundas Street West and proposed design of 407 Transitway

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



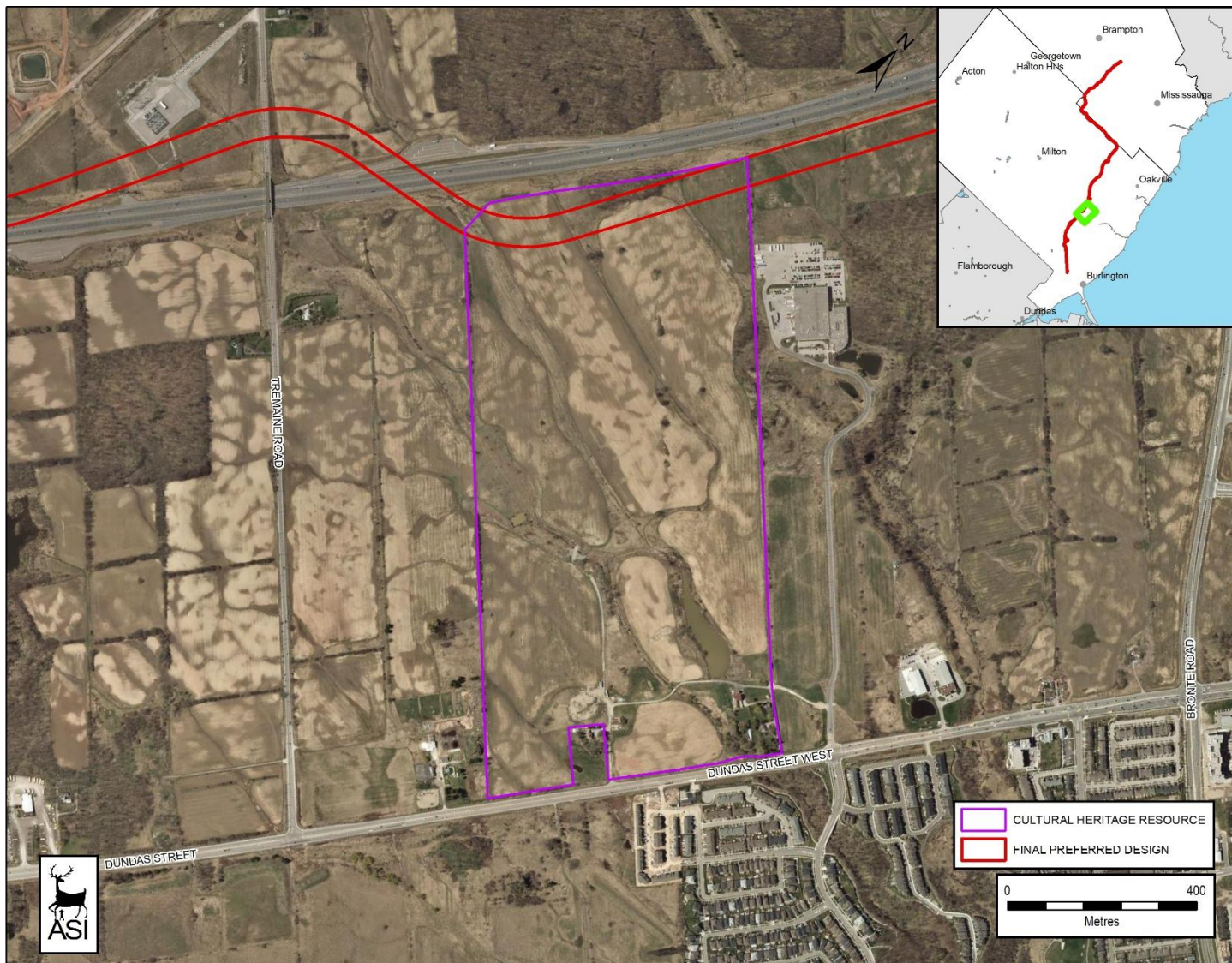


Figure 2: Aerial photo of the subject property at 3269-3271 Dundas Street West and proposed design of 407 Transitway
Base Map: Google, 2018

1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (MHSTCI 1990), the Environmental Assessment Act (1990), the Town of Oakville's *Official Plan* (Town of Oakville 2018), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Toolkit* (2006) and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;



- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

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

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The Town of Oakville *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* (Town of Oakville 2020a)
- The Town of Oakville *Register of Designated Heritage Properties under Part IV of the Ontario Heritage Act* (Town of Oakville 2020b)
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Town of Oakville: Heritage Planning;
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted during the preparation of the CHR in 2017 (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation was conducted during completion of the CHER to confirm the heritage recognition of the subject property and to request any additional information.



Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Sport, Tourism, and Culture Industries	20 March and 2 April 2020	A response received 2 April 2020 revealed that there are no Provincial Heritage Properties adjacent to the subject property.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March 2020	A response received 24 March 2020 revealed that there are no OHT Easements within or adjacent to the subject property.
Susan Schappert, Heritage Planner	Town of Oakville	4 and 18 October 2017, 4 and 10 March 2020	A response received on 4 March 2020 confirmed that the subject property was listed in the municipal heritage register. On 10 March 2020, heritage reports, structural assessments, location and landscape maps, and proposed plans for the subject property were provided, as were photos of the subject property from June and November 2014.
Michelle Knoll, Chair, Trafalgar Township Historical Society	Trafalgar Township Historical Society	5, 11, and 12 March 2020	A response received on 11 March provided links to websites that showed historic images of the subject property as well as information about members of the Wilkinson family.

2.0 HISTORICAL RESEARCH

The majority of the research for this report was conducted in March and April 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made all non-digitized archival material largely unavailable for review.

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

The property is located on parts of Lots 33 and 34, Concession 1 NDS in the former Township of Trafalgar, County of Halton.

2.1 Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the former Township of Trafalgar has a cultural history which begins approximately



10,000 years ago and continues to the present. Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.¹

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

The subject property is located within Treaty #14, the Head of the Lake Purchase. Treaty #14 was signed on September 5, 1806 by the Crown's representative, William Claus, Deputy Superintendent of Indian Affairs, and the Mississaugas of the Credit following the provisional agreement of 1805 (Treaty #13a). The land negotiated under this purchase consisted of 85,000 acres stretching along the north shore of Lake Ontario from the western boundary of the Toronto Purchase to the Brant Tract and the eastern boundary of the Between the Lakes Purchase (Treaty #3) in the east to a depth of 6 miles. As part of the terms of this purchase, the Mississaugas of the Credit retained sole right of fisheries at 12- and 16-Mile Creeks along with the possession of each creek's flats. In addition, the Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1-mile strip of land on each of its banks (Trafalgar Township Historical Society). In payment for these lands the Mississaugas of the Credit First Nation received a payment of £2,000.00 Quebec currency in goods (Surtees 1984:62–63; Crown-Indigenous Relations and Northern Affairs 2016). Modern cities found within the lands of the Head of the Lake Purchase include Oakville, Mississauga, and parts of Burlington (Mississaugas of the Credit First Nation 2017a). These lands were further negotiated over the following two decades through Treaty #22

¹ While many types of information can inform the precontact settlement of Halton Region, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



and #23, which saw the remaining Mississauga lands reduced to a 200 acre parcel on the east bank of the Credit River for the establishment of a mission village (Mississaugas of the Credit First Nation 2017b).

The signees on the British side included William Claus on behalf of the Crown, Commissioner D. Cameron on behalf of the province, Captain George R. Ferguson son the Canadian Regiment, Lieutenant William L. Crowther of the 41 Regiment, Hospital staff James Davidson, H.M Smith, P. Shelby assistant secretary of Indians Affairs, J.B. Rousseau, and interpreter David Price.

The signees on the side of the Mississaugas included Chechalk, Quenepenon, Wabukanyne, Okemapennesse, Wabenose, Kebonecence, Osenego, Acheton, Pataquan, and Wabakagego.

2.2 Township and Settlement History

2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to settle in the area. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years, and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as



well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar, and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).

Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era, particularly in historic towns such as Oakville and Bronte. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township, including Oakville, amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.2.2 Village of Palermo

The study area is located on the western fringes of the historic settlement of Palermo, which developed at the intersection of Old Bronte Road and Dundas Street West to the east of the subject property. Formerly known as Hagerstown, the historical community of Palermo was first settled in 1806 and developed around the Trafalgar Chapel. A post office was established in 1835 and the first Palermo schoolhouse was built in 1844. Palermo was a stagecoach stop between the communities of Bronte, on Lake Ontario, and Milton. The village began to prosper in the 1840s with the establishment of the Lawrence Foundry and Agricultural Works. By the 1870s, Palermo contained approximately 300 residents which supported a wagon shop, a blacksmith shop, a harness shop, a hotel, a schoolhouse, several churches, and a telegraph company office. A large drill shed was used as a public hall and agricultural exhibitions (Trafalgar Township Historical Society; Rayburn 1997)

2.3 Land Use History and Review of Historic Mapping

3269-3271 Dundas Street West is located on parts of Lots 33 and 34, Concession 1, NDS, in the former Trafalgar Township, County of Halton. The following land use history provides a brief overview of the history of the area surrounding 3269-3271 Dundas Street West as well as the people who lived on or owned the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, genealogies, archival



images and historic photographs, and community histories. Note that some of the research included below was conducted by ASI staff at the Ontario Archives more than a decade ago for a Stage 1 and 2 Archaeological Assessment (2009) and for a Cultural Heritage Evaluation Report (2010) for the property at 3269 Dundas Street West (ASI 2009; ASI 2010).

2.3.1 1808 - 1850

On Concession 1, NDS, the Crown Patent for Lot 33 was granted to Lauty Shannon in 1809 and the Patent for Lot 34 was granted to James McBride in 1808. Their names both appear on the 1806 map below, indicating that they may have been settled on the land prior to officially receiving the Crown Patents (Figure 3).

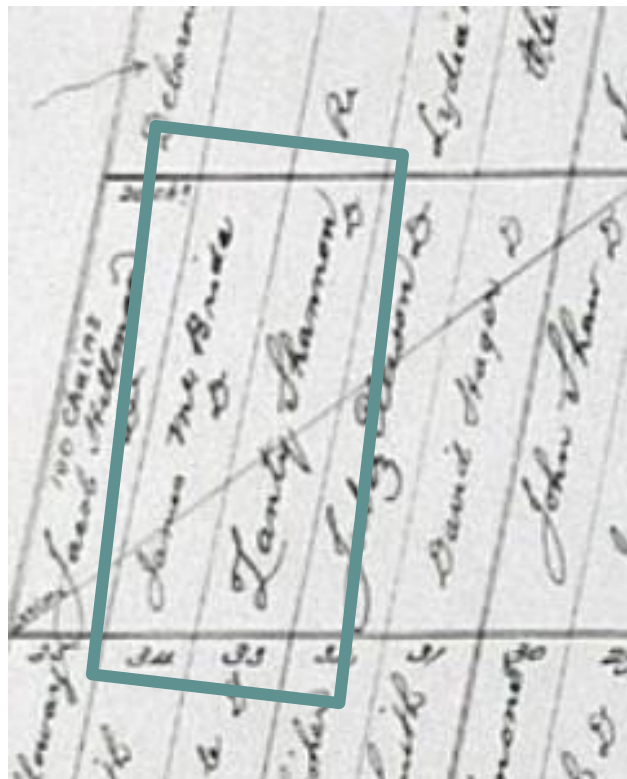


Figure 3: Selection from Samuel Wilmot's 1806 map titled "Trafalgar: Map of the Second Township in the Tract of Land lately Purchased from the Mississauga Indians" (Wilmot 1806)

In 1810, Lauty Shannon sold the entire 200-acre Lot 33 to Duncan McQueen, who likely began to clear and farm the land soon thereafter (OLRA). Trafalgar Township assessment rolls for 1823 indicate that McQueen had 40 acres under cultivation. No house is mentioned in the records, so it is unclear if he was living on site at this time. However, the 1827 assessment notes that McQueen lived on Lot 33 with four other family members and that they lived in a frame dwelling that was under two storeys and featured two additional fireplaces (Archives of Ontario). As such, a home was certainly erected between 1824 and 1826, and McQueen lived here with his wife and children until his death c. 1839.

The property was then inherited by Duncan McQueen's sons John and William, though his will stated that their inheritance nevertheless reserved "50 acres to the use of his wife during her life" (OLRA). In 1840, the assessment notes that a total of 80 acres of land on the 200-acre property was now under cultivation. Further, the family continued to live in a frame dwelling under two storeys, and they owned a total of three horses, two oxen, five dairy cows, and two young cattle. By 1844, the assessment indicates that there were two frame dwellings on Lot 33, each under two storeys, likely so that each of the McQueen brothers could live in separate dwellings with their families (Archives of Ontario).

In 1846, McQueen's wife quit claimed the whole lot to her sons, and the property was then officially divided into three sections: William and John occupied 75 acres apiece and each lived in a two-storey frame dwelling while the remaining 50-acre parcel was sold by the McQueen brothers to Richard Johnstone (OLRA; Archives of Ontario). Johnstone in turn sold this 50-acre piece to George Buck in 1847 (OLRA). The 1849 assessment notes that both John and William McQueen continued to possess 75 acres, and that the amount cultivated had grown to 60 acres each (Archives of Ontario).

The details for ownership and land use for Lot 34 are not as accessible, but a brief history can be provided. James McBride, who received the Crown Patent, was born in 1777 and likely emigrated from Scotland in the early nineteenth century, which was around the time that he married a woman named Hannah (Find a Grave). Upon securing Lot 34 in 1808, he began to clear and farm the land. By 1825, 60 acres was being cultivated. That year, there were eight people in the family, though it is unknown if they lived on site (Archives of Ontario). A house was built in 1830, and upon McBride's death in 1836, he left the 200 acres and the house to his eldest son Archibald in his will (OLRA). It is likely that Archibald McBride continued to improve the land and live in the house built by his father. In 1849, the year prior to his death, Archibald McBride transferred ownership of the property to his sisters Jane McMichael and Mary McBride (OLRA; Find a Grave).

2.3.2 1850 - 1884

In 1850, William McQueen sold his 75-acre property on Lot 33 to Frances (sometimes written as Francis) Wilkinson, who already owned and had been farming on Lot 33, Concession 1 SDS for at least ten years. Wilkinson, born in 1795, was of British descent and had migrated from England around 1826 and married Clarissa Simons (1807-1886) in 1831 (Figure 6) (Pope 1877). In 1851, Wilkinson acquired the other 75-acre parcel on Lot 33 from John McQueen. That year, the census notes that the Wilkinsons had six children, though they are listed under the household of John and Catherine Dorlam. They lived together in a one and a half storey frame house, most likely the one built by Duncan McQueen between 1824 and 1826. It is not known why Frances and Clarissa Wilkinson are not included in the census (Library and Archives Canada 1851).

Frances Wilkinson was an extensive property owner in this area of Trafalgar Township. The 1851 assessment roll indicates that he possessed four properties including and surrounding Lot 33 NDS, for a total of 319 acres (Archives of Ontario). In 1857, he purchased the 50 acres at the northern end of Lot 33 from George Buck, and in so doing, came to possess the full 200-acre parcel in its original form. While only showing him in possession of 150 acres, it is Wilkinson's name that appears on the 1858 Tremaine Map for Lot 33, pictured below (Figure 4). While there are no identifiable features, including houses,



depicted on the subject property, no houses were depicted anywhere on the Tremaine map of Trafalgar Township in Halton County and therefore cannot be taken at face value.

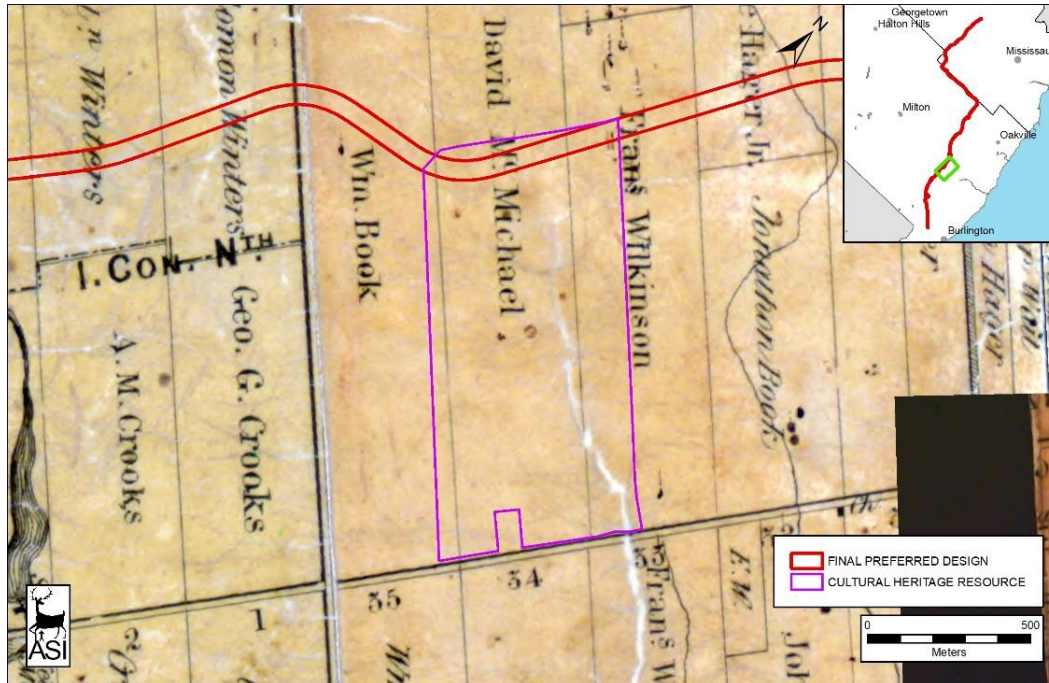


Figure 4: The study area overlaid on the 1858 Tremaine Map of the County of Halton (Tremaine 1858)

According to the 1861 Census, Frances and Clarissa Wilkinson lived with eight children and a single labourer in a one-and-a-half storey frame house, built in 1824. The specific date provided in the census indicates the overwhelming likelihood that this is the house built by Duncan McQueen, discussed above. The family possessed 315 acres over multiple properties, of which 225 were being cultivated. The crop from the farm at Lot 33 NDS included wheat, barley, peas, oats, buckwheat, Indian corn, and potatoes, while the livestock included steers, cows, horses, sheep, and pigs (Ancestry.ca). By 1871, Frances owned three dwellings, six barns, two sleighs, six wagons, and eight cultivators across his properties (Library and Archives Canada 1871).

A review of the *Illustrated Historical Atlas of the County of Halton* from 1877 indicates that there was a farmhouse in the southwest corner of Lot 33, Concession 1 NDS. A creek borders the west side of the farmhouse and is flanked on both sides by orchards. The orchard on the east side of the creek is located between that house and Dundas Street West (Figure 5).

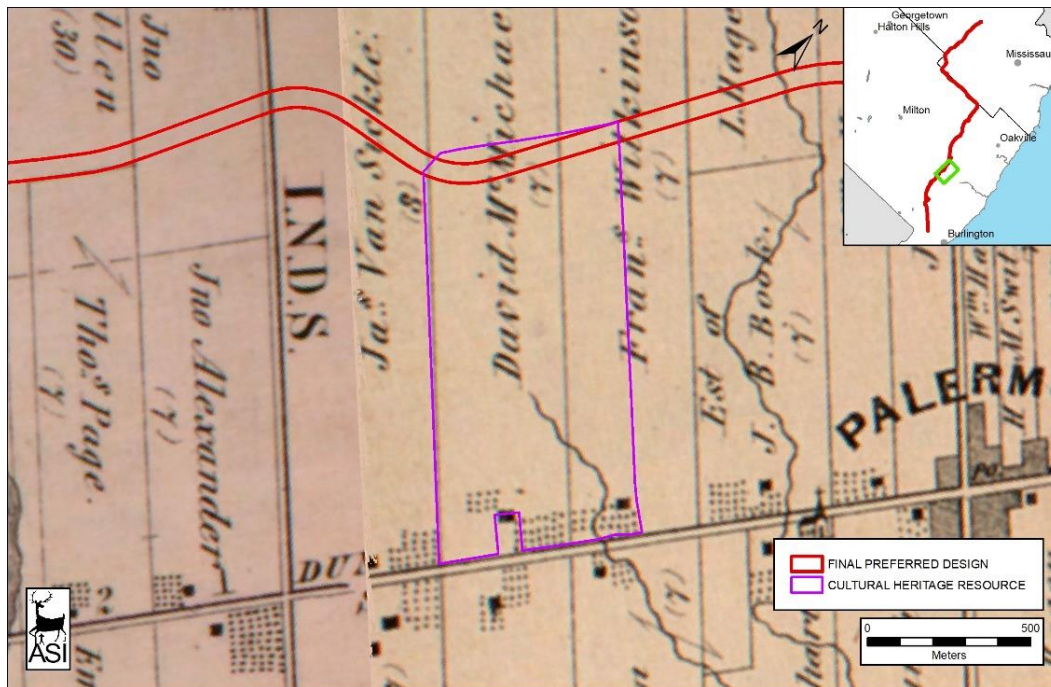


Figure 5: The study area overlaid on the 1877 Illustrated Historical Atlas of the County of Halton (Pope 1877)



Figure 6: Frances Wilkinson & Clarissa Simons, c. 1882 (Trafalgar Township Historical Society)

The 1881 Census indicates that Frances Wilkinson was now 85 years old and lived with four of his adult children (LAC 1881). He continued to own and occupy the subject lot until his death in 1884, at which point he willed the entire lot to his sons George, Walter, and James “to be divided equally between them in the matter they may think best.” That same year, Walter sold his share of the 200 acres to his brothers George and James (OLRA).

On the neighbouring Lot 34, Archibald McBride transferred title on the property to his two sisters – Jane McMichael and Mary McBride – just before he died in 1850. Jane had married David McMichael in 1845, and the property came into his possession c. 1851. According to the census taken that year, the McMichaels were a family of four, though they were sharing a one-and-a-half storey frame house with Jane’s sister Mary and their mother, the widowed Hannah McBride (Library and Archives Canada 1851). David McMichael’s name appears on Lot 34 on the 1858 Tremaine Map, above (Figure 5). The family continued to grow, and David and Jane McMichael had five children by the time of the 1861 census. At this time, the family possessed 200 acres, of which 100 were cultivated. The farm’s crops included wheat, barley, rye, peas, oats, buckwheat, and potatoes, and the livestock included cows, sheep, and pigs. The family continued to live in the one-and-a-half storey frame house built in 1830 (Ancestry.ca). David McMichael’s name appears as owner of Lot 34 on the 1877 *Illustrated Historical Atlas* (Figure 5). The map depicts a farmhouse surrounded by orchards, perhaps the same one they had been living in for decades. It is located in the notch along Dundas Street West that is not part of the boundary of the subject property under review. David McMichael died in 1884.

2.3.3 1884 - 1944

Returning to Lot 33 developments, George and James Wilkinson agreed to a deed of partition for Lot 33 in 1886. It is most likely that their properties were long narrow strips, positioned side by side, with both of their houses facing Dundas Street. This is evident in the 1919 NTS map, below (Figure 9) which shows two houses side by side. James obtained the 100 acres in the northeast half and George acquired the 100 acres in the southwest half, which contains the subject property. Here, George Wilkinson – who had only married his wife Maria (nee Patterson) in 1885 – resided in the one and a half storey frame house built in 1824 (Figure 7) (Library and Archives Canada 1891). Their only child, a boy named Morley, was born in 1886.





Figure 7: George Henry Wilkinson & Maria Patterson, c. 1885 (Trafalgar Township Historical Society)

The 1901 Census shows that George and Maria, aged 57 and 37, and their son Morley, now age 15, continued to live and farm the property, which now included four barns or stables (LAC 1901). An orchard was on site around the turn of the century as well, because mature trees are visible in the c. 1915 photo, below (Figure 8).



Figure 8: On the Wilkinson Farm, c. 1915 (Trafalgar Township Historical Society)

Photo shows Edna Wilkinson (daughter of Morley and Nettie Wilkinson), Marcel Nicot (son of Stella (Patterson) Nicot), with Edna's grandfather George H. Wilkinson on the farm at Palermo.

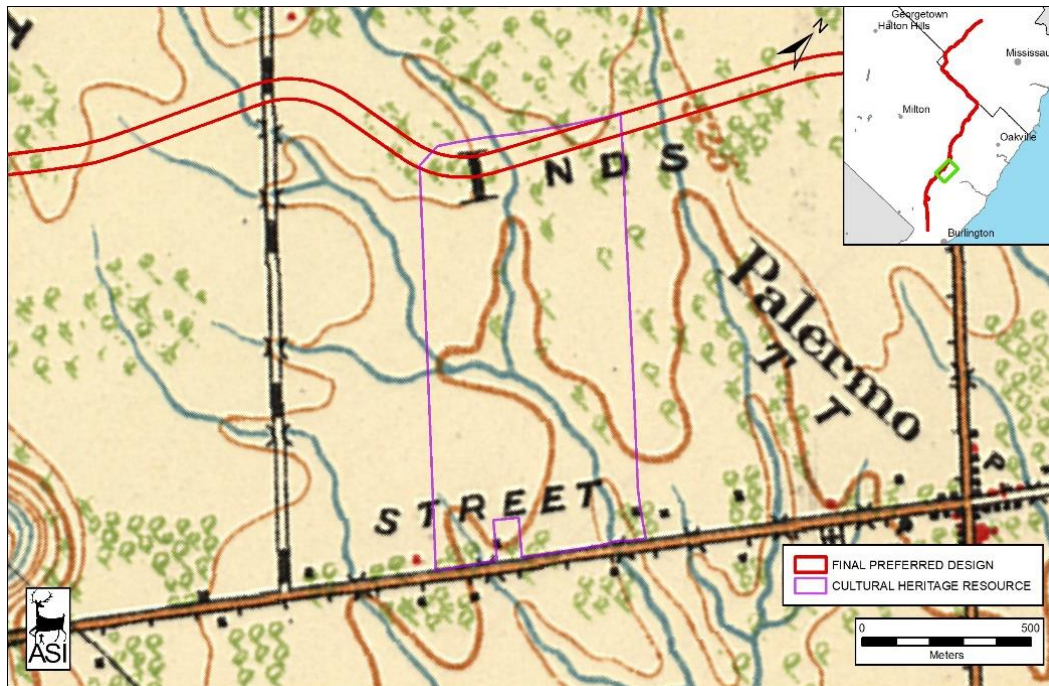


Figure 9: The study area overlaid on the 1919 topographic map, Hamilton Sheet (Department of Militia and Defence 1919)²

George Wilkinson succumbed to pneumonia in 1916 at the age of 74 (Trafalgar Township Historical Society). Maria, her son Morley, his wife Nettie and their two children continued to live in the house and farm the land for the next few years. At this time, the property was still in a largely rural-agricultural context, with a small creek running just west of the house. The small village of Palermo was less than a kilometre to the east (Figure 9). Ultimately, the Wilkinsons sold the property to Hugh McLean in 1920 (OLRA). Thereafter, the Wilkinsons moved to the village of Bronte and had another child by the time of the 1921 census (Ancestry 1921).

McLean, his wife Jane (nee Barr), and their seven children emigrated from Scotland in 1910 (Figure 10). After purchasing the subject portion of the Lot 33 property in 1920, they kept a large dairy farm, with lambs, pigs, and poultry, as well as a small apiary. The 1921 census indicates that the couple paid \$25/month to rent the wood home on the property for the whole family. During the Great Depression, McLean supplemented his income by working at the Hamilton-based E.D. Smith Co., which made jams and jellies. Upon Jane's death in 1930, the couple's three youngest children farmed the land while Hugh continued to work for E.D. Smith. Given the worsening economic situation, it was infeasible to continue trying to operate the farm, and the family sold it in 1933 (Trafalgar Township Historical Society).

² Note that before the 1930s, topographic maps generally only included houses, not barns or other agricultural outbuildings. While only the house is depicted on the 1919 map, there were certainly barns and other outbuildings.



Figure 10: Jane (Jeannie) Barr (McLean), on the Palermo farm in 1924 (Trafalgar Township Historical Society)

In 1933, David Powrie purchased the subject portion on Lot 33 where he and his wife Hilda lived and farmed for the following decade. The 1938 NTS map, pictured below (Figure 11), shows the subject house with a barn to the north. A watercourse is to the west of the house, which split into two just north of the barn. The area was still largely rural and agricultural at this time. In 1943, the Powries sold the property to Frances Henry Bismark (OLRA).

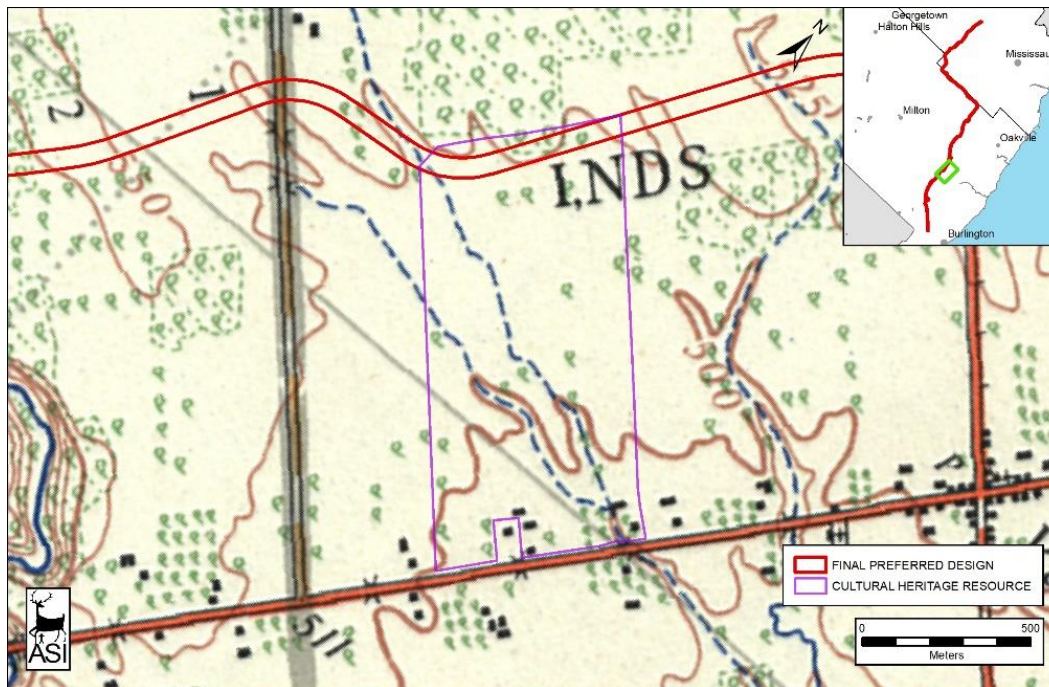


Figure 11: The study area overlaid on the 1938 topographic map, Hamilton Sheet (Department of National Defence 1938)

Returning to the neighbouring Lot 34, several brief ownership changes occurred following David McMichael's death in 1884 (OLRA).³ However, in 1885, David's children Colin Campbell McMichael and Mary Amanda McMichael came into possession of the property (OLRA). The McMichael siblings continued to own the property, but assessment roll information from 1884, 1889, and 1897 list different tenants who lived and farmed the land.

Colin Campbell McMichael and Mary Amanda McMichael sold the property to Charles Francis "Frank" Rivaz in 1902 (OLRA). Born in India c. 1875, Rivaz was of British descent, and immigrated to Canada in 1893. He married Gertrude (nee Wood) in 1903 and the couple had four children (Ancestry 1921). Rivaz had severed off the northern quarter of Lot 34 in 1911 but continued to own and farm the rest of the property until 1945. His house appears in the nub of the property boundary along Dundas Street West on the 1919 map, above (Figure 9), though it is unknown if he built it or moved into a house built by the McMichael family. His house and three barns and/or outbuildings also appear in the nub of the subject property boundary on the 1938 map (Figure 11).

2.3.4 1944 - Present

Frances Henry Bismark sold his part of Lot 33 to Joseph M. Pigott for \$5800 in 1944. The following year, Frank Rivaz agreed to lease the 150-acre farm on Lot 34 to Pigott Construction Co. Ltd., the prominent

³ In 1884, the former McMichael property came into the hands of William Laidlaw. Laidlaw then arranged a Power of Sale to a local bishop, the Right Reverend Isaac Hellmuth. However, Hellmuth probably never lived on the site, because he arranged a conveyance to Duncan McGibbon in 1885. McGibbon sold the property back to the McMichael family in 1885.

Hamilton-based business. The lease on Lot 34 developed into a full sale to Joseph Pigott in 1946, though it appears that he retained ownership of the house and a small parcel of land that now form the nub on the boundary of the subject property.

Finally, in 1947, the titles on both properties was transferred from Pigott to Lazy Pat Farms Ltd. (Figure 14) . The farm complex on what was now the southeast corner of the property soon underwent major changes. The former Wilkinson farmhouse built in 1824 had been set close to the road, with the barn well back from the road and house, closer to the creek. There may have been a second barn located in the valley located west of the house, immediately next to the creek. After 1947, the 1824 farmhouse was moved further back from the road to make room for a new, primary dwelling in its former location. The original farmhouse remained part of the farm and was reportedly used to accommodate farm labourers. Additionally, a pool and new gardens were added for Mrs. Pigott, who visited on a weekly basis to entertain friends and business associates. Further, a dam was built which helped to create a pond, the original barn was altered and expanded, and several new agricultural outbuildings were constructed. All these new developments occurred near the southeast corner of the subject property, as shown in the 1954 aerial and 1972 topographic map (Figure 12 and Figure 13).

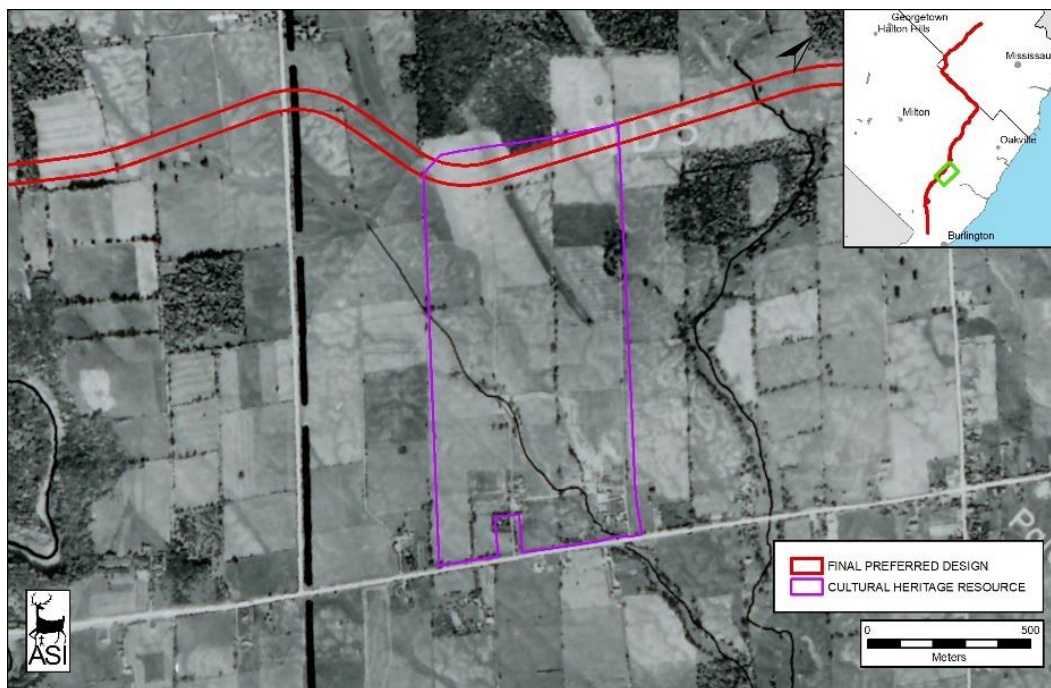


Figure 12: The study area overlaid on a 1954 aerial photograph, Plate 434.794 (Hunting Survey Corporation Limited 1954)

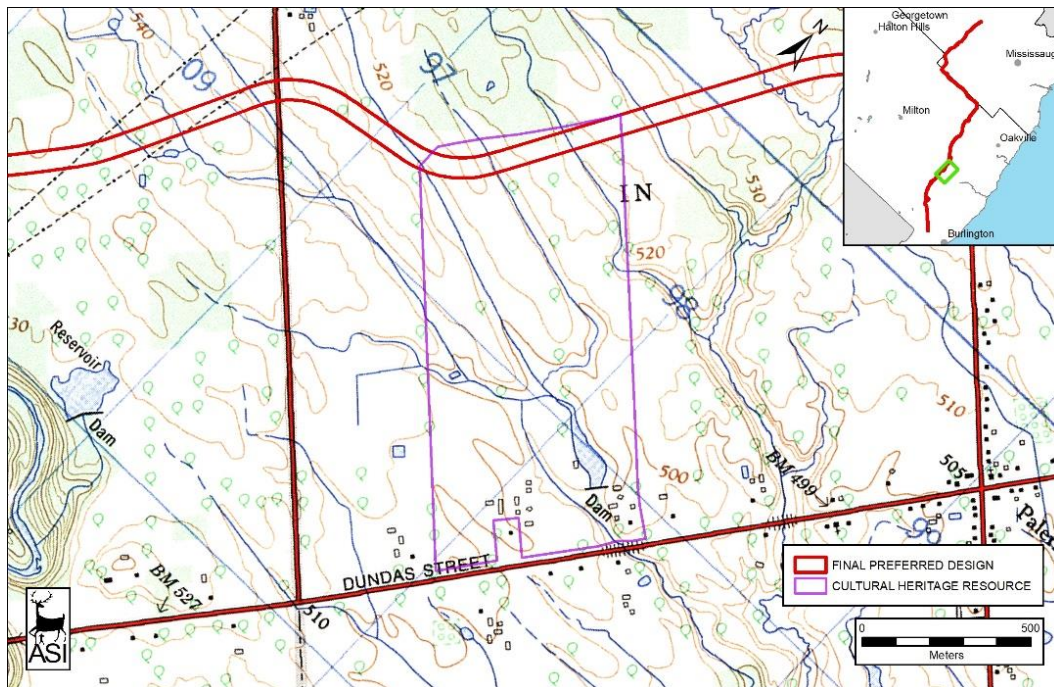


Figure 13: The study area overlaid on the 1972 topographic map, Palermo Sheet (Department of Energy, Mines and Resources 1972)

While the Pigotts owned the land, it was left to a farm manager to handle the day-to-day affairs, which were extensive given the size of the property. Perhaps the most famous and certainly the longest lasting of the farm managers was Lance Pocock, who took over the position in 1970, although he lived on the premises as a farm hand since 1953 (Figure 15). Pocock was widely known in both agricultural and educational circles, whether as a member of the Halton Pork Producers, hosting the Halton 4-H Swine Club, or giving talks at public events such as the Canadian National Exhibition, Milton's Agricultural Fair, or the Royal Winter Fair. Pocock won the Friend of the Ontario Farm Animal Council Award in 2007, honouring his years of devotion to educating children about pigs, whether that be at fairs or in schools (Trafalgar Township Historical Society).

Over the course of the second half of the twentieth century, Lazy Pat Farm had crops such as wheat and oats as well as a mix of animals, including Guernsey cows, chickens, turkey, and horses. Pigs, though, were perhaps the most important, and there was a time when the farm had 1800 pigs. The farm, and Pocock himself, gained significant national attention when a two-headed pig was born on site in 1979 (Lea 2007; Trafalgar Township Historical Society).

Lazy Pat Farms Limited continued to own the subject property until 2014, when it was sold to developers.



Figure 14: Lazy Pat Farm, 1945-2014 (Trafalgar Township Historical Society)



Figure 15: Lance Pocock, Farm Manager, Lazy Pat Farm, 2014 (Trafalgar Township Historical Society)

2.3.5 Land Use History Summary

The subject property has featured several longstanding owners over the years, including the McQueen and Wilkinson families on Lot 33 and the McBride, McMichael, and Rivaz families on Lot 34.

Duncan McQueen built a frame dwelling on Lot 33 in the mid-1820s and it is still located on the property today, serving as home to generations of farmers from several families. It was occupied by the family of Frances Wilkinson when they moved on site in the early 1850s. Following his death in 1884, the Lot 33 portion of the subject property was subsequently farmed by George Wilkinson for the remainder of the nineteenth century. For the first two decades of the twentieth century, George's son Morley continued to farm the land and live in the frame house. The property was sold to Hugh McLean in 1920 and exchanged hands a few times before it was secured by Lazy Pat Farms Limited in 1947.

James McBride received the Crown Patent to Lot 34 in 1808 and probably began to farm the land soon thereafter. It is unknown if he and his family lived on site until a house was definitively built in 1830. The house and property then fell to his son Archibald McBride who later transferred title to his sisters Jane McMichael and Mary McBride. Jane's husband David McMichael owned the property from c. 1851 to 1884. Their children Colin Campbell McMichael and Mary Amanda McMichael came into its possession in 1885, though they rented the property to multiple tenants until ultimately selling the property to Frank Rivaz in 1902. Rivaz farmed the property until 1945 and sold the majority of the property (excluding the house and a small parcel of land) to Joseph Pigott in 1946, who transferred title to Lazy Pat Farms Ltd in 1947.

In addition to relocating the original farmhouse farther back from the road, Lazy Pat Farms built a new dwelling, as well as a pool, pond, gardens and several agricultural buildings. Plus, the original barn was altered and expanded.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Kirstyn Allam, ASI, on 3 March 2020 to survey and document the study area and environs. This field review was performed from the public right of way which permitted visibility of a majority of the subject property, though tree cover and foliage impacted visibility in some areas. Results of the field review, as well as archival research, 2014 photos provided by the Town of Oakville and 2010 photos taken during the preparation of a Cultural Heritage Evaluation Report for 3269 Dundas Street West (ASI 2010), were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property. Photographic plates (Plate 1 to Plate 24) illustrating the existing conditions of the study area are included. For ease of description, the property is understood to have a north-south orientation; thus while the nineteenth-century farmhouse is actually oriented to the southwest, it is described to have a southern orientation.



3.2 Landscape and Surrounding Environs

3269-3271 Dundas Street West is an agricultural property located on the north side of Dundas Street West towards the northwest limits of the Town of Oakville (Plate 1 and Plate 2). The property is bound to the north by Highway 407 with crop fields in the area between the farmstead and the road (Plate 3). Crop fields and agricultural land also comprises the area to the east and west of the farmstead (Plate 4 and Plate 5). A private drive and small industrial complex set back from Dundas Street West is also located within the property to the east of the subject property. South of the subject property, on the other side of Dundas Street West, are both agricultural fields and a residential subdivision development. A notch in the boundary of the subject property is located on the border that meets Dundas Street West. This notch accounts for the parcel of a separate property located at 3367 Dundas Street West and is not part of this assessment.⁴

The property contains several built features, including a one-and-a-half storey nineteenth-century farmhouse, a twentieth-century dwelling, a barn complex, a summer house, pool and frame shed/garage. Both residences (the nineteenth-century farmhouse and twentieth-century dwelling) are located along the west side of the long driveway that extends north from Dundas Street West (Plate 6). The twentieth-century dwelling is to the south closer to Dundas Street West, with the farmhouse located further north along the drive. North of the farmhouse is the frame shed/garage. The driveway divides at the northeast corner of the shed/garage, continuing north to provide access to the north fields, and continuing west to link the farmhouse with the barn, the pond and creek, and the west fields. (Plate 7). South of the barn complex is the summer house and pool.

Landscape features on the property include a creek, a pond, mature trees, crop fields, and slightly undulating topography. The creek is located to the west of the built features on the property and runs southeast towards Dundas Street West creating a small valley in the topography (Plate 8). Stone shoring has been added to the banks of the creek and a small utility structure has also been constructed in the land between the creek and Dundas Street West (Plate 9). The pond, which was added to the property in the twentieth century, is located northeast of the barn complex (Plate 10). Mature trees and hedges grow amongst the built features that comprise the farmstead. Surrounding the farmstead are crop fields, which extend to the northern limits of the property (Plate 11).

The location of all the built and landscape features on the property is determined largely from aerial and satellite photography, as well as photography from 2010 and 2014, as visibility of all features from the right of way was limited due to the density of surrounding vegetation at the time of field inspection (3 March 2020).

⁴ The property associated with 3367 Dundas Street West is listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest and also has a report included in the Town of Oakville's Cultural Heritage Landscape Strategy Implementation Individual Inventory (<https://www.oakville.ca/assets/general%20-%20business/45-McMichael-Farm-3367-Dundas-St-W.pdf>), accessed April 27, 2020.





Plate 1: Plan view of the features on the subject property (Image Source: Town of Oakville)



Plate 2: Dundas Street West looking east with subject property on left (2020).



Plate 3: Looking north from the barn complex towards the crop fields located beyond the farmstead (Town of Oakville 2014).



Plate 4: Looking north from Dundas Street West showing farmstead (left) and agricultural fields (right) (2020).



Plate 5: Agricultural fields to the west of the farmstead on the subject property (2020).



Plate 6: Driveway looking north with access to both residences (located left/ west of the driveway) (Town of Oakville 2014).



Plate 7: Looking southeast towards frame shed/garage and nineteenth-century farmhouse (Town of Oakville 2014).



Plate 8: Looking north from Dundas Street West showing creek located west of farmstead (2020).



Plate 9: Stone shoring and utility structure adjacent to the creek (2020).



Plate 10: Pond located northwest of the barn complex (Town of Oakville 2014).



Plate 11: Looking west from east border of the subject property towards farmstead showing built features and mature trees (2020).

3.3 Exterior

The property at 3269-3271 Dundas Street West is approximately 180 acres in size and is on generally flat topography. The built features on the property consist of a one-and-a-half storey nineteenth-century farmhouse, a twentieth-century dwelling, a barn complex, a summer house, a pool and frame shed/garage (Plate 12). As visibility from the right of way was limited during field review, description of the structures on the property has in part relied on photos provided by the Town of Oakville that were taken in 2014, as well as photos included in a Cultural Heritage Evaluation Report of 3269 Dundas Street West prepared by ASI in 2010 (ASI 2010). These photos are provided to indicate general form and material of the structures; however, they do not necessarily reflect the current existing conditions.

3.3.1 Nineteenth-Century Farmhouse

The one-and-a-half storey farmhouse at 3269-3271 Dundas Street West is an example of a vernacular farmhouse in rural Ontario that has undergone a number of alterations since its construction in the nineteenth century (Plate 13 to Plate 16). The now-vacant residence has a rectangular footprint with centre hall plan and features a gable roof with asphalt singles. The primary entrance is centred on the south elevation, with secondary entrances on the east and north elevations. Window openings are generally symmetrical on each elevation and proportionally small within the overall structure. The exterior is clad with InsulBrick, an asphalt siding material that was popular during the 1930s to 1950s. Earlier access to the property in 2010 indicated that it is likely the original exterior cladding has been removed.

Archival data suggests that portions of this structure could date to 1824 when a frame structure was first built on this property. In subsequent years the farmhouse was likely updated and expanded by introducing the central gabled dormer, and the roof may have been raised up as suggested by the rather large space between the eaves and the top of the windows. The house appears to have undergone major changes in the early to mid twentieth century. Historic mapping and archival research also indicate that the farmhouse was moved to its current location from its former position closer to Dundas Street in the mid-twentieth century to accommodate the construction of a new dwelling. It is at this point that the existing concrete block foundation was introduced, likely replacing the original stone foundations. The proportions, in particular the spacing between windows, between the windows and the eaves, and of the dormer itself, are not typical of the Ontario Gothic cottage which was the most common rural dwelling to be built in the late nineteenth century. As such, the attempt to look like an Ontario Gothic farmhouse was likely made by updating an earlier dwelling.

Unfortunately, given that there are no historical photographs of the structure available for review, it is difficult to confirm or understand the extent of alterations made to the house, and when they were made. However, a review of historic mapping strongly supports that the farm underwent major alterations in the mid-twentieth century.

3.3.2 Twentieth-Century Dwelling

The dwelling added to the property in the twentieth century is a one-and-a-half storey vernacular residence (Plate 17 and Plate 18). The building is likely frame construction and the form is generally rectangular with narrow rectangular extensions on the north and south elevations, possibly added after the building was initially constructed. The structure has a cross-hipped roof, with the eaves of the overall rectangular structure extending to the first storey. A central chimney is visible in the roofline. From what is discernible in earlier photography and from the public right of way, there is no clear pattern present in the existing window openings. An entrance is located on the rear (north) addition, and there is likely one on the primary (south) elevation that faces Dundas Street West. The entire structure is clad with vinyl siding.



3.3.3 Barn Complex

The existing barn complex consists of three distinct sections: the original heavy timber bank barn; a gambrel barn addition; and a subsequent one-storey flat roof shed addition (Plate 19 and Plate 20). The timber bank barn is dated to the turn of the century and consists of a two-and-a-half storey heavy timber post and beam frame and a gable roof. The original stone foundation for the bank barn has been replaced with concrete block. There are several openings in this concrete block foundation. The primary access for large agricultural implements is provided on the north elevation, facilitated by an earthen ramp to the second story.

The gambrel barn and shed additions date to the mid-twentieth century and both have been constructed on a concrete foundation. The structure of the gambrel barn addition is formed using a large wood gambrel truss system that shapes the wall and roof. Both the original bank barn and the gambrel addition have standing seam metal roofing. The concrete block foundation of the flat roof addition extends to also form the walls of the one-storey structure. The flat roof of this addition supports a wooden roof deck. A smaller gable roof shed structure was added to the north elevation of the barn, and a concrete block silo was built immediately northeast of the barn (Plate 21).

A structural condition assessment of the barn complex conducted by Tacoma Engineers Inc. in 2015 found the overall condition to be fair to poor, with localized areas of very poor or failed conditions (Tacoma Engineers Inc. 2015).

3.3.4 Ancillary Buildings - Summer House, Pool and Frame Shed/Garage

The remaining structures on the property are secondary and associated with the late twentieth and early twenty-first century occupation of the property. The summer house is located west of the twentieth-century dwelling. The wood frame structure is subtly T-shaped, with open walls covered with mesh screen and a cross-gable roof (Plate 22). The pool is a rectangular concrete feature that contains a low concrete perimeter wall, concrete diving platform, and wooden deck on the west side of the pool. The pool itself slopes below grade from north to south (Plate 23). The frame shed is a basic frame structure with corrugated metal siding and sheet metal roofing on the saltbox roofline. A large double opening is located on the south elevation, providing access to vehicles or smaller agricultural implements (Plate 24).



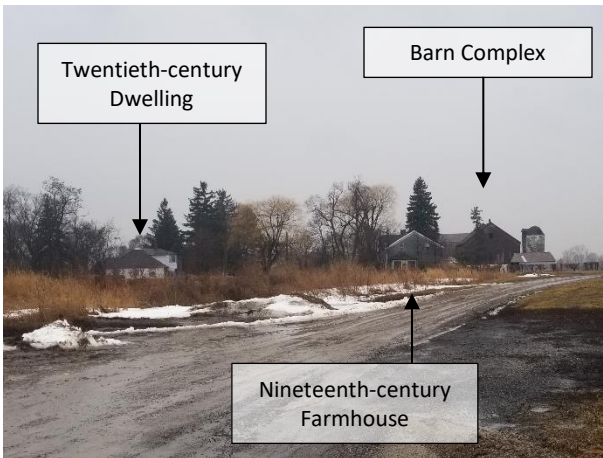


Plate 12: Built features on farmstead as seen looking west from the public right of way (2020).



Plate 13: Primary (south) elevation of nineteenth-century farmhouse, looking north (ASI 2010).



Plate 14: East elevation of the farmhouse, looking west (ASI 2010).



Plate 15: Rear (north) elevation of the farmhouse, looking south (ASI 2010).



Plate 16: West elevation of the farmhouse, looking east (ASI 2010).



Plate 17: East elevation of twentieth-century dwelling, looking west (2020).



Plate 18: North elevation of the twentieth-century dwelling, looking southwest (ASI 2010).



Plate 19: Barn complex showing gambrel addition (left), one-storey flat roof addition (centre) and heavy timber bank barn (right/rear) (Town of Oakville 2014).



Plate 20: West elevation of the barn complex showing bank barn (left) and gambrel addition (right) (Town of Oakville 2014).



Plate 21: North elevation of barn complex showing silo (left) bank barn (centre) and smaller gable roof shed addition (right)(Town of Oakville 2014).



Plate 22: Summer house looking northwest (Town of Oakville 2014).



Plate 23: Concrete pool looking south (Town of Oakville 2014).



Plate 24: Frame shed/garage looking northwest from the driveway (ASI 2010).

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value




The property at 3269-3271 Dundas Street West is listed on the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest (NOT Designated) (Town of Oakville 2020a). The property is noted to have potential cultural heritage value for its “historic farmstead, including the farmhouse, barn and outbuildings, historically associated with the agricultural development of Trafalgar Township” (Town of Oakville 2020a:76).



4.2 Comparative Analysis

An examination of the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest (NOT Designated) (Town of Oakville 2020a) and the Town’s Register of Designated Heritage Properties Under Part IV of the *Ontario Heritage Act* (Town of Oakville 2020b) was conducted to identify comparable properties that have been listed on the Register or designated under Part IV of the *Ontario Heritage Act* for the purposes of establishing a comparative context for evaluating this property. As both the nineteenth- and twentieth-century residences on the property have been heavily altered and their material integrity diminished, they are not expressive of a particular architectural style. Properties identified for comparative analysis will therefore respond to the property’s collective expression of agricultural development in Trafalgar Township as opposed to any individual building’s architectural expression. Note that the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest (NOT Designated), which the subject property is currently listed on, contains limited information. Many construction dates, architectural styles, significant people/events, contextual value and property features for listed properties was unavailable. As a result, the information provided for comparable properties that are listed is minimal.

The Town of Oakville has five properties on the Heritage Register that are either listed or designated under Part IV that are expressive and/or representative examples of farmsteads established in the nineteenth-century that maintain their agricultural context (Table 3). These properties all contain farmsteads that were established in the early to mid nineteenth century. While some farmhouses are individually noted for their design value, these properties are primarily recognized as having heritage value for the collection of structures on the property and the agricultural landscape features. The farmstead at 3269-3271 Dundas Street West similarly was established in the early nineteenth century and continues to express its function as an agricultural property, despite many of the individual buildings lacking integrity.

Table 3: Farmstead properties included on the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest and Register of Designated Heritage Properties Under Part IV of the *Ontario Heritage Act* that representative farmsteads that express agricultural development in the area

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Maps, 2019)
1297 Dundas St E	Listed on the Heritage Register of Properties of Cultural Heritage Value or Interest	“This property has potential cultural heritage value for its historic farmstead, including the house, barn and outbuildings, historically associated with the agricultural development of Trafalgar Township.” (Town of Oakville 2020a)	
1265 Burnhamthorpe Rd E	Listed on the Heritage Register of Properties of Cultural Heritage Value or Interest	“This property has potential cultural heritage value for its historic farmstead, including the house, barn and outbuildings, historically associated with the agricultural development of Trafalgar Township.” (Town of Oakville 2020a)	
273 Burnhamthorpe Rd E	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-law 2013-080)	“It is likely that the rear portion of the farmhouse was constructed before 1851 [...]. The front portion of the existing farmhouse was likely constructed in the 1870s.” (Town of Oakville 2020b)	

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Maps, 2019)
1086 Burnhamthorpe Rd E	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-law 1991-074)	“A cultural heritage landscape that includes a farmhouse, remnant structure of 1827 shed, a bank barn, concrete silo and concrete bridge, Joshua Creek and valley, mature trees, paths and landscape gardens.” ((Town of Oakville 2020b)	
2031 North Service Rd W	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-law 1994-043)	“Built around 1858 by the Hilton family who were farmers on the southern half of the property since 1831. Between 1861 and 1871 an apple orchard was planted on the property and would come to characterize the farm. The Hilton family resided on this property from 1831 for over 68 years.” (Town of Oakville 2020b)	

4.3 Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 3269-3271 Dundas Street West using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The subject farmhouse is of frame construction and according to archival data was constructed in 1824. However, since then it has undergone an unknown number of alterations and was relocated on the property. The integrity of the building fabric and original design appears to have been compromised. Further, the new materials and additions to the house are considered to be of limited craftsmanship and quality. Similarly, the twentieth-century dwelling is not representative of any architectural style and has been altered, diminishing its integrity. The barn complex, while still retaining elements of its nineteenth- and twentieth-century construction techniques, is not an exceptional example of this building type and is not of adequate integrity. The ancillary buildings lack distinction and can not be considered to express design value. The property does not meet this criterion.
ii. displays a high degree of craftsmanship or artistic merit, or;	None of the structures on the property or landscape features exhibit a high degree of craftsmanship or artistic merit. As such, it does not meet this criterion.

<p>iii. demonstrates a high degree of technical or scientific achievement.</p>	<p>None of the structures on the property exhibit a high degree of technical or scientific achievement. As such, it does not meet this criterion.</p>
<p>2. The property has historical value or associative value because it:</p>	
<p><i>Ontario Heritage Act Criteria</i></p>	<p>Analysis</p>
<p>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;</p>	<p>The study area retains associations with the McQueen and Wilkinson families, who are both recognized as early settlers to the area. Given the extent of the Wilkinson farm in the nineteenth century, which amounted to over 300 acres and includes four property parcels on four different lots, the Wilkinson family undoubtedly contributed to farming practice and agricultural development in the Palermo area. Additionally, it is important to note that the physical proximity of the property to the historic settlement of Palermo, which was centred on the Dundas Street West and Bronte Road intersection, in combination with the retention of an early nineteenth century dwelling, helps in the understanding of local history and nineteenth century settlement patterns in Trafalgar township.</p> <p>The property is also associated with Lance Pocock, who served as a long-standing farm manager in the twentieth century and may be seen to have significance to the local community. Pocock was widely known in both agricultural and educational circles within the community.</p> <p>The property also has associations with the theme of agriculture in Trafalgar Township, and it is historically linked to the surrounding fields.</p> <p>The property meets this criterion.</p>
<p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;</p>	<p>The subject property has roots in the early settlement of the area and the farmhouse has likely been associated with the subject property since the early nineteenth century. As such, the property contributes to the theme of early township settlement and helps in the understanding of local history and settlement patterns.</p> <p>The property meets this criterion.</p>
<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>The architect and/or builder of the existing residence and outbuildings is unknown. The property does not meet this criterion.</p>
<p>3. The property has contextual value because it:</p>	
<p><i>Ontario Heritage Act Criteria</i></p>	<p>Analysis</p>
<p>i. is important in defining, maintaining or supporting the character of an area;</p>	<p>The subject farm complex is located in a part of Oakville that is in a period of transition. The farmsteads, field patterns, and other landscape features that contribute to the rural character of the lands north of Dundas Street West are vanishing, and as such the subject property is recognized as being part of a changing landscape. However, the subject property does not overtly define the character of the area and does not present a significant example</p>



	of an active agricultural landscape that is important to maintaining the character of this part of Oakville. The property does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property is a good example of an agricultural landscape that reflects generations of agricultural land use. The current configuration is likely a result of a mid-twentieth century redesign of the property to accommodate a new farming practice. However, it continues to reflect its nineteenth and early twentieth century agricultural land uses through its retention of the agricultural related buildings, an altered nineteenth century farmhouse, and rural landscape. The property meets this criterion.
iii. is a landmark.	The subject property is not considered to be a landmark that is meaningful to a community. The property does not meet this criterion.

Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property retains cultural heritage value for its historical/associative and contextual value.

4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 3269-3271 Dundas Street West using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage and does not meet this criterion.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.



Table 5: Evaluation of 3269-3271 Dundas Street West using Ontario Regulation 10/06

<p>vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and</p>	<p>The property is not known to meet this criterion.</p>
<p>vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.</p>	<p>The property is not known to meet this criterion.</p>

Following the completion of an evaluation using Ontario Regulation 10/06 it was determined that the subject property does not retain cultural heritage value at the provincial level.

4.5 Proposed Statement of Cultural Heritage Value or Interest

Description of Property

The 180 acre property at 3269-3271 Dundas Street West in the Town of Oakville is located on gently undulating topography on the north side of Dundas Street West and south of Highway 407. The property consists of a farmstead that contains a one-and-a-half storey nineteenth-century farmhouse (constructed c. 1824), a mid-twentieth-century dwelling, a nineteenth-century barn complex, and twentieth century ancillary features like a summer house, pool and frame shed/garage. Landscape features on the property include a creek, an artificial pond likely used for crop irrigation formed by damming a creek in the 20th century, mature trees and crop fields.

Statement of Cultural Heritage Value or Interest

The property at 3269-3271 Dundas Street West was established by the McQueen and Wilkinson families in the nineteenth century as an agricultural operation. The McQueen family acquired the 200 acre parcel in 1810, and constructed the extant residence in the mid 1820s. The Wilkinson family acquired the 200 acre property in 1850 and continued to occupy the land until 1920. The continuation as a site of agricultural activity continued into the twentieth century as the Lazy Pat Farms. The property’s cultural heritage value is derived primarily from its historical and contextual association with early settlement in the area and the theme of agricultural development.

The McQueen and Wilkinson families are among the first pioneers to arrive and settle in the area. The Wilkinson family in particular have had a long association with the property, having farmed this land



for over a century from circa 1850 to circa 1920. Further, given the large size of the Wilkinson farm at over 300 acres, the family was involved in local farming practice and is acknowledged for their contributions to agricultural development in the Palermo area. The property continues to reflect its nineteenth and twentieth century agricultural land uses through its retention of an altered nineteenth century farmhouse, barn complex, early to mid twentieth century silo and frame shed, and various agricultural landscape elements including crop fields, irrigation ponds, and mature trees.

Description of Heritage Attributes:

Key heritage attributes that embody the historical/associative value of this nineteenth-century farmstead include:

- The direct associations with the theme of agriculture in Trafalgar Township as practiced by early settlers
- The direct associations with the Wilkinson family for the period between 1850 and 1920, known for their important roles in early settlement and agricultural development in the former Trafalgar Township
- The direct association with the Lazy Pat Farm and Lance Pocock, known for agricultural development and rural-agricultural societies and education in the twentieth century

Key heritage attributes that embody the contextual value of this nineteenth-century farmstead include:

- Relationship of the farmstead with the surrounding crop fields
- Location of the property on the north side of Dundas Street West
- Continued function of the collection of structures in the farmstead including the nineteenth century frame residence, nineteenth century bank barn, twentieth century residence and ancillary structures, and associated agricultural landscape elements including crop fields, irrigation ponds, circulation routes, and mature trees

5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the property at 3296-3271 Dundas Street West, containing a one-and-a-half storey nineteenth-century farmhouse, a twentieth-century dwelling, a barn complex, a summer house, pool, frame shed/garage, a creek, a pond, mature trees and crop fields, retains cultural heritage value or interest. The property has contextual value as a representative example of an evolved agricultural landscape and historical or associative value because of its direct associations with the theme of agriculture in Trafalgar Township and associations with early settler families, the McQueens and Wilkinsons, as well as the Lazy Pat Farms operation. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.



The following recommendations are proposed for the property at 3296-3271 Dundas Street West:

1. Complete a HIA in accordance with the OHA (MHSTCI 1990) and MHSTCI Information Bulletin 3: Heritage Impact Assessment for Provincial Heritage Properties (MHSTCI 2017) to identify alternatives and mitigation and monitoring commitments to avoid or lessen impacts on the heritage attributes of the property, based on the Statement of Cultural Heritage Value.
2. The report should be submitted to heritage staff at the Town of Oakville, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other relevant heritage stakeholder with an interest in the project.



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**CULTURAL HERITAGE EVALUATION REPORT
4119 FOURTH LINE**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

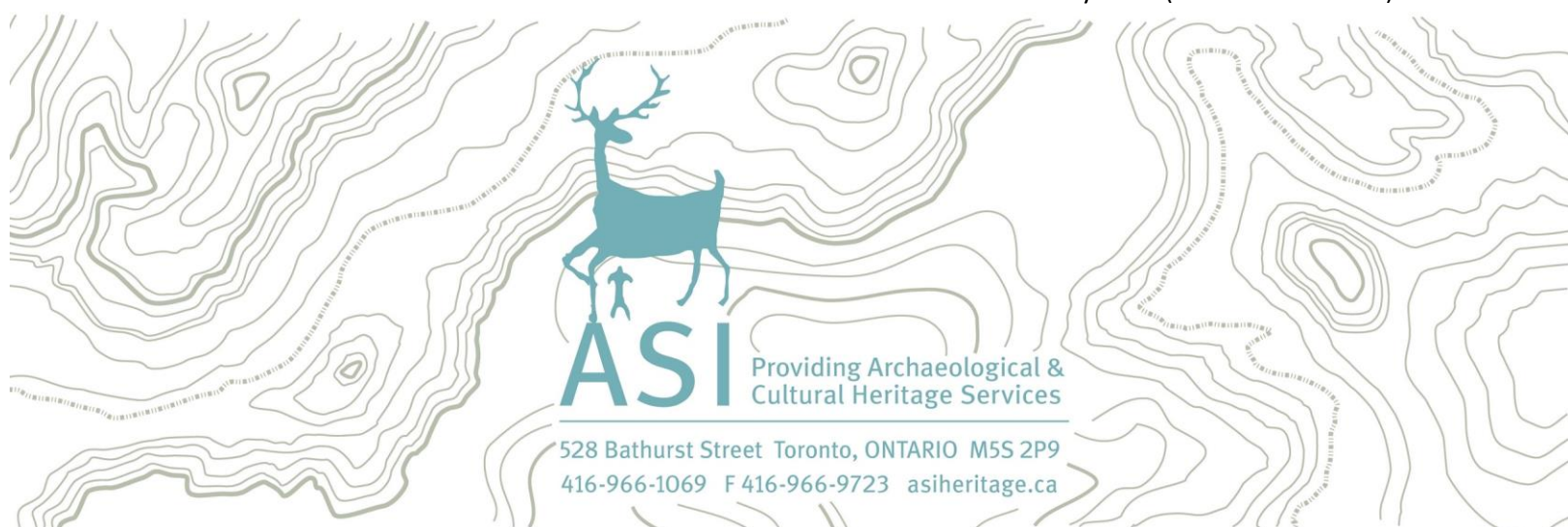
**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

FINAL REPORT

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ASI File: 19CH-165

May 2020 (Revised June 2020)



**CULTURAL HERITAGE EVALUATION REPORT
4119 FOURTH LINE**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 4119 Fourth Line in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 4119 Fourth Line consists of a c. 1940s residence on a triangular shaped property situated in a rural-agricultural context on the east side of Fourth Line to the south of Highway 407. This property is privately owned and is listed by the Town of Oakville. It was identified as a potential cultural heritage resource (CHR #8) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 and 10/06 of the *Ontario Heritage Act*. This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 4119 Fourth Line:

1. This Cultural Heritage Evaluation Report should be submitted to heritage staff at the Town of Oakville, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant cultural heritage stakeholder that has an interest in this project.



PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 4119 Fourth Line in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 4119 Fourth Line consists of a c. 1940s residence on a triangular shaped property situated in a rural-agricultural context on the east side of Fourth Line to the south of Highway 407. The property is privately owned and was identified as a potential cultural heritage resource (CHR #8) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06 and 10/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries' (MHSTCI) Ontario Heritage Toolkit (2006), the Town of Oakville's Official Plan (2018), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 4119 Fourth Line in the Town of Oakville is located on the east side of Fourth Line, north of Burnhamthorpe Road and immediately south of Highway 407 (Figure 1). The property consists of a c. 1940s residence, sheds and other structures, mature trees, and open grassed spaces (Figure 2). The broader surrounding area is largely agricultural fields with some forested areas. The subject property lies near the former village of Glenorchy and south of Sixteen Mile Creek. Historically, the property is located on part of Lot 21, Concession 2 North of Dundas Street (NDS) in the former Trafalgar Township, Halton County.



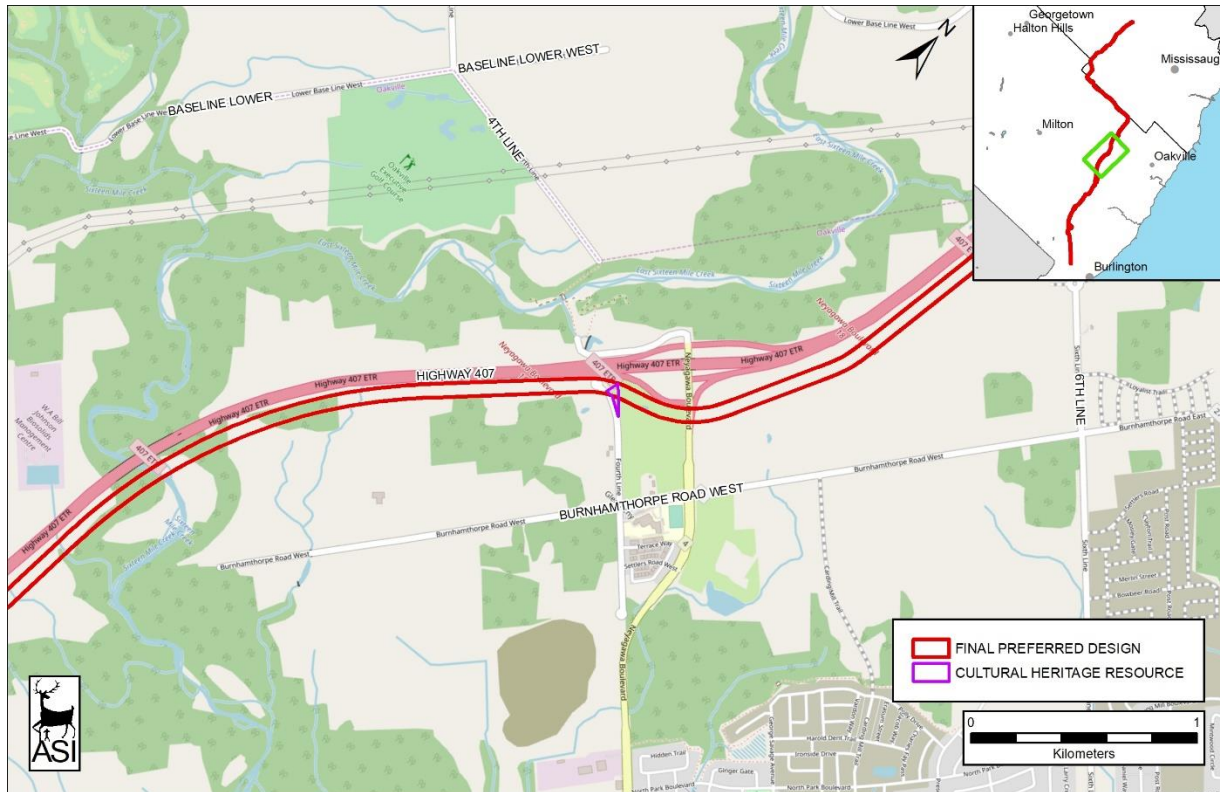


Figure 1: Location of the subject property at 4119 Fourth Line and proposed design of the 407 Transitway
Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License
(CC-BY-SA)



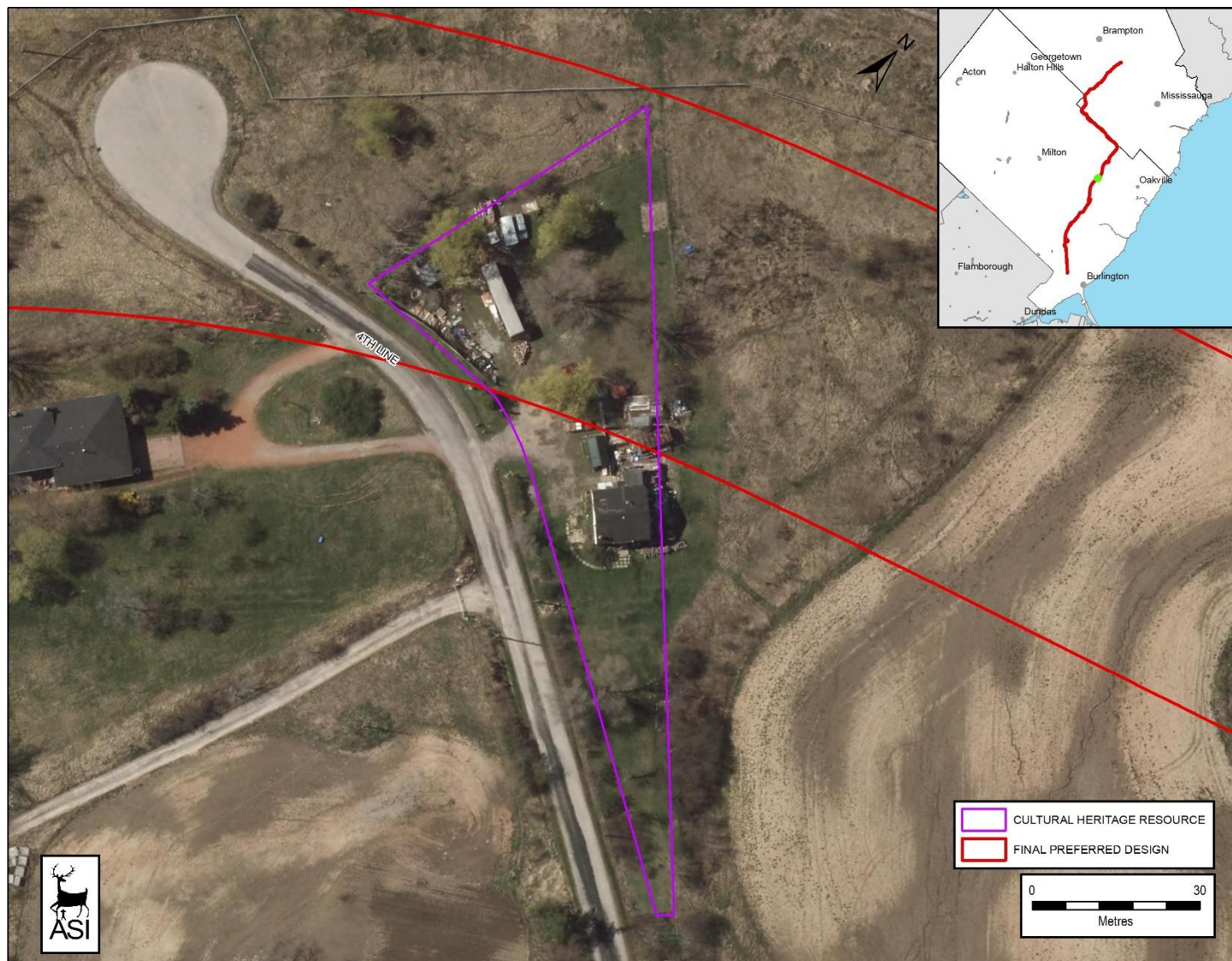


Figure 2: Aerial photo of the subject property at 4119 Fourth Line and proposed design of the 407 Transitway

Base Map: Google, 2018

1.2 Policy Framework

The authority to request this CHER arises from the *Ontario Heritage Act* (1990), the *Environmental Assessment Act* (1990), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Toolkit* (2006) and the *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (Ministry of Transportation 2007). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;



- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

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

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The Town of Oakville *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* (Town of Oakville 2020a)
- The Town of Oakville *Register of Designated Heritage Properties under Part IV of the Ontario Heritage Act* (Town of Oakville 2020b)
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Town of Oakville: Heritage Planning;
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted during the preparation of the CHRA (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation was conducted during completion of the CHER to confirm the heritage recognition of the subject property and to request any additional information.

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Sport, Tourism, and Culture Industries	20 March and 2 April 2020	Response received on 2 April 2020 confirmed that there were no provincial heritage properties within or adjacent to the subject property.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March 2020	A response received 24 March 2020 revealed that there are no OHT Easements within or adjacent to the subject property.
Elaine Eigl, Heritage Planner	Town of Oakville	16 March 2020	Response confirmed that the subject property was listed in the municipal heritage register. A North Oakville Inventory of Heritage Resources report was provided which included architectural and historical information about the structure and surrounding location.
Michelle Knoll, Chair, Trafalgar Township Historical Society	Trafalgar Township Historical Society	11 March 2020	No information on the subject property was available digitally.

2.0 HISTORICAL RESEARCH

Research for this report was conducted in March and April 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made all non-digitized archival material largely unavailable for review.

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

The property is located on part of Lot 21, Concession 2 NDS in the former Township of Trafalgar, County of Halton.

2.1 Overview of Indigenous Land Use

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

¹ While many types of information can inform the precontact settlement of Halton Region, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As



Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

The subject property is located within Treaty #14, the Head of the Lake Purchase. Treaty #14 was signed on September 5, 1806 by the Crown's representative, William Claus, Deputy Superintendent of Indian Affairs, and the Mississaugas of the Credit following the provisional agreement of 1805 (Treaty #13a). The land negotiated under this purchase consisted of 85,000 acres stretching along the north shore of Lake Ontario from the western boundary of the Toronto Purchase to the Brant Tract and the eastern boundary of Between the Lakes Purchase (Treaty #3) in the east to a depth of 6 miles. As part of the terms of this purchase, the Mississaugas of the Credit retained sole right of fisheries at 12- and 16-Mile Creeks along with the possession of each creek's flats. In addition, the Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1-mile strip of land on each of its banks (Trafalgar Township Historical Society). In payment for these lands the Mississaugas of the Credit First Nation received a payment of £2,000.00 Quebec currency in goods (Surtees 1984:62-63; Crown-Indigenous Relations and Northern Affairs 2016). Modern cities found within the lands of the Head of the Lake Purchase include Oakville, Mississauga, and parts of Burlington (Mississaugas of the Credit First Nation 2017a). These lands were further negotiated over the following two decades through Treaty #22 and #23, which saw the remaining Mississauga lands reduced to a 200 acre parcel on the east bank of the Credit River for the establishment of a mission village (Mississaugas of the Credit First Nation 2017b).

such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



The signees on the British side included William Claus on behalf of the Crown, Commissioner D. Cameron on behalf of the province, Captain George R. Ferguson of the Canadian Regiment, Lieutenant William L. Crowther of the 41 Regiment, Hospital staff James Davidson, H.M Smith, P. Shelby assistant secretary of Indians Affairs, J.B. Rousseau, and interpreter David Price.

The signees on the side of the Mississaugas included Chechalk, Quenepenon, Wabukanyne, Okemapennesse, Wabenose, Kebonecence, Osenego, Acheton, Pataquan, and Wabakagego.

2.2 Township and Settlement History

2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years, and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar,



and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).

Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era, particularly in historic towns such as Oakville and Bronte. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township, including Oakville, amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.3 Land Use History and Review of Historic Mapping

4119 Fourth Line is located on part of Lots 21, Concession 2, NDS, in the former Trafalgar Township, County of Halton. The following land use history provides a brief overview of the history of the area surrounding 4119 Fourth Line as well as the people who lived on or owned the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, archival images and historic photographs, and community histories.

2.3.1 1806 - 1872

Settlement began in this part of Trafalgar Township in the early nineteenth century. However, the 200-acre property on Lot 21, Concession 2 (NDS) remained crown land between 1806, when the first survey was conducted, and 1828, when the Crown Patent went to King's College (Figure 3 and Figure 4).



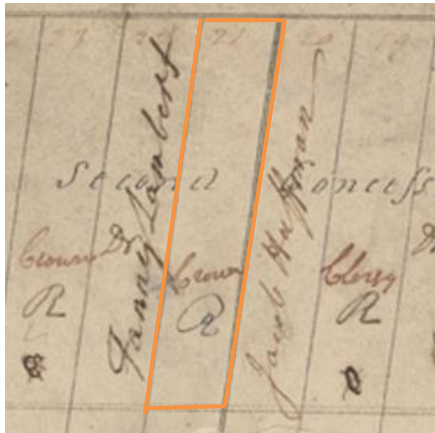


Figure 3: Selection from Samuel Wilmot's 1806 map titled "Trafalgar: Map of the Second Township in the Tract of Land lately Purchased from the Mississauga Indians" (Wilmot 1806)

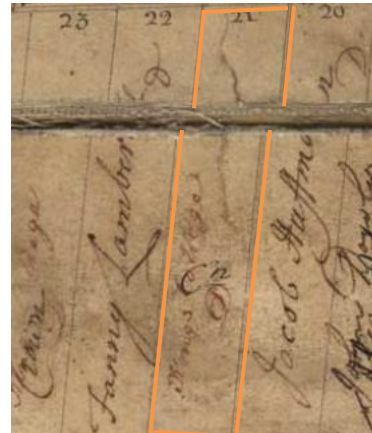


Figure 4: Trafalgar Township, Map No. 21, 1851.

While no official land transactions are recorded for Lot 21 in the Abstract/Index Register until 1861, it seems likely that the College allowed a few tenant farmers to occupy the land at some point after the 1830s. There are three names that appear on the Tremaine Map of Halton County for 1858, including John Ford, George Halliday, and William Gibson (Figure 5). While there are no identifiable features, such as houses or barns, depicted on the subject property, there are no houses or barns depicted anywhere on the Tremaine map and therefore cannot be taken at face value. However, there is a sawmill depicted to the north of the subject property. Additionally, the hamlet of Glenorchy (sometimes spelled Glenorky) was already established, meaning that there was a small community in the vicinity, and which may date as far back as 1837 (Trafalgar Township Historical Society).

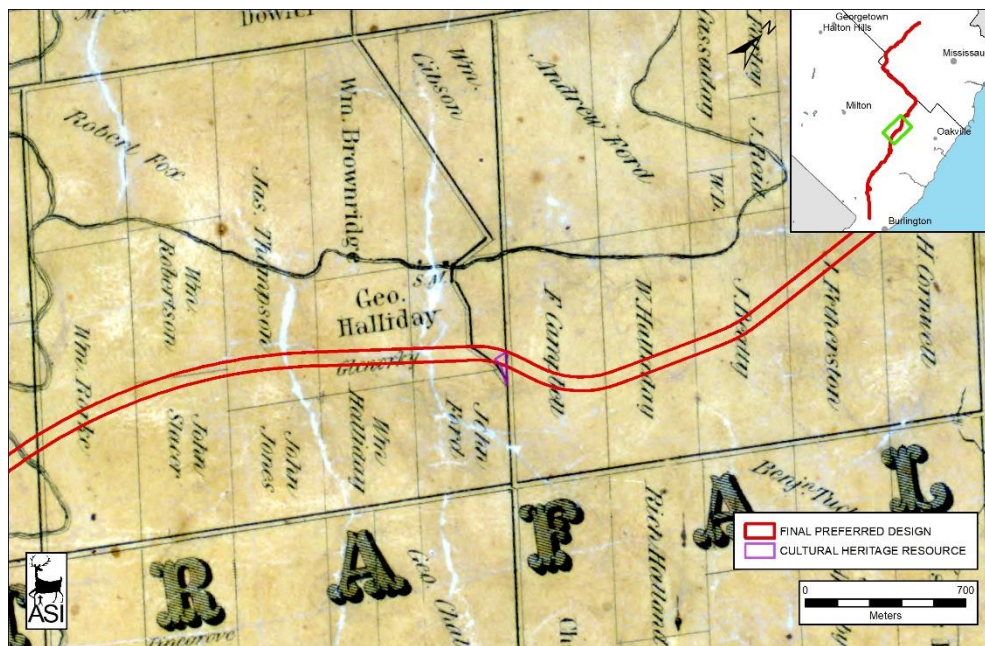


Figure 5: The subject property overlaid on the 1858 Tremaine Map of the County of Halton (Tremaine 1858)

2.3.2 1872 - 1938

While 1861 marked the beginning of various official land sales by the University of Toronto (which took over the King's College name in 1850) to people who were already living on or farming the land, it was not until 1872 that George Halliday came to own 50 acres on which the subject property was ultimately located (OLRA n.d.). Halliday was already settled and farming on the property in 1842, and by 1850 he was the one who was operating the sawmill (Trafalgar Township Historical Society). Halliday began to sell off portions of his property soon after taking official ownership, including a half-acre lot to a group of Educational Trustees for the erection of School Section No. 14 in 1874 (OLRA n.d.).

In 1876, Eleazer (Eli) Askin purchased a single acre in the southeasterly corner of Halliday's property. However, the 1869-70 County of Halton Gazetteer and Directory notes that he was already living on Lot 21 at that time and the 1871 census confirms that Eli, his wife, Charlotte, and seven children were occupying this location (Sutherland 1869; Library and Archives Canada 1871). The 1861 census notes that the Askins were living in a single storey log house but does not provide an address or date of construction (Library and Archives Canada 1861). The Askins' house on the corner of Halliday's property is visible on the 1877 *Illustrated Historical Atlas* with the initials E.A. above the one-acre property (Figure 6).

There is some confusion over when exactly the triangular shaped lands of the subject property came into the Askins' possession. On the 1877 *Illustrated Historical Atlas*, the initials "S.C." – referring to Samuel Clements – appear to indicate the parameters of his ownership of a two-acre property. While primarily on the west side of Fourth Line, where a house and orchard are located, there is also a small jagged line extending over the road suggesting that Clements also owned the small triangular shaped portion on the east side, which corresponds with the subject property. This may be an error on the part of the map-maker, or perhaps Clements (or someone who came to own this parcel in the following decades), sold the subject lands to the Askins, for it came into their possession around the turn of the twentieth century. Whatever the case may be, no structures appear on the subject property in 1877, and it is unclear what kind(s) of land use was occurring, if any (Figure 6). Incidentally, Eli's brother John Askin was farming immediately next door on Lot 20, and Eli may have worked on John's farm, which had grown from 160 acres in 1861 to 400 acres by 1877 (LAC 1861; Pope 1877).



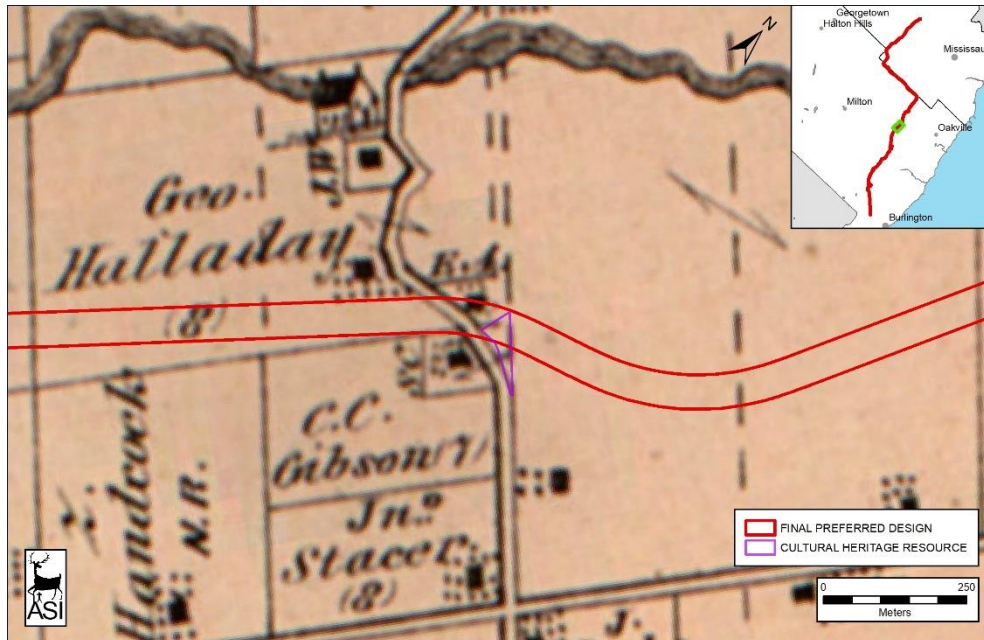


Figure 6: The subject property overlaid on the 1877 Illustrated Historical Atlas of the County of Halton (Pope 1877)

Eli Askin and his wife Charlotte Elisabeth Warren Askin, both Irish immigrants who arrived in Canada in 1852, continued to live in a house immediately to the north of the subject property², with different members of their family at different times between the 1870s and early twentieth century (Library and Archives Canada 1871; LAC 1881; Library and Archives Canada 1891; LAC 1901). In 1891, for instance, only Eli, Charlotte, and their son Frank were living in the single-storey wood house, likely the same one described above for the 1861 census (Library and Archives Canada 1891). Charlotte Askin died in 1910 and Eli was still listed as living on this part of Lot 21, with his daughter Sarah and grandchild Lottie, in the 1911 census (Library and Archives Canada 1911).

² Information provided by the Town of Oakville incorrectly describes this residence to the immediate north of the subject property at 4135 Fourth Line as the extant residence at 4119 Fourth Line.

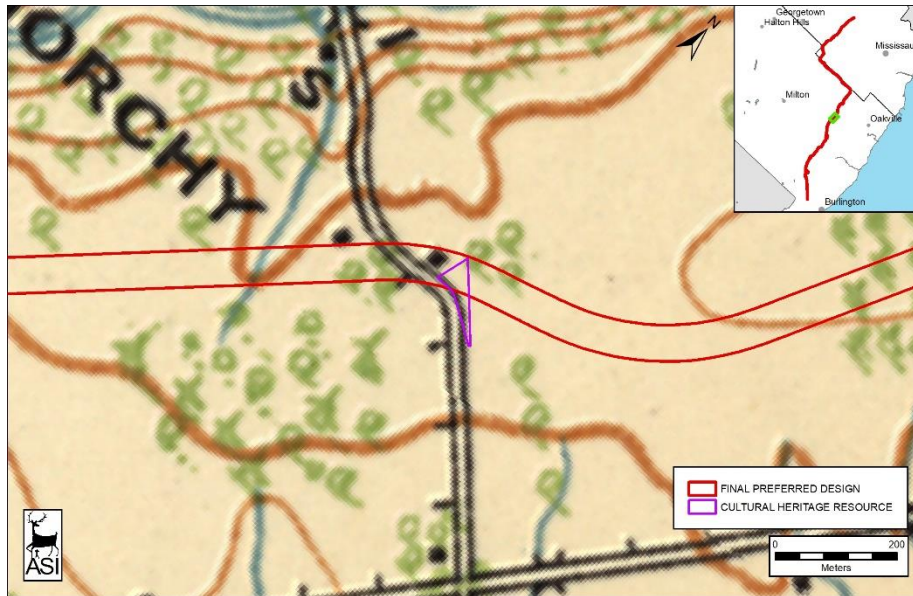


Figure 7: The subject property overlaid on the 1919 topographic map, Hamilton Sheet (Department of Militia and Defence 1919)

It is unknown when their son Frank Askin came to own the house and property, but it is likely that it was around 1914, when his father Eli died (Trafalgar Township Historical Society). In 1901, Frank Askin was living in a house at an unknown location with his wife Mabel (nee Turner), whom he had married in 1896, and their two children (LAC 1901). By 1911, the family – now numbering five children between the ages of 9 and 11 months – are listed on the nearby Lot 20, Concession 1 NDS (Library and Archives Canada 1911). However, by 1921, Frank Askin, a stone mason, is listed as the owner of a wood house on the Fourth Line, living with his son Carl (LAC 1921).³ This is most plausibly the house described above and visible immediately north of the subject property on the 1919 topographic map (Figure 7). It is reasonable to assume that Frank Askin lived in this house until his departure to the Gravenhurst Sanitorium c. 1930, and where he died in 1932 (Anon 1932).

Following his death, it is most likely that his son Carl came to own and live in the house he had grown up in, the same house that Eli Askin was living in during the 1870s. Carl Askin was born in 1906, and in 1927, he married Ellen May (sometimes Nellie May) Savinac, who was born in 1909 (Ancestry.com). The couple are presumed to have continued to live in the old house throughout the 1930s. The List of Electors for the 1935 federal election shows Carl and his wife as the only two Askings living along this stretch of Fourth Line (Government of Canada 1935). As late as 1938, there is still only one house in the area, just north of the subject property (Figure 8).

³ It is likely that Frank was divorced because no wife is listed as living with him in this house. However, in 1953, his former wife Mabel (now remarried with the surname Harwood) is listed as one of several heirs or next of kin when arrangements were made regarding new developments on the subject property.

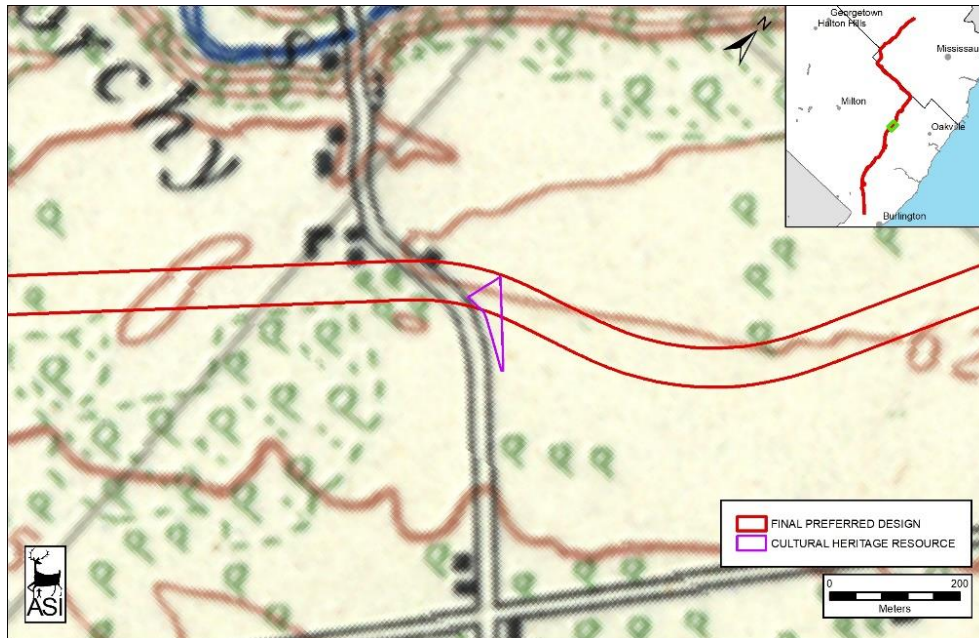


Figure 8: The subject property overlaid on the 1938 topographic map, Hamilton Sheet (Department of National Defence 1938)

Throughout the entire 1872-1938 period, it remains unclear what kind of land use was occurring on the narrow strip of land of the subject property, which was vacant.

2.3.3 1938 - Present

Based on available mapping, the house on the subject property was probably built by the Askin family at some point between 1938 and 1954. It is also most probable that it was first occupied by Carl and Ellen May Askin. This conclusion is based on the fact that in 1953, several heirs and next of kin of Frank Askin – including Mabel Harwood (formerly Mabel Askin), and Frank and Mabel’s children Lillian Enright and Carl Askin himself – decided to officially grant the property to Carl and Ellen May Askin, likely because they were already living on the property (and possibly in a newly-constructed house). The description in the Abstract/Parcel Register book notes that the property in question is “Part SEly ½ + part orig. road allowance” which captures the description of the original Eli Askin purchase as well as the triangular portion immediately to the south, where the road curves (OLRA n.d.).

A house is visible for the first time on the subject property in the 1954 aerial image, surrounded by agricultural fields on both sides of the Fourth Line, with Sixteen Mile Creek to the north (Figure 9). The original Askin house is still visible as well. It seems reasonable to assume that that house was occupied by Carl’s brother Charles Askin and his wife since both couples’ names are listed as eligible voters in the 1958 election (Government of Canada 1958). Nearly twenty years later, the 1972 topographic map depicts the house on the subject property continuing to be found in a rural agricultural context. The original Askin house – the one visible in all mapping prior to 1954 – remains extant to the north of the subject property (Figure 10).

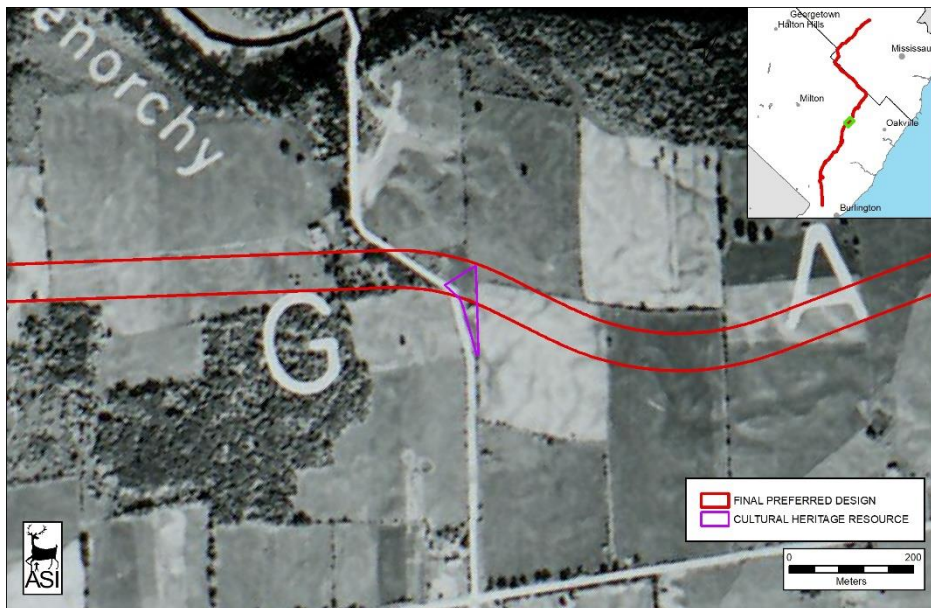


Figure 9: The subject property overlaid on a 1954 aerial photograph, Plate 434.794 (Hunting Survey Corporation Limited 1954)

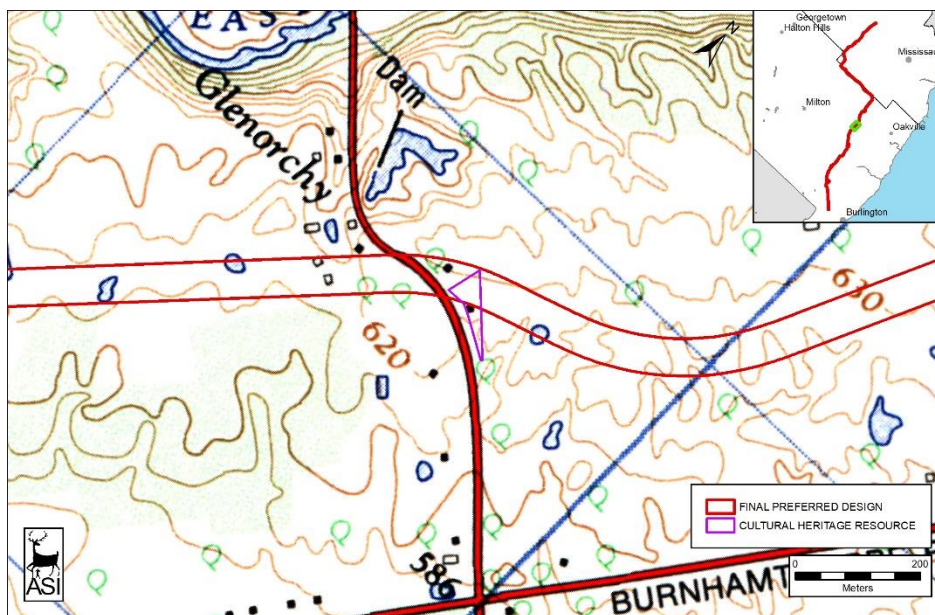


Figure 10: The subject property overlaid on the 1972 topographic map, Palermo Sheet (Department of Energy, Mines and Resources 1972)

Between 1953 and 1973, Carl, a machinist, and Ellen May Askin probably owned the subject house and property as well as the old Askin house to the north. In 1973, the Askings' property was sub-divided, with the subject house and property newly designated as Part 1 and 2 of Reference Plan 20-R-1271. The following year, Carl's brother Charles and his wife Muriel were living in the old Askin house, as he had a mortgage on Part 3 and 4 of the same Reference Plan (OLRA n.d.) and he was listed on the 1972 Voters' List as living at 4135 Fourth Line (Government of Canada 1972). 4135 Fourth Line likely coincided with

Parts 3 and 4 of the Reference Plan, while Parts 1 and 2 were likely earmarked as 4119 Fourth Line. Curiously, no one is listed as an eligible voter living at 4119 Fourth Line on this same Voters' List.

After Carl died in 1981, Ellen May continued to own the subject property, though it is unknown if she lived on site at this time. Ultimately, she sold it to Henry Van Beek in 1989. Henry Van Beek sold the subject property to George Van Beek and James Lavallee in 1991, though it is unknown if they moved into the house or rented it out to tenants. In a 1994 map and the 1995 aerial image, the residence on the subject property is depicted, and the old Askin house was still extant (Figure 11 and Figure 12).



Figure 11: The subject property overlaid on the 1994 topographic map, Hamilton-Burlington Sheet (Department of Energy, Mines and Resources 1994)



Figure 12: The study area overlaid on a 1995 aerial image (Town of Oakville)

Based on available aerial mapping, the old Askin residence was demolished between 1995 and 1999, likely as part of the construction of Highway 407 (Town of Oakville). The subject residence and property remains under the ownership of George Van Beek and James Lavallee to this day (Teranet Parcel Register).

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Kirstyn Allam, ASI, on 3 March 2020 to survey and document the study area and environs. Permission to enter the property was not granted so the field review describes only the exterior of the structures and landscape features that are visible from the publicly accessible Fourth Line right-of-way.

Results of the field review and satellite imagery were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property.

3.2 Landscape and Surrounding Environs

4119 Fourth Line is located on the east side of Forth Line to the south of Highway 407. Fourth Line terminates at a dead end immediately west of the subject property. The property is situated in a rural-agricultural context north and east of the historical settlement of Glenorchy, approximately 1.0km north of a suburban development at the north end of Oakville. The property is generally triangular in shape

and bounded by Highway 407 to the north, agricultural fields to the east, and Fourth Line to the west. Residences and agricultural lands are also situated on the west of Fourth Line adjacent to the subject property.

Landscape features include a gravel driveway that provides access to the property from Fourth Line, mature trees in the southern portion of the property that divides Fourth Line from agricultural fields to the east, and a yard with mature trees to the north of the residence. The yard to the north serves as a storage area and includes a wooden fence adjacent to Fourth Line. The area immediately north and east of the residence functions as a storage area based on a review of satellite imagery (Plate 1 to Plate 6).



Plate 1: Fourth Line ROW, with wooden fence at right, looking northwest from the subject property.



Plate 2: Vegetative cover adjacent to Fourth Line south of the residence, looking north.



Plate 3: Agricultural fields to the west, across Sixth Line from the subject property.



Plate 4: Fourth Line, looking southeast from the subject property.



Plate 5: Gravel driveway and area north of the residence, looking northeast from Fourth Line.



Plate 6: Agricultural property and residence to the west of Fourth Line adjacent to the subject property.

3.3 Exterior

The property at 4119 Fourth Line is 0.7 acres in size and is generally triangular in shape. The property consists of a one-and-a-half-storey vernacular frame structure with associated storage areas to the north and east. No other structures or outbuildings are believed to be present on the property. In general, the residence appeared to be in a poor state of repair at the time of field inspection with some windows boarded up, structural damage noted on the northern addition, and the roof in very poor condition.

The residence is a one-and-a-half-storey vernacular frame structure with a square footprint clad in horizontal aluminium siding. The residence has a moderately-pitched gable roof with asphalt shingles and appears to rest on concrete block foundations that are generally parged with concrete. Two chimneys are visible, with one interior red brick example near the north elevation and one concrete-parged exterior example on the south elevation. The main entrance is on the south elevation and features a simple single doorway flanked by two paired one-over-one sash windows on the main floor. The second floor of the south elevation features one small window at the roofline to the west of centre. The south elevation also features a door to access the basement to the west of the main entrance. This basement entrance was partially obscured by vegetation and so no other details were visible from the right-of-way. The west elevation fronting on Fourth Line features two paired windows that were partially boarded up at the time of field inspection on the main floor and three one-over-one sash windows on the gable end of the second storey. The basement of the west elevation features two windows above-grade in the foundation. The north elevation features a secondary entrance with a small addition that appeared to be in a poor state of repair at the time of field inspection. No information is available on the east elevation as it was not visible from the Fourth Line right-of-way, however a review of satellite imagery indicates that the east of the residence functions as a storage area (Plate 7 to Plate 12).



Plate 7: West and north elevations of the residence with gravel driveway in foreground, looking east.



Plate 8: West elevation of the residence facing east.



Plate 9: South elevation of the residence with the main entrance at centre, looking northeast.



Plate 10: South elevation and south yard, looking northeast.



Plate 11: West portion of the south elevation with door leading to basement on the west of the main entrance, looking northeast.



Plate 12: Frame additions on north elevation with north entrance, looking east. Note the fencing enclosing the storage area to the north and east of the residence.

3.4 Interior

As no permission to enter the structures was approved, site investigations of the interior of the house were not conducted.

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value


The property at 4119 Fourth Line is listed on the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest (NOT Designated) (Town of Oakville 2020a). The property is noted to have potential cultural heritage value for its “historic farmstead, including the farmhouse, historically associated with the agricultural development of Trafalgar Township” (Town of Oakville 2020a). The historical research in the register, however, misidentified the subject residence at 4119 Fourth Line as the former residence at 4135 Fourth Line constructed by Eli Askin in c.1870 and demolished in the late 1990s with the construction of Highway 407.

4.2 Comparative Analysis

An examination of the Town of Oakville’s Heritage Registers (Town of Oakville 2020a; Town of Oakville 2020b) were conducted to identify comparable buildings that have been designated or listed for the purposes of establishing a comparative context for evaluating this property.

Three residences located in the Town of Oakville have been chosen for comparable purposes (Table 3). Note that the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest (NOT Designated) contains limited information. Many construction dates, architectural styles, and property features for listed properties were unavailable. Nothing besides the information provided in the “Notes” below was available, limiting the comparative analysis.

Table 3: Comparable residences included on the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest (NOT Designated)

Property	Heritage Recognition	Notes	Image
158 Chisholm Street	Listed property	“This property has potential cultural heritage value for its c. 1850 frame house, historically associated with George Chisholm” (Town of Oakville 2020a).	 <p data-bbox="1279 1816 1442 1848">(Google Maps)</p>

Property	Heritage Recognition	Notes	Image
15 Head Street	Listed property	"This property has potential cultural heritage value for its c. 1856 vernacular frame house built by James L.C. Hingston" (Town of Oakville 2020a).	 <p data-bbox="1279 594 1442 619">(Google Maps)</p>
4233 Trafalgar Road	Listed property	"This property has potential cultural heritage value for its historic farmstead, including the frame farmhouse, and for its associations with the rural development of Trafalgar Township" (Town of Oakville 2020a).	 <p data-bbox="1321 945 1442 972">(ASI, 2020)</p>

The residence on the subject property does not easily fit into an identifiable category such as Gothic Revival, Queen Anne, or Edwardian Classical, to name only a few architectural styles in Ontario. However, while it is vernacular in style, it does retain some elements of the Georgian or Neoclassical styles, including its side gable roof, rectangular plan, and frame construction, along with an emphasis on balance, symmetry, and proportion. The subject residence, however, is not considered to strongly evoke these Georgian stylistic elements, and was constructed considerably later than the period of Georgian architectural style in Ontario (1784-1860) (Blumenson 1990).

The comparable residences are somewhat similar. The residences at 158 Chisholm Street and 15 Head Street are both vernacular frame houses, they both feature similar stylistic elements such as symmetrical placement of windows, side gable roofs, one-and-a-half storey massing, and central entryways. The house at 15 Head Street also has wood window shutters, another characteristic of the Georgian style. Both have had some modifications, such as the stucco exterior on 158 Chisholm Street and the garage overhang at 15 Head Street. However, both generally appear to retain stronger sense of character and integrity than the house at 4119 Fourth Line, even though they are significantly older than the residence on the subject property, dating to the 1850s.

The property at 4233 Trafalgar Road features a one-and-a-half storey three bay frame farmhouse with Georgian style elements such as the three-bay symmetrical front façade, central entryway, a side gable roof, and the parged stone foundation. In a similar vein to the house at 4119 Fourth Line, this house is clad in horizontal vinyl siding. Other modifications include the addition of expanded main floor window openings and modern windows. Nevertheless, the house is in a better state of repair than the subject residence and retains a higher degree of integrity.

The house at 4119 Fourth Line displays some similar architectural features as those found in the comparable residences. Further, it strives for balance and simplicity, key features of the Georgian style. However, subsequent modifications including the replacement of original windows, the small rear addition, and the addition of aluminum siding are noticeable alterations when compared to the other residences, all of which have retained a higher degree of integrity. Further, the residence on the subject property is in a much more derelict state of repair, with boarded up windows, structural damage noted on the northern addition, and the roof in very poor condition. As such, the subject structure is not considered an outstanding or representative example of a vernacular frame structure or the Georgian style within the local context.

4.3 Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 4119 Fourth Line using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property at 4119 Fourth Line does not meet this criterion. The one-and-a-half storey wood frame residence is built in the vernacular style with Georgian elements such as symmetrical fenestration, central entryway, and side gable roof. However, the structure has been significantly altered and is in a dilapidated state. It is not considered a unique, representative, or early example of a particular style, type, expression, material, or construction method in the local context.
ii. displays a high degree of craftsmanship or artistic merit, or;	The property at 4119 Fourth Line does not meet this criterion. The residence does not appear to display a high degree of craftsmanship or artistic merit as the builders were using materials and techniques that are consistent with their construction dates.
iii. demonstrates a high degree of technical or scientific achievement.	The property at 4119 Fourth Line does not meet this criterion. The building does not appear to display a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property at 4119 Fourth Line does not meet this criterion. The property has associations with the Askin family who were known to farm in the area. However, they are not known to be any more significant than any other agricultural family in the area.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property at 4119 Fourth Line does not meet this criterion. The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.

<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>The property at 4119 Fourth Line does not meet this criterion.</p> <p>The architect of the existing residence is unknown.</p>
<p>3. The property has contextual value because it:</p>	
<p><i>Ontario Heritage Act</i> Criteria</p>	<p>Analysis</p>
<p>i. is important in defining, maintaining or supporting the character of an area;</p>	<p>The property at 4119 Fourth Line does not meet this criterion.</p> <p>The subject property is one of several examples of rural properties in the immediate area. As such, it does not overtly define the character of the area.</p>
<p>ii. is physically, functionally, visually or historically linked to its surroundings, or;</p>	<p>The property at 4119 Fourth Line does not meet this criterion.</p> <p>The subject property is linked to its surrounding but does not have a significant relationship to its broader context. Further, the construction of Highway 407, combined with the creation of a dead-end on Fourth Line adjacent to the property, have significantly altered the landscape and its status as a formerly important county road.</p>
<p>iii. is a landmark.</p>	<p>The property at 4119 Fourth Line does not meet this criterion.</p> <p>The subject property is not considered to be a landmark that is meaningful to a community.</p>

Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property does not retain cultural heritage value at the local level.

4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 4119 Fourth Line using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
<p>i. The property represents or demonstrates a theme or pattern in Ontario's history;</p>	<p>This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.</p>
<p>ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;</p>	<p>This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.</p>
<p>iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;</p>	<p>The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. Comparative analysis indicates that the subject property cannot be considered exemplary in terms of historical integrity, construction/design, and historical association.</p>

<p>iv. The property is of aesthetic, visual or contextual importance to the province;</p>	<p>The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.</p>
<p>v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;</p>	<p>The property is not known to illustrate any technical or scientific achievements which are of provincial significance.</p>
<p>vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and</p>	<p>The property is not known to meet this criterion.</p>
<p>vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.</p>	<p>The property is not known to meet this criterion.</p>

4.5 Outcome of Evaluation

This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.



5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 and 10/06. This evaluation determined that the subject property at 4119 Fourth Line does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 4119 Fourth Line:

1. The report should be submitted to heritage staff at the Town of Oakville, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other relevant heritage stakeholder with an interest in the project.

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**CULTURAL HERITAGE EVALUATION REPORT
263 BURNHAMTHORPE ROAD WEST**

**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

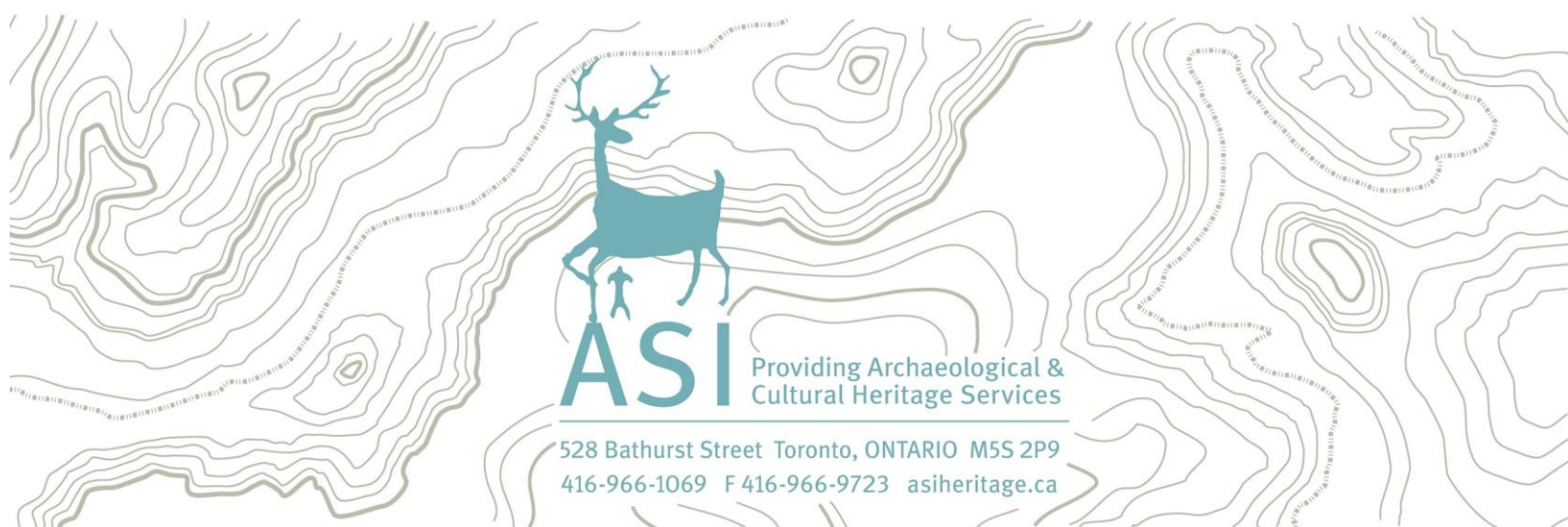
**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

FINAL REPORT

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ASI File: 19CH-165

April 2020 (Revised June 2020)



**CULTURAL HERITAGE EVALUATION REPORT
263 BURNHAMTHORPE ROAD WEST**

**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 263 Burnhamthorpe Road West in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 263 Burnhamthorpe Road West consists of demolition rubble associated with the former one-and-a-half storey Gothic Revival style farmhouse (demolished in 2002), the foundations and demolition rubble associated with the former barn (demolished in 2015-2016), circulation routes, and active agricultural lands. This property is privately owned and is listed by the Town of Oakville. It was identified as a potential cultural heritage resource (CHR #11) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 263 Burnhamthorpe Road West:

1. This Cultural Heritage Evaluation Report should be submitted to Susan Schappert, Heritage Planner at the Town of Oakville, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant cultural heritage stakeholder that has an interest in this project.



PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 263 Burnhamthorpe Road West in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 263 Burnhamthorpe Road West consists of demolition rubble associated with the former one-and-a-half storey Gothic Revival style farmhouse (demolished in 2002), the foundations and demolition rubble associated with the former barn (demolished in 2015-2016) circulation routes, and active agricultural lands. The property is privately owned and was identified as a potential cultural heritage resource (CHR #11) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06 and 10/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries' (MHSTCI) Ontario Heritage Toolkit (2006), the Town of Oakville's Official Plan (2018), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 263 Burnhamthorpe Road West in the Town of Oakville is located on the north side of Burnhamthorpe Road West, immediately south of the Highway 407 (Figure 1). The property consists of remnants of a one-and-a-half storey Gothic Revival farmhouse and barn, though the agricultural lands appear to remain active. The property is situated in an agricultural context to the north of a residential subdivision at the north end of the Town of Oakville. The property is east of the former small community of Glenorchy and northwest of the former village of Trafalgar (Figure 2). Historically, the property is located on Lot 18, Concession 2 North of Dundas Street (NDS) in the historic Trafalgar Township, Halton County.



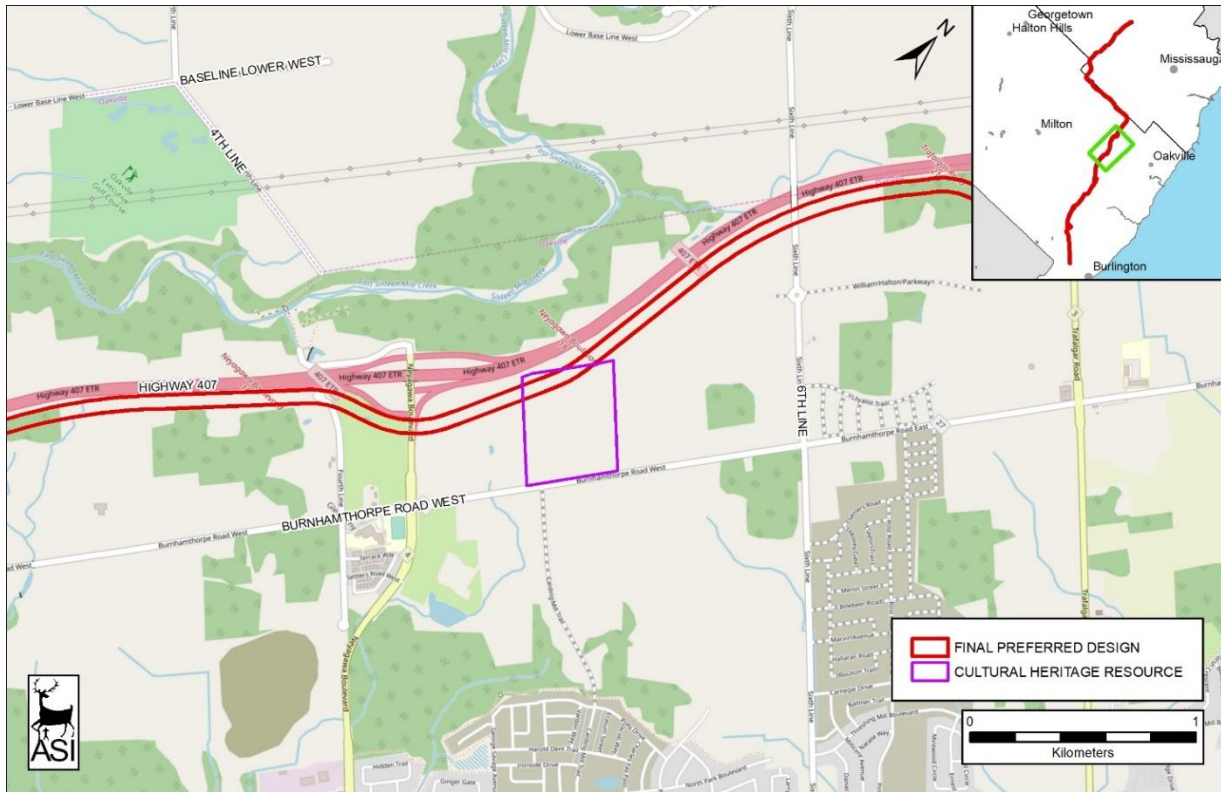


Figure 1: Location of the subject property at 263 Burnhamthorpe Road West and proposed design of 407 Transitway

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

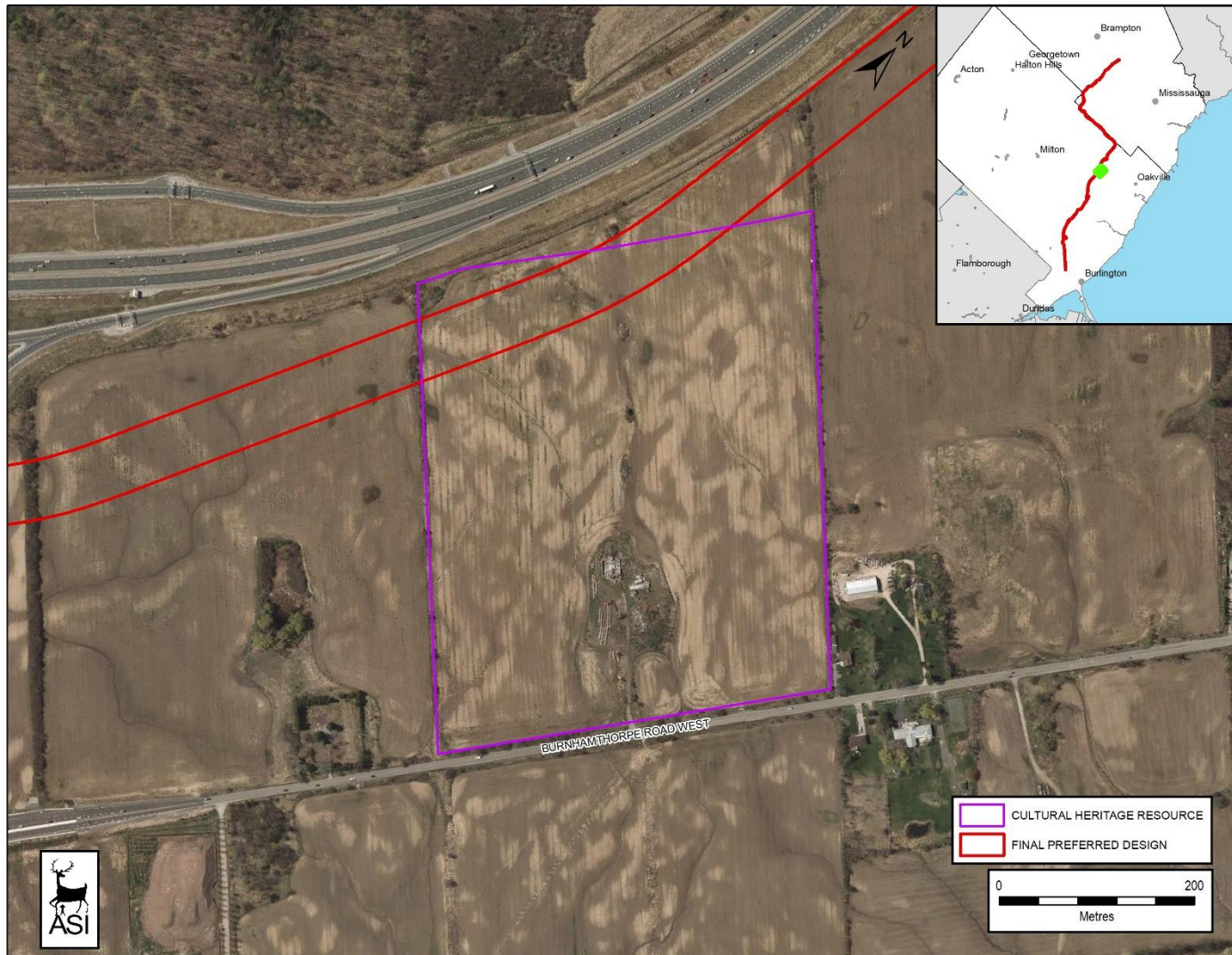


Figure 2: Aerial photo of the subject property at 263 Burnhamthorpe Road West and proposed design of 407 Transitway
Base Map: Google

1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), the Environmental Assessment Act (1990), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Toolkit* (2006) and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;



- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Should the potential built heritage resource meet one or more of the above-mentioned criteria the heritage property may be considered for designation under the *Ontario Heritage Act* and a Heritage Impact Assessment (HIA) is required.

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The Town of Oakville *Heritage Register* (Town of Oakville n.d.);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted during the preparation of the CHRA in 2017 (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation was conducted during completion of the CHER to confirm the heritage recognition of the subject property and to request any additional information.

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Tourism, Sport and Culture Industries	20 March and 2 April 2020	Response received on 2 April 2020 confirmed that there were no provincial heritage properties within or adjacent to the subject property.



Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March 2020	A response received 24 March 2020 revealed that there are no OHT Easements within or adjacent to the subject property.
Susan Schappert, Heritage Planner	Town of Oakville	4 and 18 October 2017, 4 and 10 March 2020	A response received on 4 March 2020 confirmed that the subject property was listed in the municipal heritage register. On 10 March 2020, some photos of the built resources on the subject property from 1992 and 2009 were provided.

2.0 HISTORICAL RESEARCH

The property is located in Lot 18, Concession 2 NDS in the former Township of Trafalgar, County of Halton. The subject property became part of the Town of Oakville in 1974. A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

Research for this report was conducted in March and April 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made all non-digitized archival material largely unavailable for review.

2.1 Overview of Indigenous Land Use

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

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
PALEO-INDIAN PERIOD			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
ARCHAIC			

¹ While many types of information can inform the precontact settlement of Halton Region, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



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

The subject property is located within Treaty 13a, signed on August 2, 1805 by the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1-mile strip of land on each of its banks, which became the Credit Indian Reserve. On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown (Mississaugas of the Credit First Nation 2017; Indians Claims Commission 2003).

2.2 Township and Settlement History

2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years,



and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar, and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).

Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era, particularly in historic towns such as Oakville and Bronte. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township, including Oakville, amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.3 Land Use History and Review of Historic Mapping

263 Burnhamthorpe Road West is located on the south half of Lot 18, Concession 2, NDS, in the former Trafalgar Township, County of Halton. The following land use history provides a brief overview of the



history of the area surrounding 263 Burnhamthorpe Road West as well as the people who lived on or owned the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, genealogies, archival images and historic photographs, and community histories.

2.3.1 1804 - 1855

The Crown patent of 200 acres for Lot 18, Concession 2 NDS went to Forbes Mitchell in 1804. Mitchell and his wife then sold the property to Hugh [Illegible] in 1809. He and his wife owned the property until 1824, when it was sold to Simon Washburn, who then sold the full 200 acres to Andrew Caldwell in 1833 (registered in 1835). Caldwell sold the property to James Williamson a few months later in 1835 (OLRA n.d.). However, it is likely that Williamson lived elsewhere, and perhaps farmed this property or leased it out, since he is listed as living on Lot 8, Concession 1 of Trafalgar Township in the 1842 census (LAC 1842).

In 1850, Williamson sold the 200-acre property to John C. Beaty though Beaty also did not live on the premises (OLRA n.d.). Beaty was born in Ireland in 1790, but settled in Halton County, living on Ashdale Farm (Lot 5, Concession 7 of the New Survey) for more than fifty years, where he farmed and raised a large family (Gemmill, J.A. 1885). Beaty was a prominent member in Trafalgar Township. His brother was James Beaty Sr., founder and publisher of the well-known *Toronto Leader* newspaper and a Member of Parliament from 1867-74. Further, John and his wife Elizabeth hosted congregants of their faith in their home and then later established the Disciples of Christ Church – commonly referred to as the “Meeting House” – in Omagh in 1851 (now the Church of Christ). The Beaty family had 13 children, were well educated, and attained positions of prominence in banking, public affairs, law, and agriculture, including James Beaty Jr., the mayor of Toronto from 1879-80 and a Member of Parliament from 1880-87 (Find a Grave; The Canadian Biographical Dictionary 1880).

Beaty severed the subject property into a northern and southern half in 1851 (though both sales were officially registered in April 1852). It's plausible that Beaty bought and then sub-divided the land to assist his eldest daughter Catherine in getting established. In fact, the first owner of the southern half, now 100 acres in size, was James C. Earl, husband to Catherine and thus Beaty's son-in-law (OLRA n.d.). Research limitations described above restricted access to assessment rolls, so it is unknown if they erected a home on the premises. James and Catherine Earl are buried at Church of Christ Cemetery (Find a Grave).

2.3.2 1855 - 1877

In 1855, the Earls sold the property to [Illegible] Stafford, but Stafford sold the property to Joseph Beatty (sometimes written as Beaty) the following year (OLRA n.d.). It is Joseph Beatty's name which appears on the 1858 Tremaine Map, below (Figure 3). While no house is depicted on the subject property, no houses were depicted anywhere on the Tremaine map of Trafalgar Township in Halton County and therefore cannot be taken at face value.



No proof of a familial connection between Joseph Beatty and John C. Beatty could be found, though it is not implausible. In 1861, 60-year old Joseph Beatty was married to 53-year old Matilda and the couple had four children between the ages of 23 and 14. The family lived in a single-storey log home on the subject property. The 100-acre property, which included 50 acres under cultivation, was divided into 36 acres for crops (including wheat, peas, oats, and potatoes), 12 for pasture, and two for orchards or gardens. Another 50 acres was deemed “Under Wood or Wild” by the census enumerator (LAC 1861).

Joseph and Matilda Beatty sold the subject property to their son William Beatty and Matthew Clements in 1869, and the property was subject to two mortgages. Two years later, in 1871, Clements came to own the property outright (OLRA n.d.). However, it’s unclear if he lived on the site. According to the 1871 Census, Clements was 44 and lived with his wife Margaret (nee Orr) and their three children in Trafalgar Township (LAC 1871). However, while Clements owned the subject property, it’s more likely that he lived on Lot 12, Concession 1 NDS (3437 Trafalgar Road) where he erected a large farmhouse c. 1870 and which is listed in the Heritage Register by the Town of Oakville (Town of Oakville n.d). Nevertheless, Clements’ name is still listed as the owner of the subject property in the 1877 Illustrated Historical Atlas for the County of Halton, which includes a house and orchard (Figure 4). Clements was deeply involved in many aspects of life in Trafalgar Township, including as an assessor, councilman, Reeve (1870-75), and was named Sheriff of Halton, headquartered in Milton, in 1882 (Smith 2015).

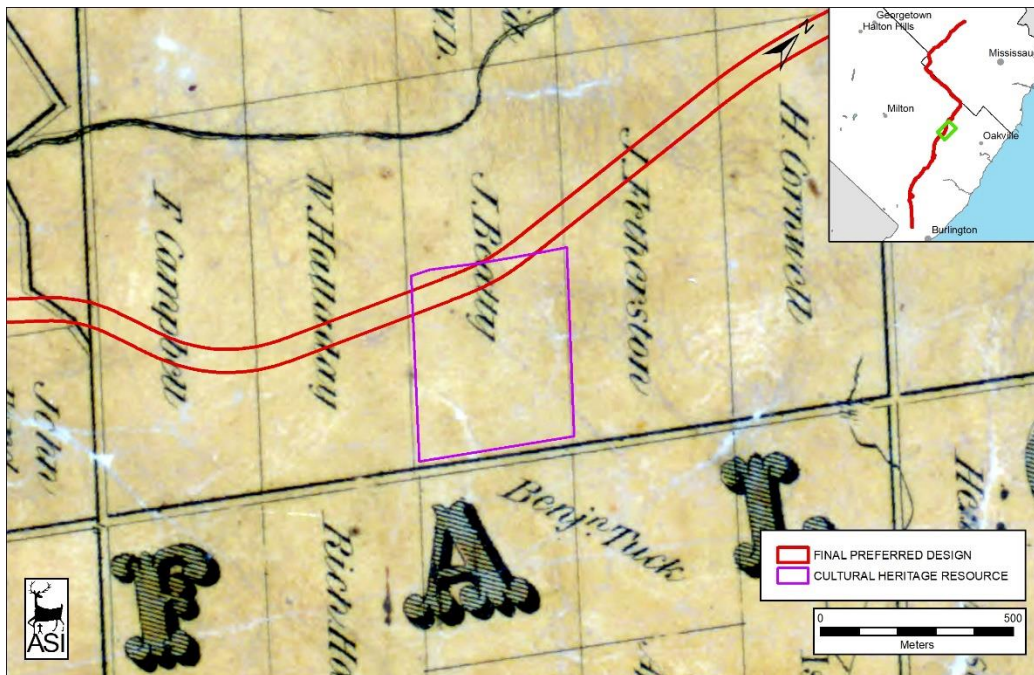


Figure 3: The subject property overlaid on the 1858 Tremain’s Map of the County of Halton (Tremain 1858)

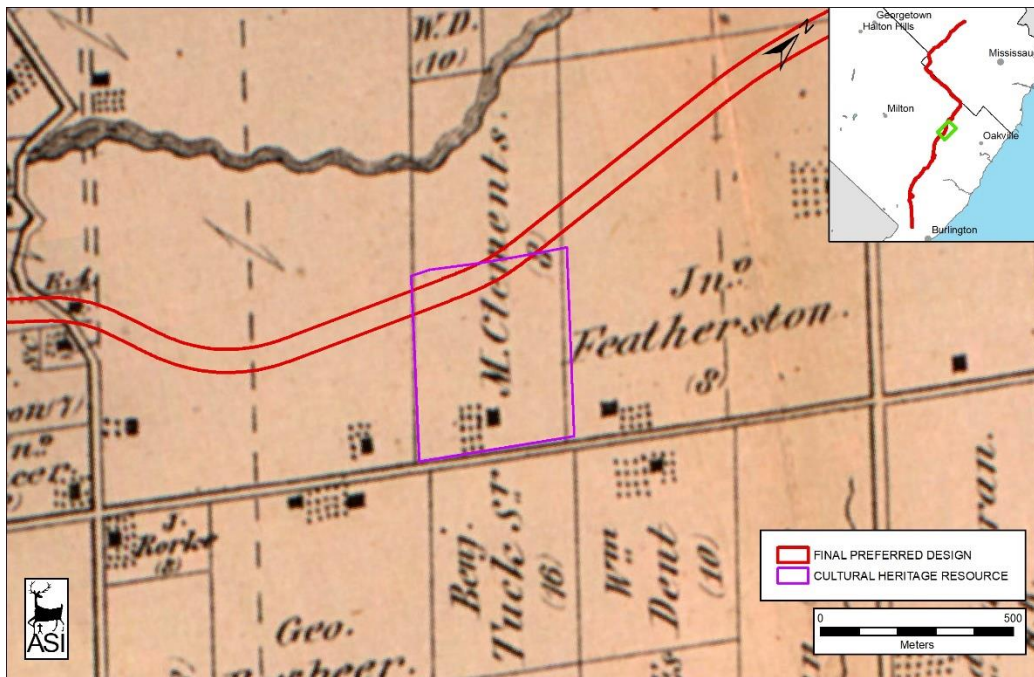


Figure 4: The subject property overlaid on the 1877 Illustrated Historical Atlas of the County of Halton (Pope 1877)

2.3.3 1877 - 1949

Matthew Clements sold the property to Richard Dent in 1877 for \$1000 (OLRA n.d.). The property would stay in the Dent family for the following 72 years. Dent and his wife sold the property to Thomas Dent in 1888 for \$900 (OLRA n.d.). Thomas and his wife Elizabeth had 6 children, and they were the ones likely responsible for the construction of a Gothic Revival brick home that was erected in the late 1800s (Town of Oakville 2009). The home was certainly there by 1901 (LAC 1901:Schedule 2). The amount of Real Estate listed to the Dents on the 1901 census was 350 acres, with 4 houses and 9 outbuildings, but this must be from the entirety of the Dents' property holding – which included Lot 10, Concession 7 (New Survey) – and not just Lot 18, Concession 2, NDS (LAC 1901:Schedule 2).

Thomas and Elizabeth Dent and their children continued to own the subject property, though the land itself was probably farmed by their children since the two funeral cards for Elizabeth (1913) and Thomas (1918) note them living on Lot 10, Concession 7 of Trafalgar Township (Figure 6). Thomas Dent, a widower by 1913, sold the 100 acres to two of his sons, John George Dent and Frederick Dent, in 1914 (registered in 1918) (OLRA n.d.). In 1921, the Census identifies siblings John and Emma Dent, both single, as living in a brick house of 11 rooms (LAC 1921). The 1919 NTS map below shows this is the only brick house in the surrounding vicinity (Figure 5). A large gambrel bank barn was constructed c. 1922, with a concrete block base and vertical barn board exterior walls (Town of Oakville 2009). The barn is depicted on the 1938 NTS map, pictured below (Figure 7).

John Dent died in 1935, though it appears he was not living on the subject property at this time. His Certificate of Registration of Death lists his residence as Lot 10, Concession 7, near Hornby (Province of

Ontario 1935) and Emma was evidently living here as well (Dominion Franchise Act 1935). Following his death, Emma Dent and Frederick Dent, acting as executors, agreed to transfer sole ownership of the subject property to Frederick later that year (OLRA n.d.). It's unlikely that Frederick Dent lived on the property, because when he died in December 1947, he was living on the Dent farmstead near Hornby (Ancestry.com). In January 1949, the title of the subject property transferred to Emma Elizabeth Dent. She immediately sold the farmstead to Frank Harvey Smith for \$9,200 (OLRA n.d.).

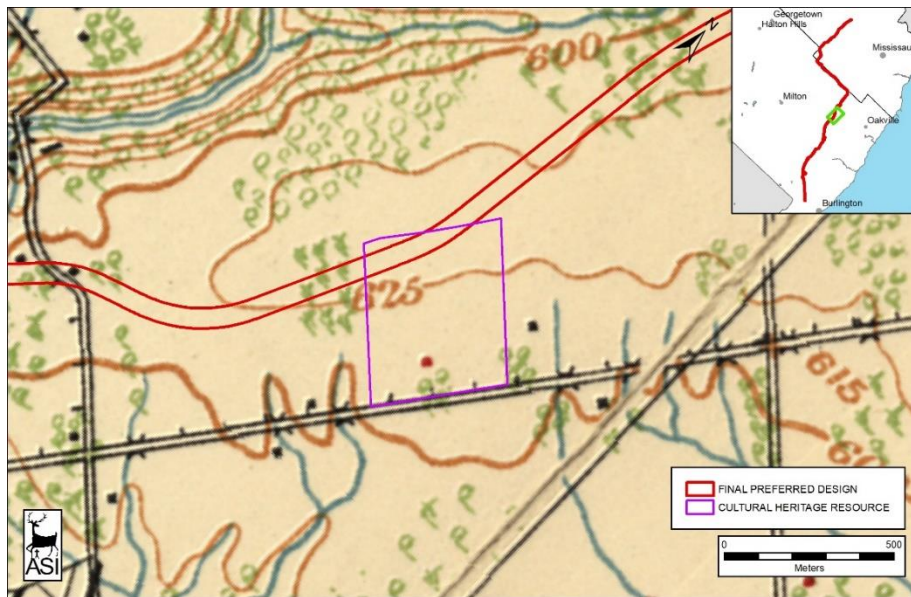


Figure 5: The subject property overlaid on the 1919 topographic map, Hamilton Sheet (Department of Militia and Defence 1919)

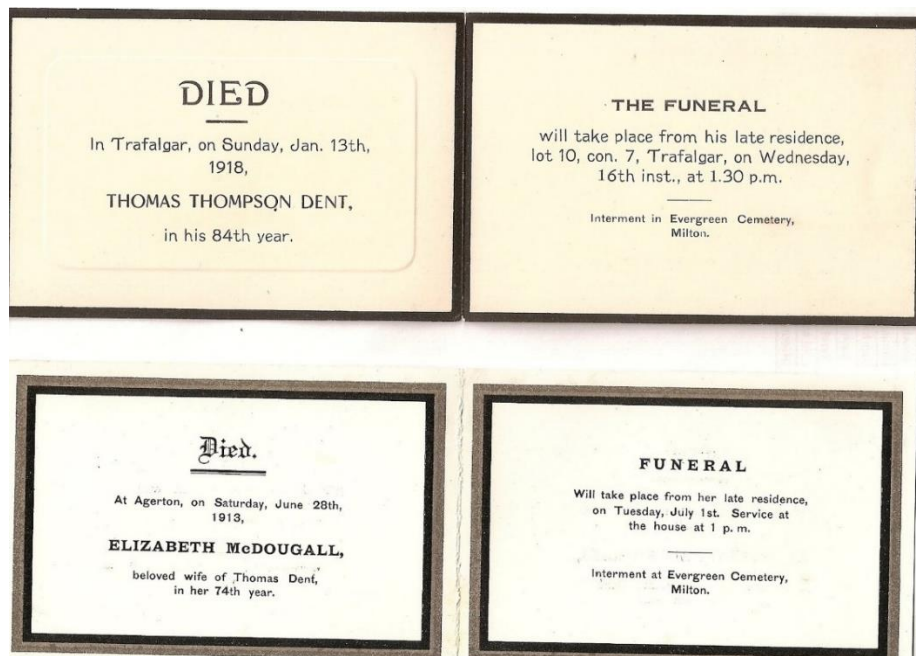


Figure 6: Funeral Cards for Thomas Thompson Dent and Elizabeth McDougall Dent (Trafalgar Township Historical Society)

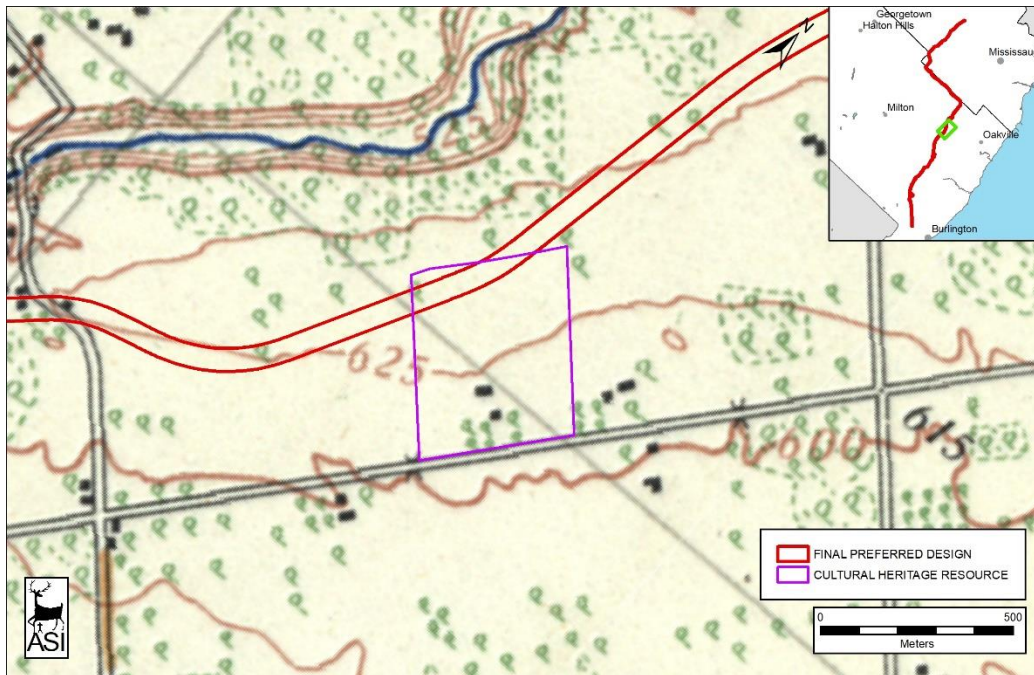


Figure 7: The subject property overlaid on the 1938 topographic map, Hamilton Sheet (Department of National Defence 1938)

2.3.4 1949 - Present

Frank Harvey Smith and his wife probably lived on and farmed the property for the following 20 years. The 1954 aerial image pictured below (Figure 8) shows large agricultural fields on the subject property. The couple sold the property to Rill Developments Limited in 1968 who then sold to Bradmore Holdings in 1969. The 1973 NTS map continues to show the property in a rural-agricultural context, with a single residence, a barn, agricultural lands, and three small ponds. Bradmore owned the property until the late 1990s, and it seems that the house fell into disrepair during that time. A photo from 1992 shows the house in a dilapidated state, and it is unlikely that anyone was living in it at the time (Figure 10). The farmhouse was demolished in 2002.

Around the late 1990s, the property came into the ownership of Idyllic Acres Holdings Inc. and Ashoe High Speed Solutions Inc. Following a legal dispute with these companies, a judge ordered that the property be transferred to Cynthia Lynch, which eventually transpired in January 2008 (Supreme Court of Canada). Lynch remains the owner of the property today, though there are no structures on site (Service Ontario 2020). The property parcel at 263 Burnhamthorpe Road is approximately 50 acres in size.

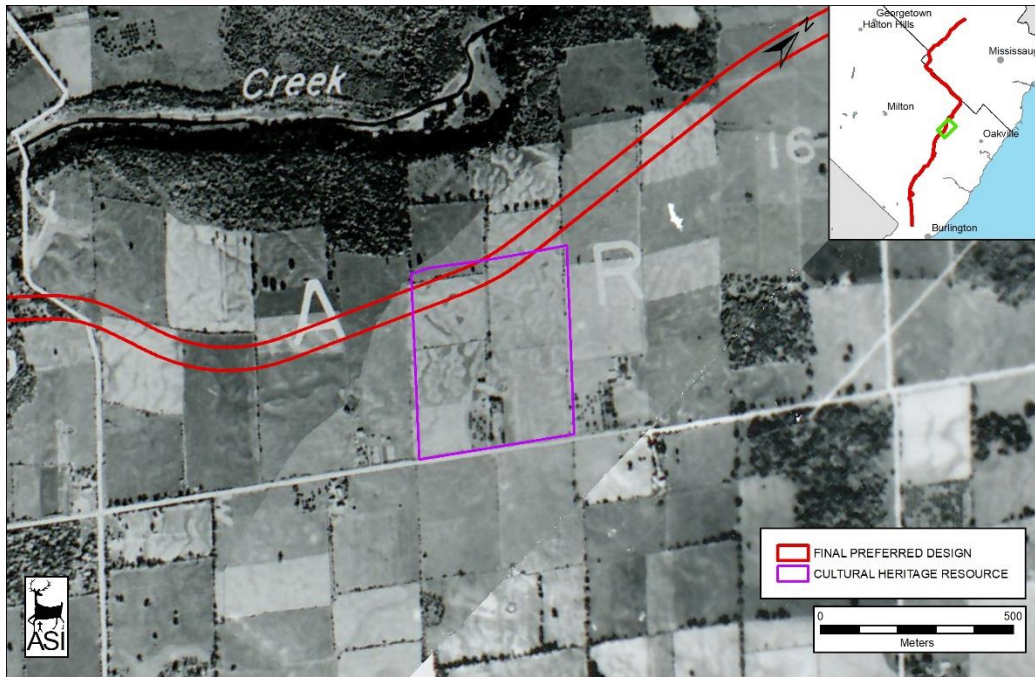


Figure 8: The subject property overlaid on a 1954 aerial photograph, Plate 434.794 (Hunting Survey Corporation Limited 1954)

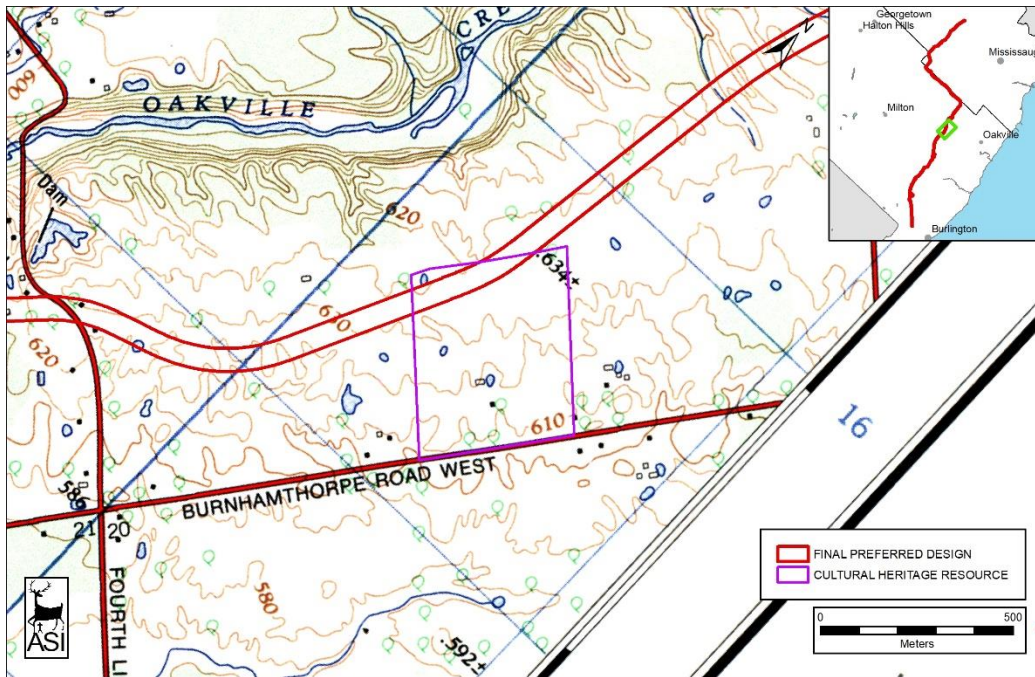


Figure 9: The subject property overlaid on the 1972 topographic map, Palermo Sheet (Department of Energy, Mines and Resources 1972)



Figure 10: The farmhouse at 263 Burnhamthorpe Road West, 1992 (Town of Oakville)

2.3.5 Land Use History Summary

The remnant farm property at 263 Burnhamthorpe Road West in the Town of Oakville is located on part of Lot 18, Concession 2 NDS. The crown patent for the 200-acre parcel went to Forbes Mitchell in 1804. A series of different people owned the land for the following 50 years. In 1851, owner John C. Beatty divided the lot into two, and his son-in-law James Earl and daughter Catherine owned the land for a short period. Joseph Beatty secured ownership in 1855, and a log house was certainly on site by 1861. Between 1871 and 1877, Matthew Clements owned the property though he likely lived elsewhere, and it is unclear if the log house remained on site or if Clements erected a different house. He sold the property to Richard Dent in 1877, and various descendants owned the land until 1949. It is likely that Richard or Thomas Dent erected the brick farmhouse on the property, which stood standing until 2002. In 1949, Frank Harvey Smith bought the property and probably lived in the house while farming the lands for nearly twenty years. Prior to Smith, it is suspected that the landowners primarily leased the property to tenants for the majority of its settlement. In the hands of development companies between 1968 and the late 1990s, the house was probably unoccupied and left to deteriorate. Two companies co-bought the property in the late 1990s and following a legal dispute ownership of the approximately 50 acre property was transferred to Cynthia Lynch in 2008.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Kirstyn Allam, ASI, on 3 March 2020 to survey and document the study area and environs. Permission to enter the property was not granted so the field review was conducted only from publicly accessible rights-of-way. The house on the property was demolished in 2002 and, based on satellite imagery, the barn was demolished between 2015 and 2016. As such this report describes only the landscape features.

Results of the field review and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the landscape features within the property. Figure 11 shows the arrangement of the subject property and photographic plates in Section 3.2 (Plate 1 to Plate 6) illustrate the existing conditions of the study area.

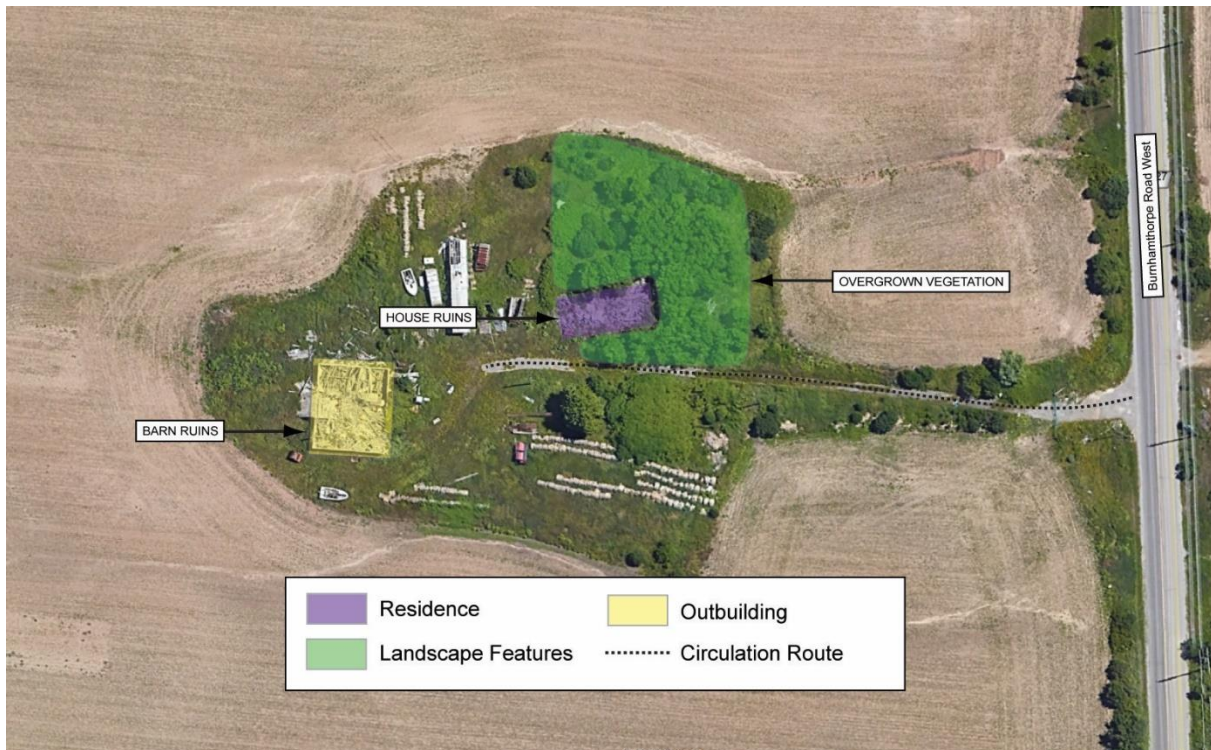


Figure 11: Aerial view of the former residence location on the subject property at 263 Burnhamthorpe Road West.

Base Map: Google

3.2 Landscape and Surrounding Environs

263 Burnhamthorpe Road West is a remnant agricultural property located on the north side of Burnhamthorpe Road West, immediately south of the Highway 407. The property is situated in a mostly



agricultural context, with the exception of the Highway 407 corridor to the northwest. While the subject property historically featured a residence and barn, these were demolished at the time of field review and only remnant landscape features were encountered. The subject property appears to retain an agricultural function with functioning agricultural fields, however it no longer retains its historical residential or agricultural crop processing functions with the removal of the residence and barn. While the property retains active agricultural fields, the demolition of the barn and residence in the early 2000s significantly impacted the function of the property to function as a self-sufficient farmscape.

The subject property was likely vacated in the 1990s and has been altered considerably through the removal and/or demolition of the house (in 2002) and barn (in 2015-2016) and by allowing the property to be overgrown with vegetation. A rubble pile is in the location of the former residence. The vegetation surrounding the former farmhouse has become overgrown. The foundations of the former barn remain in situ but the wooden structure has been demolished and debris is piled within the foundation.

Remnant landscape features that are still extant include the long driveway and active agricultural fields with field boundaries on Burnhamthorpe Road to the south and the property lines to the east and west. These active agricultural fields surround the remnant residential portion of the property with the ruins of the former residence and barn. Vegetation around the former house is also visible, although not maintained and overgrown or depleted in sections. Ponds that were depicted in historical mapping appear to be the result of imperfect drainage in the area and do not appear to be intentionally excavated as irrigation ponds. However, as no access to the agricultural fields was provided this could not be confirmed.



Plate 1: View northwest towards the entrance gate and the long driveway beyond.



Plate 2: View northwest down the long driveway taken in 2008. Note the barn and the lack of vegetation surrounding the location of the former residence, on the right (Photo courtesy of Susan Schappert).



Plate 3: View west across the southern agricultural field.



Plate 4: View west across northern agricultural fields. Note the cluster of vegetation surrounding the former residence on the left of the photo.



Plate 5: View west towards the former residence location, with ruins located within the vegetation.



Plate 6: View west towards the barn foundations.

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 263 Burnhamthorpe Road West is listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest (Town of Oakville 2020a). The property is noted to have potential cultural heritage value for its "former farmstead, historically associated with the agricultural development of Trafalgar Township" (Town of Oakville 2020a:75).



4.2 Comparative Analysis



An examination of the Town of Oakville's Heritage Registers (Town of Oakville 2020b; Town of Oakville 2020a) were conducted to identify comparable landscapes that have been designated under Part IV of

the *Ontario Heritage Act* or Listed on the Town’s Heritage Register for the purposes of establishing a comparative context for evaluating this property.

The Town of Oakville has 30 properties in its Heritage Register that are considered to be farmsteads or farm complexes. Of these four were selected for comparison purposes, as they are located within the same, or the neighbouring concession, along Burnhamthorpe Road (Table 3). Three are listed by the Town of Oakville and one is designated under Part IV of the *Ontario Heritage Act*.

Table 3: Properties included on the Town of Oakville’s Register of Designated Heritage Properties under Part IV of the Ontario Heritage Act and the Register of Properties of Cultural Heritage Value or Interest with intact farm complexes

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
273 Burnhamthorpe Road East	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 2013-080)	The 1-1/2-storey frame house was built with influences from the Gothic Revival Style and has a simple intersecting gable roof with a small front gable containing an arched window, typical of the building’s style. The symmetrical front façade and the overall form of the house are also characteristic of the Gothic Revival style (Town of Oakville 2020b).	
185 Burnhamthorpe Road West	Listed on the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest	This property, known as Featherstone Farm, features a one-and-a-half-storey Victorian Gothic style frame house, with a central gable gothic arched window, trim, shingled roof and two storey rear addition (late 20th century). The main house is on a high point and set back from the road with an open grassy lawn lined with mature trees. This property is listed as having potential heritage value as a representative example of a nineteenth century farmstead and because of its historical associations with nineteenth-century farming in Oakville (Laurie Smith Heritage Consulting 2015).	 <p data-bbox="980 1400 1419 1430">(Laurie Smith Heritage Consulting 2015)</p>

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
3437 Trafalgar Road	Listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest	This property is listed as having potential cultural heritage value for intact historic farmstead, including the c.1870s stucco farmhouse, and for its associations with the Clements family (Town of Oakville 2020a).	
3444 Trafalgar Road	Listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest	This property is listed as having potential cultural heritage value for intact historic farmstead, including the stucco farmhouse, and for its associations with the rural development of Trafalgar Township (Town of Oakville 2020a).	

Gothic Revival residences are notable for their centre gables and use of Gothic detailing, including pointed arch windows, bargeboard and finials. This style was one of the most common styles in Ontario amongst European settlers, often taking the form of a vernacular cottage. This largely stemmed from a depiction of a Gothic Revival cottage in an 1864 issue of the *Canada Farmer* (Figure 12). While architect-designed Gothic Revival buildings are found throughout Ontario, the prevalence of the Gothic Revival style is owed more to the availability of plans and forms set in pattern books that were popular with the middle-class, farmers and other rural settlers (Mikel 2004). These houses were one-and-a-half storeys, would have a gable-end, symmetrically balanced with a central door flanked by a window on either side. The houses would be individualized with available details and finishes (Mikel 2004).

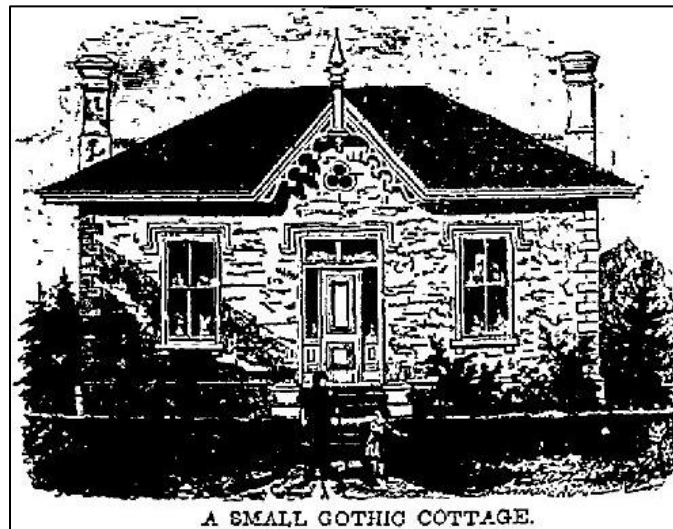


Figure 12: A drawing of a Gothic farmhouse from the 1864 Canada Farmer (N.A. 1864)

The nearby farm complexes at 185 Burnhamthorpe Road West and 273 Burnhamthorpe Road East both contain farmhouses with Gothic Revival style elements in addition to active agricultural lands and landscape features. These properties, together with 3437 Trafalgar Road and 3444 Trafalgar Road, represent much more intact examples of farm complexes when compared to the subject property, in its current state.

4.3 Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 263 Burnhamthorpe Road West using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The property no longer contains the one-and-a-half storey Gothic Revival style farmhouse or early-twentieth-century barn. Therefore, the subject property cannot be considered to be an outstanding or representative example of this architectural style or as a farmstead in the local context.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The buildings have been demolished and so cannot display a high degree of craftsmanship or artistic merit.</p>
iii. demonstrates a high degree of technical or scientific achievement.	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The buildings have been demolished and so do not appear to display a high degree of technical or scientific achievement.</p>

2. The property has historical value or associative value because it:	
<i>Ontario Heritage Act Criteria</i>	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The property has changed hands many times over the last two centuries. Between the mid-nineteenth century and mid-twentieth century the property was owned by the Beaty, Beatty, Clements, and Dent families, with the property remaining in the possession of the Dent family from the late nineteenth to mid-twentieth century. While owning the subject property, these families are suspected to have lived elsewhere and rented the property to tenant farmers. It is likely Richard or Thomas Dent who erected the brick farmhouse, after 1877. There is no evidence of the significance of the Dent family to the local community.</p>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.</p>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The architect of the now-demolished residence is unknown, though it can be surmised that the house was likely built by either Richard or Thomas Dent.</p>
3. The property has contextual value because it:	
<i>Ontario Heritage Act Criteria</i>	Analysis
i. is important in defining, maintaining or supporting the character of an area;	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The subject property is one of several examples of agricultural properties in the immediate area. However, alterations to the property have including the demolition of the residence and barn have removed the subject property from its historical agricultural context. While the subject property appears to retain an agricultural function with active agricultural fields, it no longer retains its historical residential or agricultural crop processing functions following the removal of the residence and barn. While the property retains a degree of its former agricultural function, the demolition of the barn and residence in the early 2000s significantly impacted the function of the property to function as a self-sufficient farmscape. As it no longer retains residential, storage, or agricultural processing facilities, the character of the area would not be impacted if the subject property was considerably altered or lost. The subject property is not considered to be important in defining, maintaining, or supporting the rural agricultural character of the area.</p>



<p>ii. is physically, functionally, visually or historically linked to its surroundings, or;</p>	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The agricultural fields on the subject property are linked to their surroundings, but the demolition of the residence and barn have eliminated the historical function of the property as a self-sufficient residential farmscape. Further, demolition of the structures on the property have eliminated the visual links to the surroundings, altering the legibility of the subject property as a residential farmscape to motorists on Burnhamthorpe Road. The subject property does not have a significant relationship to its broader context that is important to understanding the meaning of the property and its context.</p>
<p>iii. is a landmark.</p>	<p>The property at 263 Burnhamthorpe Road West does not meet this criterion.</p> <p>The subject property is not considered to be a landmark that is meaningful to a community.</p>

Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property does not meet the criteria outlined within and so does not retain cultural heritage value at the local level.

4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 263 Burnhamthorpe Road using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
<p>i. The property represents or demonstrates a theme or pattern in Ontario’s history;</p>	<p>This property represents a common agricultural and settlement theme and/or pattern in Ontario’s history. It does not meet this criterion.</p>
<p>ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario’s history;</p>	<p>This property is not considered to retain potential to yield information that contributes to the understanding of Ontario’s history.</p>
<p>iii. The property demonstrates an uncommon, rare or unique aspect of Ontario’s cultural heritage;</p>	<p>The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario’s cultural heritage. Comparative analysis indicates that that the subject property cannot be considered exemplary in terms of historical integrity, construction/design, and historical association.</p>
<p>iv. The property is of aesthetic, visual or contextual importance to the province;</p>	<p>The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.</p>

<p>v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;</p>	<p>The property is not known to illustrate any technical or scientific achievements which are of provincial significance.</p>
<p>vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and</p>	<p>The property is not known to meet this criterion.</p>
<p>vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.</p>	<p>The property is not known to meet this criterion.</p>

4.5 Outcome of Evaluation

This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. This evaluation determined that the property at 263 Burnhamthorpe Road West, containing the remnant farm complex, does not retain cultural heritage value or interest. The property has been altered significantly through the demolition of the former one-and-a-half storey Gothic Revival style farmhouse and barn and by allowing the property to become overgrown with vegetation. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 263 Burnhamthorpe Road West:

1. This Cultural Heritage Evaluation Report should be submitted to Susan Schappert, Heritage Planner at the Town of Oakville, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant heritage stakeholder that has an interest in the project.



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**CULTURAL HERITAGE EVALUATION REPORT
2800 MEADOWPINE BOULEVARD**

**CITY OF BRAMPTON
REGION OF PEEL, ONTARIO**

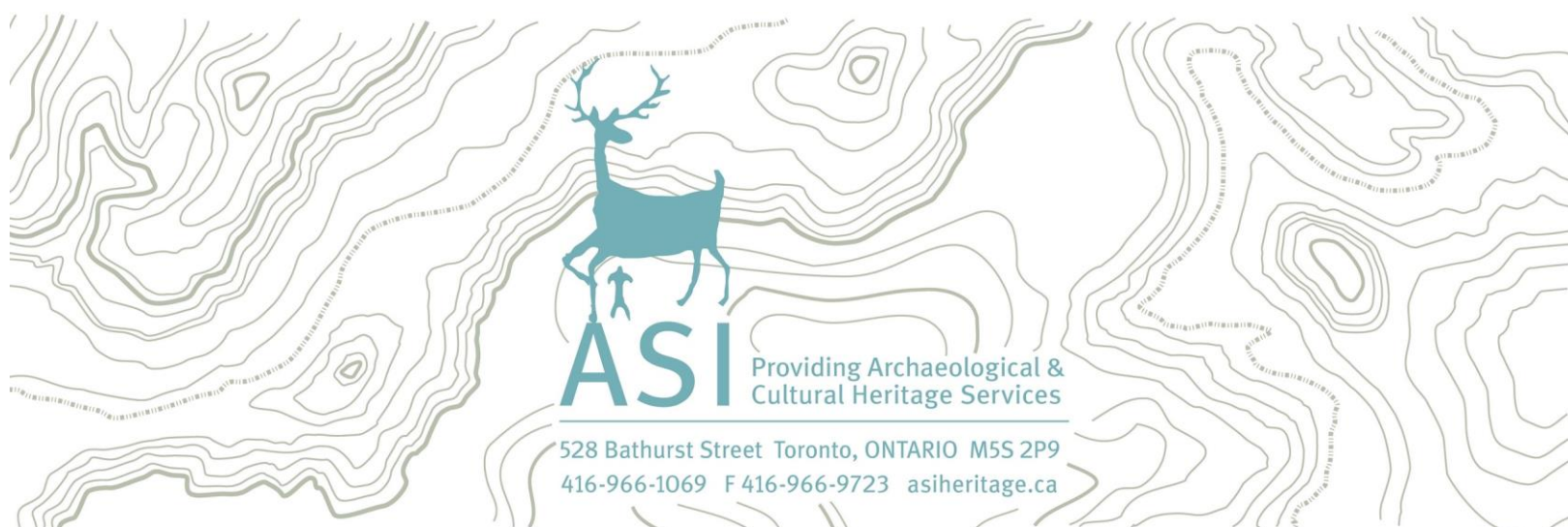
**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

FINAL REPORT

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ASI File: 19CH-165

April 2020 (Revised May and June 2020)



**CULTURAL HERITAGE EVALUATION REPORT
2800 MEADOWPINE BOULEVARD**

**CITY OF BRAMPTON
REGION OF PEEL, ONTARIO**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 2800 Meadowpine Boulevard in the City of Brampton, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 2800 Meadowpine Boulevard consists of a complex of stables and agricultural landscape features. The property is owned by Infrastructure Ontario (IO) and operates as an equestrian facility under lease by Meadowlarke Stables. This property was identified during field review as a potential cultural heritage resource (CHR #21) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). It is not listed on the City of Brampton's Heritage Register. The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 2800 Meadowpine Boulevard:

1. This Cultural Heritage Evaluation Report should be submitted to Pascal Doucet, Heritage Planner at the City of Brampton, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other relevant heritage stakeholder that has an interest in the project.



PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 2800 Meadowpine Boulevard in the City of Brampton, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 2800 Meadowpine Boulevard in the City of Brampton consists of a complex of stables and agricultural landscape features. The property is owned by Infrastructure Ontario (IO) and operates as an equestrian facility under lease by Meadowlarke Stables. This property was identified as a potential cultural heritage resource (CHR #21) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06 and 10/06.

This CHER follows the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHTSCI) *Ontario Heritage Toolkit* (2006), the City of Brampton's *Official Plan* (2015), and the *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (MTO 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 2800 Meadowpine Boulevard in the City of Brampton is located on the east side of Meadowpine Boulevard, immediately south of Highway 407 and immediately north of the hydro corridor (Figure 1). The property consists of a complex of stables and agricultural landscape features. The property is situated in a commercial and light industrial area just north of the Mississauga-Brampton border (Figure 2). Historically, the property is located on the west half of Lot 14, Concession 6 West of Hurontario Street (WHS) in the northwest part of Toronto Township, Peel County.

The subject property at 2800 Meadowpine Boulevard is included in the legal property parcel boundaries of 7696 Heritage Road, Brampton. For the purposes of this assessment, the stables, outbuildings, and equestrian lands on the west half of the property as outlined in Figures 1 and 2 that operates as Meadowlarke Stables are considered to be associated with 2800 Meadowpine Boulevard and are included as part of CHER.



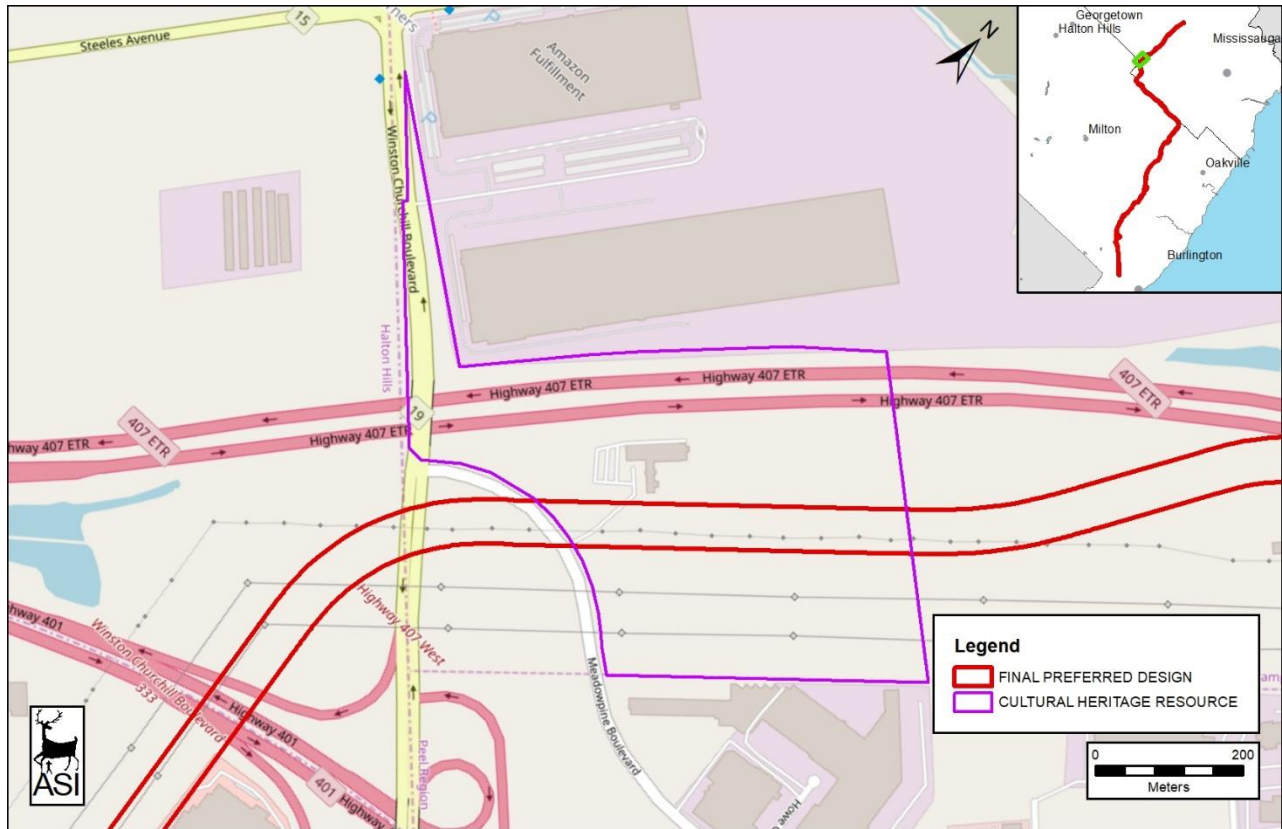


Figure 1: Location of the subject property at 2800 Meadowpine Boulevard and proposed design of 407 Transitway Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)

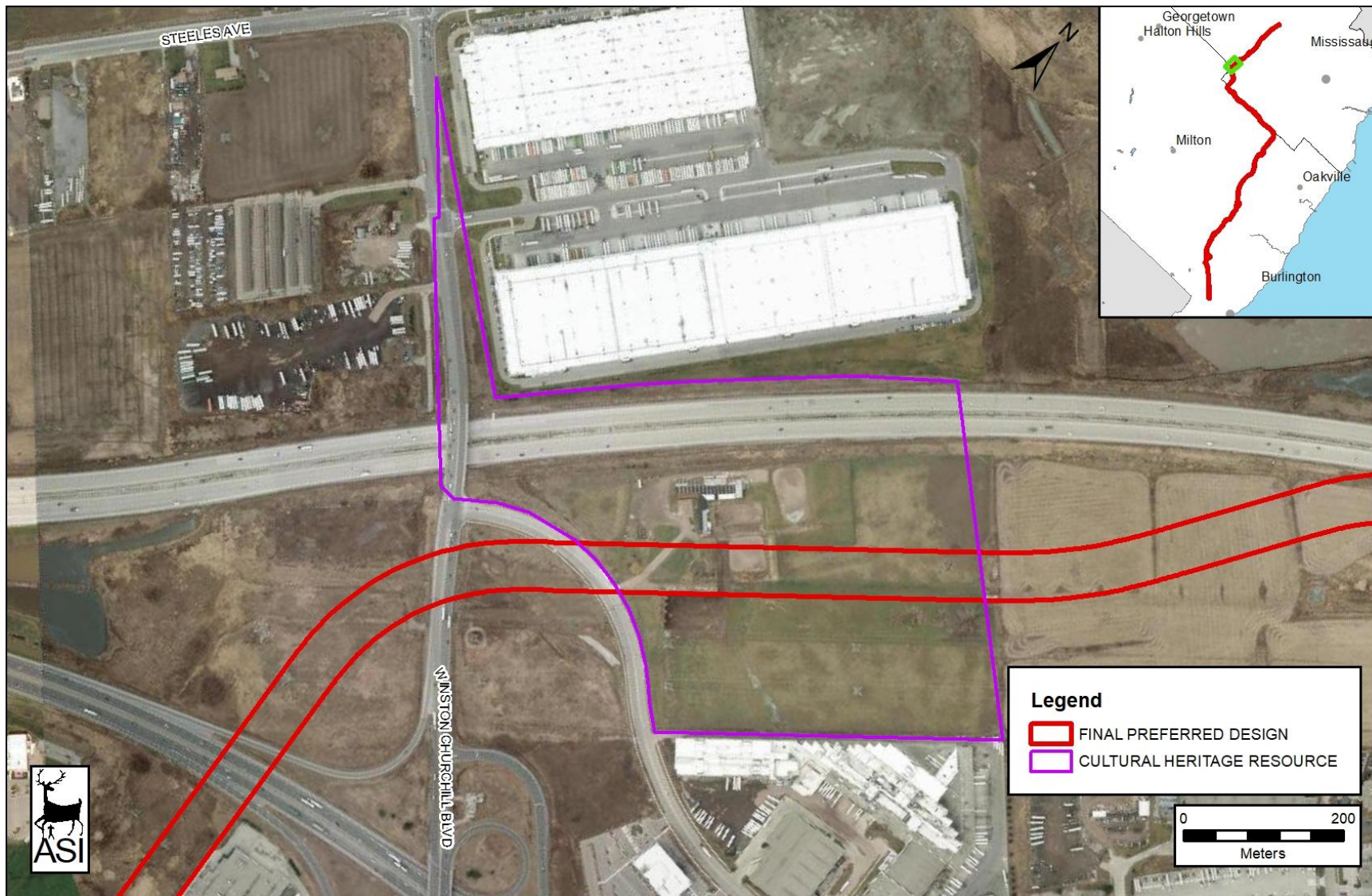


Figure 2: Aerial photo of the subject property at 2800 Meadowpine Boulevard and proposed design of 407 Transitway

Base Map: Google



1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (MHSTCI 1990), Environmental Assessment Act (1990), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

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

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;



- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

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

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The City of Brampton *Municipal Register of Cultural Heritage Resources* (City of Brampton 2019b);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.); and
- Historical and genealogical records at Ancestry.com.

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

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Tourism, Sport and Culture Industries	20 March and 4 April, 2020	A response received 4 April 2020 confirmed that the subject property is not a Provincial Heritage Property.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March, 2020	A response received 24 March 2020 confirmed that there are no OHT easements within or adjacent to the subject property.



Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Cassandra Jasinski and Pascal Doucet, Heritage Planners	City of Brampton	4 and 6 March, 2020	Response received 06 March 2020. Heritage staff at the City of Brampton do not have any information regarding the equestrian function of the property. Staff confirmed that the property at 7696 Heritage Road, is Listed on the Heritage Register and provided a staff report and some background information.

2.0 HISTORICAL RESEARCH

The property is located in Lot 14, Concession 6 WHS in the former Township of Toronto, County of Peel. The subject property became part of the City of Brampton in 2010. A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

Research for this report was conducted in March 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made access to all non-digitized archival material prohibited.

2.1 Overview of Indigenous Land Use

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

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
PALEO-INDIAN PERIOD			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
ARCHAIC			

¹ While many types of information can inform the precontact settlement of Peel Region, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



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

The subject property is located within the lands negotiated by the Ajetance Purchase, or Treaty #19, which included 648,000 acres of land occupying portions of present-day Halton and Peel Region as well as Dufferin and Wellington County. This area was the last large tract of land ceded by the Mississaugas of the Credit First Nation, following the settlement of the Head of the Lake purchase (Treaty 14) in 1806, and is also surrounded by Treaty #3 (1784/1792) to the west, Treaty 13 (1788/1805) to the east, and Treaty 18 (1818) to the north (Government of Canada 2016). By 1818, the Mississaugas were experiencing a rapid decline in population due to increased encroachment by settlers, and declining resources and the area to the north had just been ceded by Chippewa nations (Mississaugas of the Credit First Nation 2017a).

On October 23, 1818, Deputy Superintendent William Claus met with Chief Ajetance and other delegates of the Mississaugas of the Credit First Nation to negotiate the sale of this tract of land. The payment offered for this land consisted of the yearly sum of five hundred and twenty-two £ ten shillings in goods annually. By 1820, the Mississaugas of the Credit negotiated the sale of the remainder of their lands except for a 200-acre parcel near the mouth of the Credit River (Surtees 1984; Mississaugas of the Credit First Nation 2017b).

The Ajetance Purchase is also significant due to its relationship to the Haldimand Tract. On October 25, 1784, the Governor of Quebec Sir Frederick Haldimand signed a proclamation that allotted land six miles (10 km) on either side of the Grand River to the Six Nations People for their assistance during the American revolutionary war (Filice 2018; Surtees 1984). Upon review of the Haldimand Proclamation, however, politician and Indian Department official Sir John Johnson noted an error involving the location of the northern boundary of the tract. Governor Haldimand had mistakenly assumed in 1784 that the headwaters of the Grand River resided within the area negotiated under Treaty #3. However, the headwaters of the Grand River extend to the present-day community of Dundalk, Ontario, in Grey County, which was not negotiated until 1818 under Treaty #18. Additionally, the northern reach of the Grand River crosses through the northwestern corner of the Ajetance Purchase lands in Dufferin and Wellington County (Filice 2018; Surtees 1984). Due to this inconsistency, the



northern boundaries of the Haldimand Tract were redefined in 1793 under Treat #4 to end at Jones Base Line in Fergus, Ontario – at the boundary of Treaty #3 and Treaty #19. This decision to end the Haldimand tract within Treaty #3 lands rather than continuing the tract up to the headwaters of the Grand River is still disputed by Six Nations of the Grand River and the community continues to contest the redefined territory with the Government of Canada (Filice 2018).

2.2 Township and Settlement History

2800 Meadowpine Boulevard has only been located in the City of Brampton since 2010 when municipal and regional boundaries were redrawn. Prior to 2010, it was located in the City of Mississauga. Historically, the subject property was in Toronto Township.

2.2.1 Township of Toronto

The Township of Toronto was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land and in these early settlement years, the majority of the population relied upon subsistence farming. By 1851, Toronto Township became a part of Peel County and had a population greater than 7,500. Lots and concessions had been determined, though not all occupied. In the southern half of the township, plots primarily ran in a north-south direction, while the New Survey lands in the northern half primarily ran east-west. Many of the original 200-acre farms were being subdivided into smaller parcels and commercial agriculture was taking hold (City of Mississauga: Planning and Building Department 2004).

At the same time, a series of unincorporated villages began to spring up in Toronto Township, particularly as settlement moved further into the interior. Roughly separated a few miles apart, and often at key crossroad intersections, these villages provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status (Riendeau 1985; City of Mississauga: Planning and Building Department 2004). Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Armstrong 1985; Jonasson 2006).

The area north of Dundas Street remained primarily agricultural through to the 1970s, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the twentieth century. Densification occurred along all major thoroughfares throughout the 1900-1945 period and mass suburbanization swept across Toronto Township in the post-World War II era. This growth occurred in historic towns such as Streetsville and Cooksville but also around key intersections in the township's smaller hamlets and villages (City of



Mississauga: Planning and Building Department 2004). Perhaps the most striking indication of urban development occurred with planned communities such as Meadowvale, which included houses, recreation facilities, parks, shopping malls, and schools.

There was also significant administrative and political maturity in the postwar era. By 1974, the City of Brampton and the City of Mississauga were formed from an amalgamation of the former towns and townships, and the Region of Peel was established (Riendeau 1985).

2.3 Land Use History and Review of Historic Mapping

2800 Meadowpine Boulevard is located primarily on the west half of Lot 14, Concession 6, WHS, in the former Toronto Township, County of Peel. The following land use history provides a brief overview of the history of the area surrounding 2800 Meadowpine Boulevard as well as the people who lived on the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, assessment rolls, directories, genealogies, archival images and historic photographs, and community histories.

2.3.1 1826 - 1845

The Crown patent for the 100 acres on the western half of Lot 14, Concession 6 WHS went to John Cowin in 1826. The following year, Cowin sold the property to William Brackinreed for 100£. It is unclear if Brackinreed and his wife lived there or not, but it is likely that a house of some kind was erected on the property, since the property jumped in value to 443£ when James McClure purchased it in 1845 (OLRA).

2.3.2 1845 - 1942

James McClure sold the property to John McClure at some point between 1851 and 1859, because it is the latter's name which appears on the Tremaine map (Figure 3). There is no indication that the two were related, as McClure was a common surname in nineteenth-century Peel County. The 1861 census confirms that John McClure and his wife Jane were Irish immigrants. At this time, they had five children and lived together in a one-and-a-half storey frame house on the property (Library and Archives Canada 1861). Further, the 1861 agricultural census lists the 100-acre property as having 75 acres under cultivation (56 for crops such as wheat, barley, peas, and oats), 18 for pasture, and 1 for orchards and gardens) and 25 acres "under wood or wild." The value of the farm was \$6,100 (LAC 1861).

The 1881 census shows John McClure, now 65, living with Jane, now 55, and with 6 children between 12 and 25 on the property (Figure 4)(LAC 1881). In 1881, John McClure updated his will to transfer title of the property to "Jane McClure et al" presumably meaning any surviving family members. The will was then put into force in 1886. Between 1889 and 1890, siblings John and James released their interest in the property, and in 1892, another sibling, Hannah, put forth a Q.C. (Quit Claim) (OLRA).

The 1901 census shows John McClure, now a widow, had four children living at home, including James, Joseph, Samuel, and Edith. Joseph was listed as a farmer while his older brother James was a carpenter (LAC 1901).



Joseph McClure eventually secured the lot under his name in 1917-18 (Figure 5). McClure never married, and instead lived with his sister Edith (also unmarried) on the subject property. They continued to farm the 100 acres their family had lived on since at least the 1850s. The 1921 census confirms their single status, and notes that they lived together in a brick home of 9 rooms, a residence which is no longer extant (LAC 1921). The 1929 Assessment Roll for Toronto Township confirms that Joe and Edith McClure owned the 100 acres. The value of the property was \$3,000 and the value of the buildings was \$1,000 for a total valuation of \$4,000. Their property taxes contributed to School Section #21 (Whaley's Corners) and they had one other person residing in the house, though it is unclear if this was a family member, a farm labourer, or someone else (PAMA 1929).

Joseph McClure died 13 September 1939, at the age of 74. His death certificate notes that he had farmed his whole life, but had stopped farming c. 1935, presumably due to retirement. He was buried at nearby Hornby Cemetery (Province of Ontario 1939).

In 1940, Edith McClure was the last of the McClure family to live in the house. The 1941 Assessment Roll for Toronto Township notes that the value of the property had declined to \$2,700 – presumably stemming from the Great Depression in the 1930s – though the value of the house remained stagnant at \$1,000 for a total valuation of \$3,700. There were two people listed as residents, inclusive of Edith McClure, and the second was also between the age of 21 and 60. One person was listed as deceased in the previous year. This is presumably referring to Joseph, and his death may have contributed to Edith's decision as executor of Joseph McClure's estate to sell the house and farm the following year. Edith McClure ultimately died in 1954, and is buried alongside her siblings and parents at Hornby Cemetery (Find a Grave).

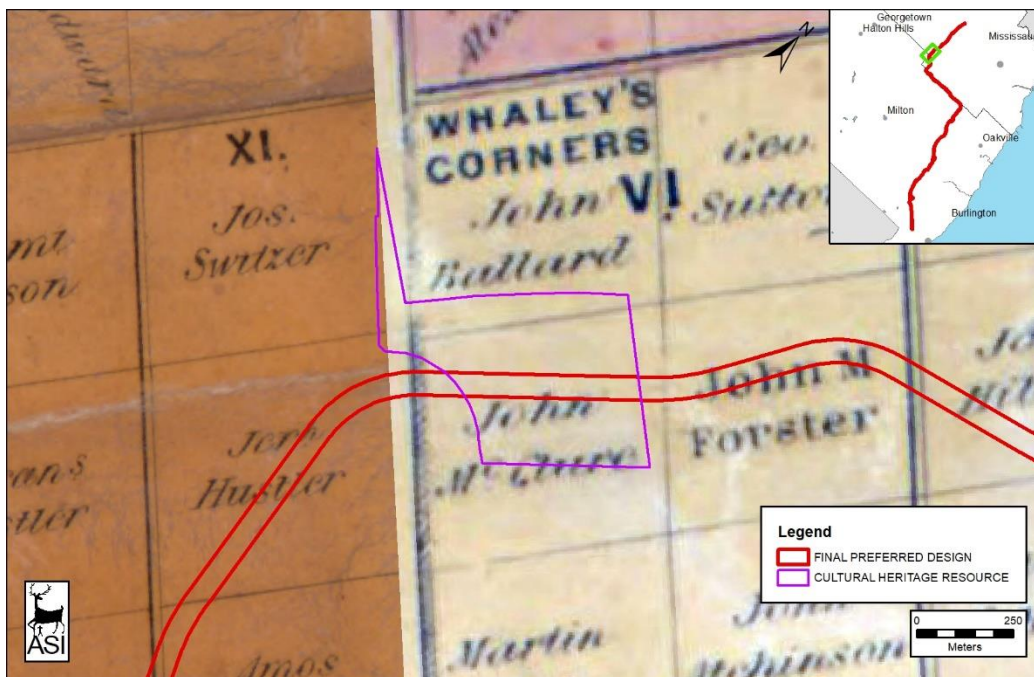


Figure 3: The study area overlaid on the 1859 Tremain's Map of the County of Peel
Base Map: (Tremain 1859)

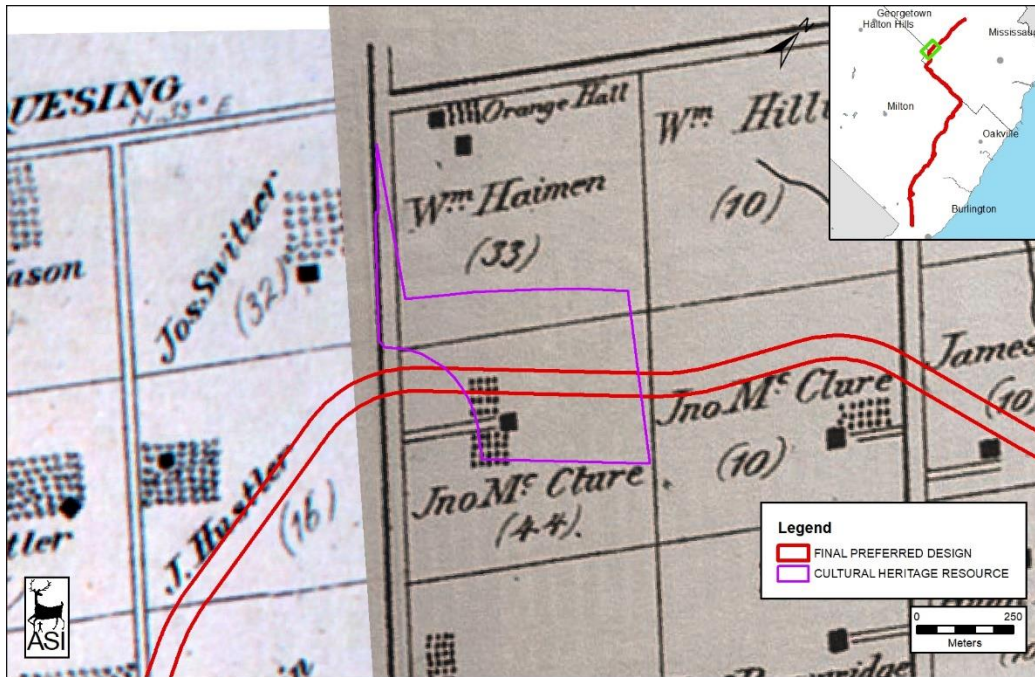


Figure 4: The study area overlaid on the 1877 Illustrated Historical Atlas of the County of Peel
Base Map: (Walker and Miles 1877)

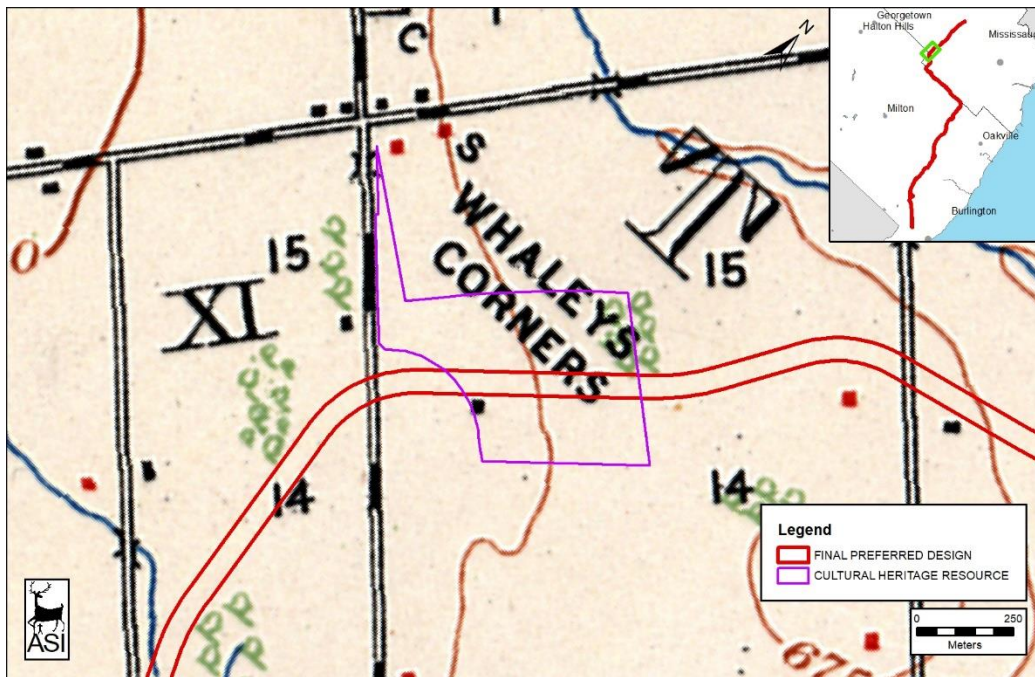


Figure 5: The study area overlaid on the 1909 topographic map, Brampton Sheet
Base Map: (Department of Militia and Defence 1909)

2.3.3 1942 - present

In 1942, Edith McClure granted the full 100-acre property to John L. Hamilton. Born in 1921, Hamilton was married to M. Reta K. May and they had two children, Don Hamilton and Mary McDonald (nee Hamilton) (Figure 6).

By 1947, Hamilton decided to divide the property, granting a large chunk to Ernest Brocklebank, who owned the farm on the eastern half of Lot 14, though this was ultimately returned to Hamilton in 1951. He also granted another large chunk to Edna M. Kerr (Figure 7). Between 1955 and 1957, the Department of Highways for Ontario expropriated parts of the southwestern corner of Hamilton's property west of Winston Churchill Boulevard for the construction of Highway 401, which was later constructed south of the subject property. In 1958, Trans Canada Pipe Lines Limited came into possession of the subject property (OLRA). However, it appears they allowed Hamilton to live on site because he remained listed as a farmer on the property throughout the 1950s and early 1960s (Figure 8)(LAC 1953; LAC 1962). Hamilton died at Peel Memorial Hospital in Brampton in 1999, and is buried at Streetsville Public Cemetery alongside his wife and his parents Garnet and M. Helena (Find a Grave).

The provincial government ultimately took ownership in anticipation of the construction of Highway 407 in the 1990s (Figure 9). IO is the current owner, and Meadowlarke Stables has been leasing much of the land on the provincially-owned subject property since 1986 where they have operated an equestrian establishment (Williams 2016). The Stables are home to horses and other farm animals, and the site provides riding lessons, summer camps, birthday parties, horse leasing and sales, and other equestrian activities both inside and outside (Meadowlarke Stables).

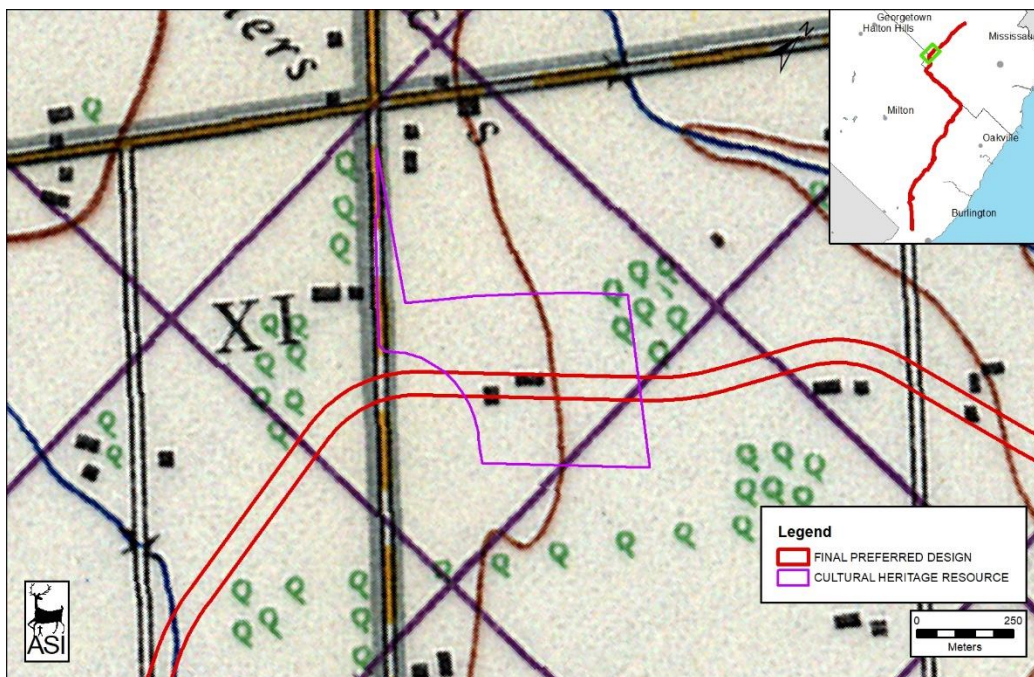
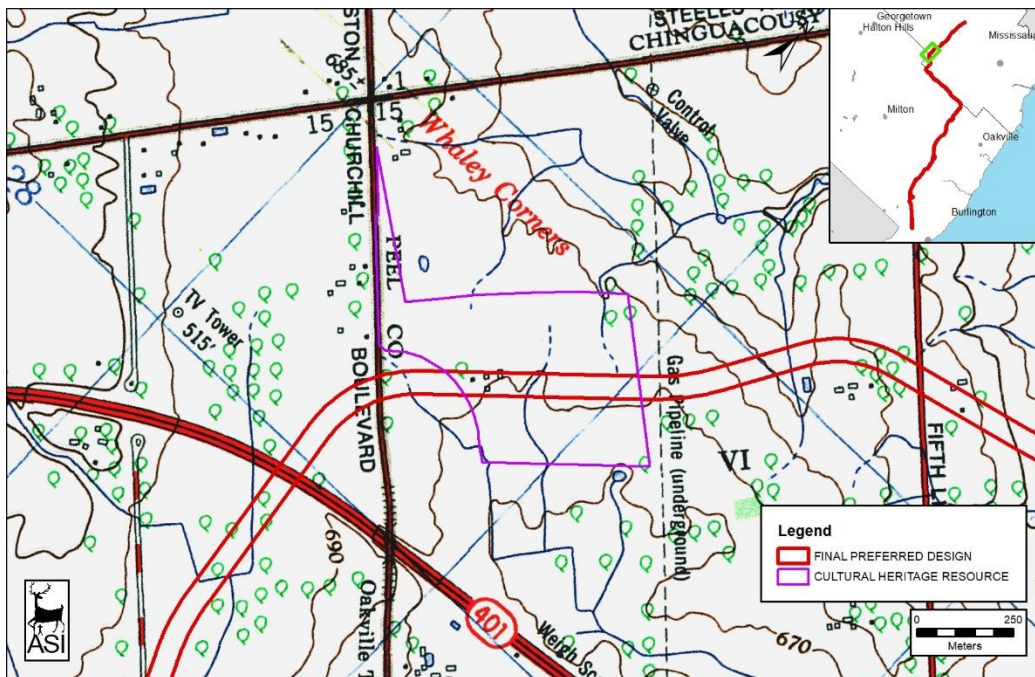


Figure 6: The study area overlaid on the 1942 topographic map, Brampton Sheet
Base Map: (Department of National Defence 1942)



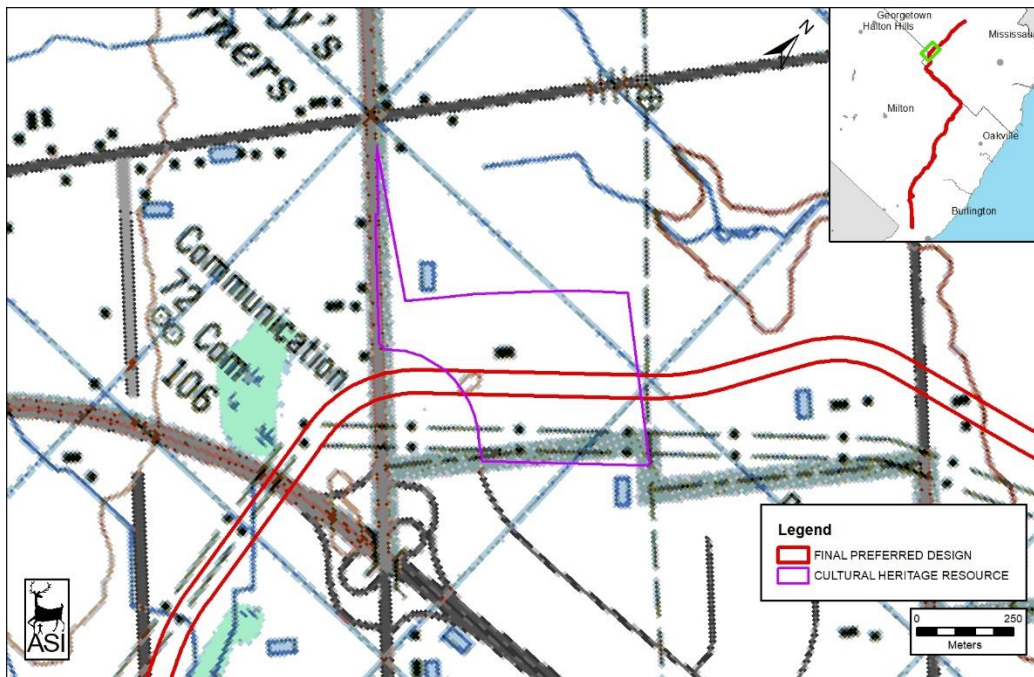


Figure 9: The study overlaid on the 1994 topographic map, Brampton Sheet
Base Map: (Department of Energy, Mines and Resources 1994)

2.3.4 Land Use History Summary

The subject property was granted to John Cowin by the Crown in 1826. The property then turned hands the following year, and later was sold to James McClure in 1845. The property stayed within the McClure family until 1942, when the full 100-acre property was granted to John L. Hamilton. Sometime between 1955-1957 the Department of Highways for Ontario expropriated a portion of the land in anticipation of the construction of Highway 401 (later constructed south of the subject property). In 1958, The remainder of the property came into the possession of Trans Canada Pipelines Limited. The extant stables on the property were constructed sometime between 1985 and 1989, around the same time that Meadowlarke Stables began to lease the property. The provincial government ultimately took ownership in anticipation of the construction of Highway 407 in the 1990s.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Kirstyn Allam, of ASI, on 3 March 2020 to survey and document the study area and environs. This field review was performed from the public right of way which permitted excellent visibility of the subject property due to the lack of tree cover or other visual obstructions. Results of the field review and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property. Photographic plates (Plate 1 to Plate 6) illustrating the existing conditions are included.

3.2 Landscape and Surrounding Environs

2800 Meadowpine Boulevard is an agricultural property located north of Meadowpine Boulevard (Plate 1). The property forms part of an undeveloped green space corridor located south of Highway 407, with a hydro corridor running through the south portion. This stretch of land is provincially owned and has been maintained as such since the construction of Highway 407 in the 1990s, with plans to eventually construct a rapid transitway alongside the highway. Prior to the construction of the highway, this area was agricultural land. Following construction of the highway, the areas to the south of the property, in Mississauga, and to the north of the highway, in Brampton, were redeveloped as commercial and light industrial properties (Plate 2).

The subject property currently contains a large connected complex of stables located at the end of a curved gravel driveway (Plate 3). The stables are positioned within the northwest portion of the property, adjacent to Highway 407 which runs through the northernmost point of the property to the southwest corner the property. A gravel parking area is located on the west side of the stables, adjacent to the structure. A few disparate mature trees are located along the driveway and south of the stables. A series of paddocks and corrals are also located south of the stables and continue to the east side of the stables. The south paddocks and corrals are accessible by a gravel pathway that branches off the main driveway (Plate 4). Grassed lawns are located south and east of the paddocks and corals, and to the west of the stables. The hydro corridor runs through the south portion of these grassed lawns. A narrow strip of green space flanks both sides of Highway 407. The boundary of the subject property also extends north of the highway on the west side of the property in a narrow, triangular-shaped configuration. This northern extension is inclusive of Winston Churchill Boulevard, which crosses over Highway 407, and a portion of green space on the east side of the roadway (Plate 5).

3.3 Exterior of Potential Cultural Heritage Resource

The property at 2800 Meadowpine Boulevard in the City of Brampton features a complex of stables in a T-shape configuration of wood frame construction (Plate 6). Based on twentieth-century aerial photography provided by the City of Mississauga,² the farmstead that is depicted in historical mapping was demolished between 1977 and 1980, and the existing stables on the property were constructed between 1985 and 1989. The largest section of stables runs parallel to Highway 407 and appears to have been constructed in two stages, as the north end is approximately a meter taller than the south end. The entire portion features a gable roof and is roughly one-and-a-half stories in height. A one-storey rectangular addition extends south from the larger section to create a T-shape footprint for the entire complex. The addition also features a gable roof with a cross-gable feature located at its approximate mid-point. The roofline of the largest portion of stables has been extended on the south elevation to cover an additional extension. The north end of that portion also displays a cross gable feature incorporated into the south elevation. A further addition can be noted on the north elevation of the largest structure. The two-and-a-half storey addition has a gable roof, oriented perpendicular to the ridge of the attached portion's gable roof.

² Accessed April 9, 2020: <https://www.mississauga.ca/portal/services/maps>



Based on observation from the public right of way, it appears that vertical wood planks clad the entire exterior of the complex, and metal roofing is used throughout. There are a limited number of window openings, most of which have been subsequently boarded up. The foundation material is not visible from the public right of way.



Plate 1: Meadowpine Boulevard looking west, with subject property on right.



Plate 2: Meadowpine Boulevard looking southeast showing commercial and light industrial properties in the environs.



Plate 3: View looking north of the stables from the driveway.



Plate 4: Paddocks and corrals located south of the stables and hydro corridor (right).



Plate 5: View looking northwest from Meadowpine Boulevard towards Highway 407, with Winston Churchill Boulevard on far left.



Plate 6: Complex of stables looking northeast towards the “original” portion (left) and addition extending south (right).

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value





The property at 2800 Meadowpine Boulevard is not previously identified as a cultural heritage resource by the City of Brampton.


4.2 Comparative Analysis

An analysis of the City of Brampton’s *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act* (City of Brampton 2019a) was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property (Table 3). Properties that are listed on the City of Brampton’s *Municipal Cultural Heritage Resources* (City of Brampton 2019b) were also considered, however, only property address is provided in this document. Due to the limits of the information provided, listed properties were not included for comparative analysis.

The City of Brampton has five properties that are designated under Part IV of the *Ontario Heritage Act* that recognizes its cultural heritage value based on the agricultural function of the property or the agricultural structure located on the site. These properties were all constructed in the nineteenth century. In one instance, the barn structure has also been noted for its technical design and engineering. For the remaining properties used in this analysis, the majority of the farmstead remains intact. The stables located on the subject property, by contrast, was constructed in the late twentieth century. Research and observation from the public right of way has not revealed any known technical or structural achievements in the design or construction of the stables.

Table 3: Designated properties included on the City of Brampton’s Heritage Register that primarily feature agricultural structures

Property	Heritage Recognition	Notes	Image
0 McVean Drive	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 380-2006)	This rare Double English Wheat Barn was constructed in the 1840s. The barn is a timber frame construction, built using a unique double and quadruple bracing system, and includes original hand wrought iron door hinges, latches and other hardware (City of Brampton 2019a)	 <p>(Source: City of Brampton 2019a)</p>
11722 Mississauga Road	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 327-2013)	This farmstead maintains its configuration and context as a nineteenth-century agricultural property, complete with farmhouse, barn and various outbuildings (City of Brampton 2019a)	 <p>(Source: Google Streetview)</p>
2591 Bovaird Drive West	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 180-2015)	The farmhouse, built circa 1870, is directly associated with the rich agricultural history of Brampton and Chinguacousy Township. The red brick farmhouse and ancillary wood frame structures, including a large gabled barn, were once a typical farm layout in the region during that time (City of Brampton 2019a)	 <p>(Source: Google Streetview)</p>
10955 Clarkway Drive	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 161-2016)	The farmstead contains a farmhouse, built circa 1880, and is directly associated with the rich agricultural history of Brampton. The property contains several significant landscape features as well as agricultural out buildings, and is a landmark in the area (City of Brampton 2019a)	 <p>(Source: Google Streetview)</p>

Property	Heritage Recognition	Notes	Image
12233 Torbram Road	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 20-2018)	The property contains a one-and-a-half story single detached nineteenth-century dwelling, several trees, and several accessory structures including a large gambrel-roof barn, long driveway and agricultural fields (City of Brampton 2019a)	 <p>(Source: Google Streetview)</p>

4.3 Ontario Regulation 9/06 Evaluation

The subject property at 2800 Meadowpine Boulevard is included in the legal property parcel boundaries of 7696 Heritage Road, Brampton, however, the stables, outbuildings, and equestrian lands on the west half of the property that operates as Meadowlarke Stables are not historically, contextually, or functionally connected to the remaining property associated with 7696 Heritage Road. As a result, 2800 Meadowpine Road has been considered separately from the farmstead on the east half of the parcel for eligibility to meet Ontario Regulation 9/06 criteria (Table 4).

Table 4: Evaluation of 2800 Meadowpine Boulevard using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property contains a complex of stables arranged in a T-shaped footprint constructed with wood framing. The complex constructed between 1985 and 1989. The subject property is not a rare, unique, or early example of an agricultural structure in the local context when compared to other local examples. The property does not meet this criterion.
ii. displays a high degree of craftsmanship or artistic merit, or;	Neither the stables located on the property or the paddocks and corrals exhibit a high degree of craftsmanship or artistic merit. As such, it does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	Neither the stables located on the property or the paddocks and corrals exhibit a high degree of technical or scientific achievement. As such, it does not meet this criterion.
2. The property has historical value or associative value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Historically, the property is located on the west half of Lot 14, Concession 6 WHS in the northwest part of Toronto Township. The subject property was granted to John Cowin by the Crown in 1826. The property then turned hands the following year, and later was sold to James McClure in 1845. The property stayed within the McClure family until 1942, when the property was granted to John L. Hamilton. The extant stables on the property were

	constructed in the 1980s, and are therefore not associated with an of these early land owners. As such, it does not meet this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property has a history of agricultural land use and the extant stables and landscape indicate a continuation of agricultural activity on the property. However, the subject property is not considered to be an outstanding example of an agricultural property in the local context, or particularly evocative of the theme of agriculture in the City of Brampton. The subject property does not meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property is not known to represent the work or ideas of a particular architect or builder who is significant to the community. The property does not meet this criterion.
3. The property has contextual value because it:	
<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	The property is located in a former rural and agricultural area of the City of Brampton. Over the past thirty years, with the construction of Highway 407 through this original 100-acre property, the character of the area may no longer be described as rural agricultural, and rather urban and developed. As such, this property is not important to defining, maintaining or supporting the character of this area, and does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property has been significantly severed from its original property boundaries and rural context through construction of Highway 407, introduction of the hydro corridor, and the establishment of light industrial/commercial areas in the general vicinity. As such, it is not considered to retain physical, functional or visual links to its surroundings. While it is historically linked to the area, it is not recognized as an exemplary example of an intact agricultural landscape and as such, it does not meet this criterion.
iii. is a landmark.	The subject property is not considered to be a landmark that is meaningful to a community. The property does not meet this criterion.

4.4 Ontario Regulation 10/06 Evaluation

As addressed above, 2800 Meadowpine Road has been considered separately from the farmstead at 7696 Heritage Road on the east half of the parcel for eligibility to meet Ontario Regulation 10/06 criteria (Table 5).

Table 5: Evaluation of 2800 Meadowpine Boulevard using Ontario Regulation 10/06

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.



Table 5: Evaluation of 2800 Meadowpine Boulevard using Ontario Regulation 10/06

<p>ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;</p>	<p>This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.</p>
<p>iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;</p>	<p>The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. Comparative analysis indicates that in Peel Region the stables cannot be considered exemplary in terms of historical integrity, construction/design, and historical association.</p>
<p>iv. The property is of aesthetic, visual or contextual importance to the province;</p>	<p>The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.</p>
<p>v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;</p>	<p>The property is not known to illustrate any technical or scientific achievements which are of provincial significance.</p>
<p>vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and</p>	<p>The property is not known to meet this criterion.</p>
<p>vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.</p>	<p>The property is not known to meet this criterion.</p>

4.5 Outcome of Evaluation

This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.



5.0 CONCLUSION

The subject property at 2800 Meadowpine Boulevard consists of a complex of stables and agricultural landscape features. The property is owned by IO and operates as an equestrian facility under lease by Meadowlarke Stables. This property was identified during field review as a potential cultural heritage resource (CHR #21) in the CHR completed for the 407 Transitway TPAP (ASI 2020). It is not listed on the City of Brampton's Heritage Register. The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 2800 Meadowpine Boulevard:

1. This Cultural Heritage Evaluation Report should be submitted to Pascal Doucet, Heritage Planner at the City of Brampton, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other relevant heritage stakeholder that has an interest in the project.

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**CULTURAL HERITAGE EVALUATION REPORT
4233 TRAFALGAR ROAD**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

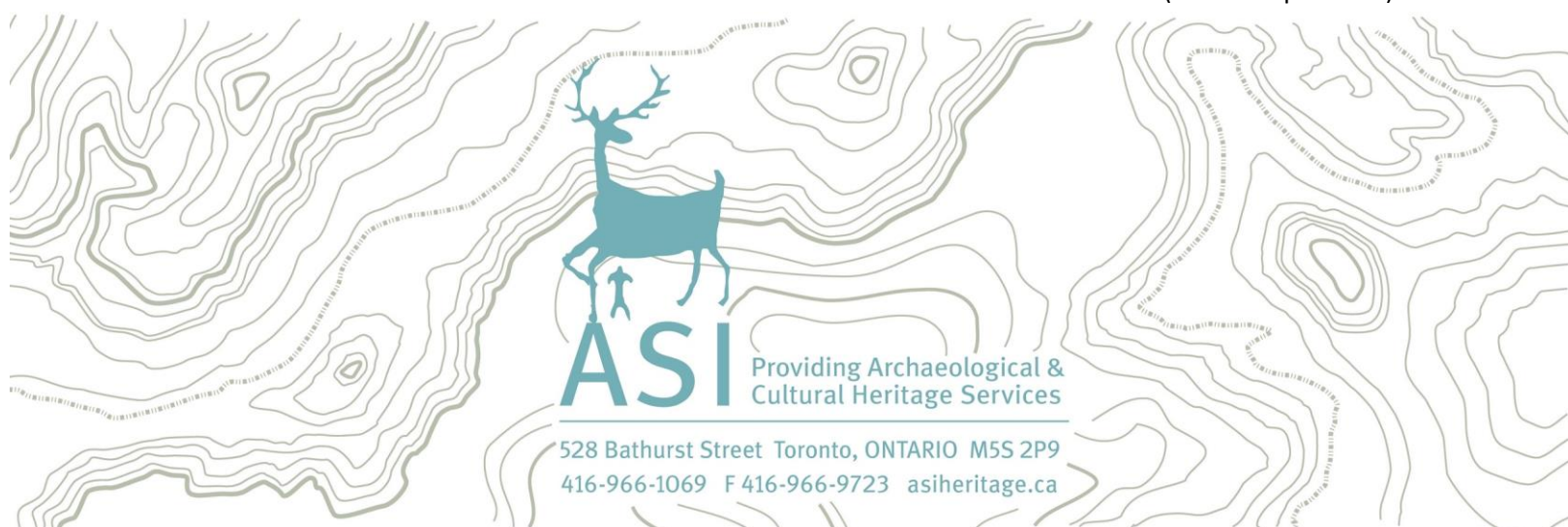
**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

FINAL REPORT

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ASI File: 19CH-165

March 2020 (Revised April 2020)



**CULTURAL HERITAGE EVALUATION REPORT
4233 TRAFALGAR ROAD**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 4233 Trafalgar Road in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 4233 Trafalgar Road consists of an early-mid nineteenth-century one-and-a-half storey Georgian-style farmhouse on agricultural lands. This property is owned by Infrastructure Ontario and is listed by the Town of Oakville. It was identified during field review as a potential cultural heritage resource (CHR #14) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). It. The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This report determined that the property did not meet Ontario Regulations 9/06 or 10/06, and as such, is not recommended as a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 4233 Trafalgar Road:

1. This Cultural Heritage Evaluation Report should be submitted to heritage staff at the Town of Oakville, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant cultural heritage stakeholder that has an interest in this project.



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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 4233 Trafalgar Road in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W. P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 4233 Trafalgar Road in the Town of Oakville consists of a one-and-a-half storey Georgian-style farmhouse on agricultural lands. The property is owned by Infrastructure Ontario. This property was identified as a potential cultural heritage resource (CHR #14) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06 and 10/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries (MHSTCI) Ontario Heritage Toolkit (2006), the Town of Oakville's Official Plan (2018), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 4233 Trafalgar Road in the Town of Oakville is located on the east side of Trafalgar Road, immediately south of the on-ramp from Trafalgar Road onto Highway 407 (Figure 1). The property consists of a one-and-a-half storey Georgian farmhouse and agricultural lands. The property is situated in an agricultural area just to the south of the border between the Town of Milton (to the north) and Town of Oakville (to the south) (Figure 2). Historically, the property is located on Lot 12, Concession 2 North of Dundas Street in the south part of the historic Trafalgar Township, Halton County.



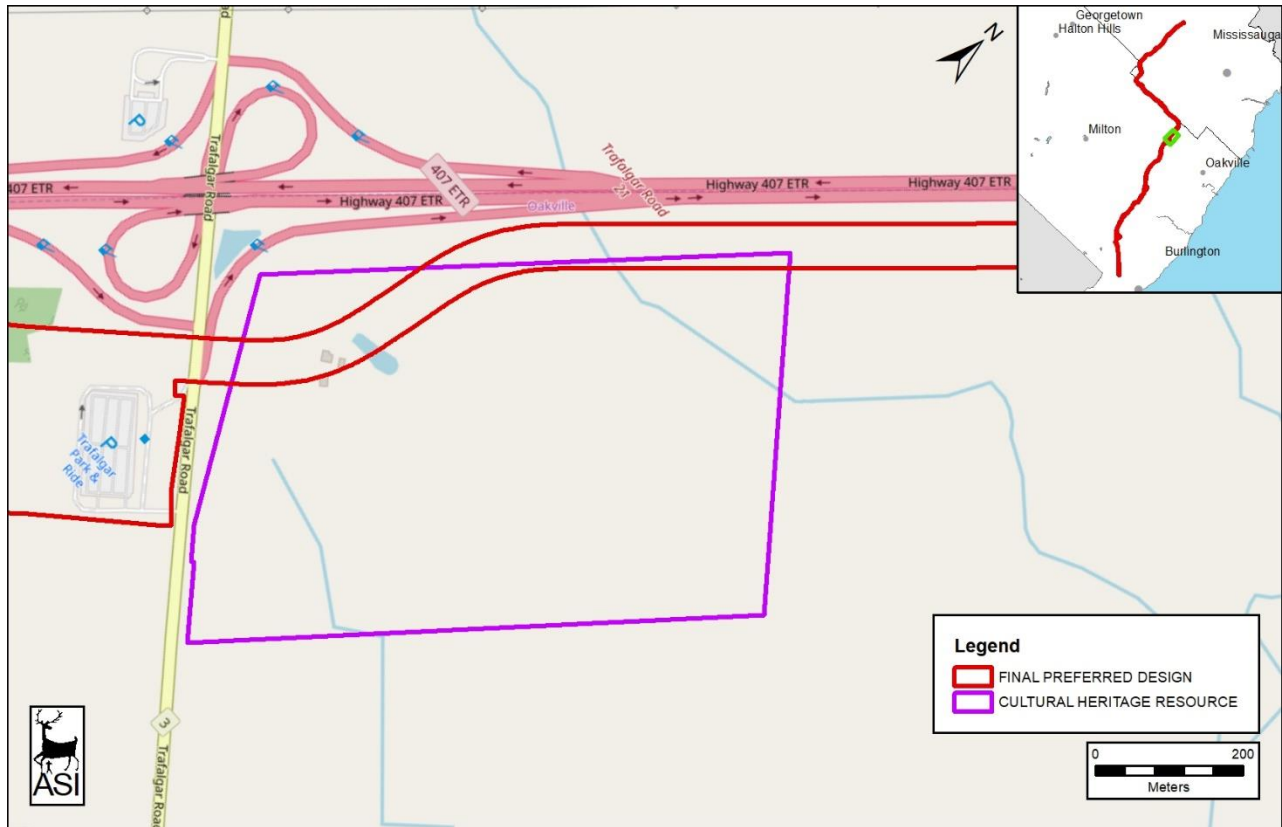


Figure 1: Location of the subject property at 4233 Trafalgar Road and proposed design of 407 Transitway
Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)



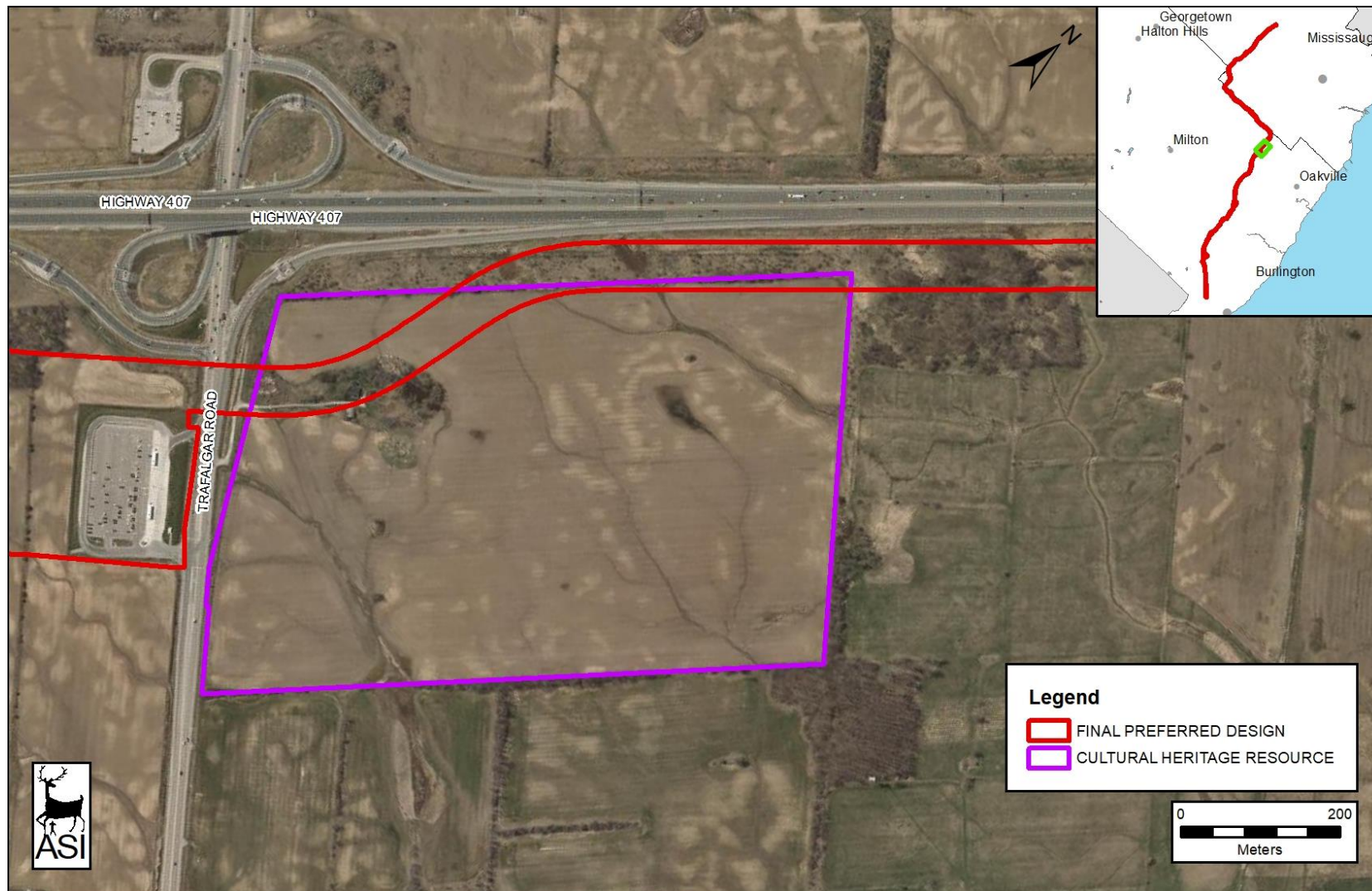


Figure 2: Aerial photo of the subject property at 4233 Trafalgar Road and proposed design of 407 Transitway

Base Map: Google



1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), the Environmental Assessment Act (1990), and the *Planning Act (Government of Ontario 2017)*.

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Toolkit* (2006) and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;



- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario’s cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

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

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The Town of Oakville *Heritage Register* (Town of Oakville n.d.);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust’s *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada’s *Canada’s Historic Places* website (Parks Canada n.d.);
- Parks Canada’s *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted during the preparation of the CHRA in 2017 (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation was conducted during completion of the CHER to confirm the heritage recognition of the subject property and to request any additional information.

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Tourism, Sport and Culture Industries	20 March and 2 April 2020	Response received on 2 April 2020 confirmed that there were no provincial heritage properties within or adjacent to the subject property.



Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March 2020	A response received 24 March 2020 revealed that there are no OHT Easements within or adjacent to the subject property.
Susan Schappert, Heritage Planner	Town of Oakville	4 and 18 October 2017, 4 March 2020	A response received on 4 March 2020 confirmed that the subject property was listed in the municipal heritage register and that no additional information was available.

2.0 HISTORICAL RESEARCH

Research for this report was conducted in March 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made all non-digitized archival material largely unavailable for review.

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

The property is located in Lot 12, Concession 2 NDS in the former Township of Trafalgar, County of Halton. The subject property became part of the Town of Oakville in 1974.

2.1 Overview of Indigenous Land Use

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

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
PALEO-INDIAN PERIOD			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
ARCHAIC			
Early	Nettling, Bifurcate-base	7800-6000 BCE	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BCE	Transition to territorial settlements

¹ While many types of information can inform the precontact settlement of Halton Region, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BCE	Polished/ground stone tools (small stemmed)
WOODLAND PERIOD			
Early	Meadowood	800-400 BCE	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	CE 1400-1600	Tribal differentiation and warfare
POST-CONTACT PERIOD			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	CE 1600-1650	Tribal displacements
Late	Six Nations Iroquois, Ojibwa	CE 1650-1800's	
	Euro-Canadian	CE 1800-present	European settlement

The subject property is located within the lands negotiated by the Ajetance Purchase, or Treaty #19, which included 648,000 acres of land occupying portions of present-day Halton and Peel Region as well as Dufferin and Wellington County. This area was the last large tract of land ceded by the Mississaugas of the Credit First Nation, following the settlement of the Head of the Lake purchase (Treaty 14) in 1806, and is also surrounded by Treaty #3 (1784/1792) to the west, Treaty 13 (1788/1805) to the east, and Treaty 18 (1818) to the north (Government of Canada 2016). By 1818, the Mississaugas were experiencing a rapid decline in population due to increased encroachment by settlers, and declining resources and the area to the north had just been ceded by Chippewa nations (Mississaugas of the Credit First Nation 2017a).

On October 23, 1818, Deputy Superintendent William Claus met with Chief Ajetance and other delegates of the Mississaugas of the Credit First Nation to negotiate the sale of this tract of land. The payment offered for this land consisted of the yearly sum of five hundred and twenty-two pounds ten shillings in goods annually. By 1820, the Mississaugas of the Credit negotiated the sale of the remainder of their lands except for a 200-acre parcel near the mouth of the Credit River (Surtees 1984; Mississaugas of the Credit First Nation 2017b).

The Ajetance Purchase is also significant due to its relationship to the Haldimand Tract. On October 25, 1784, the Governor of Quebec Sir Frederick Haldimand signed a proclamation that allotted land six miles (10 km) on either side of the Grand River to the Six Nations People for their assistance during the American revolutionary war (Filice 2018; Surtees 1984). Upon review of the Haldimand Proclamation, however, politician and Indian Department official Sir John Johnson noted an error involving the location of the northern boundary of the tract. Governor Haldimand had mistakenly assumed in 1784 that the headwaters of the Grand River resided within the area negotiated under Treaty #3. However, the headwaters of the Grand River extend to the present-day community of Dundalk, Ontario, in Grey County, which was not negotiated until 1818 under Treaty #18. Additionally, the northern reach of the Grand River crosses through the northwestern corner of the Ajetance Purchase lands in Dufferin and Wellington County (Filice 2018; Surtees 1984). Due to this inconsistency, the northern boundaries of the Haldimand Tract were redefined in 1793 under Treaty #4 to end at Jones Base Line in Fergus, Ontario – at the boundary of Treaty #3 and Treaty #19. This decision



to end the Haldimand tract within Treaty #3 lands rather than continuing the tract up to the headwaters of the Grand River is still disputed by Six Nations of the Grand River and the community continues to contest the redefined territory with the Government of Canada (Filice 2018).

2.2 Township and Settlement History

2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years, and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar, and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops



and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).

Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era, particularly in historic towns such as Oakville and Bronte. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township, including Oakville, amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.3 Land Use History and Review of Historic Mapping

4233 Trafalgar Road is located on the east half of Lot 12, Concession 2, NDS, in the former Trafalgar Township, County of Halton. The following land use history provides a brief overview of the history of the area surrounding 4233 Trafalgar Road as well as the people who lived on the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, assessment rolls, directories, genealogies, archival images and historic photographs, and community histories.

2.3.1 1809 - 1882

The crown patent for this 200-acre lot and concession went to Joseph Osyer in July 1809. After three straight years of sales of the full property to different owners, the land was sold to David Kenney in February 1812. The property was divided into two 100-acre lots in 1816, with his son Peter taking the eastern half. In 1833, Peter Kenney took possession of the western half as well, which he then sold in two instalments to William Kenney – his son – in 1842 and 1849 (OLRA n.d.). The 1851 census typically includes information about dwellings however was unavailable for review.

Peter Kenney (sometimes spelt Kinney) and his wife Rebecca lived in a one-and-a-half storey frame house and farmed on the subject property. Peter was an American-born farmer born c. 1789 and was allotted the term Esquire in the 1861 census, a term of respect for men of high social standing in nineteenth-century Ontario. He was a returning officer for the Third Ward election of 1850, perhaps indicative of his stature in the community (Trafalgar Township Historical Society 2013). The 1861 census notes that Kenney had a 150 property, with 125 acres under cultivation, including 111 for crops, 4 for pasture, and 10 for orchards. The crops included wheat, barley, peas, oats, corn, potatoes, and turnips amongst others. The other 25 acres were “under wood or wild.” The property was valued at \$8,000 which was among the highest in the area at the time (Ancestry.ca). Kenney’s name appears on the subject property on the 1859 Tremaine Map, though no structures or other identifying features are illustrated (Figure 3).



When he died in 1871, Peter Kenney's Will left the subject property to his son, William Kenney, who owned the west half of the subject lot. William, a widower, sold both the subject property and his former residence and property to William Trimble in 1875. This was likely done in order for Kenney to move to Orangeville, where he married Susannah Youmans, also a widow, on May 3rd, 1877. William Kenney died in 1899 in Orangeville (Ancestry.com).

After William Trimble purchased the land, he lived on the property with his wife Mary and their seven children, though it is unclear if they lived in Peter or William Kenney's old house (LAC 1881). It is Trimble's name that appears on the 1877 Illustrated Historical Atlas (Figure 4). This map depicts a house and orchard at the northwest corner of the subject property in the same location as the extant residence. A separate house and orchard are also depicted immediately to the north and also under Trimble's name, though these are beyond the boundaries of the current subject property. Several other farmhouses and orchards are shown in the surrounding area. Finally, an Orange Lodge – the physical space for gatherings of the Protestant fraternal society – was located south of the subject property.



Figure 3: The study area overlaid on the 1858 Tremain's Map of the County of Halton (Tremain 1858)

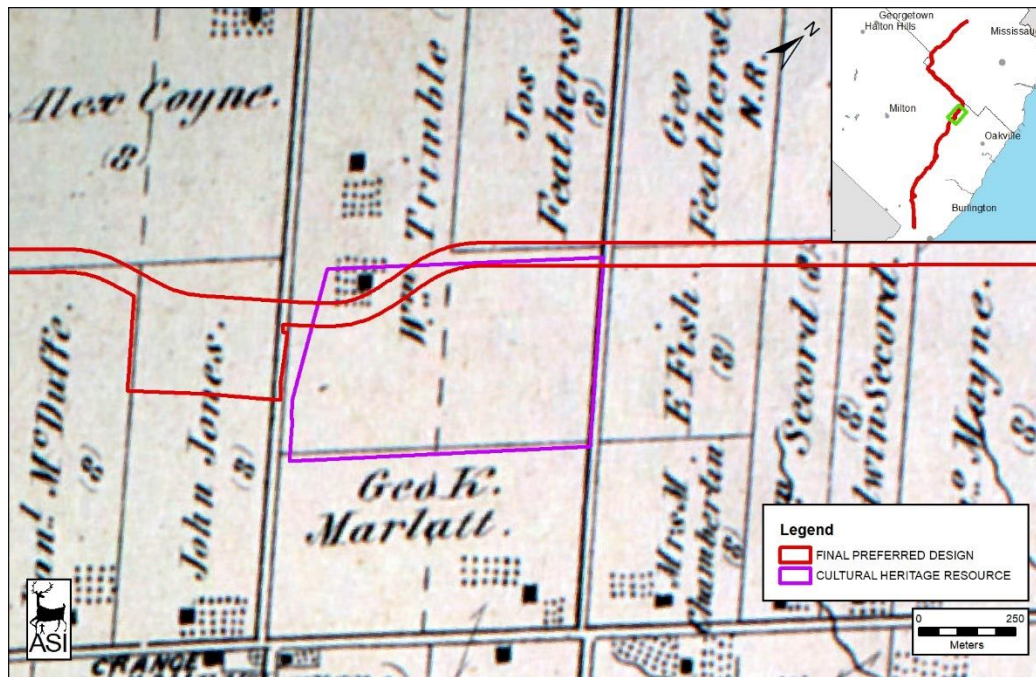


Figure 4: The study area overlaid on the 1877 Illustrated Historical Atlas of the County of Halton (Pope 1877)

2.3.2 1882 - Present

In 1882, William Trimble and his wife granted the land to Thomas E. Dunn for \$4300. He lived here with his wife Sarah and two sons, John and William. The 1891 Census Returns (Division 2, Page 7) confirm that they lived in a two storey frame house with eight rooms (two storeys was likely erroneously recorded). They farmed on the property for the following four decades. The 1909 NTS map depicts the frame house and surrounding agricultural lands, as well as wooded areas to the west and east of the property (Figure 5).

Thomas Dunn died in 1923 following injuries sustained when a barn collapsed on him (Ancestry.com). Upon his death, his son John Edward Dunn acted as administrator of the estate, granting the land to his brother William Francis Dunn and his wife Florence Edith Elizabeth Dunn to hold as joint tenants. William and Florence had married in 1912 and lived together in the Streetsville area of Peel. However, with the unexpected death of his father, William moved to the home he had grown up in, where he lived with his wife and raised three children (Ancestry.com). The 1942 NTS map below continues to depict the property in an agricultural context. A barn is visible in addition to the farmhouse, and Trafalgar Road has been paved (Figure 6).

In 1952, the Dunns granted the land to Rolf M. Proudfoot (OLRA n.d.). An aerial photograph taken during Proudfoot's ownership depicts the rural nature of the area. The property itself is divided into distinct agricultural fields (Figure 7). Proudfoot died in 1963, and in 1975, Donald Edward Proudfoot (and others) acted as executors of the will and sold the property to HMQ (Her Majesty the Queen). Between the 1960s and 1990s, there appears to be little change in terms of development on the subject property, though a power line was installed to the north and the property came under the jurisdiction of the new

Town of Oakville when Trafalgar Township ceased functioning as a municipality in 1974 (Figure 8 and Figure 9).

The subject property ultimately was transferred to the Ministry of Transportation and Communications in 1983 and was then transferred to the Regional Municipality of Halton in 1995 (OLRA n.d.).

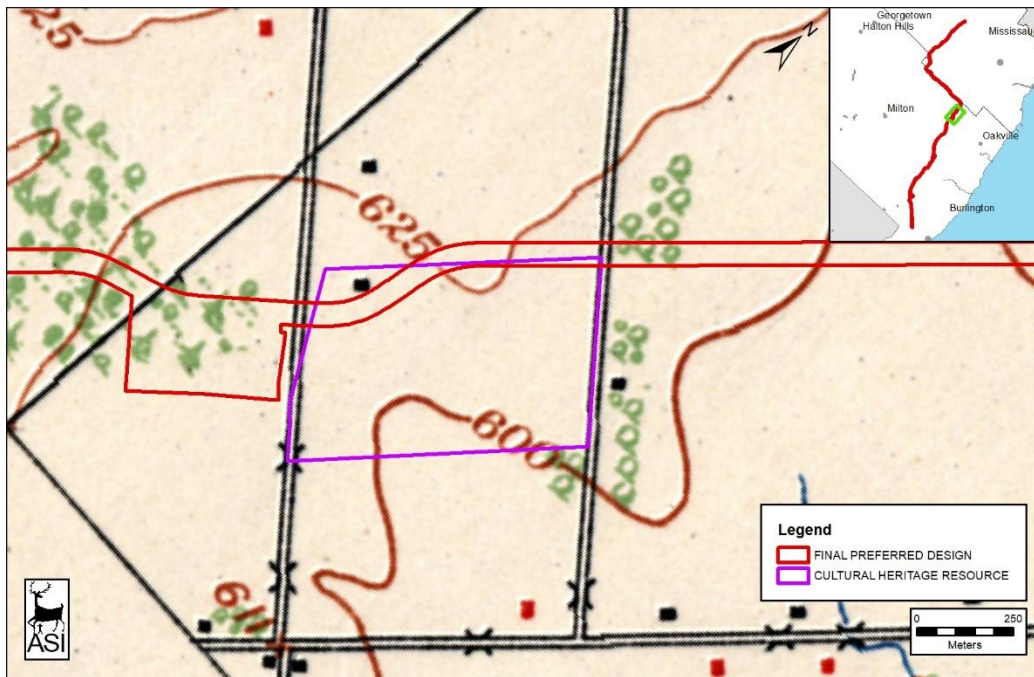


Figure 5: The study area overlaid on the 1909 topographic map, Brampton Sheet (Department of Militia and Defence 1909)

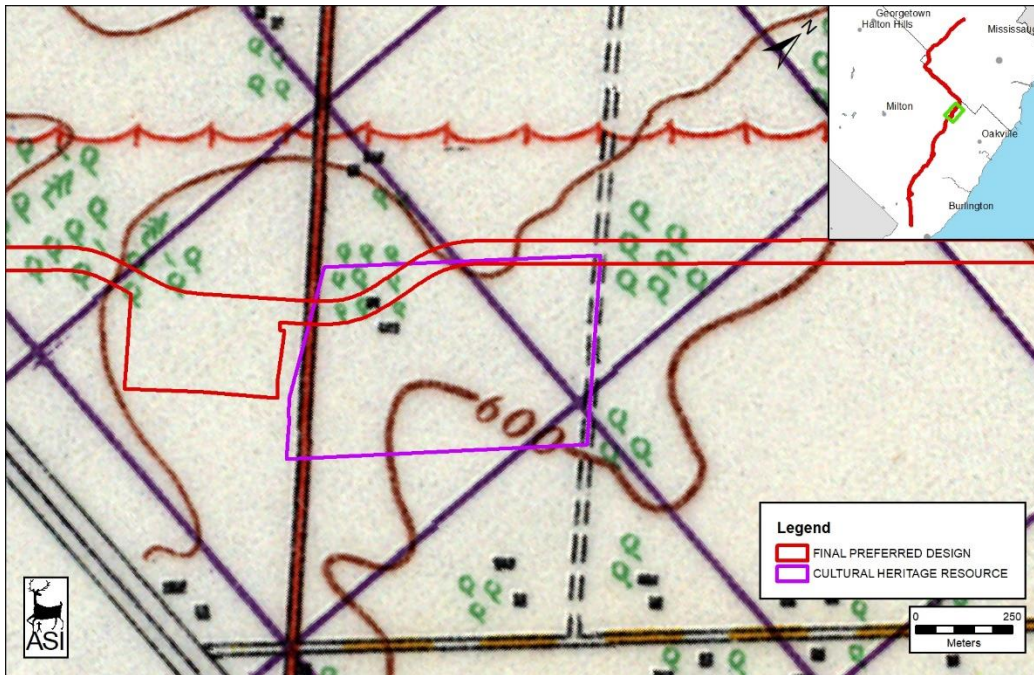


Figure 6: The study area overlaid on the 1942 topographic map, Brampton Sheet (Department of National Defence 1942)

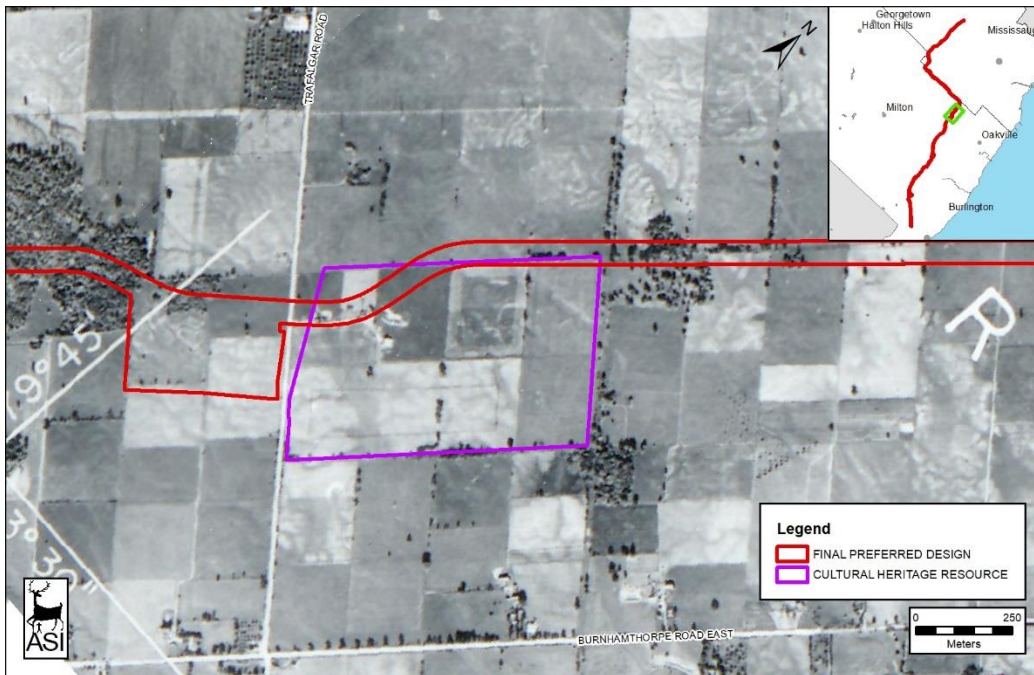


Figure 7: The study area overlaid on a 1954 aerial photograph, Plate 435.794 (Hunting Survey Corporation Limited 1954)

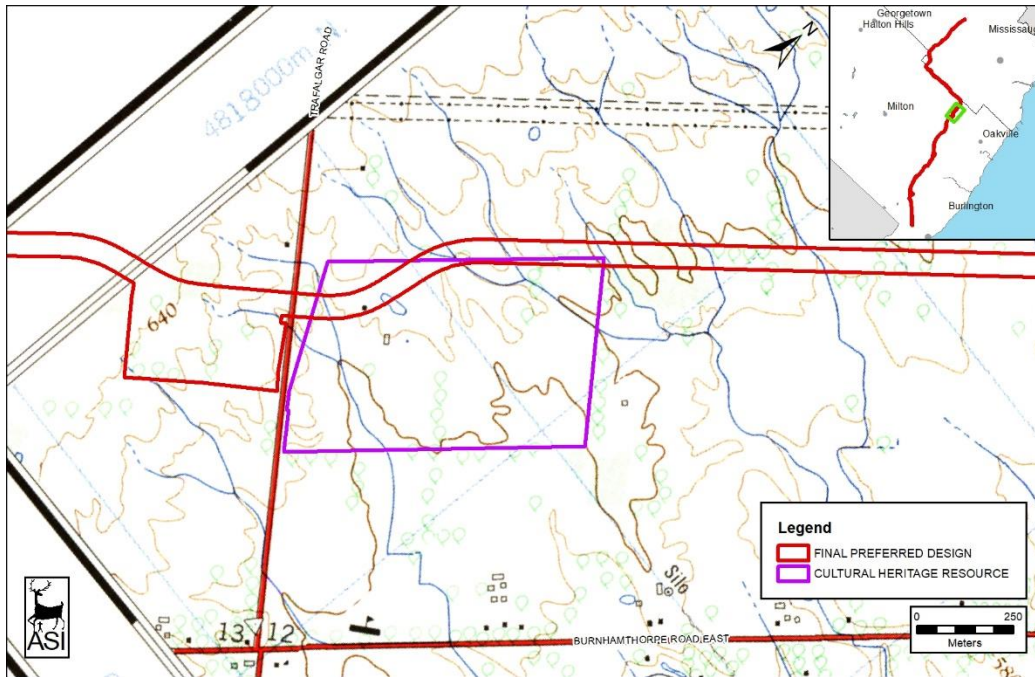


Figure 8: The study area overlaid on the 1973 topographic map, Streetsville Sheet (Department of Energy, Mines and Resources 1973)

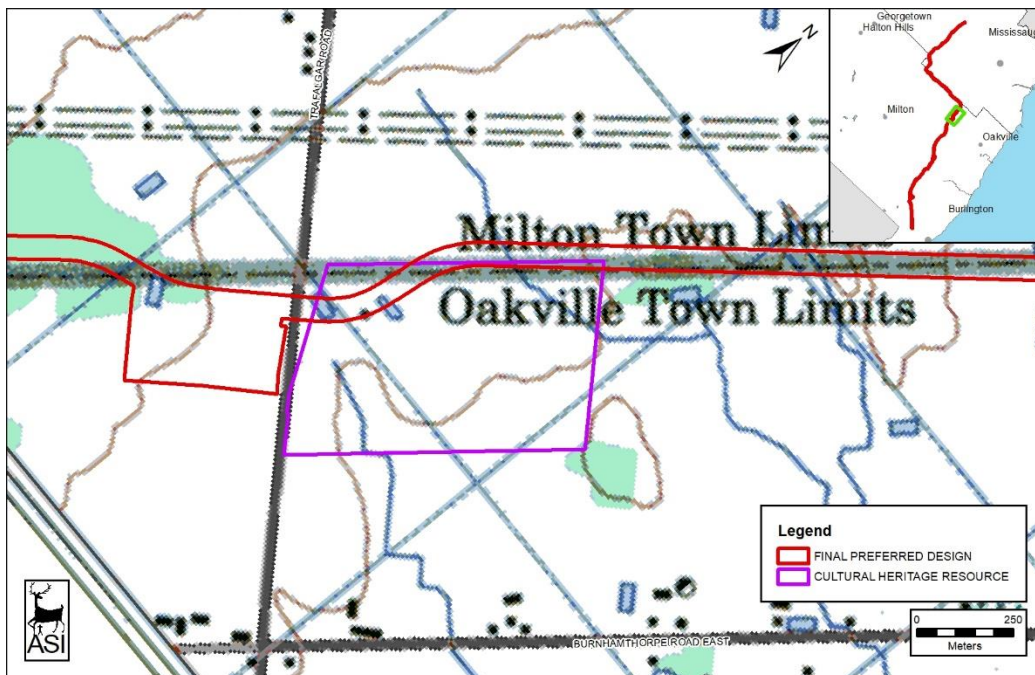


Figure 9: The study overlaid on the 1994 topographic map, Brampton Sheet (Department of Energy, Mines and Resources 1994)

2.3.3 Land Use History Summary

The remnant farm property at 4233 Trafalgar Road in the Town of Oakville is located on part of Lot 12, Concession 2 NDS. The 200-acre parcel was patented to Joseph Osyer in 1809. By 1816 it was in the Kenney family, where it would stay for nearly 60 years. The frame house was probably built by someone in the Kenney family between 1816 and 1861, but without access to the 1951 census, tax assessment rolls, and further archival material stemming from the research limitations outlined above, ASI was unable to narrow down the precise construction date at this time.

William Trimble ultimately took possession of the subject property in 1875 where he lived in a house on the grounds until 1882. Thomas Dunn was the next owner and occupant of the subject property, living and farming on the grounds and raising a family here. The property was passed down to his son William Francis Dunn, and he lived on the site until 1952, at which time it was sold to new owners. It was transferred between various owners over the next few decades, until it was purchased by the Province to make way for construction of Highway 407.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by John Sleath, Kirstyn Allam and Meredith Stewart, all of ASI, on 2 March 2020 to survey and document the study area and environs. Permission to enter the property was granted and the site visit was facilitated by representatives of the property management company retained by Infrastructure Ontario. Access to the interiors of the structures was not approved, and so the field review describes only the exterior of the structures and landscape features.

Results of the field review and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property.

3.2 Landscape and Surrounding Environs

4233 Trafalgar Road is an agricultural property located at the southeast corner of the intersection of Highway 407 and Trafalgar Road. The property is situated in a mostly agricultural context, with the exception of the Highway 407 corridor to the north. The 407 GO Oakville Carpool Lot is located directly across Trafalgar Road from the subject property.

Landscape features include the long driveway, the circulation routes leading from the house and outbuildings to the fields, a small pond between the farmhouse and the agricultural fields to the east, vegetation around the house and outbuildings, and active agricultural fields (Figure 10 and Plate 1 to Plate 4). Tributaries of Joshua's Creek extend through the east and west portions of the property. A cement box culvert provides drainage under the driveway. Mature vegetation is prevalent around the wooden outbuilding to the east and to the north of the house.





Figure 10: Aerial view of the subject property at 4233 Trafalgar Road.

Base Map: Google



Plate 1: View east along the long driveway towards the residence and surrounding vegetation, agricultural fields are visible on either side of the driveway



Plate 2: Cement box culvert under the driveway



Plate 3: View south across agricultural fields and tributary that runs through the west half of the property



Plate 4: Mature vegetation between the house and the agricultural fields to the north

3.3 Exterior

The property at 4233 Trafalgar Road in the City of Oakville features a one-and-a-half storey three bay frame farmhouse with Georgian style elements such as the three-bay symmetrical front façade. The house features a side gable roof, vinyl siding and an L-shaped footprint (Plate 5 to Plate 10). Two outbuildings are present: a wooden structure to the east and a metal half cylinder, or Quonset hut, drive shed to the south (Plate 11 to Plate 14).

The Georgian style house faces south, parallel to Trafalgar Road. The farmhouse features an L-shaped footprint and sits on parged stone foundation. The side gable roof has a moderately sloped pitch, asphalt shingles, a slightly off-centre brick chimney, and flat wooden fascia and soffits. All windows on the house appear to be modern vinyl windows and the house is clad in horizontal vinyl siding. The south elevation features a covered front porch with a sloped roof, plain square wood posts and railings with bevelled spindles, and is accessed by wooden stairs and leading to the front entryway into the house. The porch is supported by parged stone foundation. The front door includes a plain solid door behind a screen door and features modern vinyl sidelights on either side. The entryway is flanked by one large picture window on each side on the main floor. These main floor window openings have been expanded and are larger than the original windows would have been. Each picture window features two sliding panes below. Three modern sliding windows are located on the upper storey. The west elevation features two large modern sliding windows on the main floor and two smaller sliding windows on the second floor. The rear tail features two sliding windows side by side. A smaller unidentifiable window has been sealed off between the main house and the rear tail. The north elevation includes the rear tail of the house. The rear tail has a salt box style roof with asphalt shingles, extending over a covered storage area on the east side of the tail, supported by square posts. A centrally located brick chimney extends from the roof. A single pane window is located on the north elevation. This rear tail is likely an early addition to the house based on the steep roof pitch, central brick chimney, and wood six pane window. The north elevation of the house features two modern sliding windows on the main floor and one single hung vinyl window on the second floor. The east elevation features two sliding windows on the main floor and two on the upper storey.

The wooden frame outbuilding to the east is clad in vertical boards and has a rectangular shaped footprint, corrugated metal gable roof, and a double door entrance on the west elevation (Plate 11 to Plate 12). The drive shed is constructed of corrugated galvanized steel and has a semi-circular cross section (Plate 13 to Plate 14). Access is permitted through the west elevation, via large double doors and a single pedestrian entrance to the left. The shed sits on a concrete pad foundation.



Plate 5: South elevation



Plate 6: Covered front porch, parged stone foundations are visible in the photo



Plate 7: West elevation



Plate 8: North elevation



Plate 9: East elevation of rear tail



Plate 10: East elevation



Plate 11: North and west elevations of the east outbuilding



Plate 12: South and east elevations of the east outbuilding



Plate 13: The west elevation of the drive shed



Plate 14: The east and south elevations of the drive shed, concrete pad foundation is visible

3.4 Interior

As no permission to enter the structures was approved, site investigations of the interior of this house were not conducted.

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 4233 Trafalgar Road is listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest (Town of Oakville 2020a). The property is noted to have potential cultural heritage value for its "historic farmstead, including the frame farmhouse, and for its associations with the rural development of Trafalgar Township" (Town of Oakville 2020a:81).





4.2 Comparative Analysis

An examination of the Town of Oakville's Heritage Registers (Town of Oakville 2020b; Town of Oakville 2020a) were conducted to identify comparable buildings that have been designated under Part IV of the *Ontario Heritage Act* or Listed on the Town's Heritage Register for the purposes of establishing a comparative context for evaluating this property.

The Town of Oakville has six properties in its Heritage Register that are considered to be Georgian in style (Table 3). All six are designated under Part IV of the *Ontario Heritage Act*.



Table 3: Properties included on the Town of Oakville’s Register of Designated Heritage Properties under Part IV of the Ontario Heritage Act with Georgian architectural elements

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
40-42 First St	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 1985-122)	William Francis Romain built a small two storey house in 1855, now the side wing of the existing house. In 1863, an elaborate 2 storey addition was built and became the main portion of the house. The 1855 wing of the house is Georgian-style with an asymmetrical four-bay façade (Town of Oakville 2020b).	
126 Bath St	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 1988-014)	This two-storey Georgian brick home was built in 1847. Significant features include quoins, lintels, brick wash treatment of the exterior and two identical north and south six panel entrance doors (Town of Oakville 2020b).	 <p data-bbox="992 1087 1417 1121">(Laurie Smith Heritage Consulting n.d.)</p>
1341 Lakeshore Rd E (John C. Harris House)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 1990-001)	The building was originally constructed in the 1820s. The exterior was stuccoed after 1910 (Town of Oakville 2020b)	
1475 Lakeshore Rd E (Ryrie Estate)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 1991-048)	This Georgian style residence was constructed in 1830 by Barnett Griggs and moved back from the road by James Ryrie. The house exhibits some of the classic characteristics of Georgian style of architecture such as: the steep roof, the symmetrical placement of windows between stories, and the chimneys at either end of the house (Town of Oakville 2020b; Laurie Smith Heritage Consulting n.d.).	 <p data-bbox="992 1707 1417 1740">(Laurie Smith Heritage Consulting n.d.)</p>

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
1493 Lakeshore Rd E	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 1993-052)	This one-and-a-half storey cottage features Georgian details such as symmetrical fenestration, multipaned windows, steep side gable roof, and chimneys at either end of the house. The house was constructed in 1844 and moved to its current location by James Ryrie in 1922 (Town of Oakville 2020b).	
338 MacDonald Rd	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 1984-153)	This Georgian brick house was constructed in 1857 and has Flemish Bond brickwork on the south façade. North and south walls have a decorative brick cornice with gable returns. Windows are six-over-six wood with stone sills and wood shutters (Town of Oakville 2020b).	

The Georgian style in Ontario derives from architectural trends and styles popular in England during the reign of George I to George IV (1730 – 1830) and would have first been brought to Ontario via Loyalists from the United States (Mikel 2004; Ontario Heritage Trust 2016). As the Georgian period ended prior to Confederation, the number of Georgian buildings in the province is low relative to late-century styles like Gothic Revival.

The Georgian style is known for its symmetry, order and formality along with Classical detailing (Blumenson 1990). This style “tends to mark the diffusion of middle-class dwellings throughout the lakefront townships. (...) They were typically six metres by nine or larger; this dimension was not regularly surpassed in the province until after Confederation. (...) The houses tend to have a distinctively wide space on either side of the central doorway, plus a large central chimney. They could have as many as three cooking fireplaces (one facing each side, and the third to the rear), the chimney occupied about one-third of the space enclosed by the walls, and the wider central bay was needed to accommodate it” (McIlwraith 1997:109). Georgian residences constructed by Loyalists tended to be plain brick or timber-frame houses with a steep roof, flat or jack arched window heads, twelve-over-twelve light sash-type windows, louvered shutters, and solid wooden panel shutters (Blumenson 1990). A lower pitch roof indicates a possible change to the roofline or a date of construction sometime after 1813 (Blumenson 1990).

The American influence of the Georgian style would wane in Ontario through the early nineteenth-century. A scaled-down version of the style consisting of only the central door and one window on each side became more prevalent before 1830 (McIlwraith 1997). This scaled-down style often reflected the origins and skills of the settlers (Blumenson 1990). Also, due to the climate, harshness of land, and the limited financial resources of the early settlers, their buildings, with few exceptions, show evidence of

structural necessity more than academic stylistic features, as was the case in the United States (Blumenson 1990).

The house at 4233 Trafalgar Road displays some characteristic architectural features that are typical of the Georgian style such as two-storey massing, symmetrical fenestration, central entryway, and side gable roof. However, subsequent modifications including the replacement of original windows, alteration of window size on the front elevation, and addition of vinyl cladding are noticeable alterations when compared to similar Georgian style residences included in the Town’s Heritage Register which have retained a higher degree of integrity. Properties such as 126 Bath Street, 1475 Lakeshore Road East, and 1493 Lakeshore Road East feature representative Georgian style elements such as symmetrical placement of windows between stories, a central entryway, and a steep side gable roof (see Table 3). Properties such as 40-42 First Street, 126 Bath Street, 1341 Lakeshore Road East, and 338 MacDonald Road feature Georgian style details such as quoins, lintels, decorative cornices, and original multipaned windows. Construction materials vary amongst the comparative properties and include original brick cladding as well as cladding material that is not original to the structures, such as stucco and siding. As such, the subject structure is not considered an outstanding or representative example of Georgian style within the local context.

The construction dates for these comparative properties range from the 1820s to 1857, the oldest of these constructed in the 1820s (1314 Lakeshore Road East). The subject property was likely constructed between 1816 and 1861, which is consistent with similar style properties on the Town’s register. Due to research limitations and available archival material, it cannot be determined whether the house at 4233 Trafalgar Road is an early, mid-, or late example of this style within the local context.

4.3 Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 4233 Trafalgar Road using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The property at 4233 Trafalgar Road does not meet this criterion.</p> <p>The property contains a Georgian style farmhouse that features two-storey massing, symmetrical fenestration, central entryway, and side gable roof. However, the structure has been altered with the replacement of all original windows, the enlargement of the main floor windows on the front façade, and the addition of vinyl cladding.</p> <p>The subject property is not considered an outstanding or representative example of this architectural style in the local context.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	<p>The property at 4233 Trafalgar Road does not meet this criterion.</p> <p>The buildings do not appear to display a high degree of craftsmanship or artistic merit.</p>



iii. demonstrates a high degree of technical or scientific achievement.	The property at 4233 Trafalgar Road does not meet this criterion. The buildings do not appear to display a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:	
<i>Ontario Heritage Act Criteria</i>	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property at 4233 Trafalgar Road does not meet this criterion. The property has associations with Kenney family for much of the nineteenth century. The property then was under the care of the Trimble and Dunn families into the mid-twentieth century. While Peter Kenney was an elected official, there was no further evidence of significance to the local community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property at 4233 Trafalgar Road does not meet this criterion. The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property at 4233 Trafalgar Road does not meet this criterion. The architect of the existing residence is unknown.
3. The property has contextual value because it:	
<i>Ontario Heritage Act Criteria</i>	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The property at 4233 Trafalgar Road does not meet this criterion. The subject property is one of several examples of rural agricultural properties in the immediate area. As such it does not overtly define the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property at 4233 Trafalgar Road does not meet this criterion. The subject property is linked to its surroundings but does not have a significant relationship to its broader context.
iii. is a landmark.	The property at 4233 Trafalgar Road does not meet this criterion. The subject property is not considered to be a landmark that is meaningful to a community.

Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property does not retain cultural heritage value at the local level. As such, the subject property should not be considered a Provincial Heritage Property.



4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 4233 Trafalgar Road using Ontario Regulation 10/06

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. The property represents or demonstrates a theme or pattern in Ontario's history;	The subject property is associated with nineteenth-century settlement patterns and agricultural practices. However, the structure does not strongly or overtly evoke this theme at the provincial level.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	The subject property is an example of a nineteenth-century rural farmstead, this type of property is does not yield or have the potential to yield information that contributes to an understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The subject property is an example of a common type and was constructed using materials that were common in nineteenth-century rural communities across the Province of Ontario. The subject property does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage.
iv. The property is of aesthetic, visual or contextual importance to the province;	The subject property does not demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The subject property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;	The subject property does not retain a strong or special association with the entire province or with a specific community found throughout the province. The subject property does not meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; and	There is no evidence to suggest that the families associated with the subject property are of strong or special importance to the province. The subject property does not meet this criterion.
viii. The property is located in unorganized territory and the Minister (MTCS) determines that there is a provincial interest	The property is located within the Town of Oakville (an incorporated municipality), therefore, Criterion 8 does not apply.

in the protection of the property.	
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This does not meet the criteria outlined in Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property of Provincial Significance.

5.0 CONCLUSION

This report determined that the property did not meet Ontario Regulations 9/06 or 10/06, and as such, is not recommended as a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 4233 Trafalgar Road:

1. This Cultural Heritage Evaluation Report should be submitted to heritage staff at the Town of Oakville, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant heritage stakeholder that has an interest in the project.



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**CULTURAL HERITAGE EVALUATION REPORT
4243 SIXTH LINE**

**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

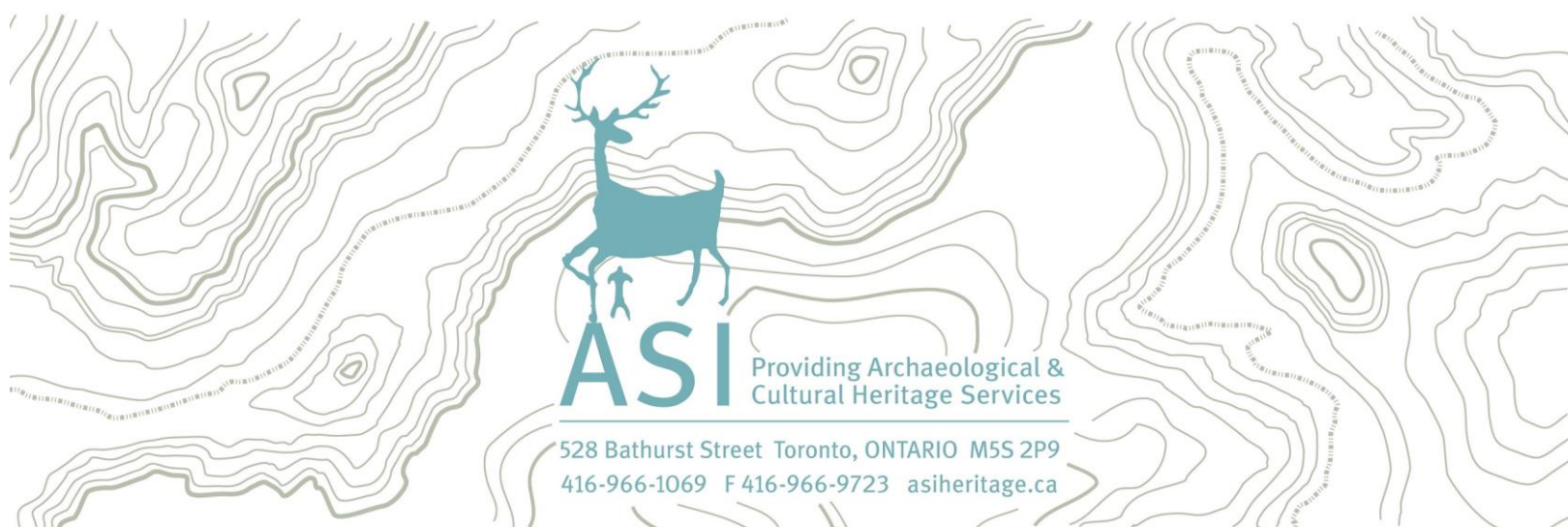
**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

FINAL REPORT

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ASI File: 19CH-165

April 2020 (Revised May and June 2020)



**CULTURAL HERITAGE EVALUATION REPORT
4243 SIXTH LINE**

**TOWN OF OAKVILLE
REGION OF HALTON, ONTARIO**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 4243 Sixth Line in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 4243 Sixth Line consists of a late nineteenth-century farmhouse, barns, grasslands, gravel, and a cell tower on former agricultural lands. This property is privately owned and is listed by the Town of Oakville. It was identified as a potential cultural heritage resource (CHR #13) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 and 10/06 of the *Ontario Heritage Act*. Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property, containing the 1898 farmhouse, turn-of-the-century bank barn, and other agricultural outbuildings, retains cultural heritage value or interest. The property has design or physical value as a representative example of an evolved agricultural landscape, historical or associative value because of its direct associations with the theme of agriculture in Trafalgar Township and the important Biggar family, and contextual value because the presence of the farmhouse, bank barn, drive shed, and workshop contribute to the property's ongoing status as a defined agricultural landscape. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.



The following recommendations are proposed for the property at 4243 Sixth Line:

1. Complete a HIA in accordance with the OHA (MHSTCI 1990) and MHSTCI Information Bulletin 3: Heritage Impact Assessment for Provincial Heritage Properties (MHSTCI 2017) to identify alternatives and mitigation and monitoring commitments to avoid or lessen impacts on the heritage attributes of the property, based on the Statement of Cultural Heritage Value.
2. This Cultural Heritage Evaluation Report should be submitted to heritage staff at the Town of Oakville, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant cultural heritage stakeholder that has an interest in this project.



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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 4243 Sixth Line in the Town of Oakville, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 4243 Sixth Line in the Town of Oakville consists of a late nineteenth-century two-storey farmhouse, barns and other agricultural structures, grasslands, gravel, and a cell tower. The property is privately owned and was identified as a potential cultural heritage resource (CHR #13) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries' (MHSTCI) Ontario Heritage Toolkit (2006), the Town of Oakville's Official Plan (2018), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Subject Property Description

The subject property at 4243 Sixth Line in the Town of Oakville is located on the east side of Sixth Line, immediately south of Highway 407 (Figure 1). The property consists of a farmhouse built in 1898, barns and other agricultural structures, grasslands, gravel mounds, and a cell tower (Figure 2). Until 2017, the adjacent lands and broader surrounding area were rolling agricultural fields. In 2018, the adjacent south and east sides of the subject property began undergoing substantial landscape redevelopment. The subject property lies to the east of the former small community of Glenorchy and north of the former village of Munn's Corners. Historically, the property is located on Lot 15, Concession 2 North of Dundas Street (NDS) in the former Trafalgar Township, Halton County.

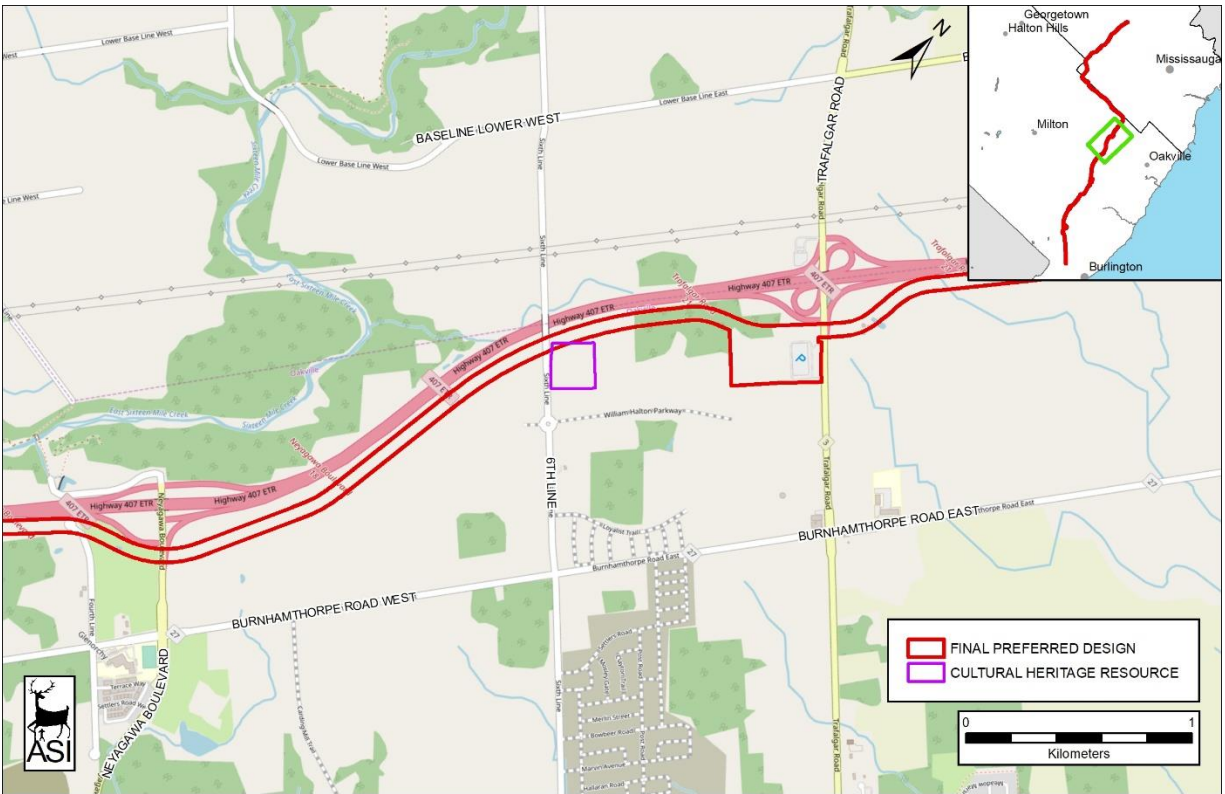


Figure 1: Location of the subject property at 4243 Sixth Line and proposed design of 407 Transitway
Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License
(CC-BY-SA)



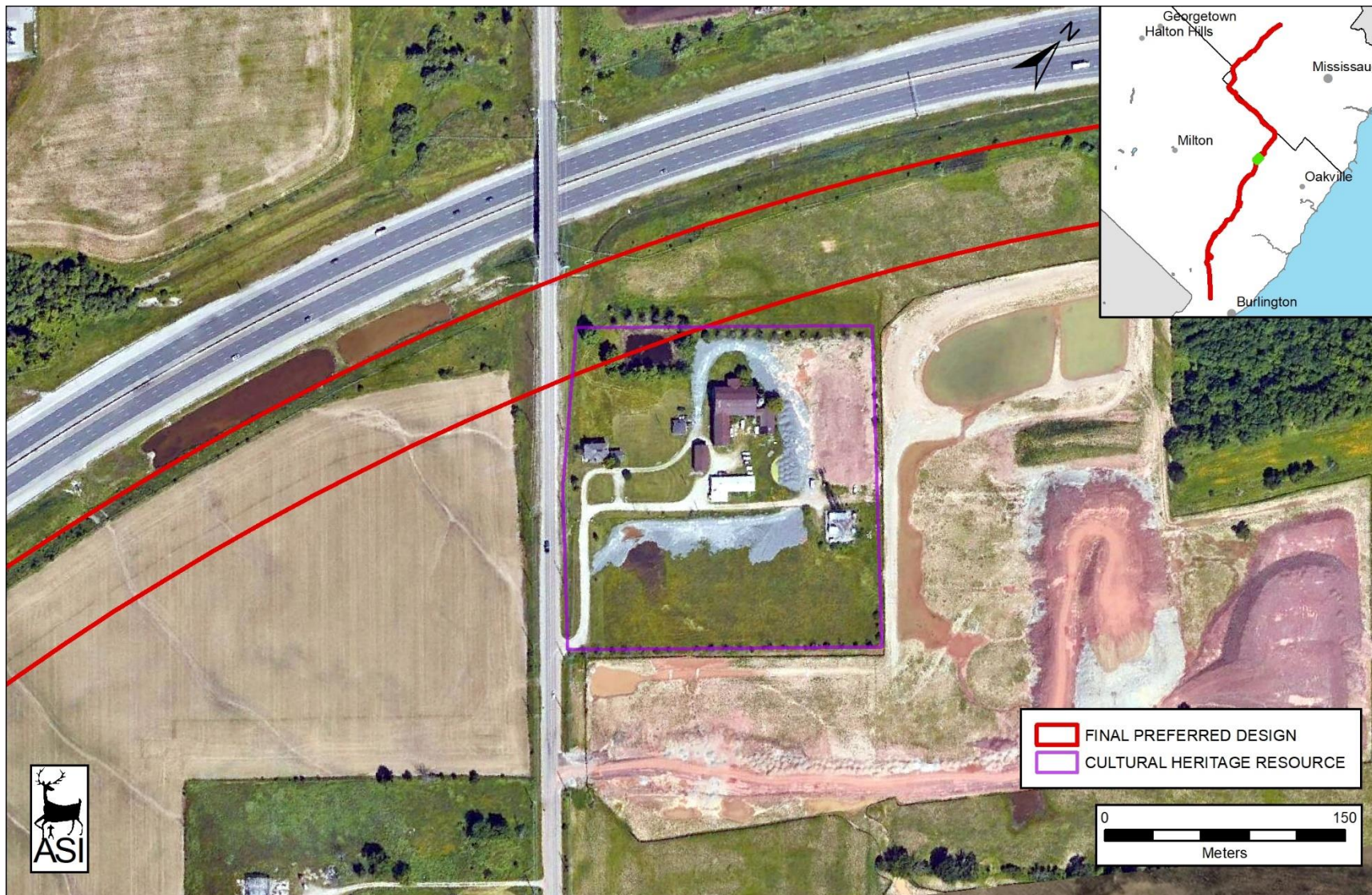


Figure 2: Aerial photo of the subject property at 4243 Sixth Line and proposed design of 407 Transitway

Base Map: Google, 2018

1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), the Environmental Assessment Act (1990), the Town of Oakville's *Official Plan* (Town of Oakville 2018), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Toolkit* (2006) and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;



- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Should the property be determined to have cultural heritage value or interest then a Heritage Impact Assessment (HIA) is required.

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The Town of Oakville *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* (Town of Oakville 2020a)
- The Town of Oakville *Register of Designated Heritage Properties under Part IV of the Ontario Heritage Act* (Town of Oakville 2020b)
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Town of Oakville: Heritage Planning;
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted during the preparation of the CHRA (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation was conducted during completion of the CHER to confirm the heritage recognition of the subject property and to request any additional information.

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Sport, Tourism, and Culture Industries	20 March and 4 April 2020	A response received 4 April 2020 confirmed that the subject property is not a Provincial Heritage Property.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March 2020	A response received 24 March 2020 revealed that there are no OHT Easements within or adjacent to the subject property.
Susan Schappert, Heritage Planner	Town of Oakville	4 and 18 October 2017, 4 and 10 March 2020	A response received on 4 March 2020 confirmed that the subject property was listed in the municipal heritage register. On 10 March 2020, some early twentieth-century photos of the property as well as photos of built resources on the subject property from 2009 and 2018 were provided.
Michelle Knoll, Chair, Trafalgar Township Historical Society	Trafalgar Township Historical Society	5, 11, and 12 March 2020	A response received on 11 March provided links to websites that showed historic images of the subject property as well as information about members of the Biggar family.

2.0 HISTORICAL RESEARCH

The property is located in Lot 15, Concession 2 NDS in the former Township of Trafalgar, County of Halton. A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

Research for this report was conducted in April 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made all non-digitized archival material largely unavailable for review.

2.1 Overview of Indigenous Land Use

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

¹ While many types of information can inform the precontact settlement of Halton Region, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather



Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

The subject property is located within Treaty #14, the Head of the Lake Purchase. Treaty #14 was signed on September 5, 1806 by the Crown's representative, William Claus, Deputy Superintendent of Indian Affairs, and the Mississaugas of the Credit following the provisional agreement of 1805 (Treaty #13a). The land negotiated under this purchase consisted of 85,000 acres stretching along the north shore of Lake Ontario from the western boundary of the Toronto Purchase to the Brant Tract and the eastern boundary of the Between the Lakes Purchase (Treaty #3) in the east to a depth of 6 miles. As part of the terms of this purchase, the Mississaugas of the Credit retained sole right of fisheries at 12- and 16-Mile Creeks along with the possession of each creek's flats. In addition, the Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1-mile strip of land on each of its banks (Trafalgar Township Historical Society). In payment for these lands the Mississaugas of the Credit First Nation received a payment of £2,000.00 Quebec currency in goods (Surtees 1984:62-63; Crown-Indigenous Relations and Northern Affairs 2016). Modern cities found within the lands of the Head of the Lake Purchase include Oakville, Mississauga, and parts of Burlington (Mississaugas of the Credit First Nation 2017a). These lands were further negotiated over the following two decades through Treaty #22 and #23, which saw the remaining Mississauga lands reduced to a 200 acre parcel on the east bank of the Credit River for the establishment of a mission village (Mississaugas of the Credit First Nation 2017b).

The signees on the British side included William Claus on behalf of the Crown, Commissioner D. Cameron on behalf of the province, Captain George R. Ferguson son the Canadian Regiment, Lieutenant

than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



William L. Crowther of the 41 Regiment, Hospital staff James Davidson, H.M Smith, P. Shelby assistant secretary of Indians Affairs, J.B. Rousseau, and interpreter David Price.

The signees on the side of the Mississaugas included Chechalk, Quenepenon, Wabukanyne, Okemapennesse, Wabenose, Kebonecence, Osenego, Acheton, Pataquan, and Wabakagego.

2.2 Township and Settlement History

2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years, and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar, and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given



somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).

Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era, particularly in historic towns such as Oakville and Bronte. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township, including Oakville, amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.3 Land Use History and Review of Historic Mapping

4243 Sixth Line is located on the south half of Lot 15, Concession 2, NDS, in the former Trafalgar Township, County of Halton. The following land use history provides a brief overview of the history of the people who lived on or owned the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, genealogies, archival images and historic photographs, and community histories.

2.3.1 1806 - 1854

Lot 15, Concession 2 NDS was initially allocated as Clergy Reserve lands in 1806 (Figure 3). Clergy Reserves were lands set aside for the Protestant clergy in both Upper and Lower Canada following the passage of the Constitution Act of 1791. Its intent was to provide lands solely for the benefit of the Church of England, and much of their tenure as owners involved leasing the lands to farmers, though it is unclear if a lease occurred on Lot 15. Controversy surrounding Clergy Reserves arose in the first half of the nineteenth century from the growing number of Protestant denominations who sought a share of the assets and profits. The dispute was only resolved when reserve lands were officially secularized in 1854 (Fahey 2006).



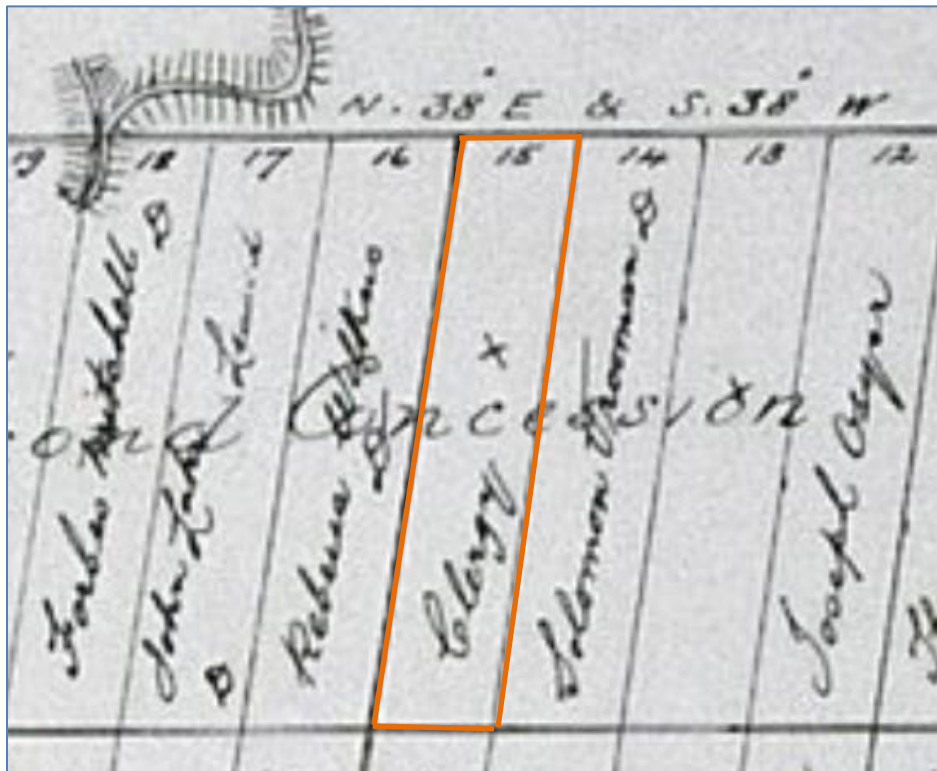


Figure 3: Selection from Samuel Wilmot's 1806 map titled "Trafalgar: Map of the Second Township in the Tract of Land lately Purchased from the Mississauga Indians" (Wilmot 1806).

Beginning in the late 1820s, Clergy Reserves were slowly being sold off. For the 200 acres on Lot 15, Concession 2 NDS, the land sale was completed in 1842 when the Crown patent went to James Appelbe (sometimes spelt Appleby) (OLRA n.d.). By the time of the 1851 census, Appelbe was listed as an Irish-born 49-year old merchant who lived with his wife and four children in a one-and-a-half storey frame building (Library and Archives Canada 1851). However, Appelbe was an extensive property holder, and it is likely that the frame building is referring to his home on Dundas Street near Postville. James Appelbe was an important figure in Trafalgar Township, who served as a postmaster, store owner, Justice of the Peace, and Treasurer, and was often referred to as a Gentleman or Esquire (Trafalgar Township Historical Society). As such, it is unlikely that he was farming on Lot 15, though it is possible that he was leasing the property to someone.

2.3.2 1854 - 1898

James Appelbe and his wife sold the property to farmer Michael Biggar (sometimes spelt Bigger) in 1854 (OLRA n.d.). Michael Biggar was the son of Loyalists who were among the earliest families to settle in Trafalgar Township. He married Belinda (nee Cronkrite) in 1855. It is Biggar's name which appears on the 1858 Tremaine Map (Figure 4). While there are no identifiable features, including a house, depicted on the subject property, no houses were depicted anywhere on the Tremaine map of Trafalgar Township in Halton County and therefore cannot be taken at face value.

According to an archaeological assessment for some lands adjacent to the subject property, a Euro-Canadian homestead (AjGw-500 Biggar Site) dates to the 1830s-1860s period, with a building constructed c. 1850 (Architects Rasch Eckler Associates Ltd. 2013). It seems plausible that this is referring to a single-storey frame structure built by Michael (1825-1921) and Belinda (1834-1898) Biggar soon after taking possession because it is listed as being on site in the 1861 census. It served as a home for the family, which had grown to include a son named Albert, born in 1856 (Library and Archives Canada 1861). It is possible that the structure now functions as the eastern portion of the main two-storey brick house still extant on the subject property.

The agricultural census from 1861 lists the 200-acre property as having 140 acres under cultivation, including 100 for crops, 38 for pasture, and two for orchards and gardens. The other 60 acres were deemed "Under Wood or Wild" by the census enumerator. The value of the farm was listed at \$8,000 in 1861, a substantial sum for this region in this era based on a review of other entries in the census, and therefore indicative that the Biggars had already started to become a wealthy farm family (LAC 1861).

The Biggar family, which added another son named James William² [after the census was taken] in 1861, continued to live on the subject property and farm the area for several decades (Library and Archives Canada 1871; LAC 1881). At this time, the farm extended from Burnhamthorpe Road in the south to Lower Baseline Road in the north. Besides his successful farming operation, Michael Biggar was becoming increasingly important in local politics, serving first on the Oakville Town Council and later as Deputy Reeve from 1890-1891 (Find a Grave).

The 1877 *Illustrated Historical Atlas* (Figure 5) depicts a house near or on the exact spot of the extant house, surrounded by an orchard, and a second house in the most southern part of the lot. The former is likely the single-storey frame house that Michael and Belinda built. The latter is perhaps where Albert, his wife Hettie [Henrietta], their two children Clara and Wilbert, Albert's brother James William, and a 14-year old domestic servant named Ada Axward lived in the 1880s and 1890s (Library and Archives Canada 1891). The whole Biggar family described above moved in to the two-storey brick house when it was built in 1898, and which remains extant on the subject property today. The bank barn and drive shed also date to the late nineteenth century and remain extant.

² It is unknown which name he went by, because it is sometimes listed as James, sometimes as William, and sometimes as William James.



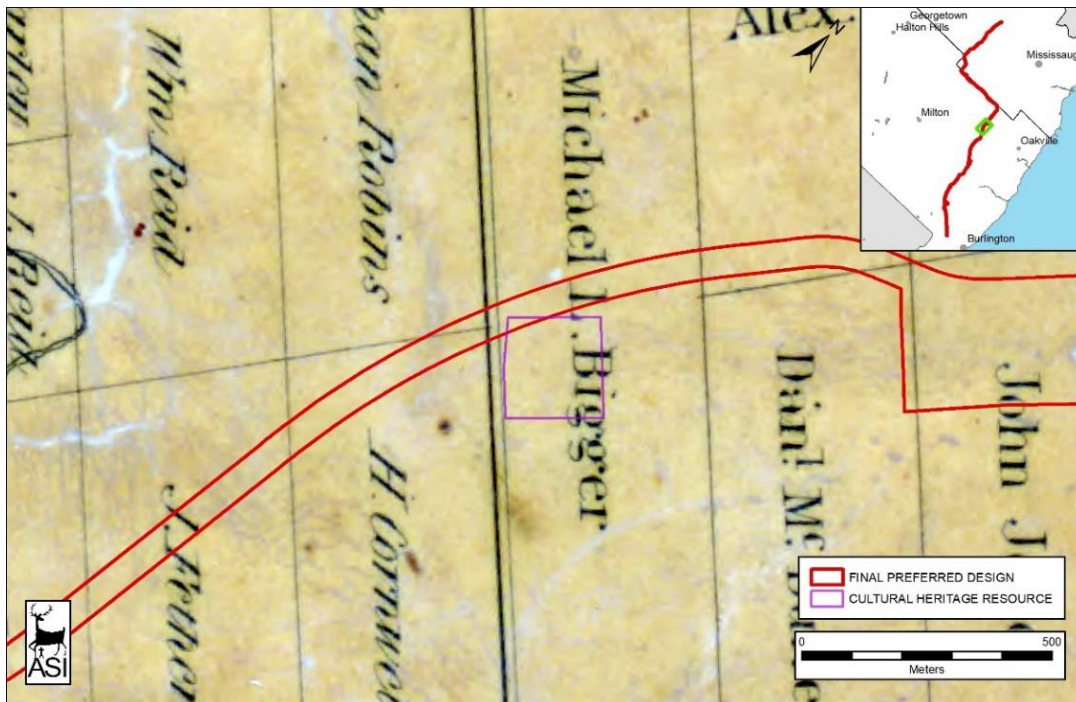


Figure 4: The subject property overlaid on the 1858 *Tremain's Map of the County of Halton* (Tremain 1858)

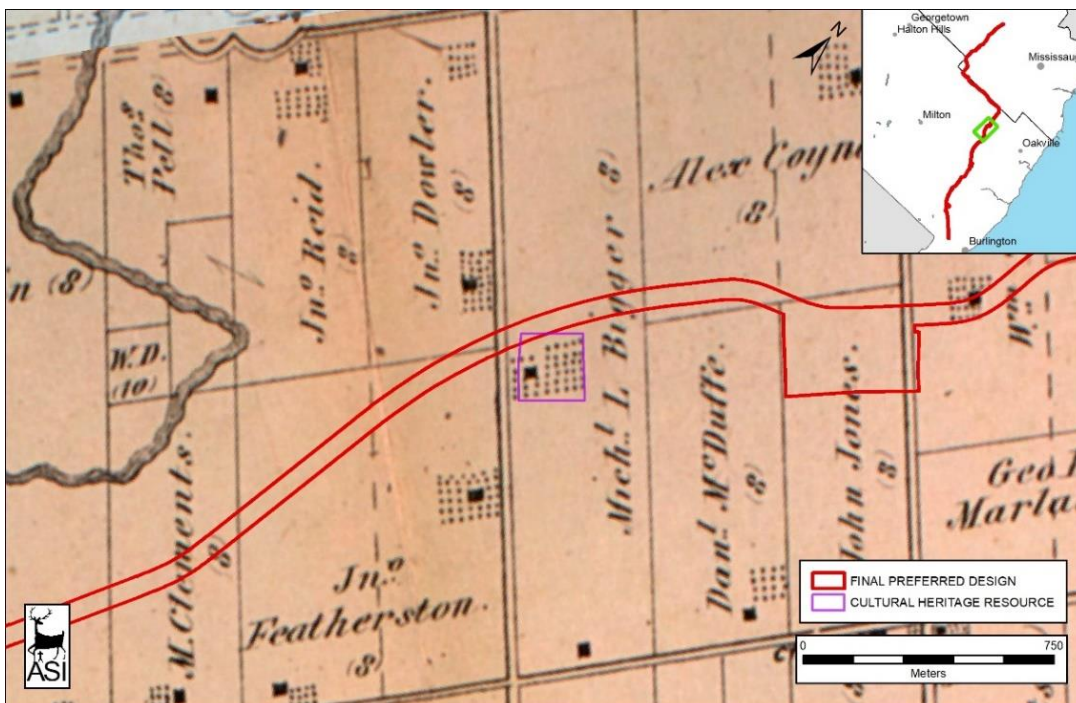


Figure 5: The subject property overlaid on the 1877 *Illustrated Historical Atlas of the County of Halton* (Pope 1877)

2.3.3 1898 - 1968

In 1899, Michael Biggar, now widowed, deeded 100 acres on the southeasterly half – which included the newly-constructed house on the subject property – to his eldest son Albert Anson Biggar (OLRA n.d.). It was likely around this time that the property was given the title of Glenclare Farm. Like his father before him, Albert was a well-known farmer in the township, and, for a time, represented Trafalgar Township as their reeve on Halton County council.

The prominent Biggar family, now living in the extant house on the subject property, continued to live and farm the surrounding land for decades. In the 1911 census, the 85-year old Michael Biggar was listed as the head of the household. In addition, the property included Albert and his family, and his brother James William, who was single. There was one female domestic servant and one male labourer who lived there as well (Library and Archives Canada 1911). The brick home is visible on the 1918 topographic map in a rural-agricultural context (Figure 6). Several photos of the Biggar family from the 1900-1920 period are provided below, showing some of the structures that remain extant on the subject property (Figure 7 to Figure 12).

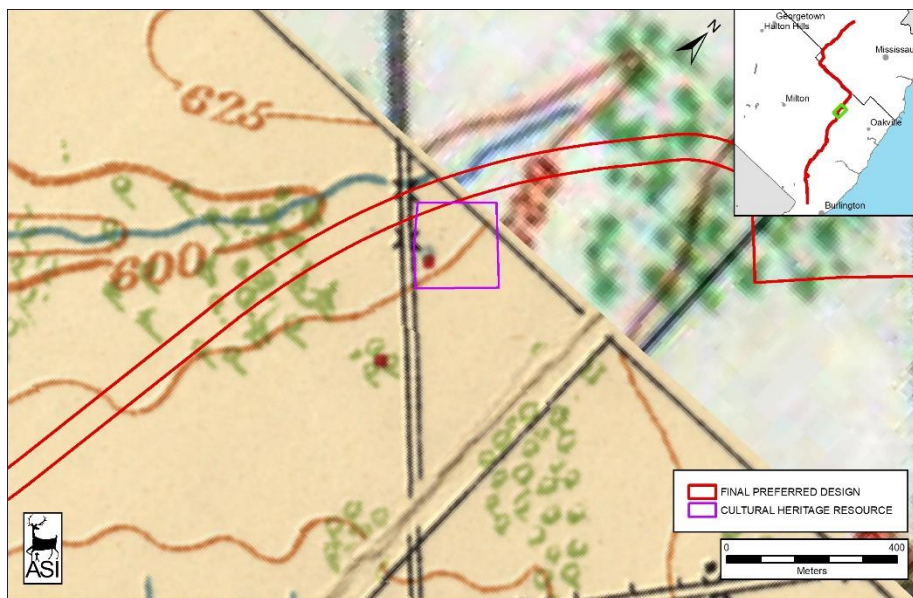


Figure 6: The subject property overlaid on a composite 1918 topographic map, Brampton Sheet and Hamilton Sheet (Department of Militia and Defence 1918; Department of Militia and Defence 1919)

By 1921, the Biggar family had grown. Clara remained single, but Albert's son Wilbert had married Mary Ethel (nee Conover), and at the time they had three children under the age of four – Harold, Lois, and Russell. At 95, Michael Biggar continued to live in the subject house, as did James William and a farm labourer (LAC 1921). A photo of four generations of male Biggars, including Michael, Albert, Wilbert, and Harold, is provided below (Figure 13).

On 10 December 1921, tragedy struck the family when both Michael Biggar and his son James William died hours apart. James William was crushed by a bull in the barn and died instantly. Unaware of his

son's death, Michael died later that day (Find a Grave).³ Albert Biggar continued to own the property, though as he aged, it's likely that his son Wilbert took on more of the farm's responsibilities. Photos of the Biggar family and Glenclare Farm from this period are provided below, many of which show the extant house and barns (Figure 14 to Figure 17).

Albert died in 1938, and in 1942, Wilbert Henry Biggar came to own the 200-acre property (OLRA n.d.). The farm included dairy cattle, horses, chickens, pigs, and had agricultural crops. Around 1940, a milk house was built, though it was converted to a workshop at an unknown date; it remains extant today. Besides managing this successful mixed-use farm, Wilbert (W.H.) was the President of the Oakville Dairy and was reeve of Trafalgar Township on Halton County Council in the late 1940s and early 1950s. He and his wife Mary married in 1916 and had six children (Trafalgar Township Historical Society). It is likely that Wilbert's sister Clara also lived with the family on the subject property.



Figure 7: Glenclare Farmhouse, c. 1900 (Trafalgar Township Historical Society)

³ Note that in 1920, Michael Biggar – by now an elderly widow – granted 100 acres on the northwesterly half to his second son, James William Biggar, though he died the following year. By 1932, Albert secured his deceased brother's 100 acres, thereby merging the property again.



Figure 8: Glenclare Farm Barn, c. 1900 (Trafalgar Township Historical Society)



Figure 9: Clara Biggar with her grandfather Michael L. Biggar in front of house on Glenclare Farm, c. 1910 (Trafalgar Township Historical Society)



Figure 10: Michael Lafey Biggar, Winter Rig, c. 1910 (Trafalgar Township Historical Society)



Figure 11: Threshing at Glenclare Farm, c. 1910 (Trafalgar Township Historical Society)



Figure 12: Wilbert and Clara Biggar, c. 1910 (Trafalgar Township Historical Society)

Note that this image shows the buggy turning off Sixth Line onto the driveway to the right (south) of the house.



Figure 13: Four Generations of the Biggar Family, c. 1919 (Trafalgar Township Historical Society)

From left to right: Harold, Wilbert, Albert, and Michael Biggar.



Figure 14: The Biggar Family of Glenclare Farm, c. 1932 (Trafalgar Township Historical Society)

From left to right, back row: Wilbert Biggar, his daughter Lois, his wife Mary Ethel, his son Russell, his son Harold, his father Albert, and his mother Hettie. Front row: Wilbert Biggar's twin girls Martha and Kathryn.

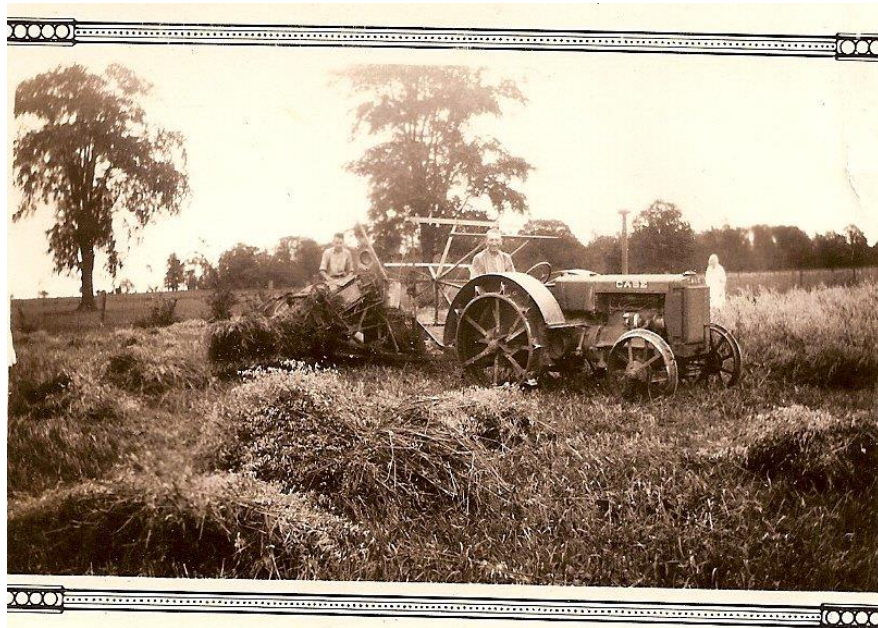


Figure 15: Binding Hay at Glenclare Farm, c. 1930s (Trafalgar Township Historical Society)



Figure 16: Lois, Martha, Kathryn Biggar at Glenclare Farm, c. 1934 (Trafalgar Township Historical Society)

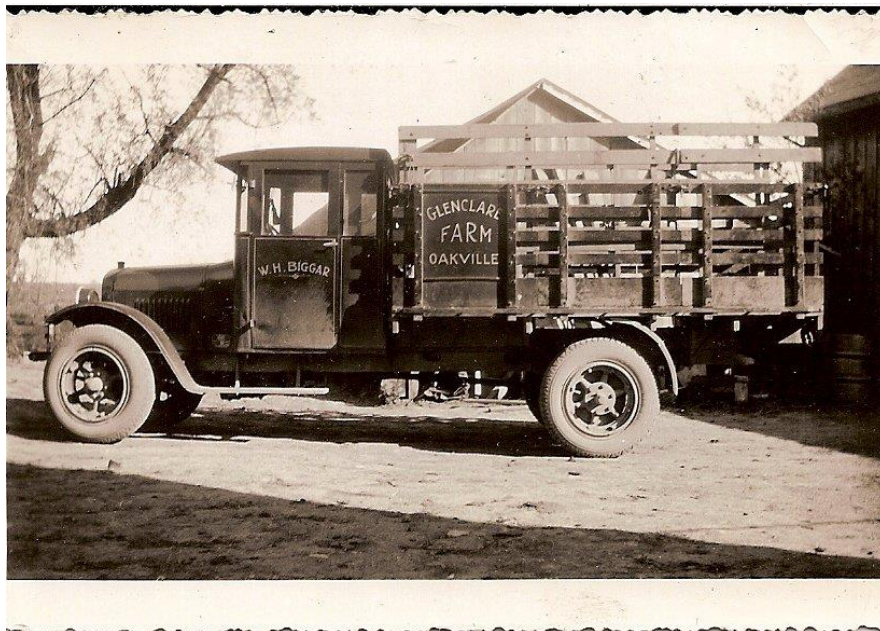


Figure 17: Glenclare Farm Truck, c. 1940s (Trafalgar Township Historical Society)

The 1942 topographic map and the 1954 aerial, below (Figure 18 and Figure 19) continue to show the subject property in a rural agricultural context.⁴ Distinct fields are visible in the 1954 aerial, and trees are scattered throughout the property and act as wind breaks.

In 1956, Wilbert H. Biggar (1887-1960) granted the land to his son Russell Albert Biggar, who was unmarried and remained so in later years. In October 1968, the subject 10-acre property was separated from the rest of the 200-acre lot. The following month, Russell Biggar granted 173 acres to George Edward Harris, presumably for agricultural uses.

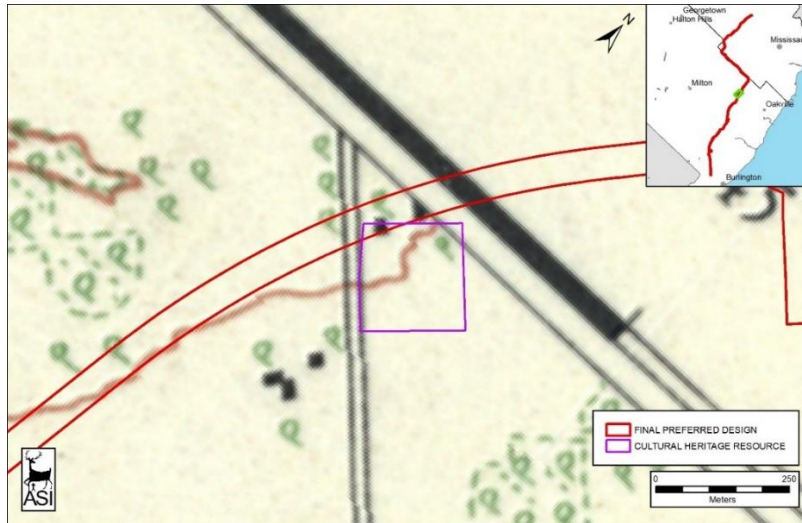


Figure 18: The subject property overlaid on the 1942 topographic map, Brampton Sheet (Department of National Defence 1942)



Figure 19: The subject property overlaid on a composite 1954 aerial photograph, Plates 434.794 and 435.794 (Hunting Survey Corporation Limited 1954)

⁴ Note that both images are composites, as the edge of the maps run on a diagonal through the subject property, and thereby limit a clear picture from emerging.

2.3.4 1968 - Present

The subject property, totalling 10 acres in size, remained the home and small farm of siblings Clara and Russell Biggar, the fourth generation of Biggars to live here. The 1972 topographic map, shown below (Figure 20), depicts the subject house and four agricultural structures to the east. A tributary of Sixteen-Mile Creek is visible running through the property.

In 1985, after more than 130 years of continuous Biggar ownership, Russell A. Biggar sold the subject property to Gertrud Schulz, who sold it to Christine Schulz the following year. Christine Schulz sold the subject property to Bell Cellular Inc. in 1992 for \$1.2 million (OLRA n.d.). The Schulz family has been renting the ten acres since that time, and the property continues to run as Schulz farm today.

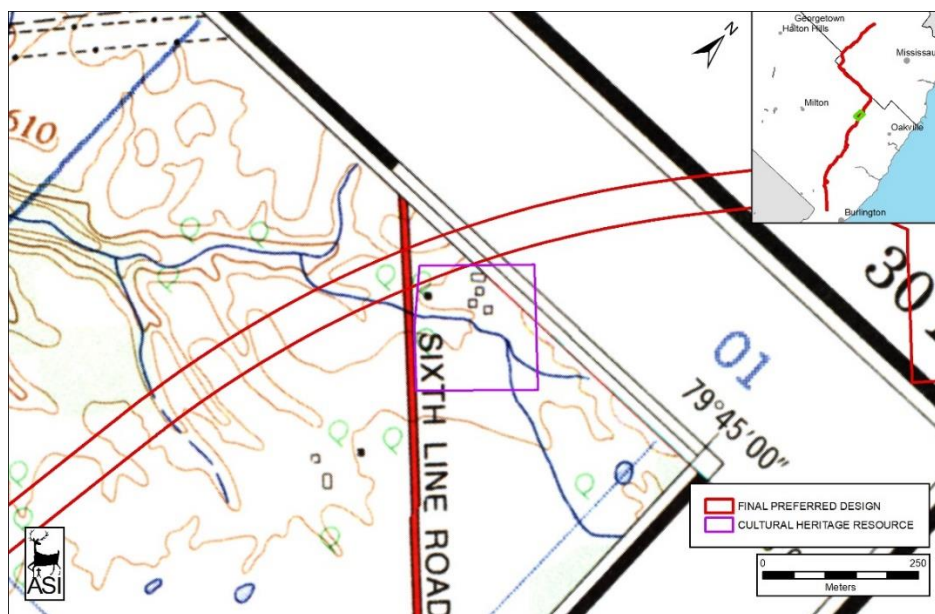


Figure 20: The subject property overlaid on the 1972 topographic map, Palermo Sheet (Department of Energy, Mines and Resources 1972)

2.3.5 Land Use History Summary

The crown patent for the 200-acre parcel went to James Appelbe, though it is unlikely that he ever lived on or farmed the property. In 1854, Michael Biggar came into ownership of the full 200 acres. He erected a single-storey frame house in the 1850s, and which may form the rear portion of the red brick house erected by the Biggar family in 1898. Albert and Hettie Biggar and family, as well as members of their extended family, continued to live on and farm the property. By 1942, Albert and Hettie's son Wilbert H. Biggar was the owner, and he ultimately transferred ownership to his son Russell in 1956. In 1968, the subject 10-acre property was severed off from the 200-acre lot and was the home of siblings Clara and Russell Biggar. In 1985, Russell Biggar sold the property to Gertrud Schulz, ending more than 130 years of continuous ownership through four generations of Biggars, a prominent family in local agricultural organizations and Trafalgar Township politics. Gertrud Schulz sold the property to Christine Schulz in 1986. It remains the Schulz Farm today, though it has been under the ownership of Bell Cellular since 1992.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Kirstyn Allam, ASI, on 3 March 2020 to survey and document the subject property and environs. Permission to enter the property was not granted so the field review describes only the exterior of the structures and landscape features visible from the publicly-accessible Sixth Line right-of-way.

Results of the field review, as well as archival research and 2018 photos provided by the Town of Oakville, were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property.

3.2 Landscape and Surrounding Environs

4243 Sixth Line is an agricultural property located at the southeast corner of the intersection of Highway 407 and Sixth Line. The subject property is privately owned and consists of a farmhouse built in 1898, barns and other agricultural structures, grasslands, gravel mounds, and a cell tower (Plate 1). The property is situated in a rural-agricultural context, about 3 kilometres north of the new subdivisions around Oakville's Uptown Core. The property is surrounded by Highway 407 to the north, gravel mounds to the east and south, and agricultural fields to the west (Plate 2 to Plate 4). All photos by ASI unless otherwise indicated.

Landscape features include the long driveway (which has run parallel to Sixth Line since the creation of Highway 407 in the mid-1990s), an embankment (which has supported Sixth Line since the creation of the bridge over Highway 407 in the mid-1990s), the circulation routes between the house and barns, a small pond surrounded by trees, large open spaces, and vegetation and trees around the house, barns, and north and south edges of the property (Plate 5 to Plate 9).



Plate 1: Plan view of the features on the subject property (Google Maps)



Plate 2: Vegetative buffer between Highway 407 and the subject property, looking northeast.



Plate 3: Gravel mounds, facing southeast.



Plate 4: Agricultural fields to the west, across Sixth Line from the subject property.



Plate 5: Vegetation along the driveway with large open field in behind, looking south.



Plate 6: Circulation routes, facing east.



Plate 7: Pond, trees, and large open field in front of barns, facing east.



Plate 8: Embankment supporting Sixth Line, facing south.



Plate 9: Row of trees along south border of property, facing east.

3.3 Exterior

The property at 4243 Sixth Line is ten acres in size and is on generally flat topography. The property consists of a two-storey red-brick Edwardian Classical farmhouse, a radio/cell tower, and a farm complex, including an L-shaped bank barn, wooden drive shed, concrete block workshop, and a sales shop/cold storage shed. The various outbuildings are connected by gravel laneways (Plate 10 and Plate 11).

The residence is a two-storey red brick Edwardian Classical farmhouse with horizontal aluminum siding and stone veneer over the front façade. The aluminum siding and stone cladding were added to the front façade at an unknown date. The former front entrance is on a small raised front porch, though it appears in a state of disuse with the awning over the porch falling away from the vinyl cladding (Plate 12). That entrance faces west and sits approximately 15 metres from Sixth Line (Plate 12 and Plate 13). The house is rectangular, with a bay extension on the south side (Plate 14). Other features include two brick chimneys on the north and south sides, a hipped roof, and a single-gabled dormer on the rear façade. The residence sits on a stone foundation, and lower-level windows provide light into the basement (Plate 15). The current main entrance appears to be on the south side, east of the bay extension. A small concrete staircase rises to a small landing, with access to sliding doors into the main brick house as well as to a door to the rear portion (Plate 16). The house features decorative brickwork on the west side of the south façade and brick voussoirs over the basement windows (Plate 17). Another key feature is the date stone, noting the 1898 construction date (Plate 18). The windows, which are all modern replacements of the originals, are encased by large stone sills and lintels and are symmetrical on the upper and lower storeys except for one spot on the lower level of the south façade (Plate 19). Attached to the east end of the residence is a rectangular, single-storey, wooden frame structure, sitting on stone foundations (Plate 16Plate 20). Horizontal vinyl siding, affixed at an unknown date, has been added to its north and south sides. This rear extension may be the original frame house built by Michael Biggar soon after purchasing the property.

The gambrel bank barn with a gabled extension is the largest structure on the subject property (Plate 21). Located near the northeast corner of the subject property, it is L-shaped and features a rubblestone foundation and vertical board-and-batten cladding. The bank and main entrance are on the north side. There are large windows and openings in the barn basement, with decorative arched brick voussoirs above them (Plate 22). The remnants of two silos are adjacent to the barn on the east side. An addition/extension to the main barn is a smaller barn to the east (Plate 24).

A one-and-a-half-storey frame-constructed driveshed, built in the vernacular style, is also on the subject property, southwest of the bank barn. The driveshed has vertical board-and-batten wood cladding and large wood sliding doors on the lower level. It rests on a stone foundation, is rectangular in shape, and features a metal gabled roof with window openings in the end gables (Plate 25).

Other structures on the property include:

- A single-storey workshop (former milk house), located between the farmhouse and bank barn. It is square in shape and made of concrete blocks. It features a hipped roof, chimney, small inset windows, a door on the west side, and large garage door opening on the east side (Plate 21).
- A single-storey barn that includes the sales shop/store front and cold storage area located south of the bank barn. It features a metal roof and aluminum siding (Plate 23).

- The radio/cell tower, made of metal, located on the east side, near the property boundary (Plate 11).



Plate 10: House and barns, facing northeast.



Plate 11: House, barns, outbuildings, and cell tower, facing southeast.



Plate 12: House, featuring vinyl siding, facing east.



Plate 13: House, with barns, outbuildings, and cell tower in behind, facing southeast.



Plate 14: House with bay extension, facing northeast.



Plate 15: Stone foundation, north elevation.



Plate 16: Main entrance, up stairs next to tree (Town of Oakville, 2018).



Plate 17: Decorative brickwork, south façade and brick voussoirs over basement window, north façade.



Plate 18: 1898 sign, kept visible when vinyl siding was added.



Plate 19: Symmetrical windows with lintels and sills, north elevation.



Plate 20: Single-storey, wooden frame structure at rear of house, facing west (Town of Oakville, 2018).



Plate 21: Barns, drive shed, workshop, and cell tower behind the house, facing east.



Plate 22: Decorative brickwork over barn windows, facing southeast (Town of Oakville, 2018).



Plate 23: Barn, driveshed, and sales shop/storage facility, facing northeast.



Plate 24: Barn extension and silo, facing northeast (Town of Oakville, 2018).



Plate 25: Driveshed, facing east (Town of Oakville, 2018).

3.4 Interior

As no permission to enter the structures was approved, site investigations of the interior of the house and outbuildings were not conducted.

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 4243 Sixth Line is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* (Town of Oakville 2020a). The property is noted to have potential cultural heritage value for its "historic farmstead, including the Victorian style brick farmhouse, barn and outbuildings" (Town of Oakville 2020a:80). While the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* classifies this property as being in the "Victorian style", ASI has determined that it is Edwardian Classical in style. The Town of Oakville is currently adopting a Cultural Heritage Landscape Strategy "to identify, evaluate and conserve significant cultural heritage landscapes in the Town of Oakville" (Town of Oakville). The Biggar Farm at 4243 Sixth Line has been recognized by Town Council as a Significant Cultural Heritage Landscape, though the strategy implementation for appropriate protection measures has yet to be finalized.

4.2 Comparative Analysis

An examination of the Town of Oakville's Heritage Register⁵ was conducted to identify comparable buildings and/or properties that have been designated under Part IV of the *Ontario Heritage Act* or Listed on the Town's Heritage Register for the purposes of establishing a comparative context for evaluating this property.





Six properties have been chosen for comparative purposes: two properties where the primary residence has Edwardian characteristics from an urban context, two properties where the primary residence has Edwardian characteristics from a rural-agricultural context, and two farmsteads with landscape features and built structures akin to the subject property (Table 3). Note that the two rural-agricultural residences with Edwardian characteristics are the only two in the Town of Oakville Heritage Register.


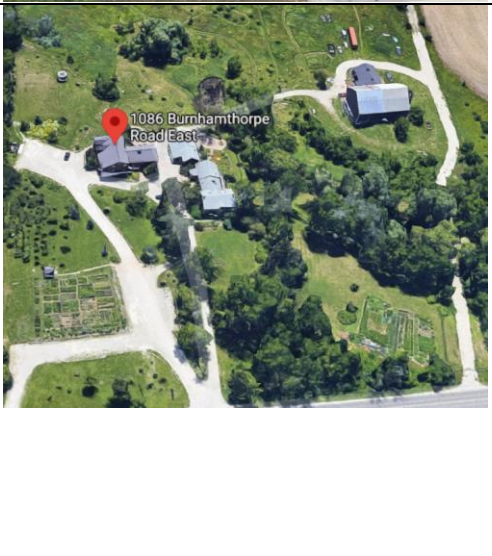
Further, note that the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest (NOT Designated) contains limited information. Many construction dates, architectural styles, and property features for these properties was unavailable. Nothing besides the information provided in the "Notes" below was available, limiting the comparative analysis.

⁵ Both Section A: Part IV Designated Properties (Town of Oakville 2020b) and Section F: Listed Properties (NOT Designated) (Town of Oakville 2020a).



Table 3: Select properties included on the Town of Oakville’s Heritage Register

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Maps, 2019)
425 Allan Street	Listed property	“This property has potential cultural heritage value for its c. 1920s style Edwardian brick house.”	
3128 Seneca Drive	Part IV Designated property	“Built in 1919 by Dalt McDonald, one of Bronte’s most well-known shipbuilders, for Fred and Ida Belyea. Dalt was involved in many building projects in the Bronte area during the early part of the century. The Belyea family were among the earliest settlers in the Bronte area and in the late 1800s became involved in the sailing and fishing trades out of Bronte Harbour. In 1923 the Belyea family moved to Simcoe Island for better fishing and rented out the house on 3128 Seneca Dr. as a summer home. After WWII, the house was sold to the Patterson family.”	
1326 Bronte Road	Listed property	“This property has potential cultural heritage value for its historic farmstead, including the c. 1911 Edwardian and Queen Anne style brick house and the barn.”	
658 Winston Churchill Boulevard	Listed property	“This property has potential cultural heritage value for its historic farmstead, including the Queen Anne and Edwardian style farmhouse and outbuildings.”	

<p>1297 Dundas Street East</p>	<p>Listed property</p>	<p>“This property has potential cultural heritage value for its historic farmstead, including the farmhouse, barn and outbuildings, historically associated with the agricultural development of Trafalgar Township.”</p>	
<p>1086 Burnhamt horpe Road East</p>	<p>Part IV Designated property</p>	<p>“Purchased by William Bowbeer in 1822, who then built a small 1 storey house on it in 1827. In 1841, William Somerset Bowbeer took over and in 1853 built the 1 ½ storey house that exists today incorporating the original house as the kitchen. W.S. Bowbeer raised cattle, served as Deputy Reeve and was a significant figure in the Township of Trafalgar. Later developed into a hub for local arts and culture, the Joshua Creek Heritage Art Centre, led by Sybill Rampen who has had a significant impact on [the] local artist community.”</p>	

Edwardian Classicism became one of the most popular building styles in Ontario for several decades after the turn of the century. Generally, for domestic residences, this architectural style placed an emphasis on classical motifs and strove for balance and simplicity (Mikel 2004; Blumenson 1990). Typically, houses in Ontario following this architectural style feature some or all of the following characteristics:

- a square footprint
- stone or concrete foundation
- brick or wood frame construction
- two to two-and-a-half storey massing
- a hipped roof with wide eaves *or* front-gable roof with double hung windows
- a large front porch with classically inspired columns
- large 1/1 sash windows
- one or two tall chimneys
- flat arched brick or flat stone window lintels

The farmhouse at 4243 Sixth Line displays many of the characteristic architectural features that are typical of the Edwardian Classical style, such as the stone foundation, brick materials, hipped roof, symmetrical window placement, double chimney, large plain stone lintels, and brick arches accenting some of the windows. Subsequent modifications including the removal of the front porch and the 1/1 sash windows, as well as the addition of vinyl cladding are noticeable alterations when compared to

similar Edwardian style residences on both urban and rural properties included in the Town's Heritage Register.

The residences at 425 Allan Street and 3128 Seneca Drive are excellent examples of the Edwardian Classical style in an urban context. Built in the 1920s, 425 Allan Street is a two-and-a-half storey brick house with a hipped roof, featuring a large front porch with classically inspired columns, and stone window lintels. Built in 1919, 3128 Seneca Drive is a two-and-a-half storey brick house featuring a square footprint, pyramidal roof with hipped roof dormers, large front porch with classically inspired columns, and stone window lintels. Just as the farmhouse on the subject property has had noticeable alterations and does not embody every characteristic of the Edwardian Classical style, the same can be said for these residences, and does not discount them from being representative examples. 425 Allan Street, for instance, is rectangular rather than square-shaped, it has undergone significant modifications to the roof, and it has a large addition to the rear. Further, 3128 Seneca Drive does not have symmetrical windows and includes a large addition. Overall, while both urban residences are newer than the residence on the subject property, all three are illustrative of the Edwardian Classical style in the Town of Oakville.

The residences on the rural properties at 1326 Bronte Road and 658 Winston Churchill Boulevard also feature characteristics of Edwardian Classicism. 1326 Bronte Road includes elements such as an expansive front porch, symmetrical fenestration, and plain stone lintels. The property at 658 Winston Churchill Boulevard has a two-and-a-half storey farmhouse with a barn and garage that are linked by gravel laneways. Mature trees are evident throughout the property. The residence includes features of "the Queen Anne and Edwardian style" according to the listing, though these remain unknown and images are inaccessible via Google Maps. Built c. 1911, the house at 1326 Bronte Road is newer than the one at 4243 Sixth Line, but it retains a higher degree of integrity.⁶ However, there is little indication – besides a small barn – that this property as a whole maintains its connection to its former status as an agricultural farmstead. Similarly, while the property at 658 Winston Churchill Boulevard dates to the early twentieth century, it retains limited connection with its history of farming and fruit growing. Overall, then, the property at 4243 Sixth Line is a much better example of an evolved agricultural farmstead with an Edwardian farmhouse dating to the turn of the twentieth century.

Finally, two agricultural properties containing landscape features and built structures very similar to the subject property have been included for comparison. The farmstead at 1297 Dundas Street East includes a large farmhouse surrounded by mature trees, an original board-and-batten bank barn with a large barn addition, sheds, and adjoining agricultural fields. The listing notes that it is not simply the house, but rather the combination of structures, including "the farmhouse, barn, and outbuildings" along with its connection to "the agricultural development of Trafalgar Township" that contribute to the property having potential cultural heritage value. Further, the farmstead at 1086 Burnhamthorpe Road East consists of a farmhouse, shed, bank barn, silo, bridge, trees, paths, gardens, and creek. The designation notes that the property is a cultural heritage landscape because of the combination of these built and natural elements. Each is an attribute of the property and it is the mixture and arrangement of the structures and the landscape which contribute to its identified heritage status. The property at 4243 Sixth Line is akin to these properties. Rather than an individual structure, it is both the combination and

⁶ This interpretation is based on the exterior only.

configuration of the many structures on the landscape which contribute to its heritage status and to the agricultural development of Trafalgar Township.

The comparative analysis suggests that the subject property includes an early example of a rural residence in the Edwardian Classical style in the Town of Oakville and that it still retains its historical agricultural context.

4.3 Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 4243 Sixth Line using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The property at 4243 Sixth Line meets this criterion.</p> <p>The property contains several elements which make it a representative example of an evolved nineteenth- and twentieth-century Ontario farmstead, including the house, bank barn, drive shed, and workshop. The layout of the house and barns and other outbuildings is in line with other southern Ontario farms, including the house location in close proximity to and fronting the major thoroughfare and a buffer space between the house and barns.</p> <p>Further, the farmhouse on the subject property is considered an early and representative example of a rural residence in the Edwardian Classical style in the local context.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	<p>The property at 4243 Sixth Line does not meet this criterion.</p> <p>The buildings do not appear to display a high degree of craftsmanship or artistic merit as they were using materials and techniques that are consistent with their construction dates.</p>
iii. demonstrates a high degree of technical or scientific achievement.	<p>The property at 4243 Sixth Line does not meet this criterion.</p> <p>The buildings do not appear to display a high degree of technical or scientific achievement.</p>
2. The property has historical value or associative value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	<p>The property at 4243 Sixth Line meets this criterion.</p> <p>The property has associations with the Biggar family for the period between 1854 and 1985. Michael L. Biggar was the son of one of the first settlers in Trafalgar Township and was well known in the area as a leading farmer. He served as Deputy Reeve on Halton County Council in 1890-91. His son Albert Biggar and grandson Wilbert Biggar both served as reeves for Trafalgar Township on Halton County council and were executive members of local agricultural organizations.</p>

	While the property's boundaries have been reduced to 10 acres from its original 200-acre plot, its farmhouse, barns, and other outbuildings contribute to its direct association with the theme of agriculture in Trafalgar Township.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property at 4243 Sixth Line does not meet this criterion. The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property at 4243 Sixth Line does not meet this criterion. The architect, designer, and builder of the existing residence and outbuildings is unknown. While constructed primarily during the ownership of Michael L. Biggar and while his two sons Albert and James William were residing with him, it is suspected that they would have hired local builders to complete the work.
3. The property has contextual value because it:	
<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	The property at 4243 Sixth Line meets this criterion. The subject property is located in a rural agricultural area of Oakville and is important to supporting the character of the immediate area. The farmstead, including the house, bank barn, drive shed, and workshop, maintains its legibility as an agricultural landscape.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property at 4243 Sixth Line does not meet this criterion. The subject property is no longer linked to its surrounding as the construction of Highway 407, the cell tower, and the gravel mounds have significantly altered the landscape and disrupted the character of the property.
iii. is a landmark.	The property at 4243 Sixth Line does not meet this criterion. The subject property is not considered to be a landmark that is meaningful to a community.

Following the completion of an evaluation using Ontario Regulation 9/06, it was determined that the subject property retains cultural heritage value or interest at the local level.



4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 4243 Sixth Line using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage and does not meet this criterion.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	The property is not known to meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	The property is not known to meet this criterion.

Following the completion of an evaluation using Ontario Regulation 10/06 it was determined that the subject property does not retain cultural heritage value at the provincial level.



4.5 Proposed Statement of Cultural Heritage Value or Interest

Description of Property

The ten-acre property at 4243 Sixth Line in the Town of Oakville is located on generally flat topography on the east side of Sixth Line, north of Burnhamthorpe Road East and south of Highway 407. The property consists of a two-storey red-brick Edwardian Classical farmhouse built in 1898, and a farm complex, including an L-shaped bank barn, wooden drive shed, concrete block workshop, and a sales shop/cold storage shed. A radio/cellular telephone tower now on site was erected in the 1990s. The various buildings are connected by gravel laneways. Grasslands, vegetation, a pond, and a mix of trees are found throughout the property.

Draft Statement of Cultural Heritage Value or Interest

The property at 4243 Sixth Line was established by Michael Biggar in the mid nineteenth century as part of a large agricultural operation eventually called Glenclare Farm. The property was originally 200 acres in size but was gradually reduced to ten acres in size. Its cultural heritage value is derived from its design and physical value, its historical and associative value, and its contextual value. In terms of its design and physical value, the subject property contains several elements which make it a representative example of an evolved nineteenth- and twentieth-century Ontario farmstead, including the house, bank barn, drive shed, and workshop. The layout of the house and barns and other outbuildings on the property is in line with other southern Ontario farms, including the location of the house in close proximity to and fronting the major thoroughfare and a buffer space between the house and barns. Further, the farmhouse is considered an early and representative example of a rural residence in the Edwardian Classical style in the local context. Historical and associative value is demonstrated by the subject property's association with early settlement and the theme of agriculture in the area. Michael Biggar, the son of one of the earliest settlers in Trafalgar Township, was an important local figure in the community, serving as deputy reeve in 1890-91. His son Albert Biggar and grandson Wilbert (W.H.) Biggar were also local politicians and key figures in local agricultural organizations. The subject property has contextual value through its location in a rural agricultural area of Oakville and is important in supporting the character of the area. The farmstead, including the house, bank barn, drive shed, and workshop, maintains its legibility as an agricultural landscape.

Description of Heritage Attributes:

The design/physical value of this nineteenth-century farmstead is reflected through retention of:

- The house location in close proximity to and fronting on the major thoroughfare
- The layout of the house, barns, and other outbuildings with connections between them through gravel laneways
- Two-storey Edwardian Classical brick farmhouse with two chimneys, a hipped roof, stone foundation, decorative brickwork, 1898 date stone, symmetrical fenestration, and stone sills and lintels
- The mid-nineteenth century single-storey wooden frame house with stone foundation

- The L-shaped gambrel bank barn, with stone foundation, vertical board-and-batten cladding, decorative arched brick voussoirs above the windows, and a gabled roof with pressed metal shingles
- The one-and-a-half-storey frame-constructed driveshed, with vertical board-and-batten wood cladding, large wood sliding doors, a stone foundation, and a metal gabled roof
- The single-storey workshop (former milk house), made of concrete blocks, and featuring a hipped roof, chimney, small inset windows, and large garage door

Key heritage attributes that embody the historical/associative value of this nineteenth-century farmstead include:

- The direct associations with the theme of agriculture in Trafalgar Township as practiced by early settlers
- The direct associations with the Biggar family for the period between 1854 and 1985, known for their important roles in rural-agricultural societies and local politics

Key heritage attributes that embody the contextual value of this nineteenth-century farmstead include:

- The presence of a substantial collection of agricultural buildings including the farmhouse, bank barn, drive shed, and workshop contribute to the property's ongoing status as a defined agricultural landscape

5.0 CONCLUSION

This CHER included an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 and 10/06 of the *Ontario Heritage Act*. Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the property at 4243 Sixth Line, containing the 1898 farmhouse, turn-of-the-century bank barn, and other agricultural outbuildings, retains cultural heritage value or interest. The property has design or physical value as a representative example of an evolved agricultural landscape, historical or associative value because of its direct associations with the theme of agriculture in Trafalgar Township and the important Biggar family, and contextual value because the presence of the farmhouse, bank barn, drive shed, and workshop contribute to the property's ongoing status as a defined agricultural landscape. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 4243 Sixth Line:

1. Complete a HIA in accordance with the OHA (MHSTCI 1990) and MHSTCI Information Bulletin 3: Heritage Impact Assessment for Provincial Heritage Properties (MHSTCI 2017) to identify alternatives and mitigation and monitoring commitments to avoid or lessen impacts on the heritage attributes of the property, based on the Statement of Cultural Heritage Value.



2. The report should be submitted to heritage staff at the Town of Oakville, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other relevant heritage stakeholder with an interest in the project.

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**CULTURAL HERITAGE EVALUATION REPORT
5104 NINTH LINE**

**CITY OF MISSISSAUGA
REGION OF PEEL, ONTARIO**

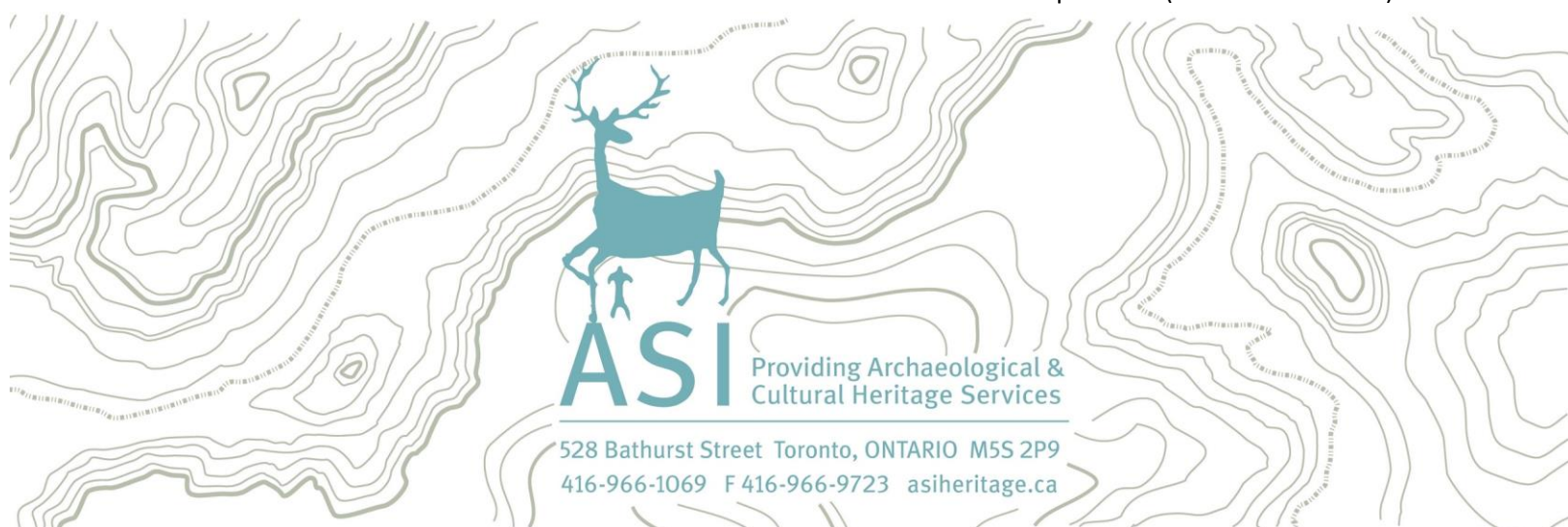
**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

FINAL REPORT

LGL Limited (King City)
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ASI File: 19CH-165

April 2020 (Revised June 2020)



**CULTURAL HERITAGE EVALUATION REPORT
5104 NINTH LINE**

**CITY OF MISSISSAUGA
REGION OF PEEL, ONTARIO**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 5104 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 5104 Ninth Line in the City of Mississauga features a mid-nineteenth-century one-and-a-half storey Neoclassical brick farmhouse, garage, and yard. The property is privately owned and is listed by the City of Mississauga. This property was identified as a potential cultural heritage resource (CHR #29) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be indirectly impacted by the proposed transitway. As such, the CHR (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. This evaluation determined that the property retains architectural or design value as a representative example of a Neoclassical residence in the City of Mississauga and historical or associative value from the connection with Charles O'Hara, a prominent settler and an important contributor to the religious life of local Irish Catholic settlers in the Catholic Swamp. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 5104 Ninth Line in the City of Mississauga:



1. Complete a Heritage Impact Assessment (HIA) in accordance with MHSTCI Information Bullet No. 3: Heritage Impact Assessments for Provincial Heritage Properties (MHSTCI 2017) to identify impacts and mitigations of the Transitway project on the Cultural Heritage Value and heritage attributes of the PHP, based on the PHP's Statement of Cultural Heritage Value.
2. Additional on-site investigations of the interior of the farmhouse at this property may be necessary to understand the extant of any remaining original nineteenth-century features and finishes. This can be completed during the HIA.
3. This report should be submitted to Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant stakeholders that have an interest in the project.



PROJECT PERSONNEL

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<i>Project Coordinator</i>	Katrina Thach, Hon. BA Archaeologist Project Coordinator - Environmental Assessment Division
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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 5104 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 5104 Ninth Line in the City of Mississauga features a mid-nineteenth-century one-and-a-half storey Neoclassical brick farmhouse, garage, and yard. The property is privately owned and is listed by the City of Mississauga. This property was identified as a potential cultural heritage resource (CHR #29) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be indirectly impacted by the proposed transitway. As such, the CHR (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06 and 10/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries (MHSTCI) Ontario Heritage Tool Kit (MHSTCI 2006), the City Mississauga's Official Plan (City of Mississauga 2019), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 5104 Ninth Line is located on the west side of the Ninth Line, east of Highway 407 and north of Eglinton Avenue West/Lower Base Line Avenue East (Figure 1). The property features a mid-nineteenth-century one-and-a-half storey Neoclassical brick farmhouse, garage, and yard. Historically, the property is located on Lot 1, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton, but is now located in the City of Mississauga in the Region of Peel. Residential development is northeast of the property, the Highway 407 is located to the west and southwest, a residential property is to the northwest, and another residential property is to the southeast (Figure 2).



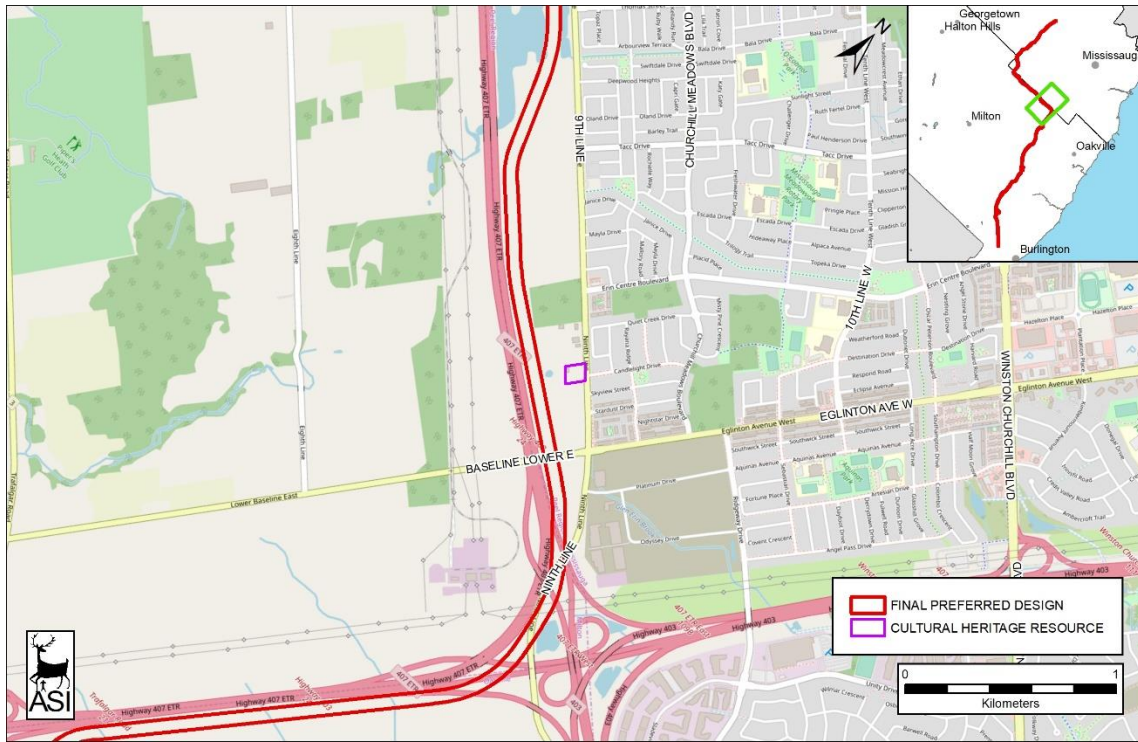


Figure 1: Location of the subject property

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



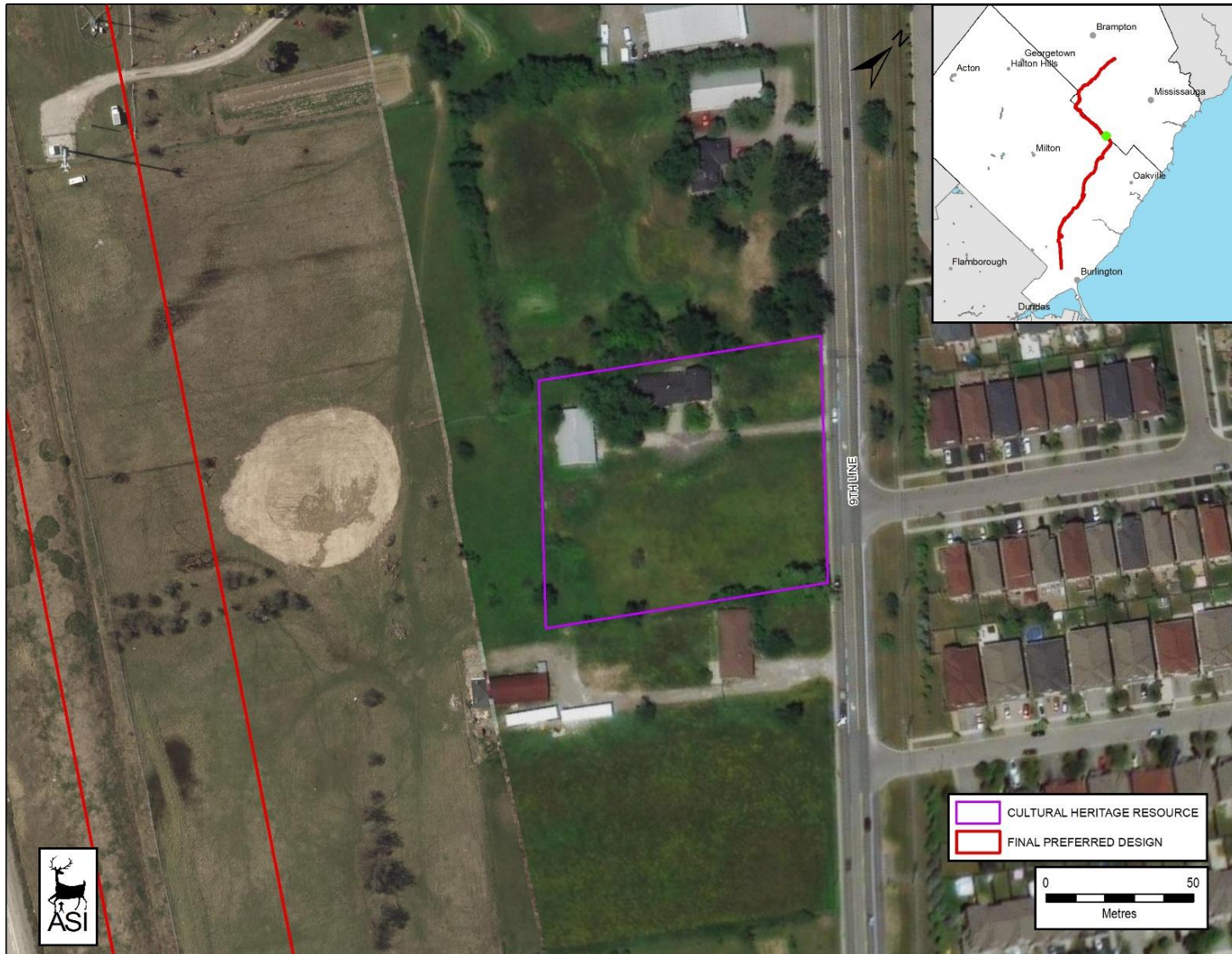


Figure 2: Aerial photo of the subject property at 5104 Ninth Line is depicted in purple and preferred design of the transitway in red (Google Earth Imagery)

1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), the Environmental Assessment Act (1990), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Tool Kit* (2006) and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;



- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

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

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted during the preparation of the CHR in 2017 (ASI 2020) to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The *Heritage Register for Mississauga* (City of Mississauga 2018);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Historical and genealogical records at Ancestry.com;
- Heritage Mississauga; and
- City of Mississauga Planning Services.

The following stakeholders were contacted during the preparation of the CHR in 2017 (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation with planning staff at the City of Mississauga was conducted by ASI in 2020 during the completion of the CHER. Planning staff confirmed that the property is listed by the City of Mississauga and provided some additional information on the history of the property.



Table 1: Results of Project Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Tourism, Sport and Culture Industries	20 March and 2 April 2020	Response received on 2 April 2020 confirmed that there were no provincial heritage properties within or adjacent to the subject property.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March 2020	Response received 24 March 2020 confirmed that there are no OHT easements within or adjacent to the subject property.
Paula Wubbenhorst, Senior Heritage Coordinator	City of Mississauga	4 October 2017 and 4 and 9 March 2020	Response received. Confirmed that the subject property is listed by the City of Mississauga. Provided a Heritage Impact Assessment from Archaeological Research Associates, Limited for the subject property and a research report about the O'Hara family by Matthew Wilkinson of Heritage Mississauga.

2.0 HISTORICAL RESEARCH

The property is located in Lot 1, Concession 9 New Survey in the former Township of Trafalgar, currently in the City of Mississauga, Ontario. A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

Research for this report was conducted in March 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made access to all non-digitized archival material prohibited.

2.1 Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the City of Mississauga has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.¹

¹ While many types of information can inform the precontact settlement of Mississauga, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

The subject property is within Treaty 13a, signed on August 2, 1805 by the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1 mile strip of land on each of its banks, which became the Credit Indian Reserve. On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown (Mississauga of the New Credit First Nation 2001; Mississaugas of the Credit First Nation 2017).

2.2 Township and Settlement History

5104 Ninth Line has only been located in the City of Mississauga since 2010 when municipal and regional boundaries were redrawn. Historically, the subject property was in Trafalgar Township, Halton County.

2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came



to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years, and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar, and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).

Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era, particularly in historic towns such as Oakville and Bronte. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township, including Oakville, amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area



of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.3 Land Use History and Review of Historic Mapping

5104 Ninth Line is located on the former east half of Lot 1, Concession 9, New Survey of Trafalgar Township, County of Halton. The following land use history provides a brief overview of the history of the area surrounding 5104 Ninth Line as well as the people who lived on the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, archival images and historic photographs, and community histories.

2.3.1 1819 - 1848

The original Crown Patent of 100 acres for the east half of Lot 1, Concession 9 went to Charles O'Hara Sr. in April 1830. Born in Ireland c. 1762, O'Hara likely emigrated c. 1819 and was already established on the lot for more than a decade by the time the Crown Patent was given (Wilkinson 2011). Many settlers in Upper Canada were known to squat on land they sought to own following surveyors' work. In Trafalgar Township, Irish immigrants began to arrive c. 1818, and many of them settled along the north-south roads of the 8th, 9th, and 10th Concessions around Britannia Road. Over the following two decades, this area would become known as the "Catholic Swamp" for its many Irish Catholic settlers and the wet and boggy terrain (Heritage Mississauga; Watt n.d.).

Several sources note that in 1819, Irish Catholic settlers Charles O'Hara Jr. and Bartholomew O'Connor were able to convince a priest named Fr. O'Reilly from the Hamilton area to come to O'Hara's log cabin on Lot 1 of the Ninth Line to celebrate a mass and perform the sacraments. O'Reilly, and perhaps other priests, continued to include the O'Hara cabin on their circuits until 1823, when a purpose-built log church – St. Peter's Mission Church (and Cemetery) – was erected to the north on Lot 6 of the Ninth Line (Milton L.A.C.A.C. Heritage Inventory 1981; Goodall 2007; Find a Grave 2020; Watt n.d.).

It is plausible that Charles O'Hara Sr. sought the formal documentation associated with a Crown Patent 11 years after living there in order to officially sell the property to his son, Charles O'Hara Jr. This transfer occurred in July 1830, only a few months after receiving title. It is unclear if Charles O'Hara Sr. and his wife Mary continued to live on the property until his death in 1849 and her death in 1852 (Wilkinson 2011). They are buried at St. Peter's Catholic Mission Church (Figure 3).





Figure 3: Tombstone for Charles and Mary O'Hara (Milton Historical Society 1987)

Charles O'Hara Jr. was about 25 years old when he bought the land. Following his marriage to Mary (nee O'Connor), the O'Hara family began to grow, and the couple had six children by 1848.

2.3.2 1848 - 1948

Charles O'Hara Jr. built the subject Neoclassical-style farmhouse made from bricks "harvested from his own farm" during the 1850s. The 1851 Census notes the family as living in a log house and by the 1861 Census the family is living in a brick house (Library and Archives Canada 1851; Library and Archives Canada 1861). Around this time, the family may also have been running a sawmill on the tributary of Sixteen Mile Creek which ran through their property (Wilkinson 2011).

It is Charles O'Hara's name that appears on the 1858 Tremaine map (Figure 4). While there are no identifiable features, including a house, depicted on the subject property, no houses were depicted anywhere on the Tremaine map of Trafalgar Township (New Survey) in Halton County and therefore cannot be taken at face value.



Figure 4: The subject property overlaid on the 1858 *Tremaine's Map of the County of Halton*
Base Map: (Tremaine 1858)

By 1861, Charles and Mary had nine children and were living in a one-and-half-storey brick house and farming the property (LAC 1861). The agricultural census of 1861, which denotes the amount of the land under cultivation and what kinds of crops are grown, surprisingly skips over the subject property. However, peas, oats, wheat, and potatoes were among the most common items grown in this area. Charles O'Hara likely died soon after the census was taken, because the property was sold to his widow Mary O'Hara in late December 1861 and registered in early January 1862 (OLRA n.d.). Plus, she is listed as the Owner/Occupant in the 1862 *Sketch of the County of Halton* (Warnock 1862). Mary, and several members of the O'Hara family, continued to operate the farm and live in the subject house, which now included a substantial orchard. Ultimately, Mary O'Hara sold the house and farm property to her sons Michael and William in 1875, though it is only William O'Hara's name which appears on the *Illustrated Historical Atlas* (Figure 5).

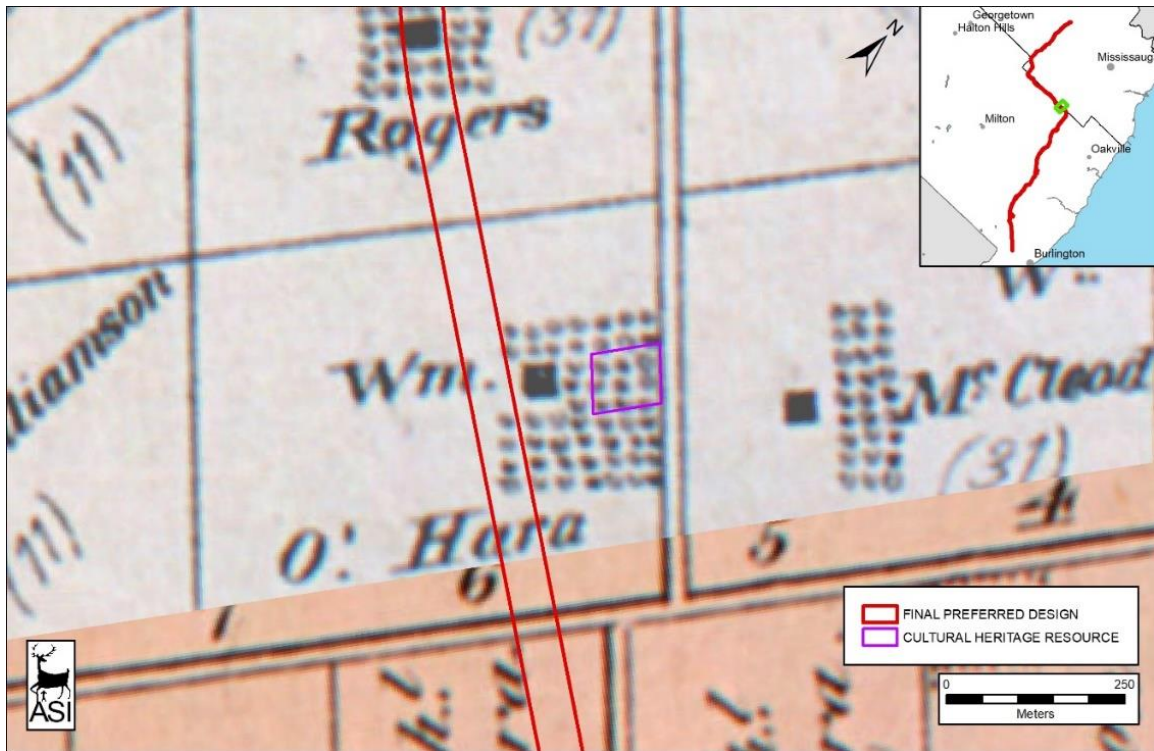


Figure 5: The subject property overlaid on the 1877 *Historical Atlas of the County of Halton*
Base Map: (Pope 1877)

Michael O'Hara took sole ownership by 1885 (OLRA n.d.). By 1901, the O'Hara family included nine children between the ages of 18 and 7 months, all of whom were living in a nine-room brick house, likely the same one built by his father in the 1850s. It is featured on the 1909 NTS map below (Figure 6).

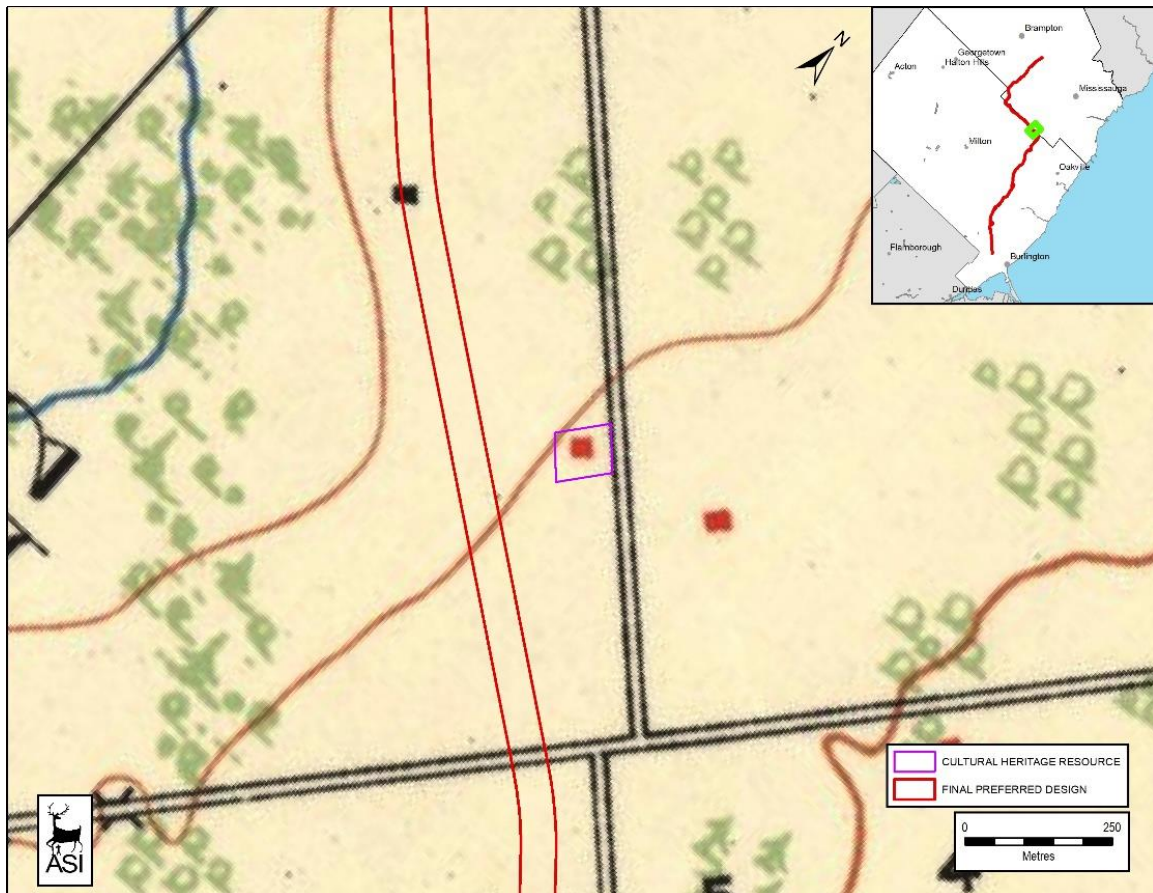


Figure 6: The subject property overlaid on the 1909 topographic map of Brampton
Base Map: Brampton Sheet No. 35 (Department of Militia and Defence 1909)

According to the 1901 Census, besides the house, there were four other structures on the 100-acre lot, which may have included barns, stables, and other outbuildings (LAC 1901:Schedule 2). Michael and his wife Catherin O'Hara had more children in the decades thereafter, though only 23-year old Joseph and 16-year old Lillian were still at home by 1921 (LAC 1921). Though Michael O'Hara died in 1928, his widow Catherine lived in the subject house until her death in 1948 (Find a Grave 2020), with the subject property remaining in a rural-agricultural context at this time (Figure 7).

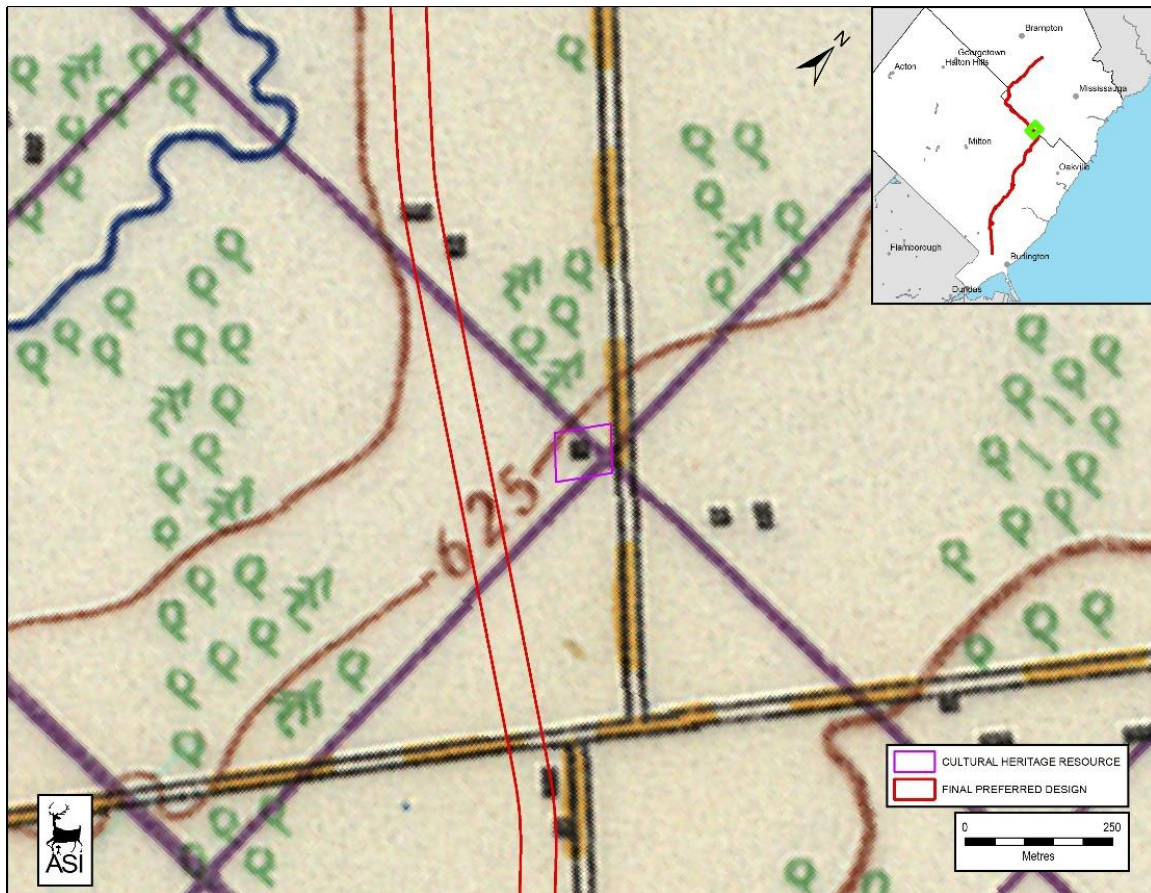


Figure 7: The subject property overlaid on the 1942 topographic map of Brampton
Base Map: Brampton Sheet 30M/12 (Department of National Defence 1942)

2.3.3 1948 - Present

The executors of the O'Hara estate ultimately sold the house and property to Toyne Grice for \$3,000 in 1948. Grice then sold off several parcels of his 100 acres to multiple buyers, including the subject property being sold to the Director of the Veteran's Land Act (VLA) in 1953. It is unclear if anyone lived in the subject house or farmed on the property over the following two decades, but the subject property remained in a rural-agricultural context between the 1950s and 1970s (Figure 8 and Figure 9). Ultimately, the VLA sold the subject property to Allan and Catherine St. John in 1973. This couple immediately sold the land to Joseph and Nicole Burak. The Buraks then deeded the land to two couples, the Pustinas and the Rozics, each with ½ interest investments, in 1981. These couples then jointly sold the property to Robert and Deborah Turnbull in 1986 (OLRA n.d.). The area remained in a rural setting throughout the 1990s (Figure 10), even with the construction of Highway 407. However, Mississauga's westward expansion reached the east side of the Ninth Line by the mid-2000s. In 2010, the subject property was transferred from the Town of Milton to the City of Mississauga.

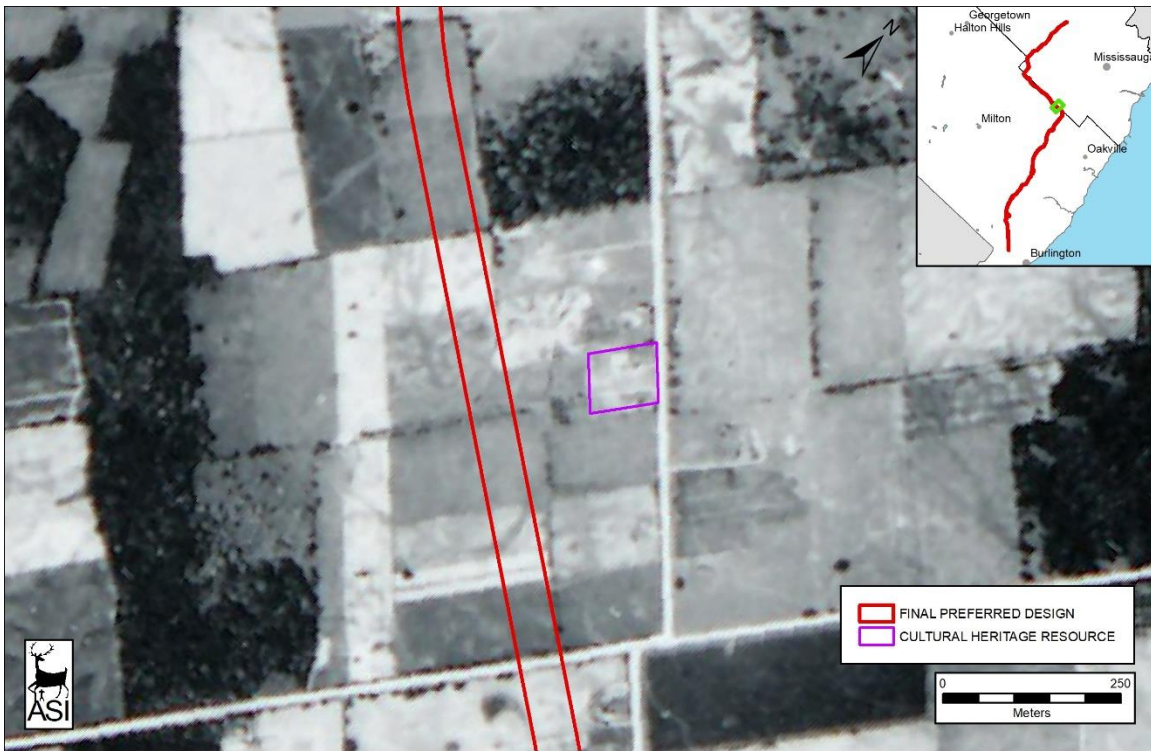


Figure 8: The subject property overlaid on the 1954 aerial photograph
Base Map: Plate 435.793 (Hunting Survey Corporation Limited 1954)

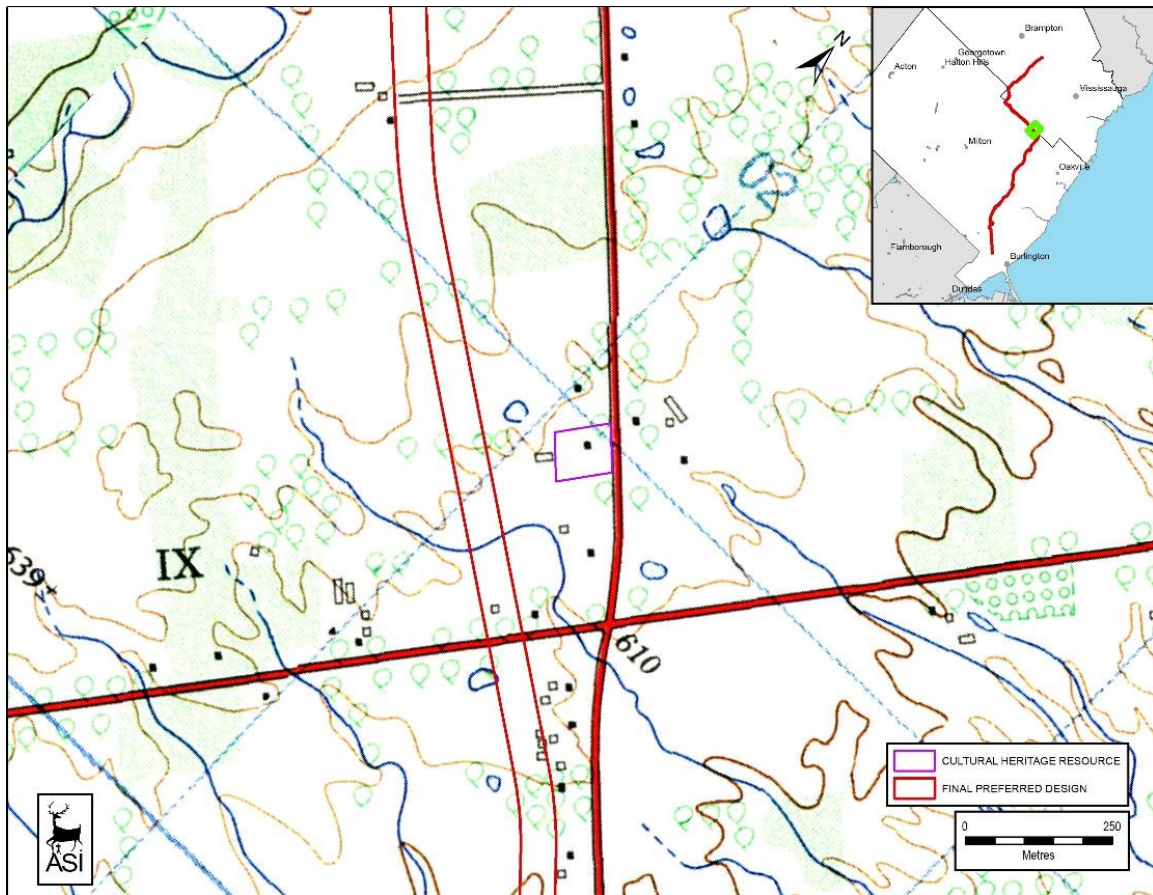


Figure 9: The subject property overlaid on the 1973 topographic map of Streetsville
Base Map: Streetsville Sheet 30M/12b (Department of Energy, Mines and Resources 1973)

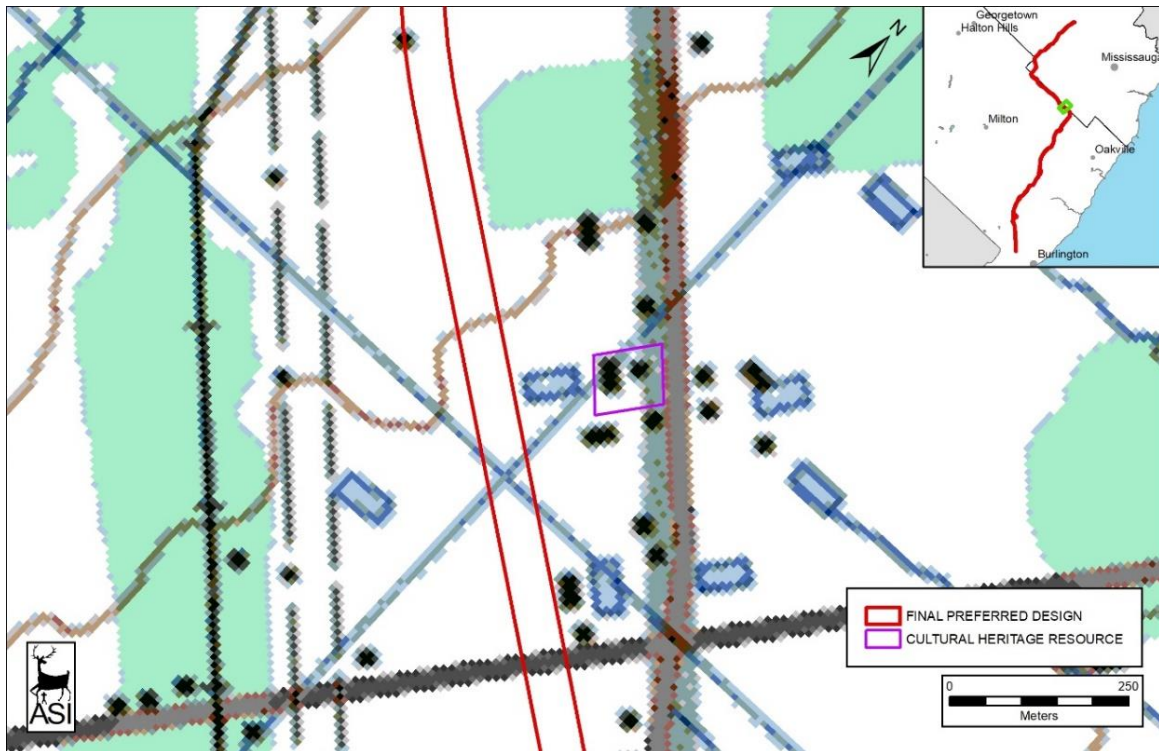


Figure 10: The subject property overlaid on the 1994 topographic map of Brampton
Base Map: Brampton Sheet 30M/12 (Department of Energy, Mines and Resources 1994)

2.3.4 Land Use History Summary

In summary, the property was patented to Charles O’Hara Sr. in 1830, and transferred soon thereafter to his son Charles O’Hara Jr. It is likely that the O’Haras had been living in a log cabin on the property since about 1819 and this log house was probably the site of the first Catholic mass in all of Halton County. The log house was replaced by a Neoclassical-style brick house – which remains extant on the property today – built by Charles O’Hara Jr. in the 1850s. Members of the O’Hara family continued to live in the subject house and farm on the surrounding property until 1948. Various property owners have lived in the house since that time, and it is unclear when the additions were added to the rear of the house, or who is responsible for them.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Kirstyn Allam on 3 March 2020 and Jessica Lytle on 9 April 2020, both of ASI, to survey and document the subject property and environs. This field review was performed from the public right-of-way which permitted visibility of the subject property. Results of the field review and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property.

3.2 Landscape and Surrounding Environs

5104 Ninth Line is a two acre remnant agricultural property located east of Highway 407, near the border between the Town of Milton and the City of Mississauga (Plate 1- Plate 5). The subject property was originally part of a 100 acre farm but was subdivided into smaller parcels in the mid twentieth century. The property forms part of an undeveloped green space corridor located east of Highway 407. Prior to construction of the highway, this area was agricultural land. Following construction of the highway, the areas to the north of the property were redeveloped as residential properties.

The subject property retains remnant landscape features including the garage to the southwest of the house, the driveway from Ninth Line, the small forested area adjacent to the house, some mature greenery around the house, and the treeline north of the house. The yard area is largely clear with tall grasses and overgrown vegetation. The house itself sits atop a small raised area.



Plate 1: Aerial view of the property (Source: Google Earth).



Plate 2: View of the property and garage, looking southwest (March 2020).



Plate 3: View of the yard adjacent to the property (March 2020).



Plate 4: View of the treeline north of the property (March 2020).



Plate 5: View of the house and garage (March 2020).

3.3 Exterior

The property at 5104 Ninth Line in the City of Mississauga features a one-and-a-half storey red brick Neoclassical farmhouse with a side gable roof, symmetrical front façade with central doorway and windows to either side, front entrance with transom and sidelights, and a rectangular footprint (Plate 6 – Plate 8).

The original structure had a rectangular footprint and two rear additions were constructed on the south side. A large garage is located to the southwest of the house (Plate 11). The original portion of the residence features a rectangular footprint and faces northeast towards Ninth Line. The rear additions appear to date to a later time than the front, however, the exact date of the addition is unknown at this time.

The front façade (northeastern elevation) features a central doorway with sidelights and a transom. There are windows symmetrically flanking the entrance. The southeastern elevation features two windows on the main floor and two on the second storey. The northwest elevation also had two windows on each storey and remnants of a former chimney are visible on the brick. The windows and the front door all appear to have been replaced, however brick voussoir lintels are still visible beneath the replacement trim in some cases. The house features overhanging eaves and a vinyl fascia beneath the eaves. The brick cladding is in a common bond pattern with a header course every sixth course.

The addition southwest of the original structure is clad in painted wood board and batten and another addition was attached to the first addition and is clad in light red brick. The additions both have gable roofs, square windows and doors.

The garage features a utilitarian design with a rectangular footprint and is clad in aluminum siding. The garage has a gable roof, two garage doors, and simple windows and doors.



Plate 6: View of the northeastern elevation (March 2020).



Plate 7: View of the southeastern elevation and rear addition (March 2020).



Plate 8: View of the northwest elevation (April 2020).



Plate 9: Detail of the front elevation, the replaced windows, and the vinyl fascia under the eaves (March 2020).



Plate 10: Detail of the board and batten rear addition and some of the brick addition at the left of the photograph (March 2020).



Plate 11: View of the garage, southwest of the house (March 2020).

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 5104 Ninth Line is listed on the City of Mississauga's *Heritage Register for Mississauga* (City of Mississauga 2018).

4.2 Comparative Analysis

An analysis of the City of Mississauga's *Heritage Register for Mississauga* (City of Mississauga 2018) was conducted to identify comparable properties for the purposes of establishing a comparative context for

evaluating this property. Due to the Heritage Register only including property addresses, the properties used for comparison came from Mississauga's Heritage Designated Properties², those designated under Part IV of the *Ontario Heritage Act*.

The *Heritage Register for Mississauga* has six Neoclassical houses that have been designated under Part IV of the *Ontario Heritage Act*. The year of construction for these buildings ranges from circa 1822 to circa 1850s. The date of construction of the subject house is circa 1850s. This date range would make the house a late example of this building type within the local context.

Generally, Neoclassical buildings follow the Georgian symmetry of windows around the central doorway but feature a wider entranceway. Sidelights and transoms are important aspects to the front entrance. The buildings have rectangular footprints, moderately-pitched roofs, and are made of brick or wood. As with Georgian structures, the roofs are gabled, and the chimneys are dominant components along the ridge at both gable ends. Decorative elements such as Classical inspired columns, pilasters, and moulding are common and are typically thin in proportion to present a lighter feel to the building (Blumenson 1990; Mikel 2004; Maitland et al. 1992).

The structure at 5104 Ninth Line displays some characteristic architectural features that are typical of the Neoclassical style, such as the central entrance with symmetrical windows, the sidelights and transom, its rectangular footprint, and gable moderately-pitched roof. However, subsequent modifications including the rear additions and replaced windows detract from the Neoclassical style of the structure. While these additions and modifications detract from the legibility of Neoclassic style, these alterations are considered to be reversible. As such, the subject structure is considered to be a representative example Neoclassical architecture within the local context.

An example of a representative Neoclassical residential structure in the City of Mississauga is the Cherry Hill House at 680 Silver Creek Boulevard. The house was constructed circa 1822 by Joseph and Jane Silverthorn and features representative Neoclassical architectural elements such as the symmetrical windows around the central doorway. The building has a rectangular footprint, moderately-pitched gable roof, and the columns of the porch are thin in proportion.

Table 3 provides a sample list of other Neoclassical houses within the City of Mississauga for comparison.

² Available online at <http://www.mississauga.ca/portal/discover/heritagedesignatedproperties?images=130>



Table 3: Properties designated under Part IV of the *Ontario Heritage Act* in the City of Mississauga with Neoclassical architectural elements

Property	Notes	Image
<p>680 Silver Creek Boulevard (Cherry Hill House)</p>	<p>Constructed by Joseph and Jane Silverthorn circa 1822. The Silverthorns were two of Toronto Township’s early settlers. The house was moved from its original location but it is still on the original Silverthorn land grant (City of Mississauga 2020a). The two storey house has a gable roof with chimneys at both ends. The front façade features symmetrical windows around the central doorway. The decorative columns along the front porch are also typical of Neoclassical buildings.</p>	 <p>Photo Courtesy: (City of Mississauga 2020a)</p>
<p>1230 Eglinton Avenue West (Owens House)</p>	<p>Constructed by blacksmith Patrick Owens circa 1850s. The house incorporates Georgian, Neoclassical, and Italianate detailing. The house has been moved from its original location 140 metres to the east (City of Mississauga 2020b). The single storey house features a gable roof with chimneys at both ends and is symmetrically balanced with a central door flanked by a window on either side.</p>	 <p>Photo Courtesy: (City of Mississauga 2020b)</p>
<p>21 Main Street (Heron-Dandie House)</p>	<p>Constructed by Patrick Heron, a carpenter circa 1830s. A Regency house with Neoclassical detailing. Main Street had been the village nucleus in the early nineteenth century (City of Mississauga 2020c).</p>	 <p>Photo Courtesy: (City of Mississauga 2020c)</p>

Property	Notes	Image
<p>4415 Mississauga Road (Leslie Log House)</p>	<p>Constructed by John Leslie in 1826 and was renovated in 1860, to give the house a Neoclassical appearance. It was relocated from 7250 Mississauga Road in 1994 to its current location (City of Mississauga 2020d). This one-and-a-half storey log house features a gable roof and one chimney. There is a central entranceway flanked by symmetrical windows.</p>	 <p>Photo Courtesy: (City of Mississauga 2020d)</p>
<p>27 Mill Street (Abigail Street House)</p>	<p>This house was constructed circa 1840s and is believed to be the house of Abigail Street, the wife of Streetville’s founder Timothy. She lived in the house as a widow until her death in 1859. Abigail lived with her daughter Lenora and son-in-law George Doherty. (City of Mississauga 2020e). The one-and-a-half storey house has a gable roof and has exposed brick and innovative detailing. There is a central entranceway flanked by symmetrical windows.³</p>	 <p>Photo Courtesy: (City of Mississauga 2020e)</p>
<p>1620 Orr Road (Bradley House)</p>	<p>Constructed by Lewis and Elizabeth Bradley, who were United Empire Loyalists, circa 1830. The house was moved in 1963 by the Township of Toronto to its present site which was still on the Bradley farm. The house is now a part of the Museum of Mississauga (City of Mississauga 2020f). The one-and-a-half storey saltbox house has a gable roof and a central chimney. There is a central entranceway flanked by symmetrical windows.⁴</p>	 <p>Photo Courtesy: (City of Mississauga 2020f)</p>

³ According to the Heritage Designated Properties for the City of Mississauga, the house is identified as a Regency, however, in Architectural Styles in Mississauga (City of Mississauga 2012) the house is identified as Neoclassical.

⁴ According to the Heritage Designated Properties for the City of Mississauga, the house is identified as a saltbox style, however, in Architectural Styles in Mississauga (City of Mississauga 2012) the house is identified as Neoclassical.

4.3 Ontario Regulation 9/06 Evaluation

Table 4 contains the evaluation of the property at 5104 Ninth Line against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

Table 4: Evaluation of 5104 Ninth Line using Ontario Regulation 9/06

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property at 5104 Ninth Line meets this criterion. The property contains a one-and-half storey Neoclassical house that features a central entrance with symmetrical windows, sidelights and transom, a rectangular footprint, and a moderately-pitched gable roof. While the residence is modified with vinyl cladding and rear additions, these alterations are considered to be reversible. The subject property is a representative example of a Neoclassical residence in the local context.
ii. displays a high degree of craftsmanship or artistic merit, or;	The property at 5104 Ninth Line does not meet this criterion. The house does not demonstrate a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	The property at 5104 Ninth Line does not meet this criterion. The house does not demonstrate a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property at 5104 Ninth Line meets this criterion. The property is directly associated with the O'Hara family, who likely lived on the property since c.1819 until 1948. Charles O'Hara Sr., an Irish Catholic Immigrant, received the original Crown Patent for the property, and was instrumental in the early settlement of the area. Further, O'Hara hosted religious services conducted by a travelling priest in his home prior to the construction of St. Peter's Mission Church c. 1823. As an early settler with an important connection to the community known as the Catholic Swamp, O'Hara is considered to be a significant contributor to the early settlement of the area. This community importance is also demonstrated in the commemoration of the O'Hara family in the naming of nearby O'Hara Park.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property at 5104 Ninth Line does not meet this criterion. The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property at 5104 Ninth Line is not known to meet this criterion. The architect and designer of the existing building is unknown.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	Analysis
i. is important in defining, maintaining or supporting the character of an area;	<p>The property at 5104 Ninth Line does not meet this criterion. The subject property does not retain its historical agricultural function and is currently located in a remnant agricultural context adjacent to Highway 407 on the west and twentieth-century residential subdivisions to the east. The subject property does not retain its historical rural agricultural character or function as it does not retain agricultural lands. Further, adjacent properties on Ninth Line similarly do not retain their agricultural function, which detracts from the historical rural agricultural character of the surrounding area. Further, the subject property does not retain other landscape features such as nineteenth-century barns, outbuildings, or established agricultural fields that contribute to the legibility of the property as a remnant nineteenth-century farmscape. As such, the subject property does not significantly establish or affirm the historical agricultural character of the area, and this character would not be diminished if the subject property was considerably altered or lost.</p>
ii. is physically, functionally, visually or historically linked to its surroundings, or;	<p>The subject property meets this criterion. The remnant agricultural property is located adjacent to Ninth Line, a historically-surveyed roadway in historical County of Halton. The size of the property and the location and setback of the residence on the subject property retains legibility as a nineteenth-century residence in the former County of Halton.</p> <p>The subject property also retains historical links to the community through the association of the O’Hara family with the Catholic Swamp. This historical association is commemorated in the naming of nearby O’Hara Park.</p> <p>The subject property no longer retains its functional agricultural links to the historical context of the surrounding area and was physically and visually separated from its historical agricultural context with the construction of Highway 407.</p>
iii. is a landmark.	<p>The property of 5104 Ninth Line does not meet this criterion. The property is not a landmark.</p>

Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property retains cultural heritage value or interest at the local level and should be considered a PHP.



4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 5104 Ninth Line using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. Comparative analysis indicates that that the subject property cannot be considered exemplary in terms of historical integrity, construction/design, and historical association.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	The property is not known to meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	The property is not known to meet this criterion.

Following the completion of an evaluation using Ontario Regulation 10/06 it was determined that the subject property does not retain cultural heritage value or interest at the provincial level and should not be considered a Provincial Heritage Property of Provincial Significance.



4.5 Proposed Statement of Cultural Heritage Value or Interest

Description of Property

The subject property at 5104 Ninth Line is located on the west side of the Ninth Line, east of Highway 407 and north of Eglinton Avenue West/Lower Base Line Avenue East. The two-acre property features a mid-nineteenth-century one-and-a-half storey Neoclassical brick farmhouse, garage, and yard. Historically, the property is located on Lot 1, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton, but is now located in the City of Mississauga in the Region of Peel.

Draft Statement of Cultural Heritage Value or Interest

The subject property was patented to Charles O'Hara Sr. in 1830, and transferred soon thereafter to his son Charles O'Hara Jr. It is likely that the O'Haras had been living in a log cabin on the property since about 1819 and this log house was probably the site of the first Catholic mass in all of Halton County. The log house was replaced by a Neoclassical-style brick house – which remains extant on the property today – built by Charles O'Hara Jr. in the 1850s. Members of the O'Hara family continued to live in the subject house and farm on the surrounding property until 1948. Various property owners have lived in the house since that time, and it is unclear when the additions were added to the rear of the house, or who is responsible for their construction.

The one-and-a-half storey Neoclassical residence on the subject property retains physical/design value as a representative example of a Neoclassical residence in the local context. The residence features a central entrance with symmetrical windows, sidelights and transom, a rectangular footprint, and a moderately-pitched gable roof. While the residence is modified with vinyl cladding and rear additions, these alterations are considered to be reversible.

The subject property retains historical and associative value from its connection with the O'Hara family, who likely lived on the property since c.1819 until 1948. Charles O'Hara Sr., an Irish Catholic Immigrant, received the original Crown Patent for the property, and was instrumental in the early settlement of the area. Further, O'Hara hosted religious services conducted by a travelling priest in his home prior to the construction of St. Peter's Mission Church c. 1823. As an early settler with an important connection to the community known as the Catholic Swamp, O'Hara is considered to be a significant contributor to the early settlement of the area. This contribution to the community is also commemorated locally in the naming of nearby O'Hara Park.

Description of Heritage Attributes

The design value of this mid nineteenth-century Neoclassical residence is reflected through the retention of:

- Three-bay primary east elevation featuring central entranceway with transom and sidelights flanked by symmetrical fenestration;
- Rectangular footprint;
- Moderately-pitched gable roof;
- Window openings; and
- Red brick cladding.



5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. This evaluation determined that the property retains architectural or design value as a representative example of a Neoclassical residence in the City of Mississauga and historical or associative value from the connection with Charles O'Hara, a prominent settler and an important contributor to the religious life of local Irish Catholic settlers in the Catholic Swamp. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a PHP.

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 5104 Ninth Line in the City of Mississauga:

1. Complete a HIA in accordance with MHSTCI Information Bullet No. 3: Heritage Impact Assessments for Provincial Heritage Properties (MHSTCI 2017) to identify impacts and mitigations of the Transitway project on the Cultural Heritage Value and heritage attributes of the PHP, based on the PHP's Statement of Cultural Heritage Value.
2. Additional on-site investigations of the interior of the farmhouse at this property may be necessary to understand the extant of any remaining original nineteenth-century features and finishes. This can be completed during the HIA.
3. This report should be submitted to Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant stakeholders that have an interest in the project.



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2020e Heritage Designated Properties - 27 Mill Street.

http://www.mississauga.ca/portal/discover/heritagedesignatedproperties?paf_gear_id=13400033&imageId=42000017&index=0&returnUrl=%2Fportal%2Fdiscover%2Fheritagedesignatedproperties.

2020f Heritage Designated Properties - 1620 Orr Road.

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**CULTURAL HERITAGE EVALUATION REPORT
5768 NINTH LINE**

**CITY OF MISSISSAUGA
REGION OF PEEL, ONTARIO**

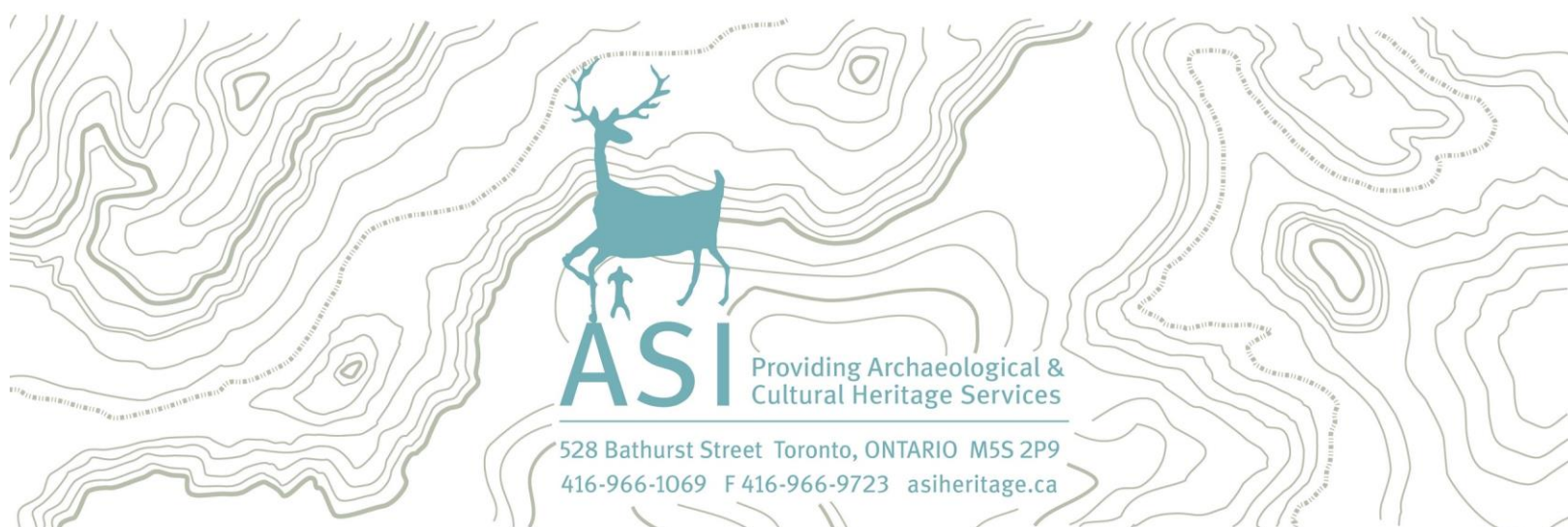
**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

FINAL REPORT

LGL Limited (King City)
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ASI File: 19CH-165

April 2020 (Revised June 2020)



**CULTURAL HERITAGE EVALUATION REPORT
5768 NINTH LINE**

**CITY OF MISSISSAUGA
REGION OF PEEL, ONTARIO**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 5768 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 5768 Ninth Line in the City of Mississauga consists of a residence, garage, several small outbuildings and remnant agricultural features. The property is privately owned and is listed by the City of Mississauga. This property was identified as a potential cultural heritage resource (CHR #20) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 and 10/06 of the *Ontario Heritage Act*. This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 5768 Ninth Line:

1. This Cultural Heritage Evaluation Report should be submitted to Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other relevant heritage stakeholder that has an interest in the project.



PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 5768 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 5768 Ninth Line in the City of Mississauga consists of a residence, garage, several small outbuildings and remnant agricultural features. The property is privately owned and is listed by the City of Mississauga. This property was identified as a potential cultural heritage resource (CHR #20) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulation 9/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries' (MHSTCI) Ontario Heritage Tool Kit (MHSTCI 2006), the City Mississauga's Official Plan (City of Mississauga 2019), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 5768 Ninth Line is located on the west side of the Ninth Line, east of the Highway 407 northbound offramp to Britannia Road East (Figure 1). The property consists of a residence, garage, several small outbuildings and remnant agricultural features (Figure 2). Historically, the property is located on Lot 5, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton, but is now located in the City of Mississauga in the Region of Peel.

Prior to construction of Highway 407, this area was agricultural land. Following the construction of the highway, the area west of the roadway (Milton) continued agricultural activity, and to the east (Mississauga) features remnant agricultural land, residential subdivisions and a large-scale commercial landscaping operation.



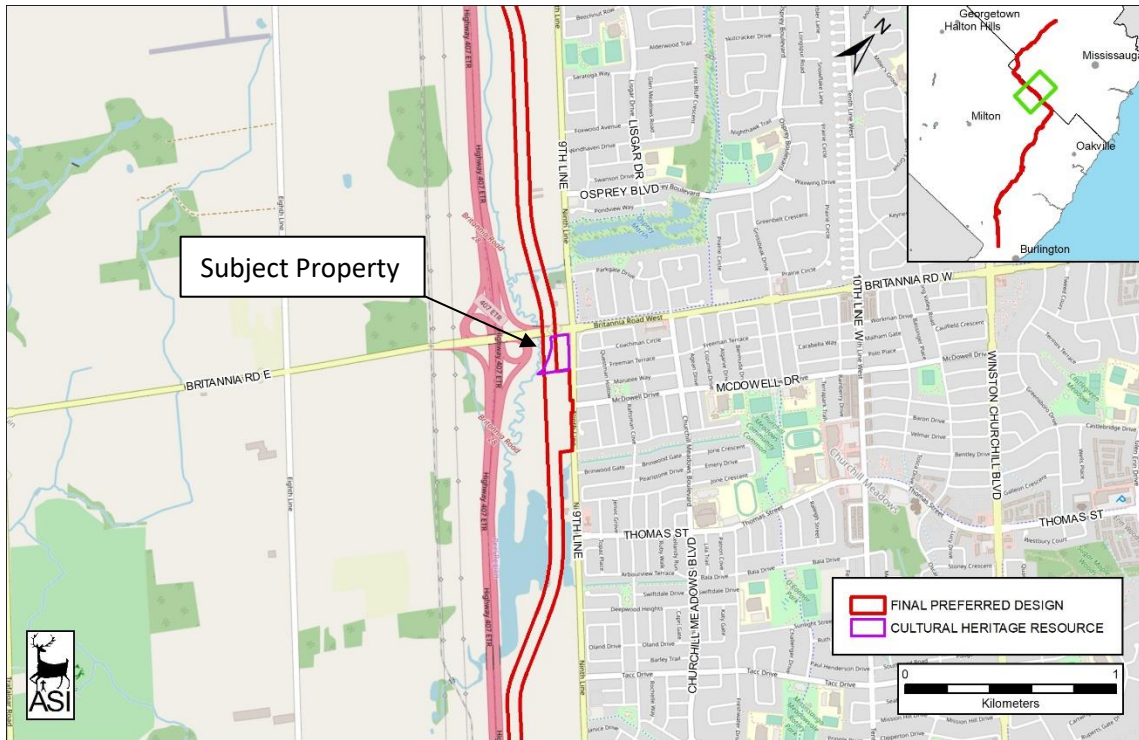


Figure 1: Location of the subject property.

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

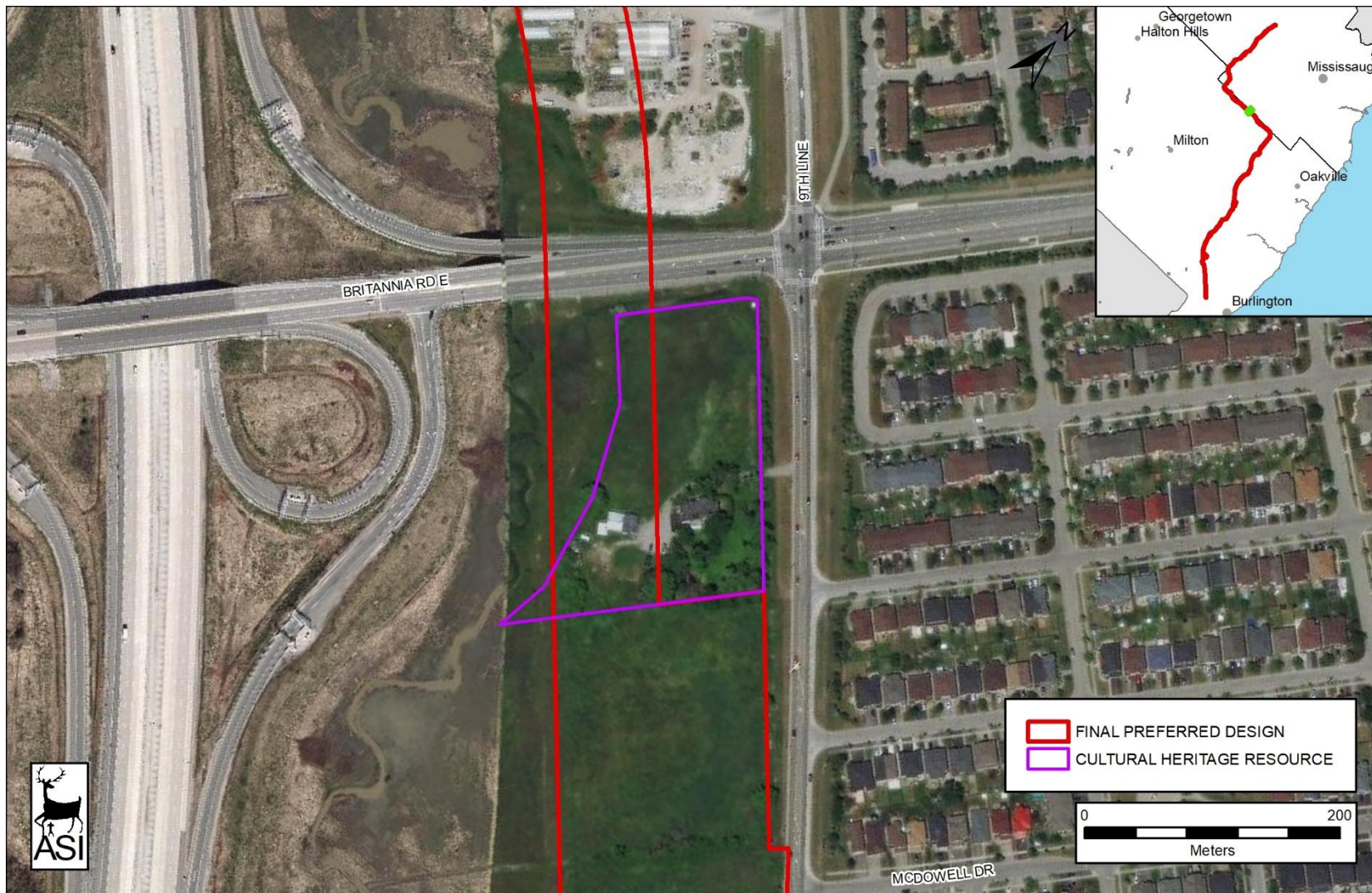


Figure 2: Aerial photo of the subject property at 5768 Ninth Line and proposed design of 407 Transitway

Base Map: Google

1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), the Environmental Assessment Act (1990), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Toolkit* (2006). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;



- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario’s cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

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

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted during the preparation of the CHR in 2017 (ASI 2020) to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The *Heritage Register for Mississauga* (City of Mississauga 2018);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust’s *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada’s *Canada’s Historic Places* website (Parks Canada n.d.);
- Parks Canada’s *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Historical and genealogical records at Ancestry.com;
- Heritage Mississauga; and
- City of Mississauga Planning Services.

The following stakeholders were contacted during the preparation of the CHR in 2017 (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation with planning staff at the City of Mississauga was conducted by ASI in 2020 during the completion of the CHER.

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Tourism, Sport and Culture Industries	20 March and 2 April 2020	A response received on 2 April 2020 confirmed that there are no Provincial Heritage Properties within or adjacent to the subject property.

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March 2020	A response received 24 March 2020 confirmed that the subject property is not subject to any heritage recognition with the OHT and is not adjacent to any OHT Heritage Easements.
Paula Wubbenhorst, Senior Heritage Coordinator	City of Mississauga	4, 9, and 11 March 2020	Response received. Confirmed that the subject property is listed by the City of Mississauga. Some historical information about land transfers in the nineteenth century and photographs of the subject property were also provided.

In addition to these stakeholders, the owner of the subject property was contacted for additional information on the property, residence, and the surrounding area (Telephone conversation on 1 June 2020, email communications 1-18 June 2020). Consultation with the property owner resulted in additional information on the subject property, including an Environmental Site Assessment report and a CHER completed in 2016 (Cuming 2016). This CHER provided a full cultural heritage evaluation of the subject property and determined that the property did not retain cultural heritage value or interest following an application of Ontario Regulation 9/06. The CHER includes the following summary of the assessment in the Executive Summary:

The subject property is currently listed in the City of Mississauga’s register of property of cultural heritage value or interest. This listing is a legacy from the initial listing by the Town of Milton. Site visits have been undertaken in the preparation of this report as well as preliminary historical research. The property is considered to have historical associations with the theme of agricultural settlement and rural development. Architectural and design analysis concludes that the principal feature of the property is the nineteenth century farm house. The farm house is a vernacular building with its original form derived from the Gothic Revival. The farm house has been substantially altered over the past decades and its heritage integrity is considered to be compromised.

The evaluation prepared as part of this report has considered all those values or interests identified in Ontario Regulation 9/06. Only one value or interest has been identified and that is the association of the remaining structure with the agricultural settlement and rural development of Halton County. This criterion alone is not a sufficiently robust rationale to argue for designation under the Ontario Heritage Act. Indeed, without this criterion being complemented by either a design or physical value, or a contextual value, the argument for potential designation of the subject property is unsupported (Cuming 2016).



2.0 HISTORICAL RESEARCH

The property is located in Lot 5, Concession 9 in the former Township of Trafalgar, currently in the City of Mississauga, Ontario. A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

Research for this report was conducted in April 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made access to all non-digitized archival material prohibited.

2.1 Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the City of Mississauga has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.¹

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

¹ While many types of information can inform the precontact settlement of Mississauga, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
	Euro-Canadian	CE 1800's- present	European settlement

The subject property is located within the lands negotiated by the Ajetance Purchase, or Treaty 19, which included 648,000 acres of land occupying portions of present-day Halton and Peel Region as well as Dufferin and Wellington County. This area was the last large tract of land ceded by the Mississaugas of the Credit First Nation, following the settlement of the Head of the Lake purchase (Treaty 14) in 1806, and is also surrounded by Treaty 3 (1784/1792) to the west, Treaty 13 (1788/1805) to the east, and Treaty 18 (1818) to the north (Government of Canada 2016). By 1818, the Mississaugas were experiencing a rapid decline in population due to increased encroachment by settlers, and declining resources and the area to the north had just been ceded by Chippewa nations (Mississaugas of the Credit First Nation 2017a).

On October 23, 1818, Deputy Superintendent William Claus met with Chief Ajetance and other delegates of the Mississaugas of the Credit First Nation to negotiate the sale of this tract of land. The payment offered for this land consisted of the yearly sum of five hundred and twenty-two pounds ten shillings in goods annually. By 1820, the Mississaugas of the Credit negotiated the sale of the remainder of their lands except for a 200-acre parcel near the mouth of the Credit River (Surtees 1984; Mississaugas of the Credit First Nation 2017b).

The Ajetance Purchase is also significant due to its relationship to the Haldimand Tract. On October 25, 1784, the Governor of Quebec Sir Frederick Haldimand signed a proclamation that allotted land six miles (10 km) on either side of the Grand River to the Six Nations People for their assistance during the American revolutionary war (Filice 2018; Surtees 1984). Upon review of the Haldimand Proclamation, however, politician and Indian Department official Sir John Johnson noted an error involving the location of the northern boundary of the tract. Governor Haldimand had mistakenly assumed in 1784 that the headwaters of the Grand River resided within the area negotiated under Treaty 3. However, the headwaters of the Grand River extend to the present-day community of Dundalk, Ontario, in Grey County, which was not negotiated until 1818 under Treaty 18. Additionally, the northern reach of the Grand River crosses through the northwestern corner of the Ajetance Purchase lands in Dufferin and Wellington County (Filice 2018; Surtees 1984). Due to this inconsistency, the northern boundaries of the Haldimand Tract were redefined in 1793 under Treaty #4 to end at Jones Base Line in Fergus, Ontario – at the boundary of Treaty 3 and Treaty 19. This decision to end the Haldimand tract within Treaty 3 lands rather than continuing the tract up to the headwaters of the Grand River is still disputed by Six Nations of the Grand River and the community continues to contest the redefined territory with the Government of Canada (Filice 2018).

2.2 Township and Settlement History

5768 Ninth Line has only been located in the City of Mississauga since 2010 when municipal and regional boundaries were redrawn. Historically, the subject property was in Trafalgar Township in the County of Halton.



2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years, and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar, and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).

Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads,



and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era, particularly in historic towns such as Oakville and Bronte. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township, including Oakville, amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.3 Land Use History and Review of Historic Mapping

5768 Ninth Line is located on the former east half of Lot 5, Concession 9, New Survey of Trafalgar Township, County of Halton. The following land use history provides a brief overview of the history of the area surrounding 5768 Ninth Line as well as the people who lived on the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, assessment rolls, directories, genealogies, archival images and historic photographs, and community histories.

2.3.1 1828 - 1880

The original land grant of 200 acres for Lot 5, Concession 9 went to King's College (later the University of Toronto) in 1828. It is doubtful that the College made any improvements on the land unless they leased it out to farmers to begin agricultural development. In 1855, the University sold 50 acres on the northern half of the eastern half – where the subject property is located – to John R. Treanor (OLRA n.d.). The following year, Treanor purchased the southern half of the eastern half as well. Between 1856 and 1859, Treanor sold the southern quarter of his 100 acres to F. Cummings. This left Treanor (sometimes Trainer or Traynor) with 75 acres, 70 of which was under cultivation: 55 in crops, including wheat, barley, peas, oats, and potatoes; 15 under pasture; and 5 acres was considered “wood or wild.” The total value of the farm was listed as \$3000 (LAC 1861).

While both Treanor and Cummings' names appear on the 1859 Tremaine map, it is Treanor who owned the subject property (Figure 3). The property was located two concessions east of the small crossroad village of Drumquin and the only identifiable feature on the subject property is an unnamed waterway which traverses the property from north to south. While no house is depicted on the subject property, no houses were depicted anywhere on the Tremaine map of Trafalgar Township (New Survey) in Halton County and therefore cannot be taken at face value. In 1861, Treanor was listed in the census as being 31 years old, married to the 21-year-old Olivia and with a 2-year-old child named Omri. They lived together in a one-storey log home along with a 14-year-old named John Marksman who was presumably a labourer.

In 1865, Treanor and his wife sold his 75 acres to Janet Row (sometimes Rowe) for \$2380 (OLRA n.d.). The Treanor family then relocated to the United States (Ancestry.com 1900).

Janet Row sold that property to Peter Cook in 1871. Cook had already purchased the south-easterly 25 acres of the lot and concession in 1867 (though not registered until 1868). Peter Cook was born in Ireland about 1811. His wife Anne, twenty years his junior, was born in Ontario. Together, they had



nine children. The oldest two boys, Henry and Alexander, aged 21 and 19 in 1871, were also listed as farmers on the 1871 census (Library and Archives Canada 1871).

Cook's combined 100 acres was sold to his son Alexander Cook in 1874 for \$3000 (OLRA n.d.). Alexander Cook, born c. 1850, was married to Margaret Cook and together they had four children (Library and Archives Canada 1891). On the 1877 *Illustrated Historical Atlas* (Figure 4), a house appears near the northeast corner of the Cook property, on or about where the house stands today. It is unknown if it was Alexander or Peter Cook who built it, or if Alexander put an addition onto an existing structure.² A river runs in a north-south direction toward the property's western edge.



Figure 3: The subject property overlaid on the 1858 *Tremaine's Map of the County of Halton* (Tremaine 1858)

² A document provided by The City of Mississauga includes a note from Matthew Wilkinson of Heritage Mississauga where he suspects the house (or at least a part of it) dates to the 1870s from either Peter or Alexander Cook.

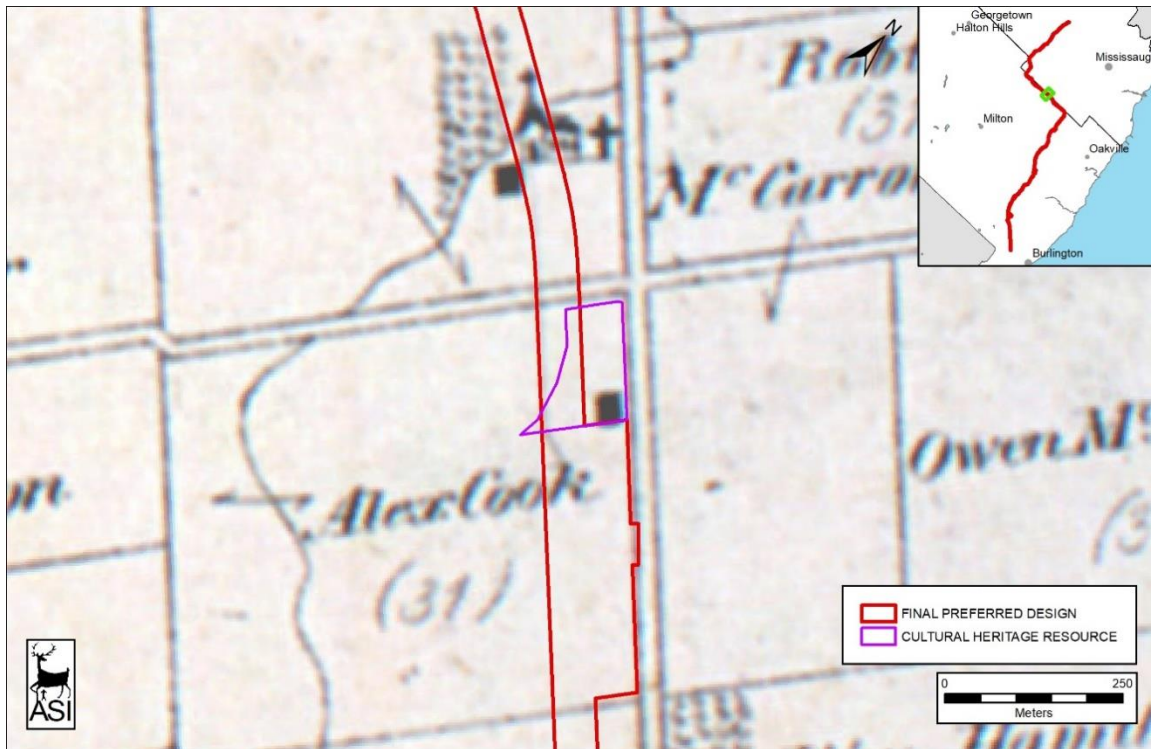


Figure 4: The subject property overlaid on the 1877 Historical Atlas of the County of Halton (Pope 1877)

2.3.2 1880 - Present

Alexander Cook sold the 100 acres to Joynes Stephens, his brother-in-law, for \$6000 in 1880 (OLRA n.d.). Joynes Stephens was born in 1842 and was a lifelong farmer, a Methodist, and of English descent. He was married to Jane Ann Cook, Alex Cook's elder sister, and they had five children as of 1891 and lived in a two storey brick house (Library and Archives Canada 1891).

Joynes Stephens died in 1903 and was buried at Streetsville Cemetery. His widow carried out the will and testament of her deceased husband and sold the 100 acres to her son Peter Edmund Stephens in 1912 for \$9000 (OLRA n.d.). Peter Stephens was born in 1881 or 1882, and like the rest of his family, was a Methodist. He was listed as the head of the household in 1911, and other members of the household included his mother Jane, sister Ethel, and a servant/farm labourer named Gordon Studholme (1911 Census). In the 1909 topographic map (Figure 5), the red square indicates that the house is made of brick. The house is in a rural agricultural context, with a church and cemetery across Britannia Road to the north.

By 1921, Peter had married a woman named Eva May Learmont and they had one child, Mary, at this time and a 16-year-old labourer named Mason Allen who lived with them. They all lived together in a 12-room brick house on the property (LAC 1921). The context remained rural agricultural over the following several decades, and a barn or large garage was added to the rear (west) of the house at some point between 1909 and 1942, since it is visible on the 1942 NTS map (Figure 6).

The Stephens family lived and farmed on the property until 1950, when they sold the property to Mary Kaye Turner and John Frederick Turner. This couple then separated the vast majority of the property (79.765 acres) from where they were living and granted the land to Clifford Alexander May in 1951.³ The 1954 aerial map below (Figure 7) shows the larger agricultural fields that had been separated out in addition to the subject property in the northeast corner of the lot. The subject house and its 7.5 acres remained in the Turners' possession until 1966, when it was sold to Ljubica Dobrzynski (OLRA n.d.).

Ljubica Dobrzynski granted the house and 7.5 acres to Jean-Louis Major in 1970, and he came to own the subject property outright in 1977. The agricultural context remained as it was in earlier mapping throughout the next two decades (Figure 8). Although the Management Board of Cabinet – representing the province – expropriated part of the property in 1996 to make way for Highway 407, Jean-Louis Major and his wife Andree Helene Major continued to occupy the house and own the property until 2015, when it was sold to Richard Max Bazar (OLRA n.d.; Teranet Property & Registration Services 2020).

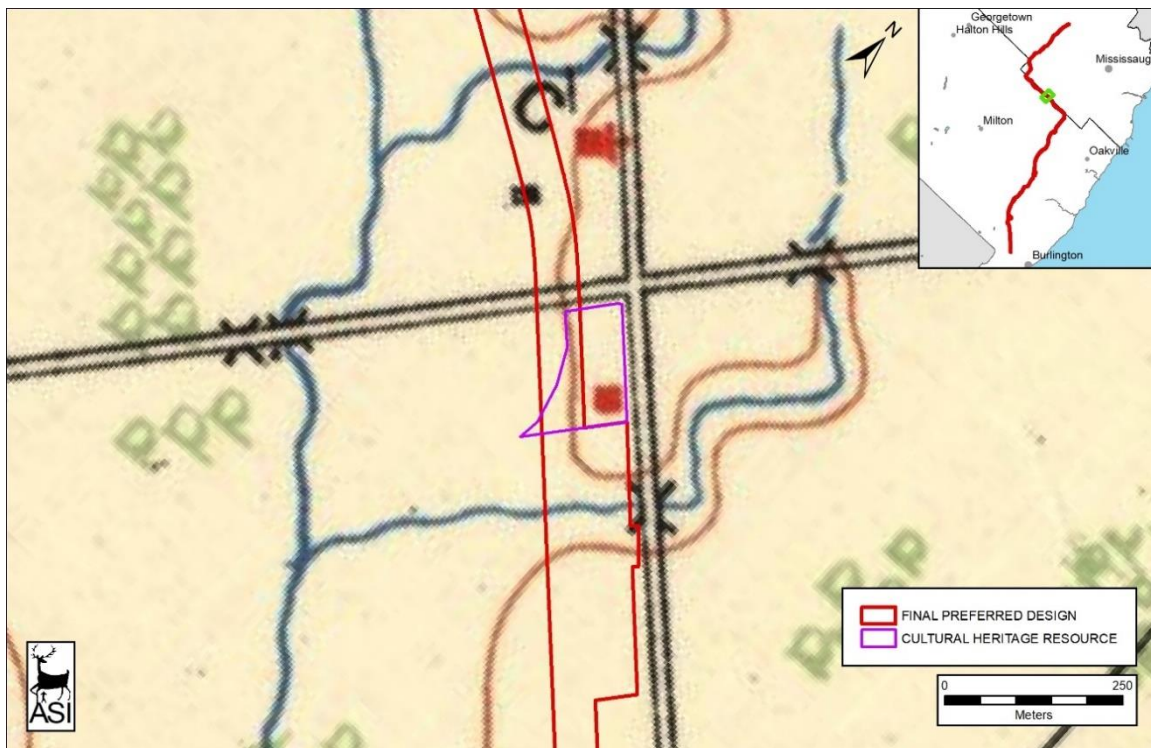


Figure 5: The subject property overlaid on the 1909 topographic map of Brampton, Sheet No. 35 (Department of Militia and Defence 1909)

³ That larger property was granted by Clifford Alexander May to Murray John May in 1959. It seems that Murray John May was still on site in 1976, even though OakProp Investments Limited technically owned it since 1968. However, in 1976, the property was granted to the Queen “in right of the Province of Ontario as represented by the Minister of Government Services.” The government allowed easements for TransCanada Pipelines and Ontario Hydro in 1982.

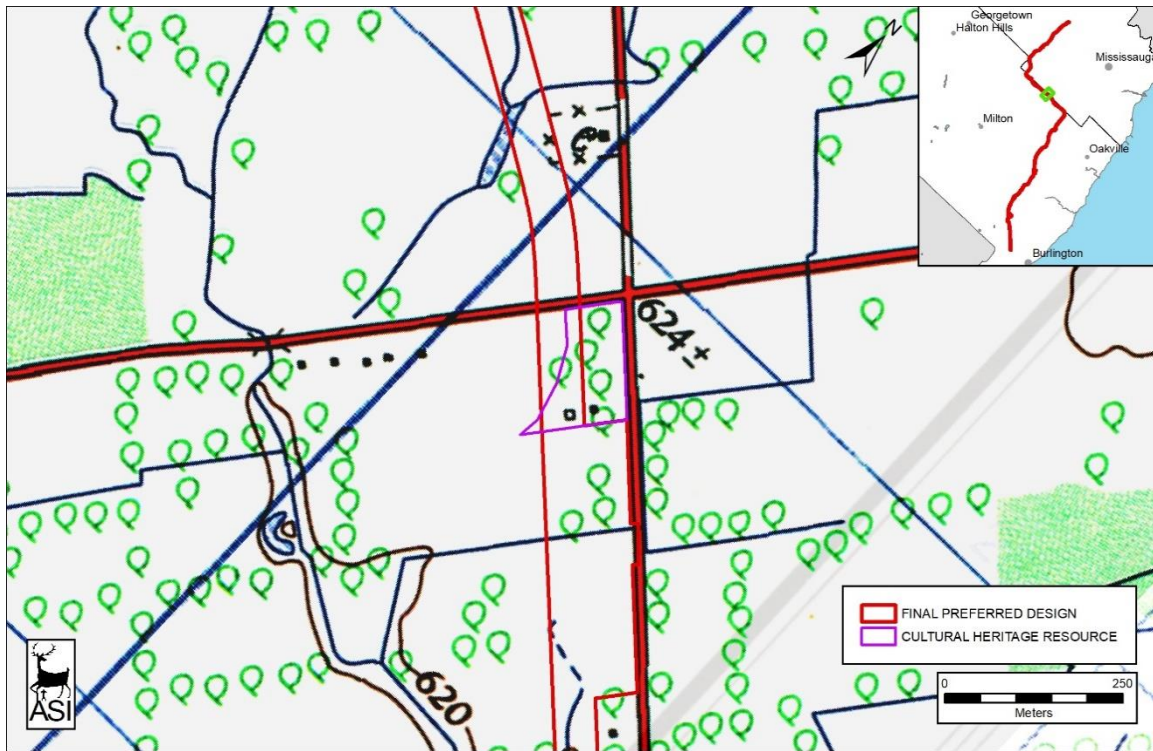


Figure 6: The subject property overlaid on the 1942 topographic map of Brampton, Sheet 30M/12 (Department of National Defence 1942)

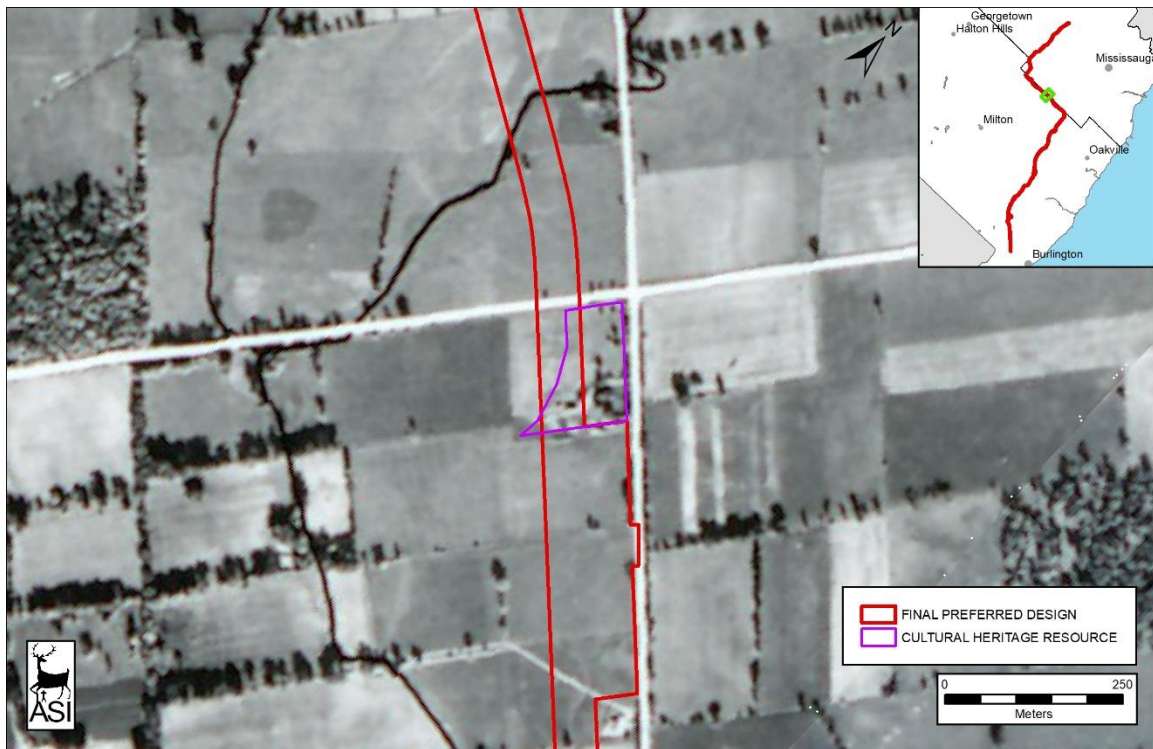


Figure 7: The subject property overlaid on the 1954 aerial photograph, Plate 435.794 (Hunting Survey Corporation Limited 1954)

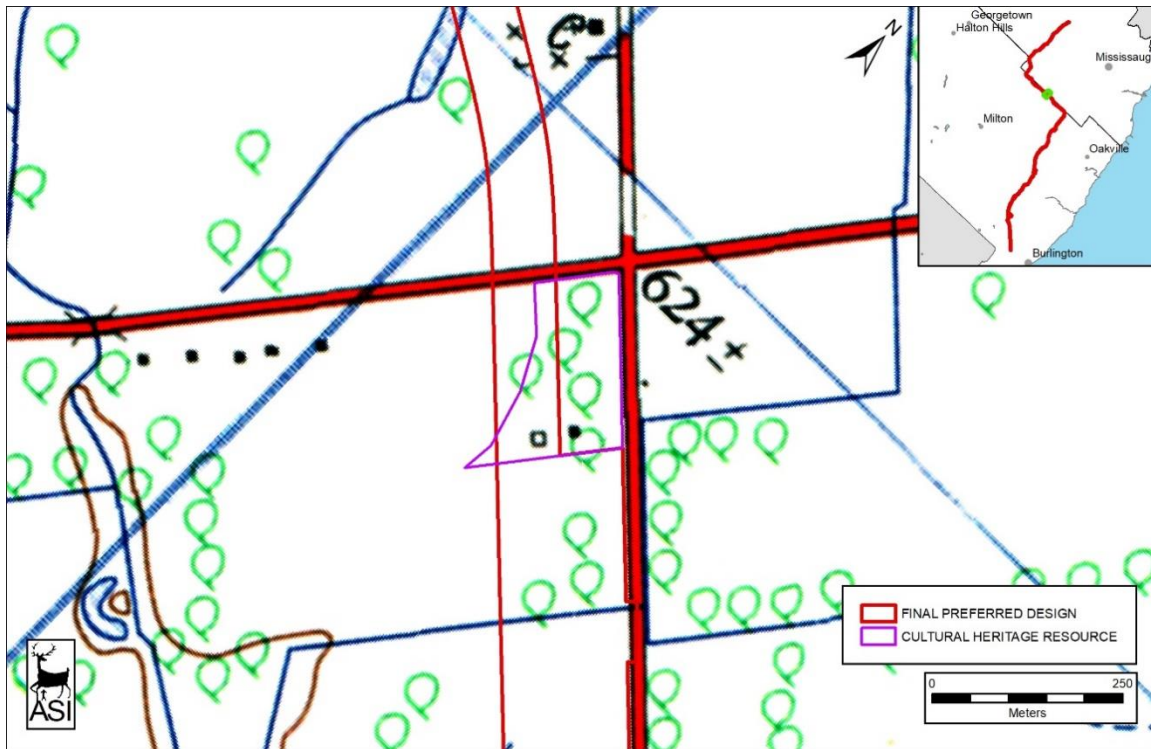


Figure 8: The subject property overlaid on the 1973 topographic map of Hornby, Sheet 30M/12c (Department of Energy, Mines and Resources 1973)

2.3.3 Land Use Summary

In summary, the property was patented to King's College in 1828. In 1855, John R. Treanor purchased the property, and likely built a log home on the grounds for his family. The property briefly came into the possession of Janet Row between 1865 and 1871, though no information about her was found. In 1871, Row sold the property – 75 acres – to Peter Cook, who already owned 25 acres to the south. In 1874, Peter Cook sold the property to his son Alexander Cook. The value of the property was \$3000 in 1874, but it had grown to \$6000 when he sold it to his brother-in-law Joynes Stephens in 1880. This substantial re-valuation suggests that a house was either erected on site, or that significant improvements or additions were made to the log house.⁴ The subject property stayed in the Cook/Stephens family between 1871 and 1950. A brick house is indicated to be present on the property in the 1891 Census and is depicted by 1909. Several additions have been made over the twentieth century, though it is unclear who is responsible for which parts. The Major family owned the property from 1977-2015.

⁴ It's also possible that the large size of Peter Cook's family (2 adults and 7 children) meant that the Treanor-built log home was too small and that it was therefore Peter Cook who built or improved a home. The Coronavirus pandemic prevented confirmation of this research through Assessment Roll analysis.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Kirstyn Allam, of ASI, on 6 March 2020 to survey and document the study area and environs. As permission to enter was not provided at the time of initial report preparation, this field review was performed from the public right of way. Visibility of a majority of the subject property was available, though tree cover and foliage impacted visibility in some portions of the residence. Communication with the property owner in June 2020 resulted in additional information and photographs of the property and residence. Due to fieldwork limitations as a result of provincially-mandated COVID-19 physical distancing requirements, photographs of the interior of the residence were taken by the property owner and submitted to ASI for inclusion in this report. Results of the field review, photographs of the interior provided by the property owner, information from the CHER (Cumming 2016), and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property. Photographic plates (Plate 1 to Plate 35) illustrating the existing conditions of the study area are included.

3.2 Landscape and Surrounding Environs

5768 Ninth Line is a remnant agricultural property that includes 7.5 acres of the original 100 acre patent, and is located east of Highway 407 near the Milton-Mississauga border. The property forms part of an undeveloped green space corridor located east of Highway 407. This stretch of land is provincially owned and has been maintained as such since construction of Highway 407 in the 1990s, with plans to eventually construct a rapid transitway alongside the highway. Prior to construction of the highway, this area was agricultural land. Following the construction of the highway, the area west of the roadway (Milton) continued agricultural activity, and to the east (Mississauga) residential subdivisions were constructed beyond the green space corridor.

The 7.5 acre subject property is privately owned and consists of a residence, garage, several small outbuildings and remnant agricultural features (Plate 1). The structures are accessed by a paved driveway that travels west from Ninth Line onto the property just north of the residence (Plate 2). Beyond the residence the driveway curves south and widens into a parking area. A garage is located west of the parking area, with outbuildings to its southwest (Plate 3). Based on historical aerial photography, the garage was constructed prior to 1966, with the existing rear addition constructed between 1980 and 1985. Mature trees can be noted surrounding the residence, to the west of the garage and outbuildings, and along the south and east borders of the property (Plate 4). The remaining area south of the driveway consists of overgrown grass and pockets of shrubbery. Additionally, a metal-framed bridge spanning approximately 8 metres has been constructed south of the residence (Plate 5). While no waterway is clearly visible from the right of way, a slight depression in the topography in the area beneath the bridge suggests a more formidable watercourse was at one time present on the property. North of the driveway are former agricultural lands (Plate 6). Now overgrown grass, the flat open space is bound to the east by wood fencing and to the north and west by chain-link fencing (Plate 7).

The subject property is located on the southwest corner of Ninth Line and Britannia Road East. Ninth Line is a north-south running roadway with three lanes of traffic, a single lane running in each direction and a centre turning lane (Plate 8). A paved sidewalk is located on the west side of the roadway, and a gravel shoulder is on the east. Britannia Road East is an east-west running roadway with two lanes carrying traffic in each direction (Plate 9). The roadway is carried over Highway 407 with an overpass west of the subject property and reaches grade as it approaches the northwest border of the property. Entrance and exit ramps connecting Britannia Road East and Highway 407 are located west of the subject property. Green space and a small waterway are also located between the west boundary of the subject property and the on/off ramps. South of the subject property are former agricultural lands (Plate 10). East of the subject property, on the other side of the Ninth Line is a residential subdivision (Plate 11). North of the subject property, on the other side of Britannia Road East, is a large-scale commercial landscaping operation.



Plate 1: Plan view of the features on the subject property (Image source: Google Satellite)



Plate 2: View west of the driveway and residence (left).



Plate 3: View south of the residence (left) and garage (right)



Plate 4: Mature trees located on the south portion of the property, looking west from Ninth Line.



Plate 5: View west of the bridge (circled) and the residence (far right).



Plate 6: View southwest of the overgrown grass in remnant agricultural field located on the north portion of the property.



Plate 7: View south of the wood and chain-link fencing that bounds the east, west and north sides of the property. Ninth Line is shown on the left.



Plate 8: Ninth Line looking north, with subject property located on the west (left) side of the roadway.



Plate 9: Britannia Road East looking west, with subject property located on the south (left) side of the road.



Plate 10: View of the former agricultural land located south of the subject property.



Plate 11: Residential subdivision located on the east side of the Ninth Line, across from the subject property.

3.3 Exterior

The property at 5768 Ninth Line features a one-and-a-half storey vernacular farmhouse with a cross-gable roof clad in asphalt shingles and a cross-shaped footprint. The residence is a frame structure clad in red brick painted white. In some areas the exterior has also been clad in 'crazy paving' on the lower north and west facades and in coursed stone finish on the east façade (Cuming 2016:20). The structure is oriented longitudinally from east to west with a cross-gable located in the approximate centre. The west portion of the structure beyond the centre gable feature is a later nineteenth-century addition (Cuming 2016). Additional gables are incorporated into the roofline on north and south elevations on either side of the cross-gable feature (Plate 12). This use of gables throughout the building indicates that the Gothic Revival style was a likely source of inspiration for this vernacular structure. The primary entrance is on the east elevation, which is obscured from view of Ninth Line by dense vegetation. A secondary entrance is located on the east elevation with another entrance on the north elevation (Plate 13). Window openings appear to be generally altered throughout much of the residence, and some have been modified with the inclusion of larger windows. According to the 2016 CHER:

Remodelling and refurbishment of original doors and windows have resulted in the insertion of new window types, such as vinyl casements or synthetic sash windows, or in some façades the blocking in of window openings in their entirety. Many of the replacement windows are larger and of different proportions than original window openings (Cumming 2016:20).

A one-storey gabled addition has been constructed on the west end of the south elevation (Plate 14). An enclosed sunroom has also been added surrounding the addition on the south elevation. The west elevation features a lean-to carport addition.

The east elevation is considered the main elevation and features the main entrance to the residence. At the time of field review, it was obscured from view by vegetation from the right-of-way, and so no detailed observations could be made. The following excerpt from the 2016 CHER includes a description of the east elevation:

For the most part the east façade is screened from public view by a dense cedar hedge. The façade has been substantially altered with the application of multi-colour masonry cladding on the lower storey. All original windows have been replaced with larger multi-paned windows at the lower story together with a remodelled entrance and doorway. Vinyl casement windows have been installed on the upper floor. The former red-brick has been painted white.

The recessed original entranceway allowing access at the north side also features a more recent door. Paint deterioration in a corner adjacent to the doorway permits the original red-brick to be seen (Cumming 2016:20).

The garage located west of the residence is a one-and-a-half storey structure wood frame structure with a gable roof (Plate 15). The structure appears to be clad with wood siding, and aluminium siding has been added to the upper portion of the gable ends. A large opening is located on the east elevation, with a gable dormer located directly above. A one-storey, flat roof addition is located on the west elevation of the garage. Deferred maintenance has impacted the building generally.

As no permission to enter the subject property was provided to ASI at the time of field inspection and the limited visibility permitted from the publicly-accessible right-of way conducted by ASI on 3 March 2020 for completion of this report, the general description of the integrity of the residence included in the 2016 CHER is considered to be an accurate representation of the state of the residence for the purposes of this assessment:

The former farm house maintains some degree of integrity in being distinguished by a recognizable built form (even with later building additions). The overall building integrity is compromised with the loss of many original features such as window and door openings, and likely decorative wood work, and the application of intrusive claddings and the introduction of new window and door opening at the expense of blocking in defining window openings. The addition of a car-port, sun room, hot tub enclosure and related compromises to original building fabric, also detracts from building integrity.

The much altered building results in the integrity of the building, for the purposes of evaluation, to be compromised (Cumming 2016:35).



Plate 12: North elevation of the residence, looking south.



Plate 13: View of the north elevation, looking southwest from the driveway



Plate 14: View of the south elevation, including the one-storey addition (left).



Plate 15: View south of the garage and rear addition.



Plate 16: North elevation of the residence (Cuming 2016).



Plate 17: South elevation of the residence (Cuming 2016).



Plate 18: Casement windows and stone cladding on east elevation (Cumings 2016).



Plate 19: Replacement window and doorway on the east elevation with stone cladding on main floor (Cumings 2016).



Plate 20: Secondary entrance on east elevation with replacement door in original structural opening with hood moulding (Cumings 2016).



Plate 21: Detail of red brick cladding with cementitious finish and white paint on east elevation (Cumings 2016).



Plate 22: South elevation of the residence featuring sun room addition (Cumings 2016).



Plate 23: Bricked-in window on second floor of the south elevation (Cumings 2016).



Plate 24: West elevation with gable end of nineteenth-century structure at left and later addition to the right (Cuming 2016).



Plate 25: West elevation with addition and lean-to car port. West elevation of original residence at left (Cuming 2016).



Plate 26: Original window on main floor of the west elevation was bricked-in and moved to the right (Cuming 2016).



Plate 27: North elevation with original structure at right, later nineteenth century addition to the left, and blue line indicating junction of each (Cuming 2016).



Plate 28: Enlarged window and door openings on north elevation with steel lintels and enlarged replacement windows (Cuming 2016).



Plate 29: Bricked-in window opening to the left of the enlarged replacement windows and stone cladding at the base of the wall on north elevation of original structure (Cuming 2016).

3.4 Interior

Due to physical distancing requirements imposed by the Province of Ontario's COVID-19 Pandemic response at the time of report preparation, ASI staff did not enter the interior of any structures. As the subject residence is occupied by the property owner, it was determined to be inappropriate to enter the premises while physical distancing requirements were in place. Instead, photographs of the interior of the structure were provided by the property owner (Plate 30 to Plate 35).

According to the property owner, the entire interior of the original nineteenth-century farmhouse has been altered from its original construction. The arrangement of the kitchen was altered when it was renovated to remove interior walls and create an open-concept main floor. The kitchen and the sitting room are the main spaces on the main floor. The main portion of the ground floor features a sitting room with a large picture window with fixed central portion flanked by six-over-one sashes.

The second floor of the original portion of the residence features the master bedroom. The master bedroom features a modern replacement window, the ceiling features drop ceiling tiles, and the floor is painted wooden boards and bound with tall baseboards. Three other bedrooms are on the second floor in the western addition to the house, all of which features laminate flooring (email communication with the property owner).



Plate 30: Renovated kitchen in the original portion of the residence (provided by owner).



Plate 31: Picture window in the sitting room (provided by owner).



Plate 32: Master bedroom with replacement window (provided by owner).

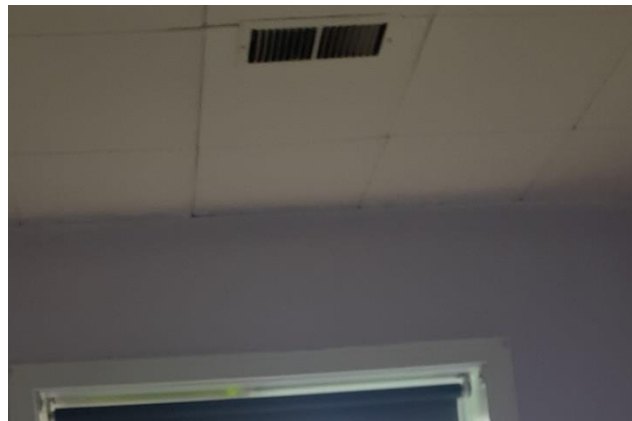


Plate 33: Drop ceiling and forced air heating vent in master bedroom (provided by owner).



Plate 34: Wooden board flooring and tall baseboards in the master bedroom (provided by owner).



Plate 35: Drywall ceiling, vanity lighting, and wallpaper in the washroom (provided by owner).

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 5768 Ninth Line is listed on the Heritage Register for Mississauga.

4.2 Comparative Analysis

An analysis of the City of Mississauga's Heritage Register for Mississauga (City of Mississauga 2018) was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property. Due to the Heritage Register only including property addresses, the properties used for comparison came from Mississauga's Heritage Designated Properties⁵, those designated under Part IV of the *Ontario Heritage Act*.

The City of Mississauga has 12 vernacular Gothic Revival residences that have been designated under Part IV and Part V of the *Ontario Heritage Act* that can be considered comparable to 5768 Ninth Line. The year of construction for these buildings range from circa 1860 to 1907. While the exact age of the vernacular farmhouse extant on the subject property could not be confirmed, based on property research and historical mapping it was likely constructed circa 1880. This presumed date of construction indicates that the residence on the subject property is typical in style and method of construction within the area.

Gothic Revival residences are notable for their centre gables and use of Gothic detailing, including pointed arch windows, bargeboard and finials. This style was one of the most common styles in Ontario amongst European settlers, often taking the form of a vernacular cottage. This largely stemmed from a depiction of a Gothic Revival cottage in an 1864 issue of the *Canada Farmer* (Figure 9). While architect-designed Gothic Revival buildings are found throughout Ontario, the prevalence of the Gothic Revival style is owed more to the availability of plans and forms set in pattern books that were popular with the

⁵ Available online at <http://www.mississauga.ca/portal/discover/heritagedesignatedproperties?images=130>

middle-class, farmers and other rural settlers (Mikel 2004). These houses were one-and-a-half storeys, would have a gable-end, symmetrically balanced with a central door flanked by a window on either side. The houses would be individualized with available details and finishes (Mikel 2004). Another feature was the use of two tones of brick, usually a red brick with buff or yellow brick to highlight. This is known as dichromatic brickwork, which was a vernacular attempt at producing the polychromatic effect (Blumenson 1990).

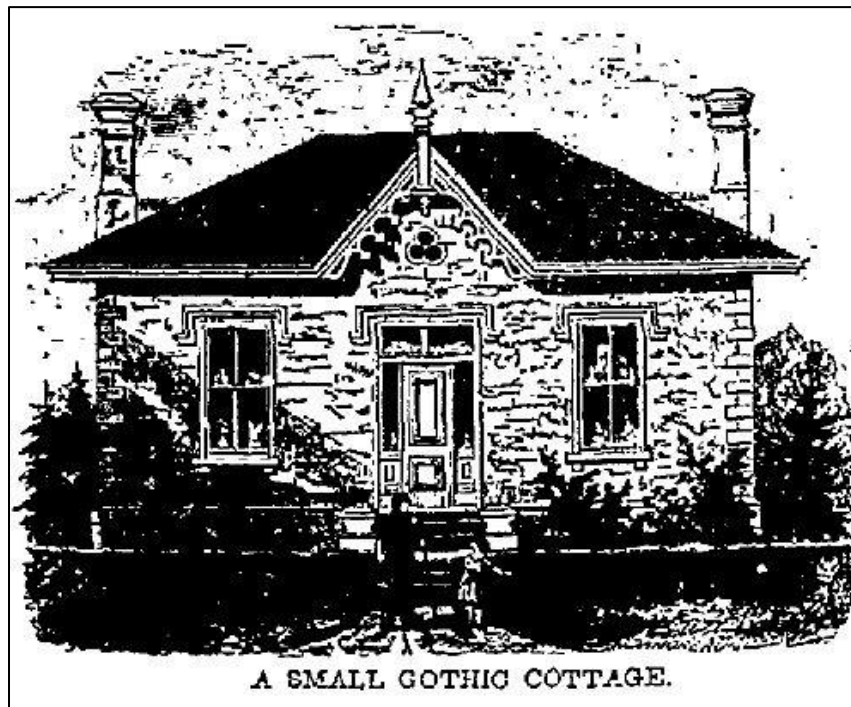












Figure 9: A drawing of a Gothic farmhouse from the 1864 Canada Farmer (N.A. 1864)

Table 3: Properties with vernacular residences with Gothic Revival elements included on the City of Mississauga’s Heritage Register

Property	Heritage Recognition	Notes	Image (Source: City of Mississauga 2020)
7053 Pond Street	Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law 453-80)	This one-and-a-half storey Gothic Revival residence was constructed in circa 1860 and features a centre gable, bargeboard gingerbread trim, and large front porch (City of Mississauga 2020).	

Property	Heritage Recognition	Notes	Image (Source: City of Mississauga 2020)
54 William Street	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 217-87)	This one-and-a-half storey Gothic Revival residence was constructed in circa 1860. It is a significant example of a method of construction that is rare in Mississauga that uses stucco and brick infill between framing timbers (City of Mississauga 2020).	
4265 Perivale Road	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 515-2001)	The original portion of the house, located in the rear, was constructed in 1845. In 1905 the Gothic Revival addition was constructed, complete with centre gable, bargeboard gingerbread trim and a wrap around porch (City of Mississauga 2020).	
1207 Lorne Park Road	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 281-83)	The Denison House was constructed in circa 1890 to encase an older log cabin. The eclectic structure features some elements of Gothic Revival style including a gabled roof, ornate millwork and a wrap around porch (City of Mississauga 2020).	
32 Peter Street South	Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law 272-2004)	This Gothic Revival frame house was constructed circa 1860 and may have served as the first place of worship for Roman Catholics in Port Credit (City of Mississauga 2020).	

Property	Heritage Recognition	Notes	Image (Source: City of Mississauga 2020)
1362 Mississauga Road	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 477-95)	This residence combines Gothic Revival and Queen Anne style, and was constructed in 1888 (City of Mississauga 2020).	
2075 Derry Road W	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 771-89)	This painted brick residence was constructed in circa 1870 (City of Mississauga 2020).	
54 Port Street West	Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law 272-2004)	This vernacular residence, constructed in 1881, incorporates gables into its overall form and design (City of Mississauga 2020).	
292 Queen Street South	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 409-82)	This 1875 residence displays a number of features typical of eclectic architectural design during High Victorian era, such as ornate millwork, bay windows, and ornamental window tracery with contrasting headers (City of Mississauga 2020).	
300 Queen Street South	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 150-2006)	This property, constructed from 1884-1887, is an example of the popular late-nineteenth century "farmhouse" design in the area (City of Mississauga 2020).	

Property	Heritage Recognition	Notes	Image (Source: City of Mississauga 2020)
31 Bay Street	Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law 272-2004)	This circa 1870 farmhouse features ornate millwork, centre gable, and a large front porch, all typical of the Gothic Revival style in a rural Ontario setting (City of Mississauga 2020).	
37 Mississauga Road South	Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law 374-88)	This restrained Gothic Revival property, constructed in 1907, features an L-shaped plan, centre gable, finial detail and centre hall plan (City of Mississauga 2020).	

4.3 Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 5768 Ninth Line Line using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The residence on the property incorporates gables throughout the structure indicating an influence of the Gothic Revival style, however, it is not a representative example of an intact, unaltered version of this building type and is not an outstanding example of this architectural style in the local context. Decorative elements typical of the Gothic Revival style, such as gingerbread bargeboard, millwork in verandas, pointed or rounded arch windows, and gable finials are either no longer extant or were never present on this structure. Many window and door openings on the original structure are modified to accommodate replacement windows that are larger than the originals, and other structural openings have been bricked-in. Further, the subject property does not retain any elements that are early, rare, or unique in the local context. The extant garage on the property is in dilapidated condition, and does not serve to support the subject property as representative of an agricultural property in Ontario. As such, the property does not meet this criterion.
ii. displays a high degree of craftsmanship or artistic merit, or;	Neither the property, residence or outbuildings exhibit a high degree of craftsmanship or artistic merit. As such, it does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	Neither the property, residence, garage, or outbuildings exhibit a high degree of technical or scientific achievement. As such, it does not meet this criterion.

2. The property has historical value or associative value because it:	
<i>Ontario Heritage Act Criteria</i>	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is located on the former east half of Lot 5, Concession 9, New Survey of Trafalgar Township, County of Halton. It was patented to King's College in 1828. In 1855, John R. Treanor purchased the property, then the property briefly came into the possession of Janet Row. In 1871, Row sold the property to Peter Cook, who sold the property to his son Alexander Cook in 1874. The subject property stayed in the Cook family between 1871 and 1950. While these families may be considered established farmers in the area through the nineteenth and early twentieth century, a review of township histories did not reveal any outstanding associations between this property, its inhabitants, and their role in the community. As such, this property does not meet this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property has a history of agricultural land use and the extant farmhouse and remnant landscape are evocative of late nineteenth century agricultural practices. However, the subject property is not considered to be an outstanding example of an agricultural property in the local context, or particularly evocative of the theme of agriculture in the City of Mississauga. The subject property does not meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property is not known to represent the work or ideas of a particular architect or building who is significant to the community. The property does not meet this criterion.
3. The property has contextual value because it:	
<i>Ontario Heritage Act Criteria</i>	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The property is located in a former rural and agricultural area of the City of Mississauga. Over the past thirty years, with the construction of Highway 407 through former boundaries property, the character of the area may no longer be described as rural agricultural, and rather urban and developed. Further, as the subject property does not retain agricultural outbuildings or active agricultural fields it does not overtly define the historical agricultural character of the area. As the original nineteenth-century residence has been significantly altered and the property does not retain agricultural fields, the character of the area would not be impacted if the subject property was considerably altered or lost. As such, this property is not important to defining, maintaining, or supporting the character of this area, and does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is linked to its immediate surroundings but does not have a significant relationship to its broader context. The property has been significantly severed from its original property boundaries and rural context through construction of Highway 407 and the establishment of residential subdivisions in the general vicinity. As such, it is not considered to retain physical or visual links to its surroundings. While it is historically linked to the area, the residence and property are significantly altered from their nineteenth-century condition and no longer retain an agricultural function. As such, the subject property does not retain historical or functional links to its surroundings. As the subject property is a significantly altered

	nineteenth-century farmscape within a broader landscape that has been removed from its historical agricultural context due to the construction of Highway 407 and residential subdivisions, the subject property does not meet this criterion.
iii. is a landmark.	The subject property is listed by the City of Mississauga on their Heritage Register for Mississauga, however, this property is not known to be a landmark. The property does not meet this criterion.

Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property does not retain cultural heritage value or interest.

4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 5768 Ninth Line using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. Comparative analysis indicates that the subject property cannot be considered exemplary in terms of historical integrity, construction/design, and historical association.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	The property is not known to meet this criterion.

vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

The property is not known to meet this criterion.

4.5 Outcome of Evaluation

This evaluation determined that the subject property does not meet the criteria outlined in Ontario Regulation 9/06 which considers the property within the local context, or Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

5.0 CONCLUSION

The subject property at 5768 Ninth Line is privately owned and consists of a residence, garage, several small outbuildings and remnant agricultural features. This property is listed on the City of Mississauga's Heritage Register for Mississauga. The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. This evaluation determined that the subject property should not be considered a Provincial Heritage Property or a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 5768 Ninth Line:

1. This Cultural Heritage Evaluation Report should be submitted to Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other relevant heritage stakeholder that has an interest in the project.



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CULTURAL HERITAGE EVALUATION REPORT

6056 NINTH LINE

**CITY OF MISSISSAUGA
REGION OF PEEL, ONTARIO**

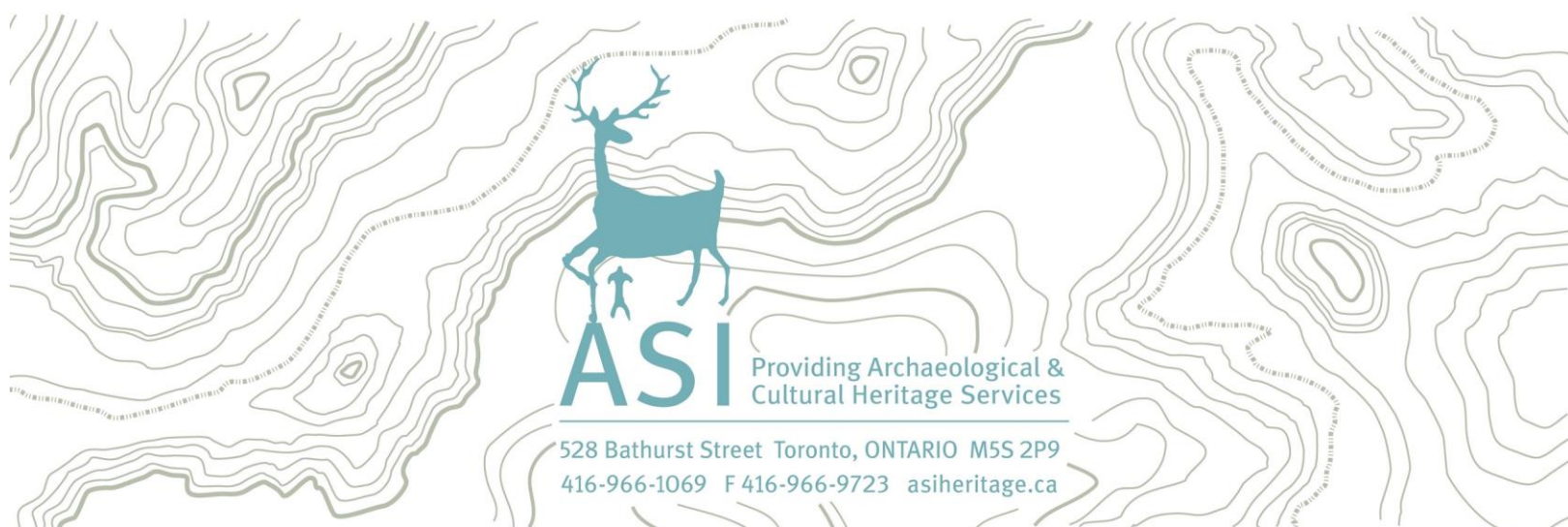
**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

FINAL REPORT

LGL Limited (King City)
22 Fisher Street, P.O. Box 280
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ASI File: 19CH-165

April 2020 (Revised June 2020)



CULTURAL HERITAGE EVALUATION REPORT

6056 NINTH LINE

CITY OF MISSISSAUGA
REGION OF PEEL, ONTARIO

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 6056 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 6056 Ninth Line in the City of Mississauga consists of a one-and-a-half storey rectangular brick church and associated cemetery. The property is privately owned and is listed by the City of Mississauga. This property was identified as a potential cultural heritage resource (CHR #20) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be indirectly impacted by the proposed transitway. As such, the CHR (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. This evaluation determined that the property at 6056 Ninth Line, containing the c.1882 brick church and associated cemetery, retains cultural heritage value or interest in the City of Mississauga. The property has design or physical value as a representative example of a rural Gothic Revival style church, historical or associative value because of its direct associations with early Irish Catholic settlers and the community known as the Catholic Swamp and Nunan's Corner, and contextual value as a cultural heritage landscape that is physically and historically linked to its surroundings having served the local community as a religious meeting place and burial ground since the early nineteenth-century. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.



The following recommendations are proposed for the property at 6056 Ninth Line:

1. Complete a Heritage Impact Assessment (HIA) in accordance with MHSTCI Information Bullet No. 3: Heritage Impact Assessments for Provincial Heritage Properties (MHSTCI 2017) to identify impacts and mitigations of the Transitway project on the Cultural Heritage Value and heritage attributes of the PHP, based on the PHP's Statement of Cultural Heritage Value.
2. The report should be submitted to heritage staff at the City of Mississauga, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other heritage stakeholder with an interest in the project.



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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 6056 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 6056 Ninth Line in the City of Mississauga consists of a one-and-a-half storey rectangular brick church and associated cemetery. The property is privately owned and is described as 'Listed on the Heritage Register but not designated' in City of Mississauga's Heritage Register (City of Mississauga 2018). This property was identified as a potential cultural heritage resource (CHR #20) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be indirectly impacted by the proposed transitway. As such, the CHR recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulation 9/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries (MHSTCI) Ontario Heritage Tool Kit (MHSTCI 2006), the City of Mississauga's Official Plan (City of Mississauga 2019), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 6056 Ninth Line is located on the west side of the Ninth Line, north of Britannia Road, in the City of Mississauga (Figure 1 and Figure 2). The property consists of a one-and-a-half storey brick Gothic Revival style church with rectangular footprint and associated cemetery. The vicinity of the property features agricultural lands to the north, a residential subdivision to the east, a garden centre to the south and west, and Highway 407 to the west. Historically, the subject property is located on Lot 6, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton. In 2010, municipal boundaries were reorganized, and the subject property is now located in the City of Mississauga in the Region of Peel.



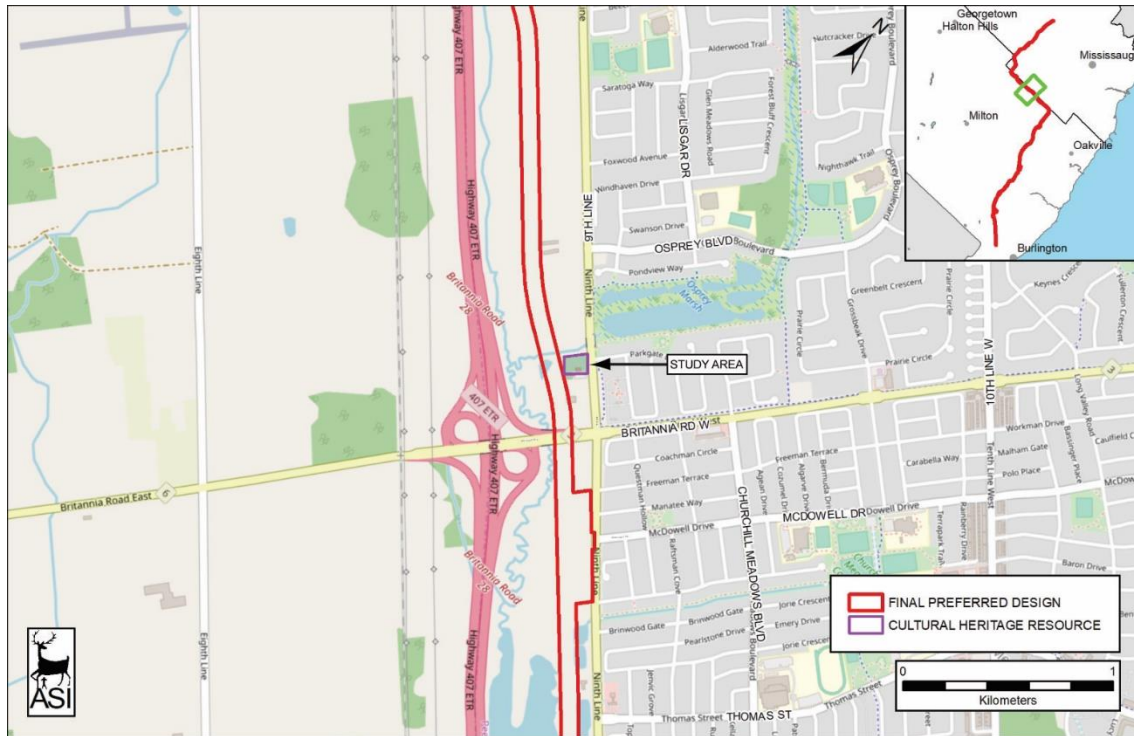


Figure 1: Location of the study area at 6056 Ninth Line and proposed design of 407 Transitway
Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License
(CC-BY-SA)



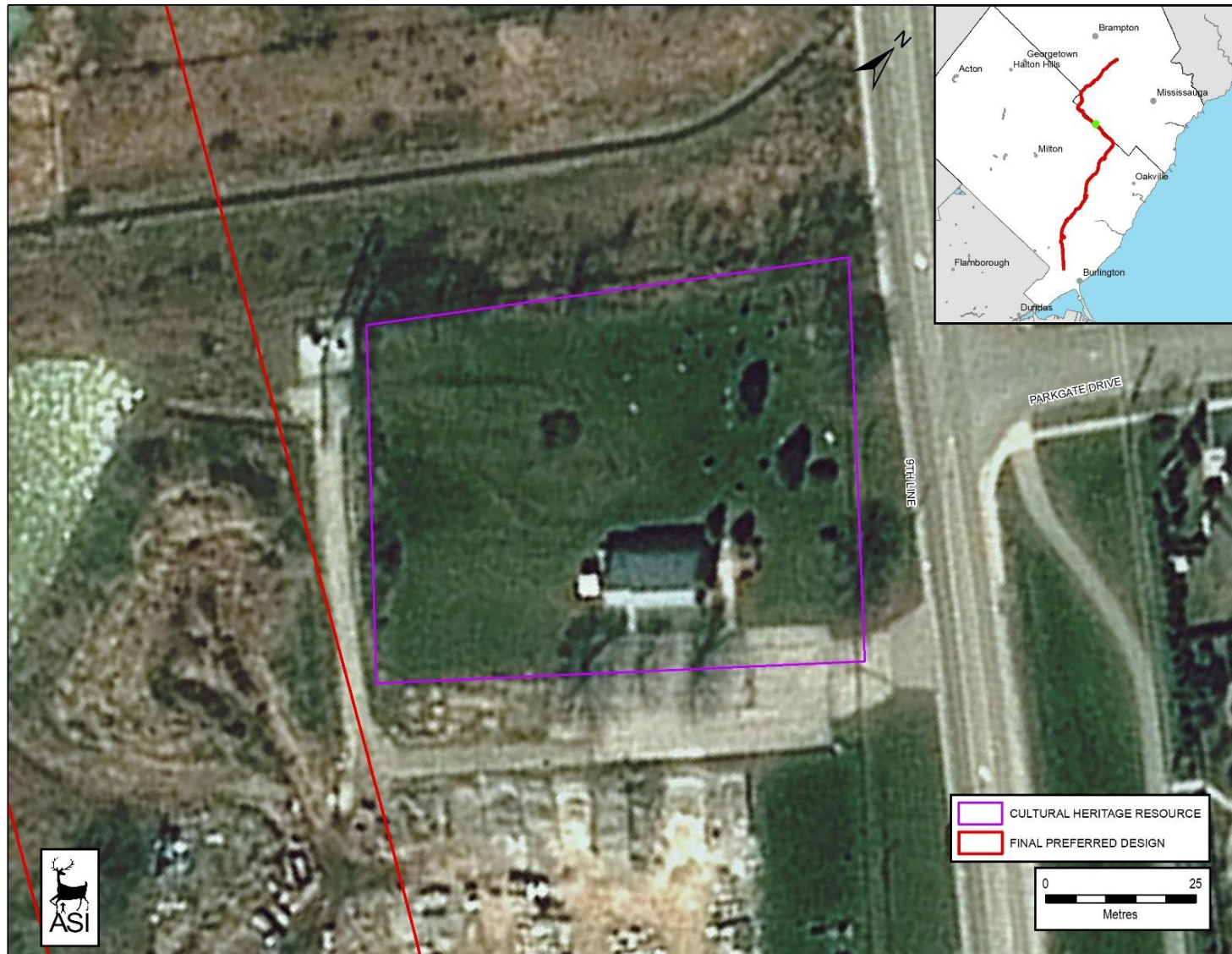


Figure 2: Aerial photo of the subject property at 6056 Ninth Line and proposed design of 407 Transitway

Base Map: Google



1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), *Environmental Assessment Act* (1990); and the *Planning Act* (Ministry of Municipal Affairs and Housing 1990).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI *Ontario Heritage Toolkit* (2006). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;



- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

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

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted during the preparation of the CHR in 2017 (ASI 2020) to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The *Heritage Register for Mississauga* (City of Mississauga 2018);
- The City of Mississauga's *Cultural Landscape Inventory* (City of Mississauga 2005);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Historical and genealogical records at Ancestry.com;
- Heritage Mississauga; and
- City of Mississauga Planning Services.

The following stakeholders were contacted during the preparation of the CHR in 2017 (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation with planning staff at the City of Mississauga, the Diocese of Hamilton, and the Archives of the Roman Catholic Archdiocese of Toronto was conducted by ASI in 2020 during the completion of the CHER.

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Tourism, Sport and Culture Industries	20 March and 4 April 2020	A response confirmed that there are no additional previously identified heritage resources including Provincial Heritage Properties adjacent to the subject property. No additional information regarding the subject property was available.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	4 and 24 March 2020	A response confirmed that there are no conservation easements or Trust-owned properties within or adjacent to the subject property.
Paula Wubbenhorst, Senior Heritage Coordinator	City of Mississauga	4 and 9 March 2020	A response confirmed that the subject property is listed by the City of Mississauga. Information about its history and architecture was provided.
Erin Bienert, Reference Archivist	Archives of the Roman Catholic Archdiocese of Toronto (ARCAT)	29 May and 2 June 2020	Email consultation was conducted to obtain additional information including the architect and/or builder of the church on the subject property. A response confirmed that no additional information regarding the subject property was available.
Dominy Williams, Director of Library and Archives	Diocese of Hamilton	29 May and 1 June 2020	Email consultation was conducted to obtain additional information including the architect and/or builder of the church on the subject property. A response indicated that only paper records were available and as their offices were closed due to COVID-19 closures, they could not be consulted until the offices were re-opened. No additional information was available at the time of report submission.

2.0 HISTORICAL RESEARCH

The property is located in Lot 6, Concession 9 New Survey in the former Township of Trafalgar, currently in the City of Mississauga, Ontario. A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

Research for this report was conducted in March and April 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made access to all non-digitized archival material prohibited.



2.1 Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the City of Mississauga has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.¹

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

The subject property is within Treaty 13a, signed on August 2, 1805 by the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1 mile strip of land on each of its banks, which became the Credit Indian Reserve. On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown (Mississauga of the New Credit First Nation 2001; Mississaugas of the Credit First Nation 2017).

¹ While many types of information can inform the precontact settlement of Mississauga, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



2.2 Township and Settlement History

6056 Ninth Line has only been located in the City of Mississauga since 2010 when municipal and regional boundaries were redrawn. Historically, the subject property was in Trafalgar Township and that is why its history is discussed below.

2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years, and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar, and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which



started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).

Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era, particularly in historic towns such as Oakville and Bronte. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township, including Oakville, amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.3 Land Use History and Review of Historic Mapping

6056 Ninth Line is located on the former east half of Lot 6, Concession 9, New Survey of Trafalgar Township, County of Halton. The following land use history provides a brief overview of some of the people living in the area surrounding 6056 Ninth Line, as well as information about the church and cemetery, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, historic photographs, and community histories.

2.3.1 1830 - 1882

Irish immigrants began to arrive in Trafalgar Township c. 1818, and many of them settled along the north-south roads of the 8th, 9th, and 10th Concessions around Britannia Road. Over the following two decades, this area would become known as the “Catholic Swamp” for its many Irish Catholic settlers and the wet and boggy terrain (Heritage Mississauga; Watt n.d.).

Several sources note that in 1819, Irish Catholic settlers Charles O’Hara and Bartholomew O’Connor were able to convince a priest named Fr. O’Reilly from the Hamilton area to come to O’Hara’s log cabin on Lot 1 of the Ninth Line to celebrate a mass and perform the sacraments. O’Reilly, and perhaps other priests, continued to include the O’Hara cabin on their circuits until 1823, when a purpose-built log church was erected on Lot 6 of the Ninth Line, the property on which the current church is located (Milton L.A.C.A.C. Heritage Inventory 1981; Goodall 2007; Find a Grave 2020; Watt n.d.).

These assertions are difficult to verify. O’Hara only got the Crown grant title to the 100-acre property on the east half of Lot 1, Concession 9 in 1831. Yet, many settlers in Upper Canada were known to squat on land they sought to own following surveyors’ work. In Trafalgar Township, once the Ajetance Treaty was signed in 1819, settlers began to arrive. It is possible that a log cabin was built on the O’Hara property more than a decade before he officially took possession of it. Further, historian Laura Smith, a specialist in nineteenth century Catholicism in Upper Canada, notes that Catholic priests in Upper Canada were known to travel to assigned places around the colony (on what were deemed circuits) to say mass and



provide the sacraments at widely known houses called Stations. People would have known well in advance of the priest's arrival, and preparations for food and accommodation would have been made (email communication with Laura Smith, 23 March 2020). Finally, the original land grant of 100 acres for the east half of Lot 6, Concession 9 went to George White in 1830. White then sold the property to Daniel Hyland (sometimes Highland) in 1831. Yet again, it is not implausible that Hyland was living on the land in 1823 and that a log structure was erected as a Mission Church on the site of the current church eight years before he officially took ownership.

Giving further credence to the likelihood of a log church being established on the subject property in 1823 is an inscription near the front door of the extant church: "1823/St. Peter's R.C. Church/First in the area" (St. Andrew's Church 1990). Several sources note that a priest would visit the log church semi-regularly (about once every few months) over the course of the 1820s and 1830s (Find a Grave 2020; Rowe 2019; Watt n.d.; St. Andrew's Church 1990). Little information is available from the 1820s, though Smith notes that there were few priests in southern Ontario at this time; there wasn't even a resident priest in York (Toronto) until the late 1820s, notably Angus Macdonell from c. 1826-1828 and William O'Grady from 1828-32. Smith suggests that if Trafalgar had a legitimate priest visit them for mass and the sacraments in the late 1820s and 1830s, it would have been Fathers Edward Gordon or Daniel Downey from York or Fathers Campion or Cassidy from the Dundas/Guelph area. She also notes that it is "entirely plausible" that Trafalgar Township was visited by an illegitimate priest(s) who travelled around southern Ontario without credentials and/or authority from a superior (email communication with Laura Smith, 23 March 2020).

Information is clearer for the 1830s. By that time, Smith notes that there were five priests assigned to Trafalgar Township, including P. Foley, E. O'Reilly, P. Polin, W.P. McDonagh, and E. Gordon (email communication with Laura Smith, 23 March 2020). Recounting the history of Catholicism in Trafalgar Township, John Mark Rowe posits that Father Edward John Gordon's circuit included a log chapel in Trafalgar Township, and he notes that Gordon performed some baptisms there in the early 1830s (Rowe 2019). One of these baptisms was likely that of Ellen Hyland, daughter of Daniel Hyland and Mary McCarten, in 1832 (Archdiocese of Toronto 1832).

Hazel Matthews, an authority on the history of Oakville and Trafalgar Township, noted that the St. Peter's mission was frequented by roughly 150 people in 1835 (Mathews 1953). The congregation came from local settlers in the Catholic Swamp, but also from those devotees willing to travel from Brampton, Georgetown, Milton, and other surrounding communities (Goodall 2007; Watt n.d.). Father Edward Gordon's personnel file at the Archives of the Roman Catholic Archdiocese of Toronto notes that he was responsible for building the church in Trafalgar Township in 1838 (email communication with Laura Smith, 23 March 2020). That same year, Fr. Eugene O'Reilly noted in his census of the Toronto-based missions that there was one Catholic Church in Trafalgar Township on Lot 6, Concession 9 with enough seating for 200, and that it served the Catholic faithful living within 150 square miles (O'Reilly 1838).

It seems plausible, then, that the frame church on the subject property dates to 1838 and not 1850, as some have suggested (Milton L.A.C.A.C. Heritage Inventory 1981; Watt n.d.). More credibility to this assumption lies with the fact that Daniel Hyland and his wife agreed to sell 1 ½ acres to the Coadjutor Bishop of Kingston, the highest authority in the Catholic Church in Upper Canada at this time, in 1839. The transaction was certified in April 1840 (OLRA n.d.). It seems likely that the rationale for the official purchase of the property arose when a church-specific building was erected on site.



In 1854, Hyland, who was born in Ireland in 1792 and was married to Mary McCarten, sold the remaining 98 ½ acres of his property to William Nunan. Nunan and his descendants farmed the lands surrounding the church for the following 147 years. While maintaining the moniker of the Catholic Swamp, the name Nunan's Corners also surfaced in reference to the intersection of Ninth Line and Britannia Road (Heritage Mississauga). It is William Nunan's name which appears on the 1858 map below (Figure 3). While no church is depicted on the subject property, no structures of any kind were depicted anywhere on the Tremaine map of Trafalgar Township (New Survey) in Halton County and therefore cannot be taken at face value.

Many of the Catholic families living around Nunan's Corners attended the church throughout the nineteenth century, and many were buried in the associated cemetery, which was also established in 1823. The first burial was possibly that of Richard Campbell, in 1821. Most burials in the cemetery occurred in the second half of the nineteenth century, and among those buried in the cemetery include members of the Conway, Devine, Hyland, Kelly, McCarron, Nunan, O'Hara, O'Connor, and Robinson families (Find a Grave 2020; Goodall 2007).

The church and cemetery were important local institutions to Catholics residing in the area. They appear prominent on the 1877 Illustrated Historical Atlas. They also appear to be adjacent to the house and orchard belonging to William Nunan, with a creek running diagonally across the property (Figure 4).



Figure 3: The study area overlaid on the 1858 Tremaine's Map of the County of Halton (Tremaine 1858)

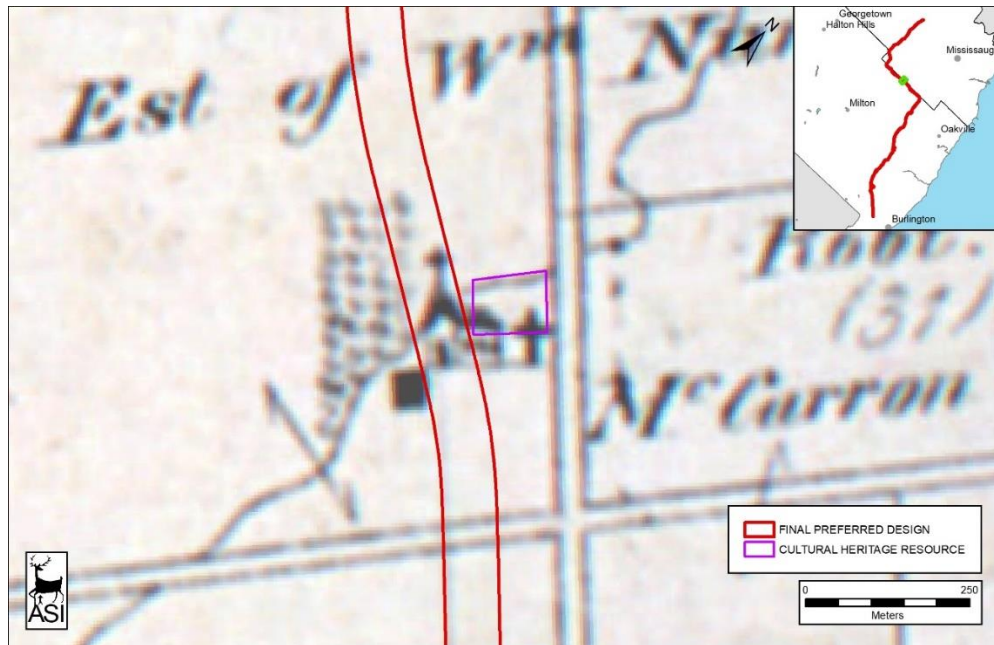


Figure 4: The study area overlaid on the 1877 Historical Atlas of the County of Halton (Pope 1877)

2.3.2 1882 - Present

The extant church was erected in 1882, possibly at the behest of Bishop Peter Francis Crinnon, who was known to actively support the building of churches during his bishopric, between 1874-1882. Further, Crinnon was of Irish-Canadian background, and may have felt a connection to the Irish descendants in the Catholic Swamp (Rowe 2019).



Figure 5: St. Peter's Church, c. 1880s (Heritage Mississauga)

The late nineteenth century was an era of industrialization and urbanization across Ontario, and many farmers departed this area of the township. A lack of parishioners forced the church to close in 1890. Nevertheless, it remained standing and the cemetery continued to be operational, with many burials occurring over the following decades until the last known internment in 1961 (Find a Grave 2020). The 1909 NTS map, pictured below (Figure 6) shows the brick church and cemetery, as well as a home – likely belonging to a Nunan family member – in a rural-agricultural context.

The church reopened in 1938 and was administered by the Roman Catholic Episcopal Corporation of the Diocese of Hamilton, Ontario. St. Peter's was run as a mission church under the auspices of Holy Rosary Parish in Milton from its reopening until 2010. During that time, the priest based in Milton served the spiritual needs of those attending St. Peter's (Holy Rosary Parish 2016). The 1942 NTS map (Figure 7), the 1954 aerial photograph (Figure 8), and the 1973 NTS map (Figure 9) all continue to show the church and cemetery in a rural-agricultural context. No house is visible where one had been located on previous mapping.

In 1962, John B. (Jack) Nunan agreed to grant the Episcopal Corporation another 10.005 acres to the south of the church, closer to the intersection with Britannia Road on land where the former Nunan house had been located. It is unclear if anything was constructed on site until 1988, when they leased part of their property to Mogen Jensen of Langholm Nurseries and Garden Centre (OLRA n.d.). A small building for the garden centre is visible in this location on mapping from 1994 (not included in this report), as is a gas pipeline to the west.

In its centenary year, 1982, the church was moved back (west) from Ninth Line and placed upon a new foundation which included a basement. Other renovations of an unknown nature were done in 1995 (Goodall 2007). In 1996, the Episcopal Corporation transferred some of that property to the Ontario Transportation Capital Corporation for the building of Highway 407 (OLRA n.d.).

Some discussion about tearing down the church occurred over the following decade. However, the project was cancelled by 2005 (Mississauga News 2005). Between 2010 and 2017, St. Peter's was tied to St. Josephine Bakhita parish in Mississauga, but in 2017, it was returned to the jurisdiction of the Diocese of Hamilton, where it is now an office for the Missionary Association of Mary Immaculate (MAMI), an organization of lay people who assist the order of priests and brothers called the Oblates of Mary Immaculate (OMI) in their missionary work (Missionary Association of Mary Immaculate 2020).

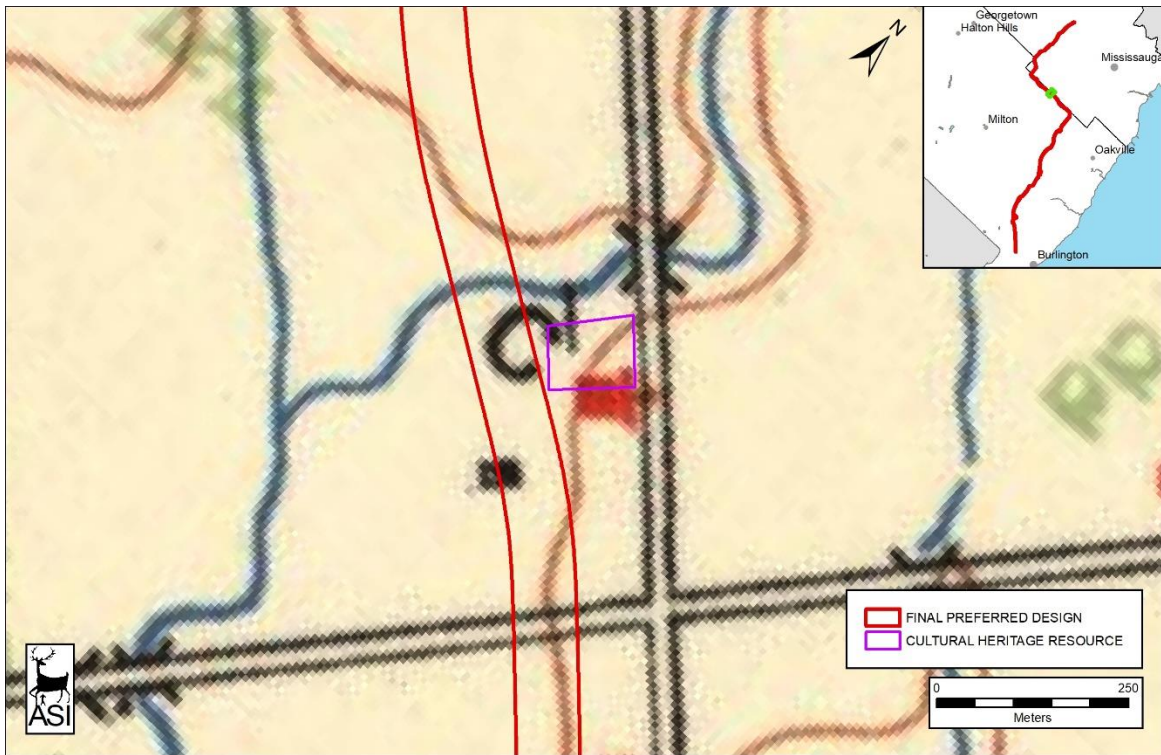


Figure 6: The study area overlaid on the 1909 topographic map of Brampton, Sheet No. 35 (Department of Militia and Defence 1909)

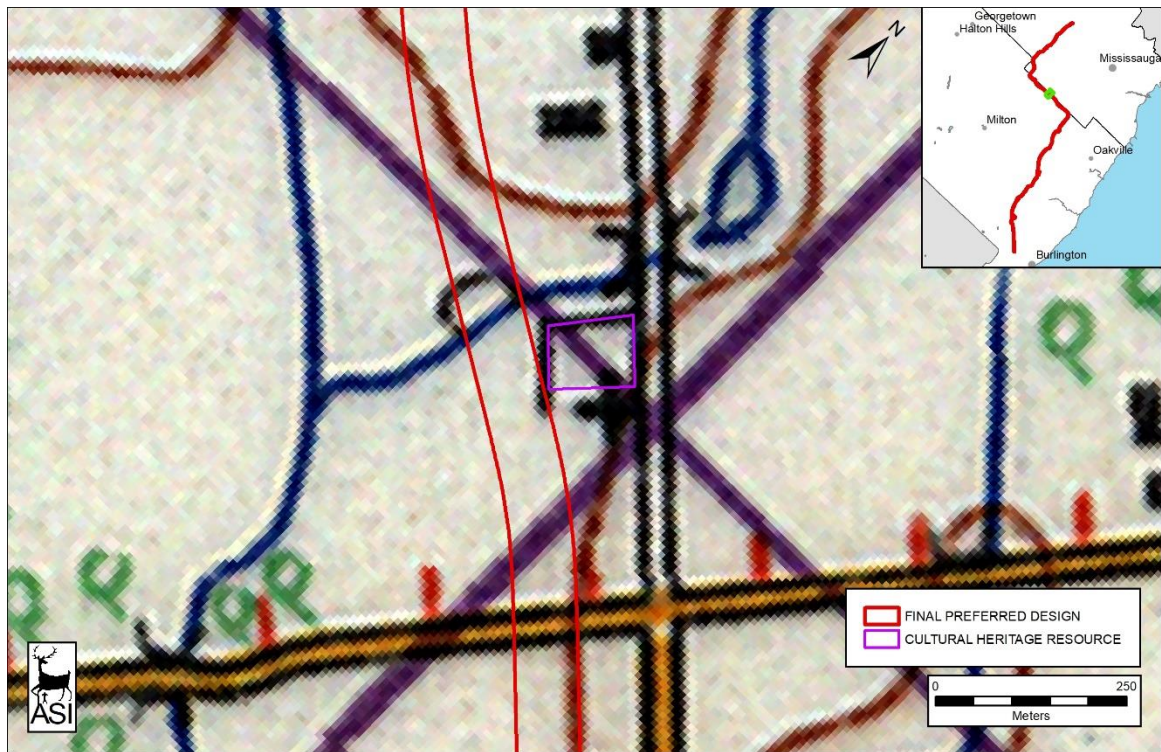


Figure 7: The study area overlaid on the 1942 topographic map of Brampton, Sheet 30M/12 (Department of National Defence 1942)



Figure 8: The study area overlaid on the 1954 aerial photograph (Hunting Survey Corporation Limited 1954: Plate 435.794)

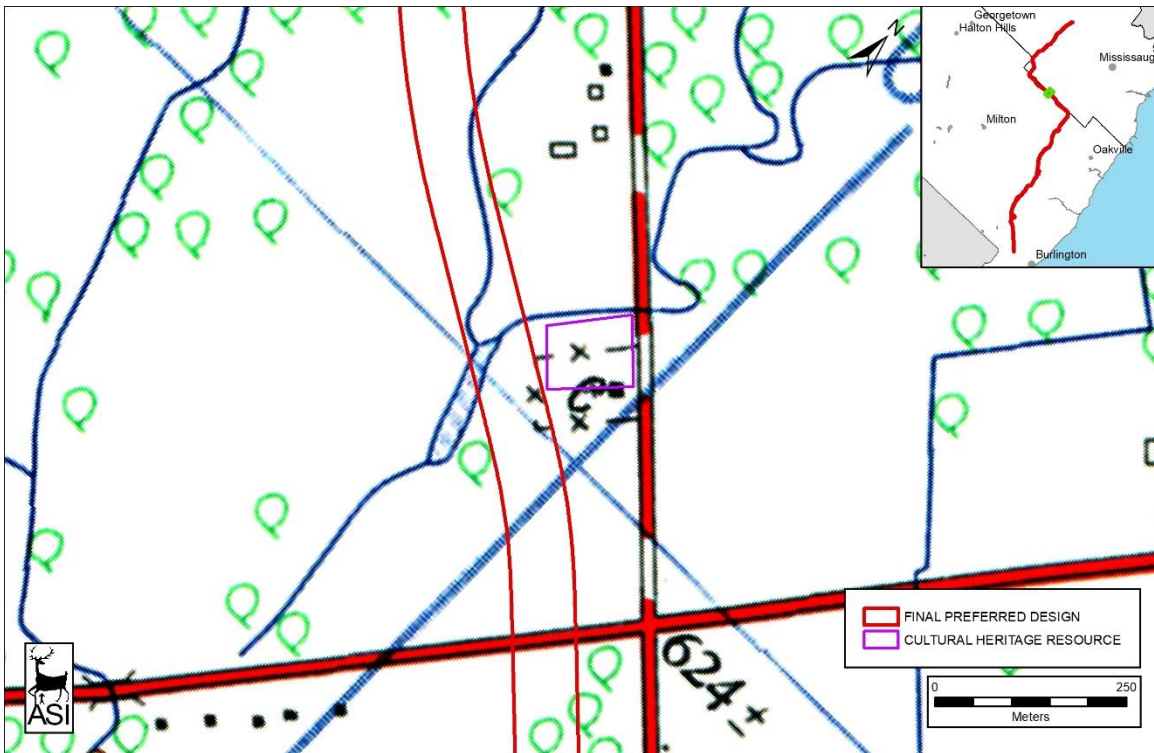


Figure 9: The study area overlaid on the 1973 topographic map of Hornby, Sheet 30M/12c (Department of Energy, Mines and Resources 1973)

In summary, the subject church was built in 1882, in the same location as an earlier log church and cemetery built in 1823 and a wood frame church erected c. 1838-1850. The earliest incarnation of St. Peter's was the first Catholic Church established in Trafalgar Township. The church and cemetery served the Catholic community in the area known as the Catholic Swamp/Nunan's Corners for generations until construction of the subject church in 1882. Between 1890 and 1938, the subject church was closed due to a lack of parishioners. Upon reopening in 1938, the church was tied to Holy Rosary parish in Milton until 2010, serving the small community of parishioners in the surrounding rural countryside. The church is now home to the offices of the Missionary Associates of Mary Immaculate, and masses no longer appear to be offered.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Kirstyn Allam ASI, on 3 and 25 March 2020 to survey and document the study area and environs. Permission to enter the property was not approved, and the field review was conducted from publicly accessible rights-of-way (ROW). The interior of the structure was not included in this field review.

Results of the field review and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property. Figure 10 shows the arrangement of the subject property and photographic plates (Plate 1 to Plate 17) illustrate the existing conditions of the study area. Photographic plates include those taken by ASI during a field visit as well as those available online (Anonymous 2019).



Figure 10: Aerial view of the subject property at 6056 Ninth Line.

Base Map: Google

3.2 Landscape and Surrounding Environs

6056 Ninth Line is a historical church and cemetery property located east of Highway 407, north of Britannia Road. The property is privately owned and is surrounded by residential subdivisions to the east, agricultural land to the north, and a garden centre to the south and west, and Highway 407 to the west.

The subject property has undergone few alterations in the landscape over time. Noticeable additions to the property in the late twentieth century are the low vegetation lines along the north and west boundaries of the property and the asphalt driveway and parking lot. The church was originally located closer to Ninth Line and was moved to its current location in the 1980s.

The property (Plate 1 to Plate 5) is relatively flat and includes an inactive cemetery. The last registered burial took place on the property in 1961 (Find a Grave 2020). The property's boundaries along the west and north sides are marked by lines of vegetation which are late twentieth century additions. Two large mature deciduous trees are located along the east border of the property along Ninth Line, one at the northeast corner, and one to the north of the driveway entrance. The more southerly located tree, on

the north side of the driveway, is likely the very same tree visible on the left of Figure 5, making it well over 100 years old. Several coniferous trees and shrubs are located in the northeast quadrant of the property, among the grave markers. A single deciduous tree is located at the rear of the church, in the parking lot. At one time two additional trees created a row in the centre of what is now the parking lot. Based on aerial photography it's possible that these trees once marked the edge of the property. Two of these three trees were removed in 2018. The area surrounding the church has been maintained and consists primarily of grass lawn. Planted vegetation is maintained in beds along the east (front) and south elevations. A brick and cement pad courtyard is located at the entrance of the church.

The boundaries of the historical cemetery are unknown, though burial markers are clustered in the northeast quadrant of the property.

The property is accessed via an asphalt driveway off Ninth Line. The short driveway leads into an asphalt parking lot that extends along the entire south edge of the property. The driveway and parking lot were constructed between 1980 and 1985, at the same time as the relocation of the church. A chain link fence extends across the east boundary of the property, along Ninth Line.

Intact landscape features:

- Historical cemetery
- Mature deciduous trees still extant on the property
 - o Namely: one within the parking lot, one at the northeast corner of the property, one to the north of the driveway entrance



Plate 1: View south across the property, vegetation along the north property line is visible.



Plate 2: View of the property from the east, note the large deciduous tree and coniferous trees and shrubs.



Plate 3: View of the northeast corner of the property, large deciduous tree and coniferous trees and shrubs visible.



Plate 4: View of the large deciduous tree in the parking lot (visible on the left). Chain link fence along the eastern property boundary and the asphalt driveway are also visible.



Plate 5: Looking northwest across shrubs and headstones within the historical cemetery.

3.3 Exterior

The property at 6056 Ninth line in the City of Mississauga features a one-and-a-half storey church with a rear addition, gable roof, brick exterior and a rectangular footprint (Plate 6 to Plate 12). This 1882 red brick church sits on concrete foundations, which have been stamped with a stone pattern, and faces east towards Ninth Line. This foundation, along with the basement, were built in 1982 when the church was moved back (west) from Ninth Line. At this time a rear addition was constructed, on the west elevation of the church. The church features Gothic Revival style architectural elements such as pointed windows, buttresses, steep gable roof, and bell tower and steeple.

The east elevation features centrally located double doors made of vertical board, a pointed arch transom window above and one pointed arch single hung window to either side, and a smaller, centrally located arched ventilation window on the second floor. All windows feature plain stone lug sills and

brick voussoirs. The south elevation features three pointed arch, single hung windows with plain stone lug sills and brick voussoirs. Two buttresses and one sliding basement window are visible on this elevation. The south elevation of the rear addition features a second entrance accessed by three concrete steps with plain wooden railings and a third buttress. The north elevation features three pointed arch, single hung windows with plain stone lug sills and brick voussoirs, and three buttresses. No basement windows were visible from the publicly accessible ROW. The rear, or west, elevation features the gable end of the rear addition and a brick chimney. This elevation was not visible from the publicly accessible ROW and so was unavailable for more detailed examination. Based on interior photos there appear to be no windows on the west elevation.

The asphalt shingled, gable roof is steeply pitched and features a bell tower at the front (east) end. This wooden tower is square with two shuttered windows on each elevation, topped with an octagonal spire, and a cross. Plain wooden fascia and soffits are visible on the front façade. The church is clad in red brick laid in a stretcher bond on all elevations. The condition of the brick, roof, and foundation is unknown, as they were not examinable from publicly accessible ROW.

A late nineteenth-century photograph of the church (Figure 5) depicts the front façade and north elevation in much the same state as today. The windows, doors, and bell tower all appear original to the building, based on their appearance in historical photographs. The chimney was likely rebuilt in its current location on the rear elevation when the addition was constructed. A wooden fence can be seen along the front of the property with a stone pathway leading to the church.

The subject church features the following attributes/features:

- Rectangular shaped footprint
- One-and-a-half storey construction
- Steeply pitched gable roof
- Red brick cladding, likely over timber frame
 - o Stretcher bond has been used on both the original church and the addition
- Original windows
- Original double doors on front façade
- Original bell tower
- Buttresses on the north and south elevations
- Added concrete basement and foundations (1982)



Plate 6: Front (east) elevation.



Plate 7: Front (east) elevation. Date unknown (Anonymous 2019).



Plate 8: Detail of the entryway and windows on east elevation. Date unknown (Anonymous 2019).



Plate 9: Detail of the ventilation window on east elevation. Date unknown (Anonymous 2019).



Plate 10: Oblique view of the east and south elevations.



Plate 11: South elevation. Date unknown (Anonymous 2019).



Plate 12: Oblique view of east and north elevations.
Date unknown (Anonymous 2019).



Plate 13: South and east elevations of the bell tower.

3.4 Interior

As no permission to enter the property was approved, site investigations of the interior of the church were not conducted. Photographs of portions of the interior of the church were available online (Anonymous 2019). The following description of the interior is based on these photographs.

The church is accessed via double doors on the front (east) elevation which lead into a full height narrow enclosed entryway. A second set of double doors leads to the nave. The altar is located at the west end of the church, housed in the rear addition. Wooden pews are arranged in rows to either side of the centre aisle facing west, towards the altar. Board and batten style wainscoting extends along the lower half of the walls and panelling extends from the wainscoting across the ceiling. The vaulted ceiling is accented with wood ribs, which align with the exterior buttresses. The door on the south elevation, towards the rear of the church, is positioned at the top of the stairs accessing the basement.



Plate 14: View towards the front (east) of the church. Date unknown (Anonymous 2019).



Plate 15: View towards the alter at the rear (west) of the church. Date unknown (Anonymous 2019).



Plate 16: Wooden pews, wainscoting, and wall and ceiling panels. Date unknown (Anonymous 2019).

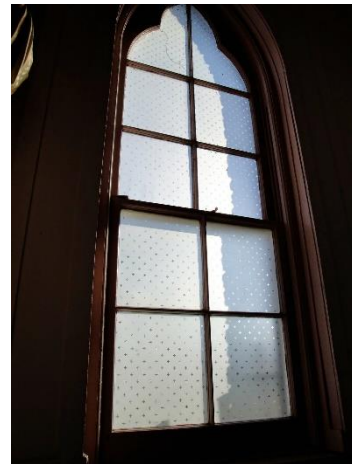


Plate 17: Interior view of window. Date unknown (Anonymous 2019).

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 6056 Ninth Line is described as ‘Listed on the Heritage Register but not designated’ in City of Mississauga’s Heritage Register (City of Mississauga 2018).

4.2 Comparative Analysis

The Gothic Revival style reflects a renewed interest in building forms and styles of various periods of English Gothic as well as Tudor and Elizabethan periods. Influential pattern books published by English landscape gardener James C. Loudon in 1833 and American Andrew Jackson Downing in 1843 popularized Gothic architecture in North America and Ontario. The style is applied primarily to houses and churches.




Gothic architecture was based upon the “structural tension created by the pointed arch and buttress” (Ricketts et al. 2011:55). Revival of the style in the nineteenth century reintroduced the pointed openings, buttresses, and rose windows as decorative, rather than structural, features of religious buildings. The Gothic Revival style had massive appeal to religious architecture and was at the height of its popularity as European settlement began in earnest in Ontario. Gothic Revival architecture became widespread in the late nineteenth century, though the style first appeared in the 1820s (Ontario Heritage Trust 2016; Ricketts et al. 2011). Common features include: pointed arch windows, rib vaulted ceilings, buttresses, steeply pitched roofs, and an overall emphasis on height (Ontario Heritage Trust 2016).




The church at 6056 Ninth Line displays characteristic architectural features that are typical of the rural expression of the Gothic Revival style such as one-and-a-half storey massing, pointed arch windows, buttresses, rib vaulted ceilings, and a steeply pitched side gable roof. Subsequent modifications including the relocation of the building, new basement, and rear addition do not detract from the style and massing of the original 1882 brick structure. When compared to similar Gothic Revival style churches included in the City’s Heritage Register, the subject property retains a similar degree of integrity. Properties such as 4030 Dixie Road, 5961 Hurontario Street, and 1010 Old Derry Road West feature Gothic style elements such as dichromatic brick work, pointed arch windows, buttresses, and steeply pitched roofs. Construction materials vary amongst the comparative properties and include original brick and stone exteriors as well as cladding material that is not original to the structures, such as stucco and stone. As such, the subject structure is considered a representative example of the Gothic Revival style applied in rural religious architecture within the local context.




The construction dates for these comparative properties range from the 1830s to 1890s, the oldest of these constructed in 1837 (707 Dundas Street East). The extant church on the subject property was constructed in 1882. While the Gothic Revival style can be seen in Ontario as early as the 1820s, the style became popular in the last quarter of the nineteenth century. This is reflected in the comparative sample, with seven of the ten properties being built after 1863. As such, the subject church at 6056 Ninth Line is a middle-period example of this style within the local context.




Table 3: Church properties included on the City of Mississauga’s Heritage Register

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
707 Dundas St E (Dixie Union Chapel and Cemetery)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 83-78)	Built in 1837, this stone church originally served the combined Protestant denominations in the district. According to William Perkins Bull this is said to be Peel County’s first formal burying ground, dating from 1810 (Mississauga Library System 2020a).	
4030 Dixie Rd (Burnhamthorpe United Church)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 256-14)	This building was dedicated in 1874 and originally served as a Primitive Methodist Church. In 1925 it became the Burnhamthorpe United Church, serving the community as such for over 100 years. It is presently part of the Greek Orthodox Diocese (Mississauga Library System 2020b).	
1764 Lakeshore Rd W (Carman Methodist Church)	Listed on the City of Mississauga’s Heritage Register	Built in 1875 as a Methodist Church, this place of worship was centrally located to serve the community of Clarkson. A detached community hall was constructed to the rear of the church in 1924. The main building has been repurposed but still holds its typical church form, with gabled front and lancet windows. The entry porch has been removed. The windows have been filled-in but their Gothic outlines faintly remain. The buttresses, four on either side, the front ones being at the corners, still provide support (Mississauga Library System 2020c).	

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
5961 Hurontario St (Britannia United Church & Cemetery)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 100481)	The cemetery was established in 1830 and the Gothic Revival style church was built in 1843, replacing an earlier log structure (Mississauga Library System 2020d).	
1560 Dundas St W (Erindale Presbyterian Church)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 247-85)	Built in 1877 as Springfield Methodist Church, this rural Victorian Gothic style church was built by Christopher Bamfield (City of Mississauga 2018).	
151 & 157 Lakeshore Rd W (First United Church)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 272-2004)	The original portion of the church, facing Lakeshore Road West, was built in 1894 and was red brick. An addition was built of stone in 1950, facing Peter Street, and the red bricks of the old church were covered with stone to match the new building. The original church is now used as a chapel (Mississauga Library System 2020e).	

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
45 Port St W (Masonic Temple)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 664-77)	Built in 1845 as Port Credit's first church (a Methodist Chapel), the building was moved from Lakeshore Road to its present location in 1894. Greek ornamentation was added by the Masonic Lodge in 1915 (City of Mississauga 2018).	
1010 Old Derry Rd W (Meadowvale United Church)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 453-80)	Built in 1863 this church was the first in Meadowvale. The red brick church has a rectangular plan with a small vestibule on the front. Yellow brick quoins, lintels and buttresses accent the common-bonded red brick. Windows vary and include stained glass as well as colourless. A rose window, quartered by glazing bars, is located at the front of the church (Mississauga Library System 2020f).	
295 Queen St S (St. Andrew's Presbyterian Church)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 715-87)	Built in 1868 this brick church is likely the fourth building used by the Presbyterians in Streetsville. St. Andrew's Cemetery, also known as the Scotch Burying Ground, was closed by council in 1890 and was re-dedicated Memorial Park Cemetery (Mississauga Library System 2020g).	

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
274 Queen St S (Streetsville United Church)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 12-91)	The church was originally built in 1875 and dedicated by Egerton Ryerson in 1876. Wings were added in 1950 and 1965.	

4.3 Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 6056 Ninth Line using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The property at 6056 Ninth Line meets this criterion.</p> <p>The subject property contains a Gothic Revival style church that features a rectangular footprint, pointed arched windows with brick voussoirs and stone lintels, a steeply pitched gable roof, square bell tower and octagonal steeple, and a historical cemetery with burials dating to the early nineteenth century. This property is a representative example of a late nineteenth-century Gothic Revival style community church and cemetery.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	<p>The property at 6056 Ninth Line does not meet this criterion.</p> <p>The building does not appear to display a high degree of craftsmanship or artistic merit.</p>
iii. demonstrates a high degree of technical or scientific achievement.	<p>The property at 6056 Ninth Line does not meet this criterion.</p> <p>The building does not appear to display a high degree of technical or scientific achievement.</p>
2. The property has historical value or associative value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	<p>The property at 6056 Ninth Line meets this criterion.</p> <p>The subject property has direct associations with early Irish Catholic settlers and the rise of Catholicism in the area, known as the Catholic Swamp, or Nunan's Corner. The property featured the first purpose built log church servicing the community, constructed in 1823, later replaced with a frame church, and finally with the extant brick church in 1882. The earliest incarnation of the church was the first Catholic Church established in Trafalgar Township. The early congregation was made up of local settlers but also devotees willing to travel from surrounding communities, with the church on the subject property serving the Catholic community within 150 square miles. The church and associated cemetery were important local institutions to the community.</p>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	<p>The property at 6056 Ninth Line meets this criterion.</p> <p>The property in general and the cemetery in particular has the potential to yield information that would contribute to an understanding of the local nineteenth and early twentieth century predominantly Irish Catholic community. The cemetery provides detailed information on the burial practices of the local community and features internments of many members of the original founding families in the community such as</p>

	members of the Conway, Devine, Hyland, Kelly, McCarron, Nunan, O’Hara, O’Connor, and Robinson families.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<p>The property at 6056 Ninth Line does not meet this criterion.</p> <p>Though likely supported by Bishop Peter Francis Crinnon, the architect of the existing church is unknown.</p>
3. The property has contextual value because it:	
<i>Ontario Heritage Act Criteria</i>	Analysis
i. is important in defining, maintaining or supporting the character of an area;	<p>The property at 6056 Ninth Line does not meet this criterion.</p> <p>The subject property is one of several various types of properties in the immediate area, including transportation (Highway 407 corridor), residential (subdivisions on the east side of Ninth Line), commercial (garden center to the south), and agricultural (to the north). While historically important to the rural agricultural community in the nineteenth and early twentieth century, the subject church is now used as offices and ceased operations as a functioning church in 2010, while the last interment in the cemetery was in 1961. Further, the context of the local area has been significantly altered from its nineteenth century rural agricultural context due to late twentieth-century residential development to the east and the construction of Highway 407 to the west. While intact and functioning rural agricultural properties are located to the west, these properties were severed from their association to the subject church with the construction of Highway 407. As such, the subject property does not overtly define the residential and transportation character of the area.</p>
ii. is physically, functionally, visually or historically linked to its surroundings, or;	<p>The property at 6056 Ninth Line meets this criterion.</p> <p>The subject property is physically and historically linked to its surroundings, having served the local community as a religious meeting place and cemetery for almost 200 years. The cemetery remains a tangible link to members of the community throughout the last two centuries. While no longer operating in a religious capacity, the church retains the physical connection to its surroundings on the property and to the cemetery despite being relocated further back on the property in 1982.</p>
iii. is a landmark.	<p>The property at 6056 Ninth Line does not meet this criterion.</p> <p>During the nineteenth century the churches on the property were a destination for catholic devotees within a 150 mile radius. The property was a focal point of the local community. The subject property would have likely been considered a landmark in the area. Today the church is used as an office and is not considered to be a landmark that is meaningful to the community.</p>



4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 6056 Ninth Line using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. Comparative analysis indicates that the subject property is not considered exemplary in terms of historical integrity, construction/design, and historical association in the City of Mississauga.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	The property is not known to meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	The property is not known to meet this criterion.

4.5 Proposed Statement of Cultural Heritage Value or Interest

Description of Property

The property at 6056 Ninth Line is 1 ½ acres in size and is located on the west side of Ninth Line, north of Britannia Road West, in the City of Mississauga. Historically, the property is on part of Lot 6, Concession 9 New Survey in the former Township of Trafalgar, with the 1 ½ acre parcel severed from the original 100 acre parcel in 1839 by Daniel Hyland. The remaining 98 ½ acres of the property on Lot 6 Concession 9 was sold to William Nunan and remained in the locally significant Nunan Family for 147 years. The property features a nineteenth-century cemetery and red brick church that was modified in the 1980s. The one-and-a-half storey red brick church was built c.1882 and moved back from Ninth Line (west) to its current location on the property in 1982. A basement and rear addition were constructed at this time, sympathetic to the original brick church design. The associated cemetery is located to the north of the church.

Draft Statement of Cultural Heritage Value or Interest

The religious property at 6056 Ninth Line was established in the early nineteenth-century to serve the local community of Irish Catholic settlers in an area known as the Catholic Swamp/Nunan's Corner. Its cultural heritage value is primarily derived from its historical and contextual association with the early settlement of the area. The property was the first in Trafalgar Township to service Catholic worshippers for a 150 square mile radius and the first interment in the associated cemetery occurred in 1821. The final burial took place in the 1960s. The c. 1882 brick church has architectural value as a representative example of a late nineteenth-century rural Gothic Revival church. Features such as pointed arch windows, buttresses, and the bell tower are recognizably Gothic in style.

Description of Heritage Attributes:

The design/physical value of this late nineteenth-century brick church is reflected through retention of:

- rectangular footprint;
- one-and-a-half storey (likely) timber frame construction;
- steeply pitched gable roof;
- square bell tower with octagonal spire and cross;
- red brick stretcher bond cladding;
- three-bay front facade with central entrance flanked by pointed arch window openings;
- double vertical board doors with pointed arch transom on the main entrance on the front (east) façade;
- centrally located pointed arch ventilation window on the front (east) façade;
- pointed arch windows with brick voussoirs and plain stone lug sills; and
- buttresses and corresponding interior wood ribs.

The design/physical value of this cemetery and property is reflected through retention of:

- Internments, grave markers, and organization of cemetery dating back to the early nineteenth century; and
- Mature deciduous trees.



5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. This evaluation determined that the property at 6056 Ninth Line, containing the c.1882 brick church and associated cemetery, retains cultural heritage value or interest. The property has design or physical value as a representative example of a rural Gothic Revival-style church, historical or associative value because of its direct associations with early Irish Catholic settlers and the community known as the Catholic Swamp and Nunan's Corner, and contextual value as a cultural heritage landscape that is physically and historically linked to its surroundings having served the local community as a religious meeting place and burial ground since the early nineteenth-century. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 6056 Ninth Line:

1. Complete a Heritage Impact Assessment (HIA) in accordance with MHSTCI Information Bullet No. 3: Heritage Impact Assessments for Provincial Heritage Properties (MHSTCI 2017) to identify impacts and mitigations of the Transitway project on the Cultural Heritage Value and heritage attributes of the PHP, based on the PHP's Statement of Cultural Heritage Value.
2. The report should be submitted to heritage staff at the City of Mississauga, the Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other heritage stakeholder with an interest in the project.



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n.d. St. Peter's Catholic Church & Cemetery, Mississauga. *Halton-Peel Branch, Ontario Genealogical Society*. <https://haltonpeel.ogs.on.ca/st-peters-r-c/>.



**CULTURAL HERITAGE EVALUATION REPORT
7044 NINTH LINE**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-2003**

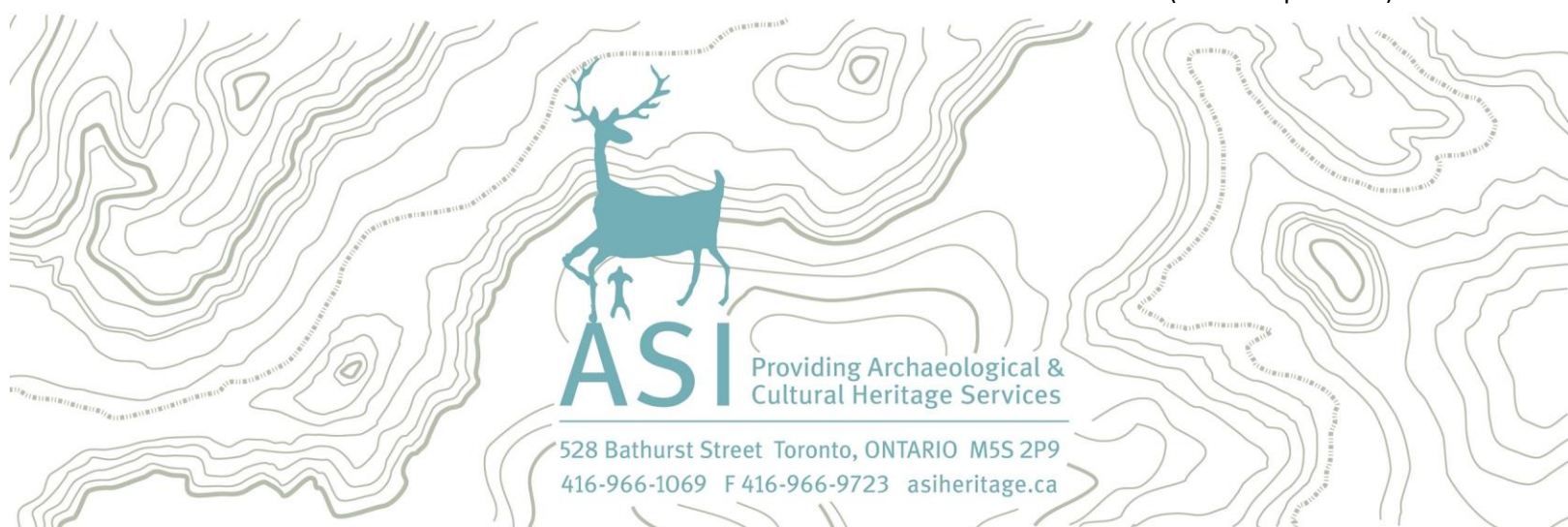
**CITY OF MISSISSAUGA
REGION OF PEEL, ONTARIO**

FINAL REPORT

LGL Limited (King City)
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ASI File: 19CH-165

March 2020 (revised April 2020)



**CULTURAL HERITAGE EVALUATION REPORT
7044 NINTH LINE**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

**CITY OF MISSISSAUGA
REGION OF PEEL, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 7044 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several station locations.

The property at 7044 Ninth Line in the City of Mississauga features a late nineteenth-century one-and-a-half storey Gothic Revival frame farmhouse, garage, and agricultural fields. The property is owned by Infrastructure Ontario (IO) and is listed by the City of Mississauga. This property was identified as a potential cultural heritage resource (CHR #19) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. The Ontario Regulation 9/06 evaluation determined that the property does not retain cultural heritage value. As such, the property should not be considered for designation under Part IV of the *Ontario Heritage Act*. The property at 7044 Ninth Line does not meet the criteria outlined in Ontario Regulation 10/06 which considers the property within the provincial context.

The following recommendations are proposed for the property at 7044 Ninth Line in the City of Mississauga:

1. This report should be submitted to Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant stakeholders that have an interest in the project.



PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 7044 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W. P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several station locations.

The property at 7044 Ninth Line in the City of Mississauga features a late nineteenth-century one-and-a-half storey Gothic Revival frame farmhouse, garage, and agricultural fields. The property is owned by Infrastructure Ontario (IO) and is listed by the City of Mississauga. This property was identified as a potential cultural heritage resource (CHR #19) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06 and 10/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries (MHSTCI) Ontario Heritage Tool Kit (MHSTCI 2006), the City Mississauga's Official Plan (City of Mississauga 2019), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 7044 Ninth Line is located on the west side of the Ninth Line, immediately east of the Highway 407 northbound onramp to the highway from Derry Road East (Figure 1). The property features a late nineteenth-century one-and-a-half storey frame farmhouse, garage, and agricultural fields. Historically, the property is located on Lot 11, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton, now the City of Mississauga in the Region of Peel. Residential development is northeast of the property, the Highway 407 is located to the west and southwest, agricultural fields are to the northwest, and a forested area is to the southeast.



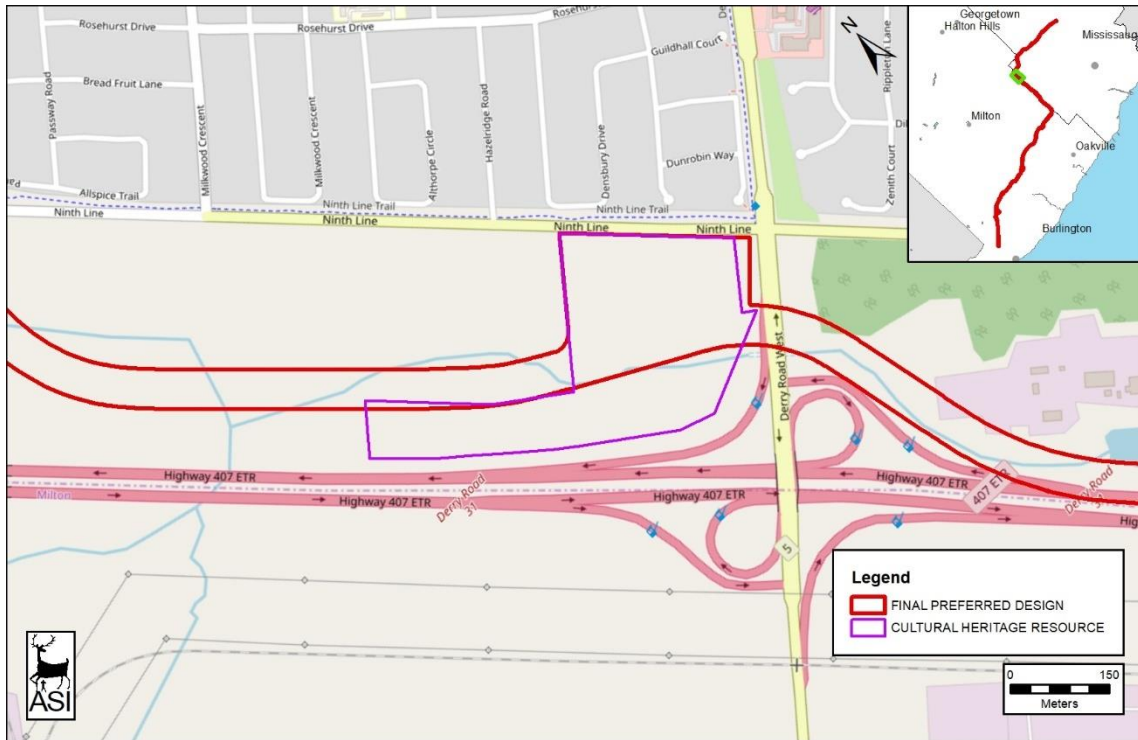


Figure 1: Location of the study area

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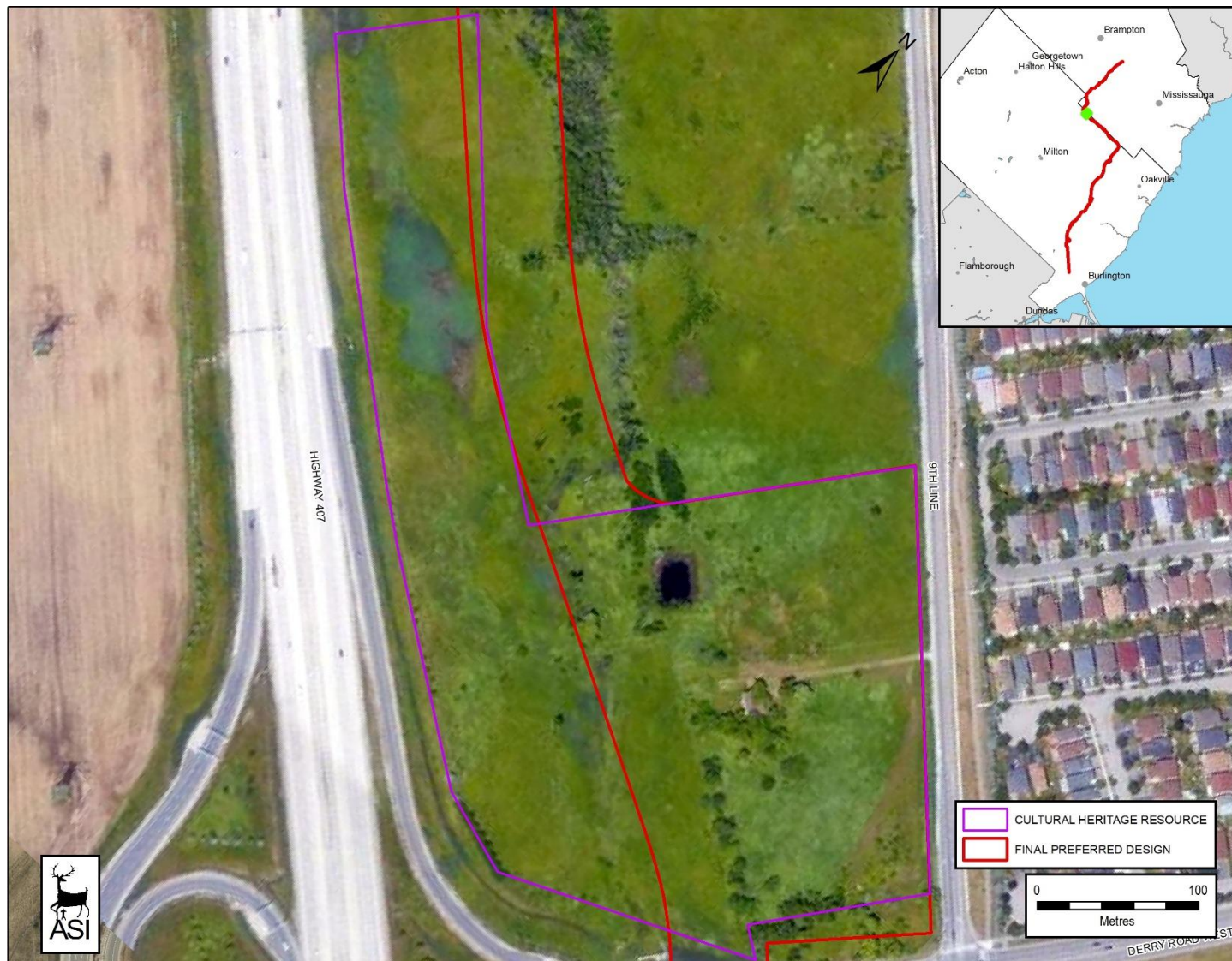


Figure 2: Aerial photo. The property at 7044 Ninth Line is depicted in purple with the preferred design of the transitway in red (Google Earth Imagery)

1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), the Environmental Assessment Act (1990), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Tool Kit* (2006) and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Generally, CHERs include the following components:

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

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

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

Ontario Heritage Act Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;



- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historical, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Should the property be determined to have cultural heritage value or interest then a Heritage Impact Assessment (HIA) is required.

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted during the preparation of the CHRA in 2017 (ASI 2020) to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- *The Heritage Register for Mississauga* (City of Mississauga 2018);
- *The Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- *The Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- *Ontario's Historical Plaques* website (Brown 2019);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Canadian Heritage River System (Canadian Heritage Rivers Board and Technical Planning Committee n.d.); and,
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites (UNESCO World Heritage Centre n.d.);
- Ontario Land Property Records (Teranet Property & Registration Services 2020); and
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted during the preparation of the CHRA in 2017 (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation with planning staff at the City of Mississauga was conducted by ASI in 2020 during the completion of this CHER. Planning staff confirmed that the property is listed but the City of Mississauga. No further information was available for the property at this time.

Table 1: Results of Project Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Sport, Tourism and Culture Industries	20 March and 2 April 2020	Response received on 2 April 2020 confirmed that there were no provincial heritage properties within or adjacent to the subject property.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 March 2020	Response received 24 March 2020 confirmed that there are no OHT easements within or adjacent to the subject property.
Paula Wubbenhorst, Senior Heritage Coordinator	City of Mississauga	4 October 2017 4 and 9 March 2020	Response received. Confirmed that the subject property is listed by the City of Mississauga. No further information was available for the property at this time.

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

The property is located in Lot 11, Concession 9 New Survey in the former Township of Trafalgar, currently in the City of Mississauga, Ontario.

2.1 Overview of Indigenous Land Use

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

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

The study area is within Treaty 13a, signed on August 2, 1805 by the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1 mile strip of land on each of its banks, which became the Credit Indian Reserve. On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown (Mississauga of the New Credit First Nation 2001; Mississaugas of the Credit First Nation 2017).

¹ While many types of information can inform the precontact settlement of Mississauga, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.

2.2 Township and Settlement History

2.2.1 Township of Trafalgar

Trafalgar Township was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. Dundas Street, which had originally been surveyed in 1793 and was designed to both help protect Upper Canada and assist with settlement, was used as the baseline survey road through the township. The two concessions north and three concessions south to Lake Ontario formed the initial boundary and came to be known as the Old Survey in 1818, when lands to the north were secured through the Ajetance Treaty and came to be known as the New Survey. Other important early roads were the Upper Middle Road, the Lower Middle Road, and the Lakeshore Road. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square (Mathews 1953).

The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land in these early settlement years, and the majority of the population relied upon subsistence farming. By 1817, the population had increased to 548, and the township contained one grist mill and four sawmills. By 1850, the population had increased to 4,513, and contained many farms, orchards, and mills. At the same time, Trafalgar Township began to emerge as a busy stagecoach stop for those travelling between Hamilton and Toronto (Smith 1850; Trafalgar Township Historical Society 2020).

Trafalgar Township originally formed part of the West Riding of York in the Home District and following 1816, it became part of the Gore District, with Hamilton as the administrative District seat. Although the old Districts of Upper Canada were abolished by legislation in May 1849, the area which was to subsequently become Halton remained as part of the United Counties of Wentworth and Hamilton until it was finally separated and elevated to independent County status by an act of legislature in June 1853. Trafalgar was one of four Townships in the County, with the others being Nelson, Esquesing, and Nassagaweya (Pope 1877).

At the mouth of Sixteen Mile Creek, Oakville was the most prominent and most populous community in all of Halton County. It became an official Town in 1857 and developed a wide array of industries, as well as religious, educational, and municipal institutions by the end of the century. In the nineteenth century, several rural communities also began to appear in Trafalgar Township, particularly at the intersection of prominent north-south and east-west crossroads. These villages, such as Palermo, Sheridan, Trafalgar, and Omagh, provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status. Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Pope 1877; Armstrong 1985; Jonasson 2006).



Throughout the twentieth century, the area north of Dundas Street remained primarily agricultural, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the areas south of Dundas Street over this period. Densification and suburbanization in the southern areas occurred quite rapidly in the post-World War II era. This growth coincided with significant administrative and political maturity in the postwar era. In 1962, all areas of Trafalgar Township amalgamated under the Town of Oakville name (Trafalgar Township Historical Society 2020). When Halton Region was formed on 1 January 1974, much of the southern area of the former Trafalgar Township stayed under the jurisdiction of the Town of Oakville, while much of the northern area of the former Trafalgar Township came under the jurisdiction of the Town of Milton.

2.3 Land Use History of 7044 Ninth Line

7044 Ninth Line is located in the southeast portion of Lot 11, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton. The following land use history provides a brief overview of the history of the property and the people who lived there, as available. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, assessment rolls, directories, genealogies, archival images and historic photographs, and community histories.

The Crown Patent for this 200-acre lot and concession went to King's College in 1828. The property was ultimately sold by the University of Toronto (which had taken over the King's College name in 1850) to Isaac Askin in 1855 (OLRA n.d.). Askin was born in Ireland about 1798, and it is his name which appears on the 1858 *Tremaine Map for the County of Halton*, with the added note that the property was called Rowenhill (Figure 3) (Tremaine 1858; LAC 1871). According to the 1861 Census, there was a log house on the property where the family lived (LAC 1861).

In 1869, Askin and his wife Jane agreed to lease a half-acre on the corner of their land to the Trustees of Common School Section No. 8, Trafalgar, though the school itself was built in the 1830s and appears on the Tremaine map. In 1875, the Trustees purchased this half-acre property outright from the Askins, and a school appears on the 1877 Illustrated Historical Atlas (Figure 4) (Pope 1877). The small property remained a schoolhouse until the 1960s, when it was converted into a community hall and then a residence in 1969. It burned down in 2007 and was demolished the following year (Trafalgar Township Historical Society).

Upon his death in 1876, Isaac Askin's will divided the property into three plots – one for each of his sons – each one of 66 and 2/3 acres. The southeast corner, where the subject property now lies, belonged to Richard Askin and his wife. The Askins owned the property, which included a house and orchard in addition to agricultural lands depicted on the 1877 Illustrated Historical Atlas (Figure 4). The extant house was likely built by Richard Askin circa 1877, as there were mortgages taken out against the property that year and when the property was sold in 1880, the value of the property had doubled (OLRA n.d.). The property was located at the northwest corner of the intersection of what is now Ninth Line and Derry Road, which was known as McCurdy's Corner. Besides the school on the northwest corner, there was a Methodist Church on the southwest corner (Figure 4) (Pope 1877). The small community also had a debating and literary society and published the McCurdy's Corners Herald newspaper for a short period in the late nineteenth century (Heritage Mississauga).



Beginning in 1880, a series of sales occurred on the 66- and 2/3-acre property:

- The Askins sold to Albert Hall in 1880
- Albert Hall and his wife sold to Robert Leslie in 1882
- Robert Leslie sold to Benjamin Tuck in 1885
- Benjamin Tuck and his wife sold to Charles Wesley Tuck in 1890
- Charles Wesley Tuck and his wife sold to John May in 1906
- John May, now a widow, sold to Marcus James Bussell in 1910

The Bussells were a prominent family in the area through much of the nineteenth century. In 1865, James Bussell had a gothic revival home built just north of the subject property which stayed in the Bussell family until 1908 and which was designated by the Town of Milton in 1996 and which is now part of the City of Mississauga (Canada's Historic Places). Born in 1874, Marcus James Bussell, a farmer, came to own the subject property in 1910 and, following his marriage to Annie Alfaretta Anderson in 1911, bought another 66 2/3 acres on Lot 11 in 1912 (OLRA n.d.; Ancestry.com). The 1909 NTS map (Figure 5) depicts a single structure on the subject property. From 1942 to 1954 (Figure 6 - Figure 7) the area remained a rural agricultural property, with an increase in structures on the property in 1954. Both properties remained in the Bussell family until 1965, when John Elliott Bussell and his wife sold 132.5 acres to a partnership of five people (Thomas Tamos, Peter Eutoshenko, Thomas Orłowsky, Andreja Ilich and Ljubesa Mitrovic). By the end of 1969, the property had gone through several development and investment companies before Amass Investments Limited held the mortgage. This firm then granted the land to the Crown in January 1975 which sold sections to Ontario Hydro and TransCanada Pipelines Limited construction (OLRA n.d.). In the 1973 NTS there are seven structures depicted on the property (Figure 8), however, by the 1994 NTS map (Figure 9), only the house remains. Other surrounding lands were expropriated or transferred to the Ontario Transportation Capital Corporation in 1996 in anticipation of the new Highway 407 construction (OLRA n.d.).

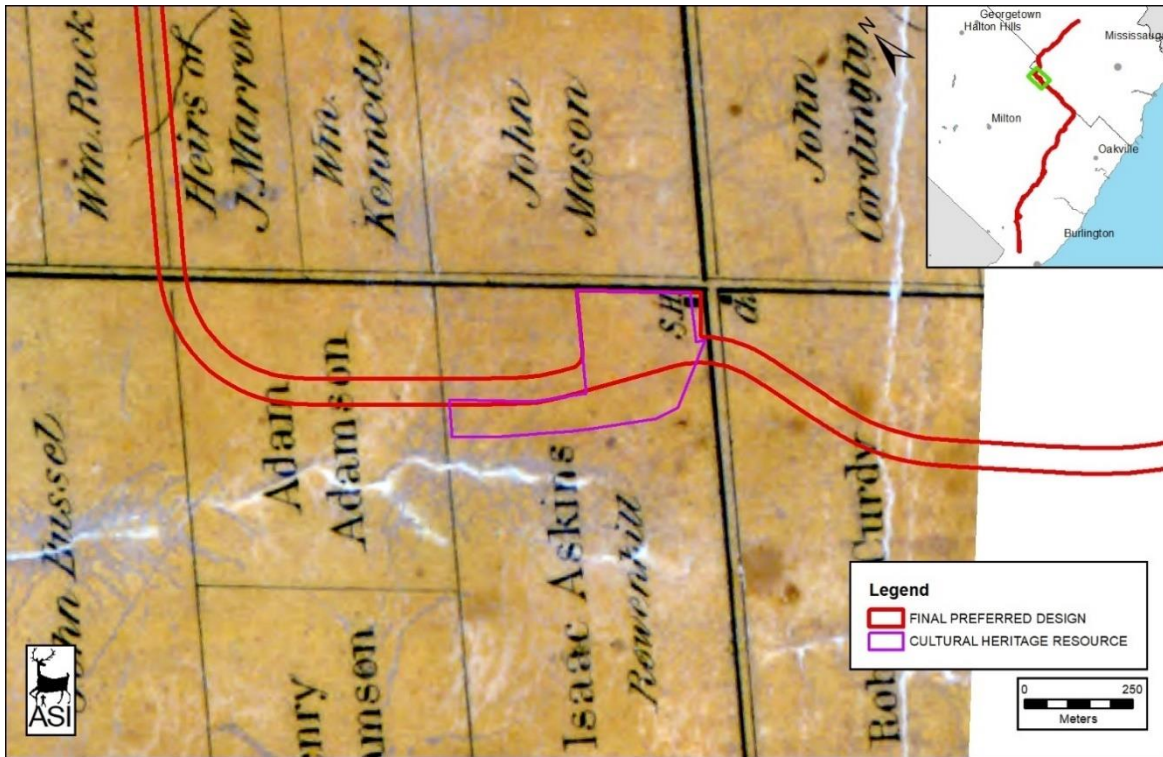


Figure 3: The study area overlaid on the 1858 Tremaine's Map of the County of Halton

Base Map: (Tremaine 1858)

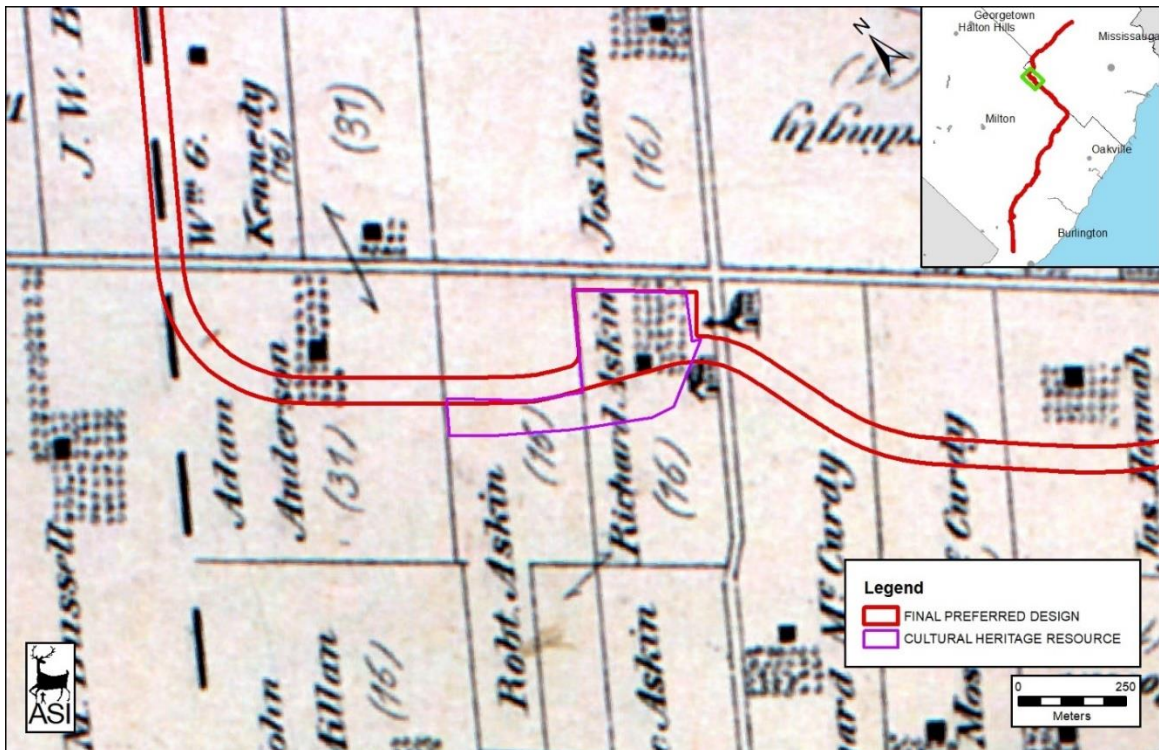


Figure 4: The study area overlaid on the 1877 Historical Atlas of the County of Halton

Base Map: (Pope 1877)

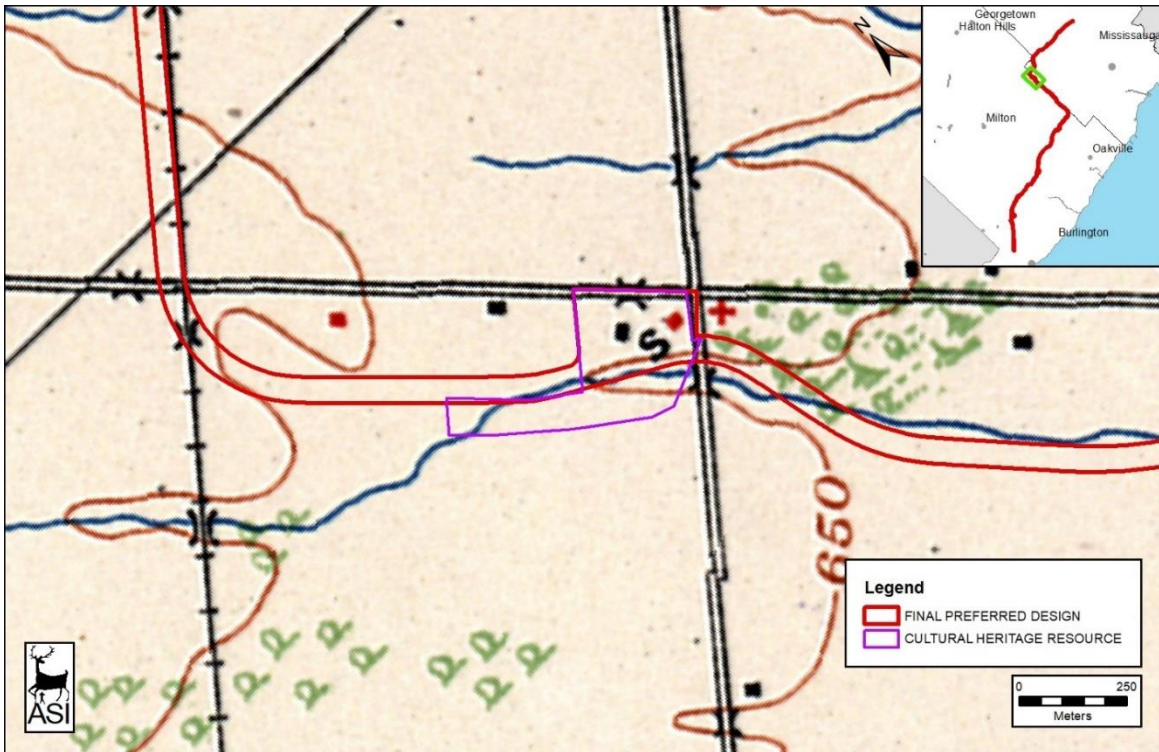


Figure 5: The study area overlaid on the 1909 topographic map of Brampton
Base Map: Brampton Sheet No. 35 (Department of Militia and Defence 1909)

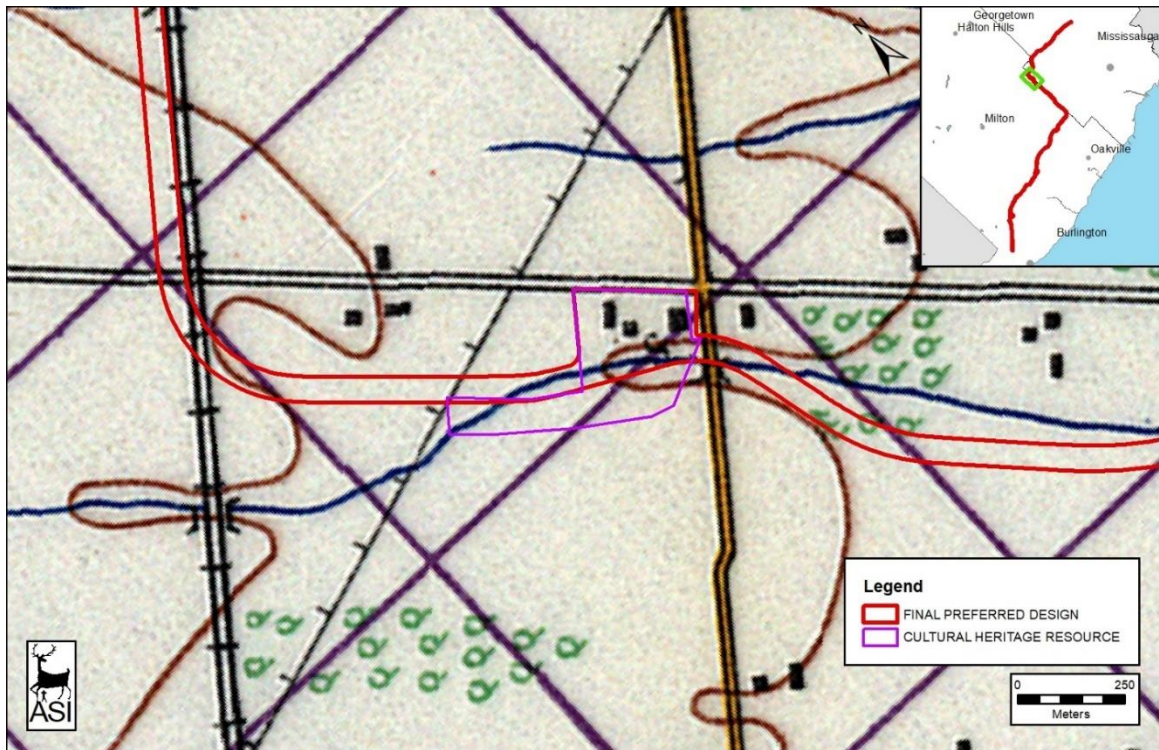


Figure 6: The study area overlaid on the 1942 topographic map of Brampton
Base Map: Brampton Sheet 30M/12 (Department of National Defence 1942)



Figure 7: The study area overlaid on the 1954 aerial photograph
Base Map: Plate 435.794 (Hunting Survey Corporation Limited 1954)

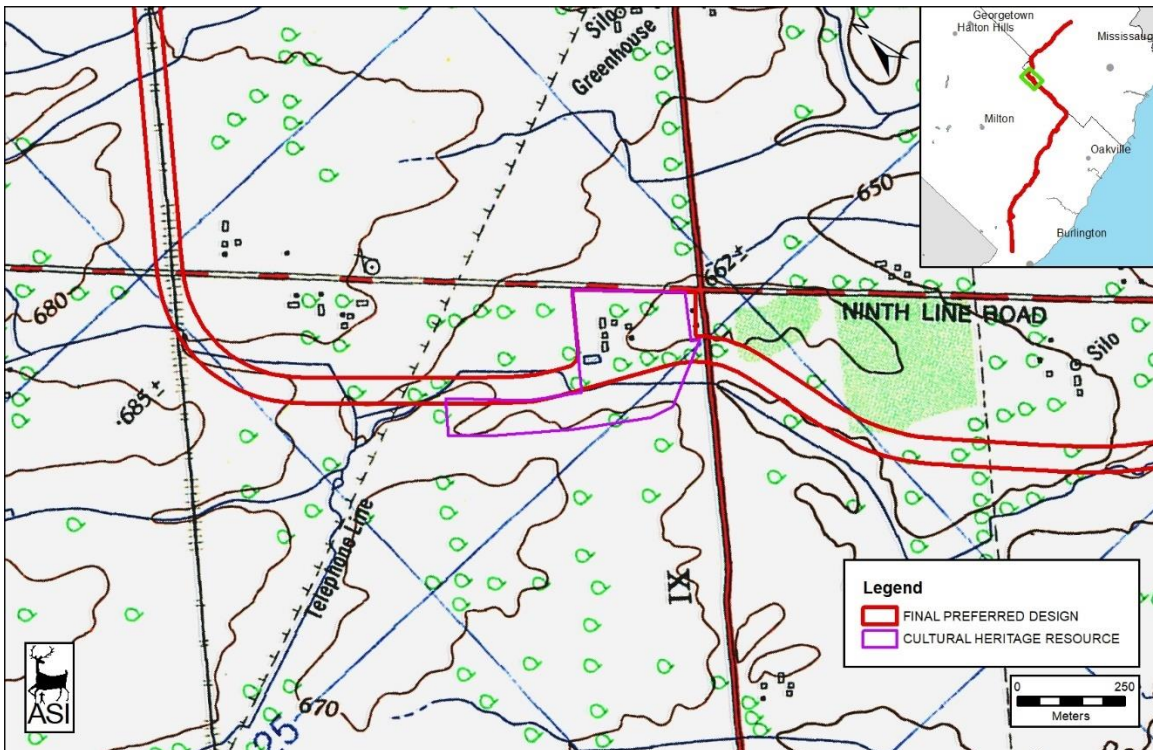


Figure 8: The study area overlaid on the 1973 topographic map of Hornby
Base Map: Hornby Sheet 30M/12c (Department of Energy, Mines and Resources 1973)

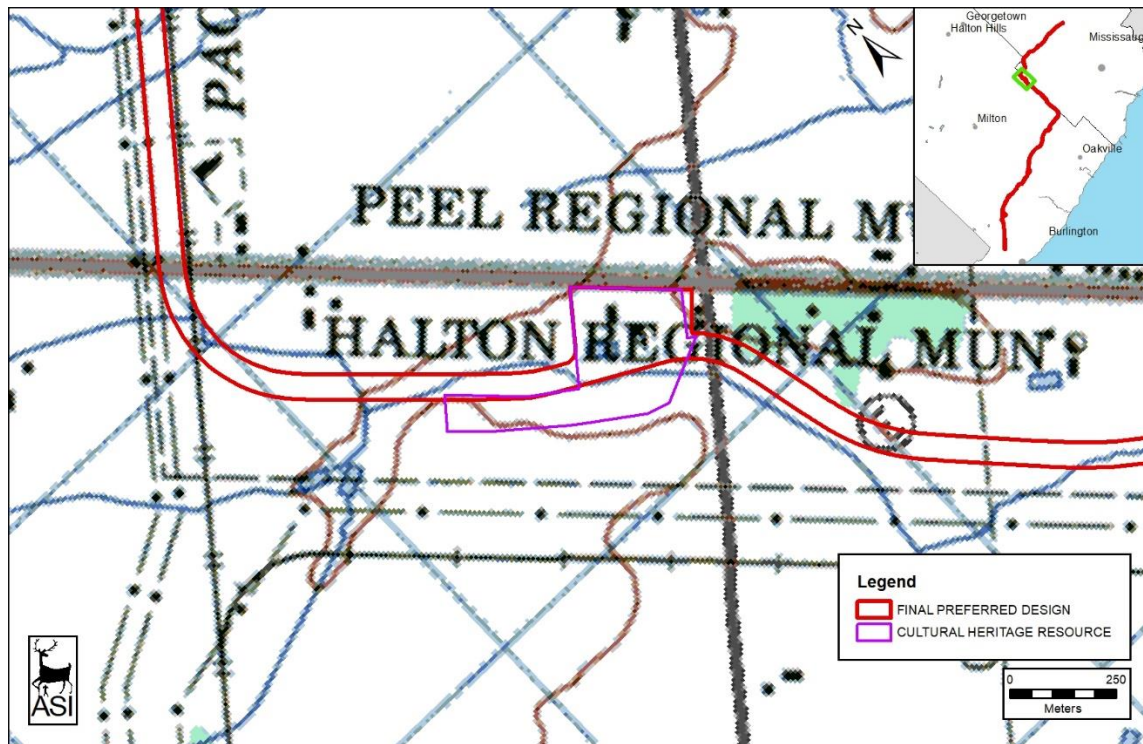


Figure 9: The study area overlaid on the 1994 topographic map of Brampton
Base Map: Brampton Sheet 30M/12 (Department of Energy, Mines and Resources 1994)

2.3.1 Land Use History Summary

7044 Ninth Line is located in the southeast portion of Lot 11, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton. The property features a one-and-a-half storey farmhouse on land once owned by Marcus James Bussell, a farmer and member of the prominent local Bussell family in the early settlement of Mississauga. The building was likely constructed by Richard Askin circa 1877 and changed owners several times from 1880 to 1910 when it was purchased by Marcus James Bussell. The property remained in the Bussell family until 1965 when it was sold to a partnership of five people. Since that time the property has been owned by various development and investment companies. In 1996 the property was purchased by the Ontario Transportation Capital Corporation anticipation of the new Highway 407 construction.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by John Sleath, Kirstyn Allam, and Meredith Stewart, all of ASI, on 2 March 2020 to survey and document the study area and environs. Permission to enter the property was approved, and the property management company representing IO assisted with the board removals at the east entrance of the house. All other windows and doors were boarded up. Electrical service to the house was disconnected at the time of field inspection, and so the interior assessment was conducted

using flashlights. Despite securing the structural openings with plywood, significant vandalism in the form of graffiti and physical damage to the structure had taken place. Further, termination of electrical service rendered the sump pump in the basement inoperable which caused significant flooding in the basement. This flooding could have caused the structural damage to the foundation in the northwest corner of the structure, however this could not be confirmed at the time of field inspection.

Results of the field review and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property.



Plate 1: Aerial view of the property (Source: Google Earth).

3.2 Landscape and Surrounding Environs

7044 Ninth Line is a remnant agricultural property located east of Highway 407, near the border of the Town of Milton and the City of Mississauga (Plate 2 - Plate 5). The property forms part of an undeveloped green space corridor located east of Highway 407. This stretch of land is provincially-owned and has been maintained as such since construction of Highway 407 in the 1990s to accommodate the planned transitway alongside the highway. Prior to construction of Highway 407, this

area was agricultural land. Following construction of the highway, the areas to the northeast of the property were redeveloped as residential industrial properties.

The subject property retains remnant landscape features including the garage to the north of the house, the long driveway from Ninth Line, the small forested area adjacent to the house and some other mature trees around the house, and the treeline to the south of the house. Former fields surround the house. The yard area is largely clear with tall grasses and the occasional bushes and overgrown vegetation. A schoolhouse was formerly located on the eastern portion of the property had suffered a fire in 2007 and was demolished a year after (Trafalgar Township Historical Society).



Plate 2: View of the property and garage, looking west.



Plate 3: Former fields adjacent to Ninth Line.



Plate 4: View of the driveway leading from Ninth Line to the property, looking west.



Plate 5: View of the forested area adjacent to the house with the cleared land and tall grasses.

3.3 Exterior

The property at 7044 Ninth Line in the City of Mississauga features a one-and-a-half storey vernacular Gothic Revival farmhouse with a gable roof, wooden siding over larger wooden planks and an “L”-

shaped footprint (Plate 6 - Plate 9). The original structure had a rectangular footprint and a rear addition was constructed on the north side. A single storey garage is located northeast of the farmhouse (Plate 12 - Plate 15). The original frame portion of the residence features a rectangular footprint, sits on a stone foundation, and faces southeast towards Derry Road East. The rear addition appears to date to a later time than the front as it sits on a concrete foundation, however, the exact date of the addition is unknown at this time.

The front façade (southern elevation) features a covered front porch with square brick pillars, a centre gable with remnants of vergeboarding, a window below the gable and symmetrical windows on either side of the porch. The west elevation of the original structure features two windows on the second floor, a single window on the main floor, and a centrally-located brick chimney. The northern window on the second floor and the main floor window have both been boarded over. The west elevation of the addition has a small window on the second storey and a door on the main floor to cement steps. The door has been boarded over. The north elevation of the original farmhouse features a window on the main floor. The north elevation of the addition features a central window on the second storey and a central window on the main floor. The main floor window and much of that level has been boarded over. The foundation on the northeast corner of the addition was crumbling at the time of field inspection, causing concern regarding the structural integrity of the residence. ASI staff were advised to avoid this area in the interior of the residence. The east elevation of the frame house features two windows on the second floor, a door on the main floor, and a covered window on the main floor. The east elevation of the addition features a central gable with dormer on the second floor. The main floor features a door and two windows which have all been boarded over. The door leads to a patio with cement patio stones.

Some elevations feature remnants of a vergeboarding along the eaves. The roof of the structure has been covered in asphalt shingles. The original structure has slightly pedimented surrounds on doors and windows that are not featured on the addition. There are original window frames in the original structure and some in the addition. Storm windows have been added throughout. There is wood siding over larger wood planks and the siding is slightly different between original building and the addition.



Plate 6: Farmhouse, south elevation.



Plate 7: Farmhouse, west elevation.



Plate 8: Farmhouse, north elevation.



Plate 9: Farmhouse, east elevation.



Plate 10: Vergeboarding on the south elevation.



Plate 11: Wooden siding over original structure.



Plate 12: Garage, west elevation.



Plate 13: Garage, north elevation.



Plate 14: Garage, east elevation.



Plate 15: Garage, south elevation.

3.4 Interior

The original portion of the residence rests on stone foundations. The main floor of the original structure features: one large room accessed by the entrance on the west elevation, a living room with a sunroom addition, a bedroom, and bathroom. Interior walls are lath and plaster and are exposed in many areas from damage caused by vandalism. The northern addition has a kitchen, and two rooms on the northern portion of the house (Plate 16 - Plate 27). These two rooms were not fully investigated due to the concerns regarding the structural integrity of the house at the northwest corner. The house has three sets of staircases. The kitchen of the house contains wooden cabinets and wooden panels on the lower half of the wall. The bathroom contains ceramic tiles along the walls surrounding the bathtub and wooden panels along the rest of the walls. A bookcase has been constructed into the wall of the large room on the main floor. The original portion of the house has a staircase going up near the middle of the southern elevation and the addition has two staircases. One of the staircases goes down to the basement adjacent to the kitchen and the other staircase goes upstairs from the kitchen along the western elevation. The door leading to the basement appears to be original to the time of construction with the original hardware remaining. The basement was not entered due to significant flooding, where approximately one metre of water had pooled and frozen at the time of the site visit (Plate 28 - Plate 29). The exterior doors have been removed and replaced with boards.

The second floor of the residence is divided into five bedrooms and one bathroom and is accessed by the two staircases from the main floor (Plate 20 - Plate 42). The stairs on the southern elevation in the original structure lead to a landing area from which four of the bedrooms are accessed along with the bathroom. In the original structure there are two larger bedrooms, which are located at the northern corner and the eastern corner, while two smaller bedrooms are at the southern and western corners. A chimney is located within the southern bedroom. A half-height door in the original portion of the house leads from the landing area to the bathroom which then leads into another landing area at the top of the second staircase. At the top of the staircase where the wall has been damaged the former roof of the house is visible and cedar shingles covered the roof. The last bedroom is along the northwestern elevation in the later addition.

Original or early baseboards remain in some of the second floor bedrooms in the original structure. In the rooms that are not carpeted, there is wood flooring, but these are not likely original. The newel posts are either damaged or removed from both staircases leading to the second floor (Plate 43).



Plate 16: Large room in the original portion of the house*.



Plate 17: Bookshelf constructed into the wall of the large room.



Plate 18: Looking towards the kitchen from the large room, the door on the right is the bathroom.



Plate 19: Bedroom on the main floor.



Plate 20: Detail of the window in the bedroom on the main floor*.



Plate 21: Living room on the main floor.



Plate 22: Detail of tall baseboard and wood flooring.



Plate 23: Bathtub with ceramic tiles*.



Plate 24: Toilet in the bathroom, note the wood panels along the wall*.



Plate 25: Kitchen in the northern addition*.



Plate 26: View to the north room adjacent to the kitchen.



Plate 27: View to the western room adjacent to the kitchen*.



Plate 28: View from the main floor down to the basement.



Plate 29: Detail of flooded basement.



Plate 30: View from the top of the stairs to the landing in the addition of the house*.



Plate 31: View towards the stairs on the landing in the addition*.



Plate 32: Detail of the original structure's roof with cedar shingles.



Plate 33: View into the bathroom in the original structure.



Plate 34: View of the half-height door leading to the bathroom*.



Plate 35: Bedroom on the second floor in the original portion of the house*.



Plate 36: Detail of tall baseboard and wooden floor in the bedroom*.



Plate 37: Looking towards the western outer wall in the original portion of the house from the staircase.



Plate 38: Western bedroom in the original structure, looking to the boarded window.



Plate 39: Detail of the chimney from the second floor to the exposed ceiling.



Plate 40: Bedroom in the addition on the second floor.



Plate 41: Detail of flooring in one of the bedrooms on the second floor with tall baseboards.



Plate 42: Detail of carpeted flooring and the tall baseboards.



Plate 43: Detail of staircase and remnants of newel posts in the original portion of the house.

*Indicates that the photograph has been edited to blur offensive graffiti.

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 7044 Ninth Line is listed by the City of Mississauga.

4.2 Comparative Analysis

An analysis of the City of Mississauga's Heritage Register for Mississauga (City of Mississauga 2018) was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property. Due to the Heritage Register only including property addresses, the properties used for comparison came from Mississauga's Heritage Designated Properties², those designated under Part IV of the *Ontario Heritage Act*.

The City of Mississauga has 13 Gothic Revival houses that have been designated under Part IV of the *Ontario Heritage Act*. The year of construction for these buildings ranges from circa 1845 to circa 1895. The exact age of the Gothic Revival farmhouse extant on the property could not be confirmed but it was likely constructed circa 1877 by Richard Askin. This date range would make the house a mid-range example of this building type within the local context.

Gothic Revival residences are notable for their centre gables and use of Gothic detailing, including Gothic arched windows, vergeboarding and finials. This style was one of the most common styles in Ontario amongst European settlers, often taking the form of a vernacular cottage. This largely stemmed from a depiction of a Gothic Revival cottage in an 1864 issue of the *Canada Farmer* (Figure 10). While architect-designed Gothic Revival buildings are found throughout Ontario, the prevalence of the Gothic Revival style is owed more to the availability of plans and forms set in pattern books that were popular with the middle-class, farmers and other rural settlers (Mikel 2004). These houses were one-and-a-half storeys, would have a gable-end, symmetrically balanced with a central door flanked by a window on either side. The houses would be individualized with available details and finishes (Mikel 2004). Another feature was the use of two tones of brick, usually a red brick with buff or yellow brick to highlight. This is known as dichromatic brickwork, which was a vernacular attempt at producing the polychromatic effect (Blumenson 1990).

² Available online at <http://www.mississauga.ca/portal/discover/heritagedesignatedproperties?images=130>

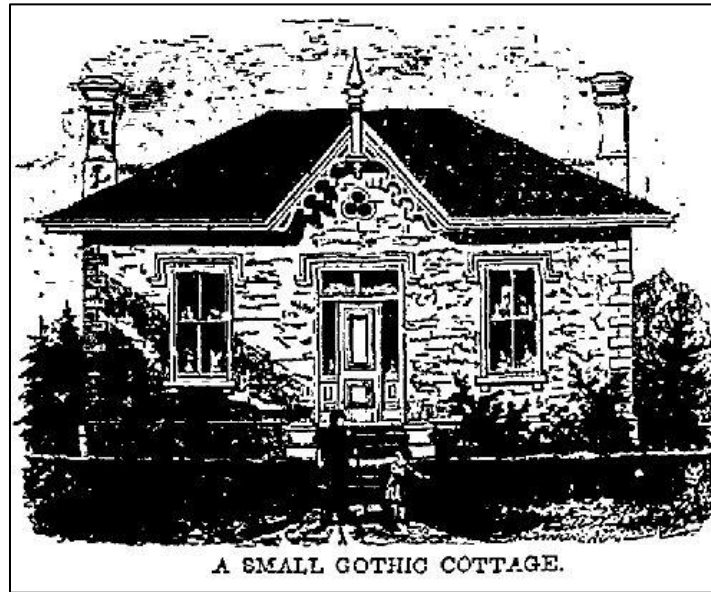




Figure 10: A drawing of a Gothic farmhouse from the 1864 Canada Farmer (N.A. 1864)



The structure at 7044 Ninth Line displays some characteristic architectural features that are typical of the Gothic Revival style, such as the vergeboarding, its one-and-a-half storeys, gable-end, and its symmetrically balanced southern elevation with a central entranceway flanked by a window on either side. However, subsequent modifications including the sunroom addition detract from the Gothic Revival style of the structure. As such, the subject structure is not considered an outstanding or representative example of Gothic Revival architecture within the local context.

An example of a representative Gothic Revival residential structure in the City of Mississauga is the Samuel Moore House at 1295 Burnhamthorpe Road West. The house was constructed circa 1882 – 1883 by Samuel Moore and features representative Gothic Revival architectural elements such as the arched windows, one-and-a-half storey massing, gable-end that is symmetrically balanced with a central door flanked by a window on either side, and dichromatic brickwork. Table 3 provides a sample list of other Gothic Revival houses within the City of Mississauga for comparison.

Table 3: Properties designated under Part IV of the *Ontario Heritage Act* in the City of Mississauga with Gothic Revival architectural elements

Property	Notes	Image
<p>1295 Burnhamthorpe Road East (Samuel Moore House)</p>	<p>Constructed by Samuel Moore circa 1882 – 1883, the house exemplifies Ontario vernacular Gothic Revival style (City of Mississauga 2020a). The house is one-and-a-half storeys, features arched windows, a gable-end that is symmetrically balanced with a central door flanked by a window on either side, and dichromatic brickwork.</p>	 <p>Photo Courtesy: (City of Mississauga 2020a)</p>
<p>185 Derry Road West (Hunter House)</p>	<p>This two-storey Gothic Revival house with Italianate elements was constructed in 1870. It was believed to have been built by James Hunter, a farmer (City of Mississauga 2020b). The house features a centre gable, a Gothic arched window, and vergeboarding. Its gable-end is symmetrically balanced with a central door flanked by a window on either side, and it features dichromatic brickwork.</p>	 <p>Photo Courtesy: (City of Mississauga 2020b)</p>
<p>32 Peter Street South (McDonald Residence)</p>	<p>This Gothic Revival house was constructed circa 1860s by James McDonald. The house is believed to have been used as the first place of worship for Roman Catholics in Port Credit on its previous location on Lakeshore Road before it was moved to the corner of Bay and Peter Streets (City of Mississauga 2020c; City of Mississauga 2020d). This one-and-a-half storey house features centre gables, arched Gothic window, and a gable-end, symmetrically balanced with a central door flanked by a window on either side.</p>	 <p>Photo Courtesy: (City of Mississauga 2020c)</p>

Property	Notes	Image
<p>54 William Street (Brookbank House)</p>	<p>This one-and-a-half storey Gothic Revival house was constructed circa 1860 by Samuel Brookbank. It is a rare example in Mississauga for using stucco and brick infill between framing timbers (City of Mississauga 2020e). The house features a centre gable, arched windows, vergeboarding, and is symmetrically balanced with a central door flanked by a window on either side.</p>	 <p>Photo Courtesy: (City of Mississauga 2020e)</p>
<p>157 Queen Street South (Graydon-Atkinson House)</p>	<p>John Graydon, a Streetsville builder, constructed this “L”-shaped brick Gothic Revival house circa 1895 (City of Mississauga 2020f). This one-and-a-half storey house features centre gables, arched windows, and vergeboarding.</p>	 <p>Photo Courtesy: (City of Mississauga 2020f)</p>
<p>1362 Mississauga Road (Perrin-Bonner-Bluett Residence)</p>	<p>This residence combined the Gothic and Queen Anne architectural styles and was built by Addison Perrin in 1888 and remained in the family until 1971 (City of Mississauga 2020g). This one-and-a-half storey residence features centre gables, vergeboarding and finials.</p>	 <p>Photo Courtesy: (City of Mississauga 2020g)</p>

Property	Notes	Image
2007 Burbank Drive (Alfred Adamson House)	This house was originally constructed in 1863 by Alfred Adamson. It suffered a fire in 1911 and was re-built as a blend of the original Gothic Revival elements and Edwardian Classicism elements (City of Mississauga 2020h). The two storey house features vergeboarding and finials.	 <p data-bbox="906 625 1300 684">Photo Courtesy: (City of Mississauga 2020h)</p>
4265 Perivale Road (Crozier Farmhouse)	The rear of the house was constructed circa 1845 by Christopher Crozier. The Gothic Revival front portion was added by him in 1905. The house was owned by the Crozier family until 2002 (City of Mississauga 2020i). This one-and-a-half storey house features a centre gable, arched windows, vergeboarding, finials, and is symmetrically balanced with a central door flanked by a window on either side.	 <p data-bbox="906 1073 1300 1131">Photo Courtesy: (City of Mississauga 2020i)</p>

4.3 Ontario Regulation 9/06 Evaluation

Table 4 contains the evaluation of the property at 7044 Ninth Line against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

Table 4: Evaluation of 7044 Ninth Line using Ontario Regulation 9/06

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property at 7044 Ninth Line does not meet this criterion. The property contains an altered one-and-a-half storey Gothic Revival farmhouse that features vergeboarding, and is symmetrically balanced on the southern elevation with a central entranceway flanked by a window on either side. The subject property is not a rare, unique, or early example of a Gothic Revival residence in the local context when compared with other local examples, and the considerable damage due to vandalism at the time of field inspection (March 2020) detracts significantly from its physical and design value.

ii. displays a high degree of craftsmanship or artistic merit, or;	The property at 7044 Ninth Line does not meet this criterion. The house does not demonstrate a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	The property at 7044 Ninth Line does not meet this criterion. The farmhouse does not demonstrate a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property at 7044 Ninth Line does not meet this criterion. The property is directly associated with the Askin family who initially leased the land for the schoolhouse and eventually sold it to the Trustees. The property is also associated with the Bussells family who were prominent in the nineteenth century and remained in their family until 1965. While both the Askin and Bussells families were successful families in the local area, neither of them are known to have held any notable public positions or appointments, and as such, are not considered to hold any particular significance to the local area apart from being long-time local residents.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property at 7044 Ninth Line does not meet this criterion. The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property at 7044 Ninth Line is not known to meet this criterion. The architect of the existing building is unknown.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	The property at 7044 Ninth Line does not meet this criterion. The subject property does not retain its historical agricultural function and is currently located in a remnant agricultural context adjacent to Highway 407 on the west and twentieth-century residences to the east.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property at 7044 Ninth Line does not meet this criterion. The remnant agricultural property is no longer situated in an agricultural context as adjacent development of Highway 407 to the west and residential subdivisions to the east have altered the historical agricultural context.
iii. is a landmark.	The property at 7044 Ninth Line does not meet this criterion. The property is not a landmark.

Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property at 7044 Ninth Line does not retain cultural heritage value. As such, the subject property should not be considered a Provincial Heritage Property.

4.4 Ontario Regulation 10/06 Evaluation

Table 5 contains the evaluation of the property at 7044 Ninth Line against criteria as set out in Ontario Regulation 10/06 of the *Ontario Heritage Act*.

Table 5: Evaluation of 7044 Ninth Line using Ontario Regulation 10/06

Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	N	The subject property is associated with agricultural development within the City of Mississauga. However, the structure does not strongly or overtly evoke this theme at the provincial level.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	N	The subject property is one of a number of Gothic Revival houses within the City of Mississauga. This type of house construction is common on the provincial level, and the subject property does not have the potential to yield information that contributes to an understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	N	The subject property does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage.
iv. The property is of aesthetic, visual or contextual importance to the province;	N	The subject bridge does not demonstrate any elements which may be considered of aesthetic, visual or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	N	Following the review of secondary source material and comparing this house to similar structures (Section 4.2) it was determined that this structure does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;	N	The subject property does not retain a strong or special association with the entire province or with a specific community throughout the province. The subject property does not meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; and	N	The subject property is associated with the Askins and the Bussells in the City of Mississauga. However, this association is not considered to be strong or special. The subject property does not meet this criterion.

Ontario Heritage Act Criteria	Response (Y/N)	Analysis
viii. The property is located in unorganized territory and the Minister (MHSTCI) determines that there is a provincial interest in the protection of the property.	N	The property is located within the City of Mississauga (an incorporated municipality), therefore, Criterion 8 does not apply.

The property at 7044 Ninth Line does not meet the criteria outlined in Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property of Provincial Significance.

5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. The Ontario Regulation 9/06 evaluation determined that the property does not retain cultural heritage value and therefore should not be considered a Provincial Heritage Property. The property at 7044 Ninth Line also does not meet the criteria outlined in Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 7044 Ninth Line in the City of Mississauga:

1. This report should be submitted to Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant stakeholders that have an interest in the project.

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**CULTURAL HERITAGE EVALUATION REPORT
7655 HERITAGE ROAD**

**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

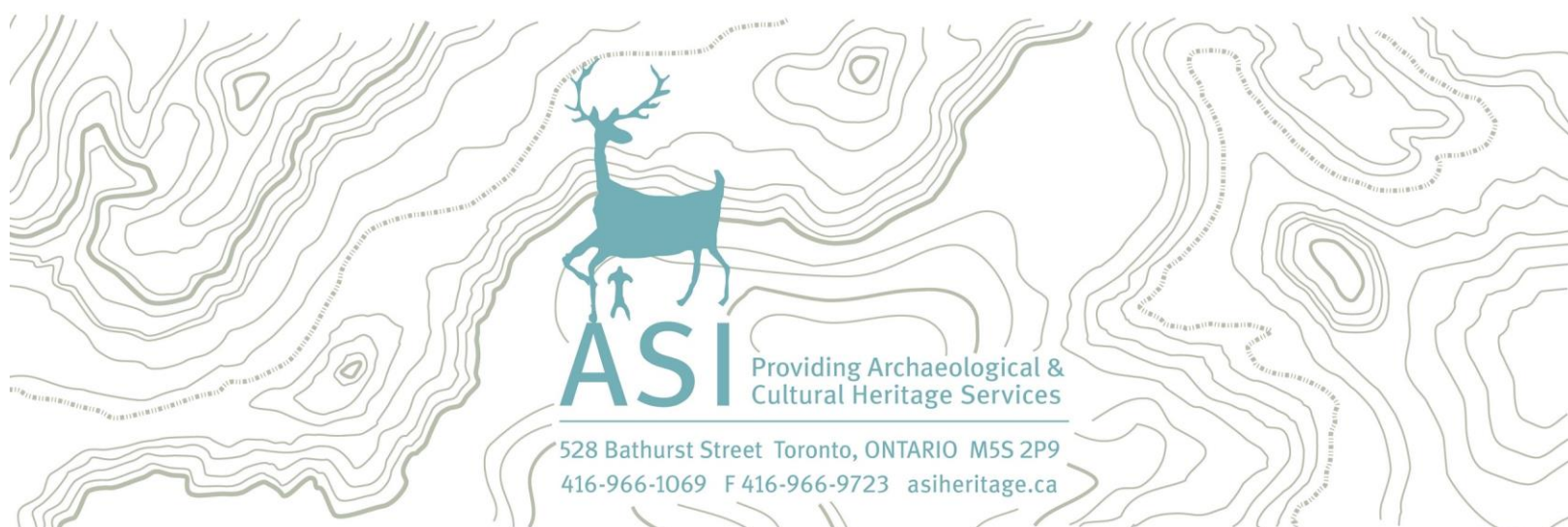
**CITY OF BRAMPTON
REGION OF PEEL, ONTARIO**

FINAL REPORT

LGL Limited (King City)
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ASI File: 19CH-165

March 2020 (revised April 2020)



CULTURAL HERITAGE EVALUATION REPORT

7655 HERITAGE ROAD

**CITY OF BRAMPTON
REGION OF PEEL, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 7655 Heritage Road in the City of Brampton, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 7655 Heritage Road is currently owned by Infrastructure Ontario and consists of a one-and-a-half storey frame farmhouse and remnant agricultural landscape. This property was identified during field review as a potential cultural heritage resource (CHR #31) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). It is not listed on the City of Brampton's Heritage Register. The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. This evaluation determined that the property retains architectural or design value associated with the c.1830's log house, encased in the c.1880's frame dwelling, and is considered to be a rare surviving example of an early nineteenth-century log house. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 7655 Heritage Road:

1. Complete a HIA in accordance with MHSTCI Information Bulletin No. 3: Heritage Impact Assessments for Provincial Heritage Properties (MHSTCI 2017) to identify impacts and mitigations

of the Transitway project on the Cultural Heritage Value and heritage attributes of the PHP, based on the PHP's Statement of Cultural Heritage Value.

2. Additional on-site investigations at this property are necessary to understand the log construction utilized, confirm integrity, and confirm building evolution. This would require removal of a section or sections of exterior vinyl cladding on this house. This can be completed during the HIA.
3. The report should be submitted to Pascal Doucet, Heritage Planner at the City of Brampton, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other heritage stakeholder with an interest in the project.



PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 7655 Heritage Road¹ in the City of Brampton, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 7655 Heritage Road in the City of Brampton consists of a one-and-a-half storey frame farmhouse and remnant agricultural landscape. The property is owned by Infrastructure Ontario (IO) and was identified as a potential cultural heritage resource (CHR #31) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06 and 10/06.

This CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries (MHSTCI) Ontario Heritage Tool Kit (2006), the City of Brampton's Official Plan (2015), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 7655 Heritage Road in the City of Brampton is located on the east side of Heritage Road, immediately south of Highway 407 and immediately north of the hydro corridor (Figure 1). The property consists of a one-and-a-half storey farmhouse and remnant agricultural landscape features. The property is situated in a commercial and light industrial area just north of the Mississauga-Brampton border (Figure 2). Historically, the property is located on Lot 14, Concession 5 West of Hurontario Street (WHS) in the north part of Toronto Township, Peel County. Prior to construction of Highway 407 in the 1990s, Heritage Road was called Fifth Line West. A previous address for this property has not been determined.

¹ City of Brampton Online Maps record this property as "0 Heritage Road"; this address was provided by Infrastructure Ontario



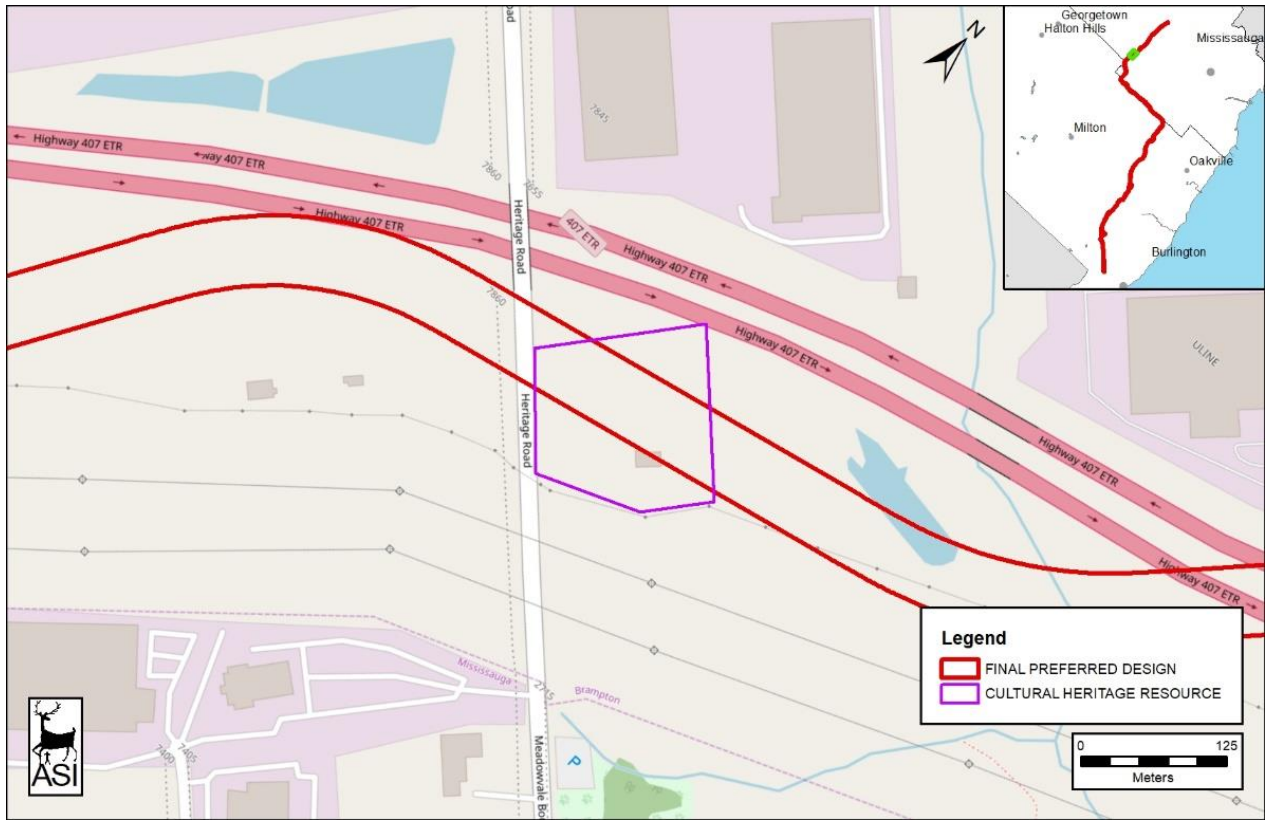


Figure 1: Location of the subject property at 7655 Heritage Road and proposed design of 407 Transitway
(©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA))



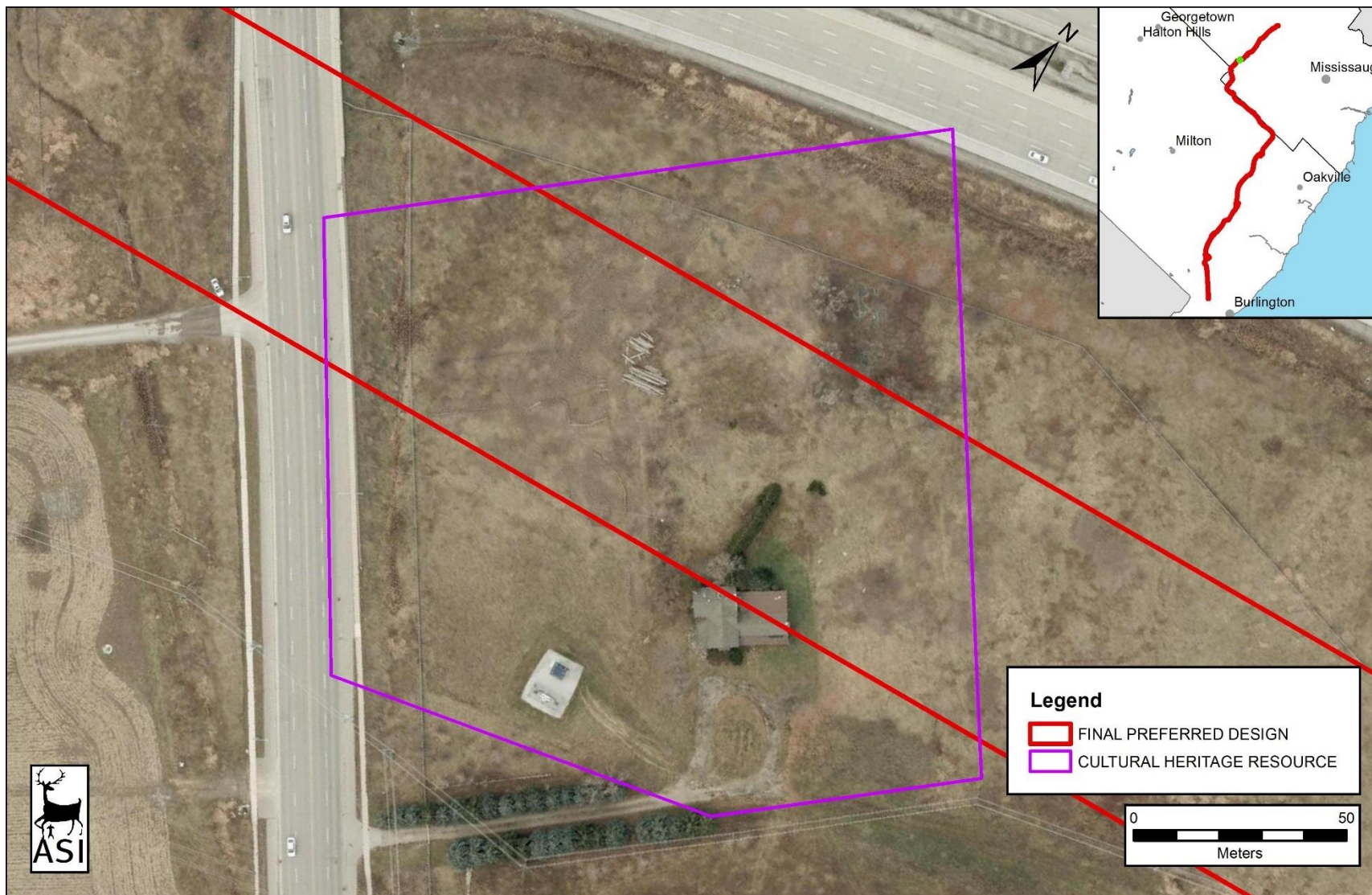


Figure 2: Aerial photo of the subject property at 7655 Heritage Road and proposed design of 407 Transitway (Google Earth Imagery)

1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), the Environmental Assessment Act (1990), and the *Planning Act* (Government of Ontario 2017).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Tool Kit* (2006) and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;



- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario’s cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Should the property be determined to have cultural heritage value or interest then a Heritage Impact Assessment (HIA) is required.

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The City of Brampton *Municipal Register of Cultural Heritage Resources* (City of Brampton 2019b);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust’s *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada’s *Canada’s Historic Places* website (Parks Canada n.d.);
- Parks Canada’s *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Historical and genealogical records at Ancestry.com;
- Peel Art Gallery Museum and Archives (PAMA); and
- Peel Land Registry.

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

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Tourism, Sport and Culture Industries	20 March and 2 April 2020	Response received on 2 April 2020 confirmed that there were no provincial heritage properties within or adjacent to the subject property.



Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 and 24 March 2020	Response received 24 March 2020 confirmed that there are no OHT easements within or adjacent to the subject property.
Cassandra Jasinski, Heritage Planner	City of Brampton	04 and 06 March 2020	Response received 06 March 2020. Heritage staff at the City of Brampton do not have anything on file regarding this property. The property across the road, 7696 Heritage Road, is Listed on the Heritage Register.

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

The property is located in Lot 14, Concession 5 WHS in the former Township of Toronto, County of Peel. The subject property became part of the City of Brampton in the 1970s.

2.1 Overview of Indigenous Land Use

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

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

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



Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	CE 1400-1600	Tribal differentiation and warfare
POST-CONTACT PERIOD			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	CE 1600-1650	Tribal displacements
Late	Six Nations Iroquois, Ojibwa	CE 1650-1800s	
	Euro-Canadian	CE 1800-present	European settlement

The study area is within Treaty 13a, signed on August 2, 1805 by the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1 mile strip of land on each of its banks, which became the Credit Indian Reserve. On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown (Mississauga of the New Credit First Nation 2001; Mississaugas of the Credit First Nation 2017).



2.2 Township and Settlement History

2.2.1 Township of Toronto

The Township of Toronto was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came from the British Isles. All were enticed by the fertile and available land and in these early settlement years, the majority of the population relied upon subsistence farming. By 1851, Toronto Township became a part of Peel County and had a population greater than 7,500. Lots and concessions had been determined, though not all occupied. In the southern half of the township, plots primarily ran in a north-south direction, while the New Survey lands in the northern half primarily ran east-west. Many of the original 200-acre farms were being subdivided into smaller parcels and commercial agriculture was taking hold (City of Mississauga: Planning and Building Department 2004).

At the same time, a series of unincorporated villages began to spring up in Toronto Township, particularly as settlement moved further into the interior. Roughly separated a few miles apart, and often at key crossroad intersections, these villages provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status (Riendeau 1985; City of Mississauga: Planning and Building Department 2004). Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Armstrong 1985; Jonasson 2006).

The area north of Dundas Street remained primarily agricultural through to the 1970s, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the twentieth century. Densification occurred along all major thoroughfares throughout the 1900-1945 period and mass suburbanization swept across Toronto Township in the post-World War II era. This growth occurred in historic towns such as Streetsville and Cooksville but also around key intersections in the township's smaller hamlets and villages (City of Mississauga: Planning and Building Department 2004). Perhaps the most striking indication of urban development occurred with planned communities such as Meadowvale, which included houses, recreation facilities, parks, shopping malls, and schools.

There was also significant administrative and political maturity in the postwar era. By 1974, the City of Brampton and the City of Mississauga were formed from an amalgamation of the former towns and townships, and the Region of Peel was established (Riendeau 1985).



2.3 Land Use History and Review of Historic Mapping

7655 Heritage Road is located on the west half of Lot 14, Concession 5, WHS, in Toronto Township, County of Peel. The following land use history provides a brief overview of the history of the area surrounding 7655 Heritage Road as well as the people who lived on the subject property, as provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, assessment rolls, directories, genealogies, archival images and historic photographs, and community histories.

2.3.1 1824 - 1948

The Crown patent for the 100 acres on the western half of Lot 14 went to John Wallace in 1824. Wallace sold the property to James Hillis in 1831. Hillis, who was born in c.1804 and emigrated from Ireland, lived and farmed on the property with his wife Mary for the next 50 years. It is his name which appears on the 1859 Tremaine Map and 1877 Illustrated Historical Atlas below in Figure 3 and Figure 4. The 1877 map depicts a house at the end of a long driveway near the southwest corner of Hillis' property. While it appears that this house is south of the subject property boundary, inconsistent depiction of feature locations in nineteenth-century map reproductions were common, and it is possible that portions of the current house date back to this period. A watercourse flows in a north-south direction close to the middle of Hillis' property.

The 1851 and 1861 Census Records (LAC 1851: Schedule 1; LAC 1861 Schedule 1&2) record that James Hillis, a farmer, lived with his wife Mary and children in a one-storey log cabin. They confirm that he lived on the west half of Lot 14, Concession 5, and farmed 100 acres of this parcel and an additional 50 acres elsewhere. Of the 150 acres, 105 acres were under cultivation, with 77 acres under crops, 26 acres under pasture and two acres under orchard and/or garden. By the 1871 Census, James and Mary Hillis continued to farm on this property, with three children under the age of 20 living in the household. Two of their sons, Joseph and William, owned and farmed a separate property and lived in a separate household nearby.

When James Hillis died in 1880, he left the property to his son Joseph Hillis (OLRA; Ancestry.com). Born in 1843, Joseph Hillis married Mary Jane Manes in 1882 and they had two daughters, Edna and Iva, in 1883 and 1885. With only two daughters, it is not surprising that Hillis employed farm servants in 1891 and 1901. The 1891 Census Records (LAC 1891: Schedule 1) record Joseph Hillis as a farmer, living with his wife Mary and their two children, one domestic servant and one farm servant, Jane Eavens and Barnes Nelson respectively, in a one-and-a-half storey frame house. While the 1901 census (LAC 1901: Schedule B) indicates that the property included four outbuildings in addition to the house, the 1909 NTS map pictured below (Figure 5) only depicts a single dwelling.

In the 1910s, the property was transferred from Joseph Hillis to his daughter, Edna, and her husband, George. The 1911 Census (LAC 1911: Sch 1) records Joseph and Mary as living on Lot 14, Concession 5, with their daughter Edna. In 1912, Edna married George Harvey Halliday in Brampton. Joseph Hillis died in 1918 at the age of 75 and his wife in 1928 at age 77. The 1921 Census Returns (LAC 1921: Sch 1) record that George and Edna Halliday lived and farmed on the subject property with their five children, and widowed mother Mary Jane Hillis. Assessment rolls (AR 1929, 1941) from this time period confirm



that George and Edna Halliday continued to farm this property into the 1940s. The 100-acre property was valued at \$3800 in 1929, and \$3500 in 1941.

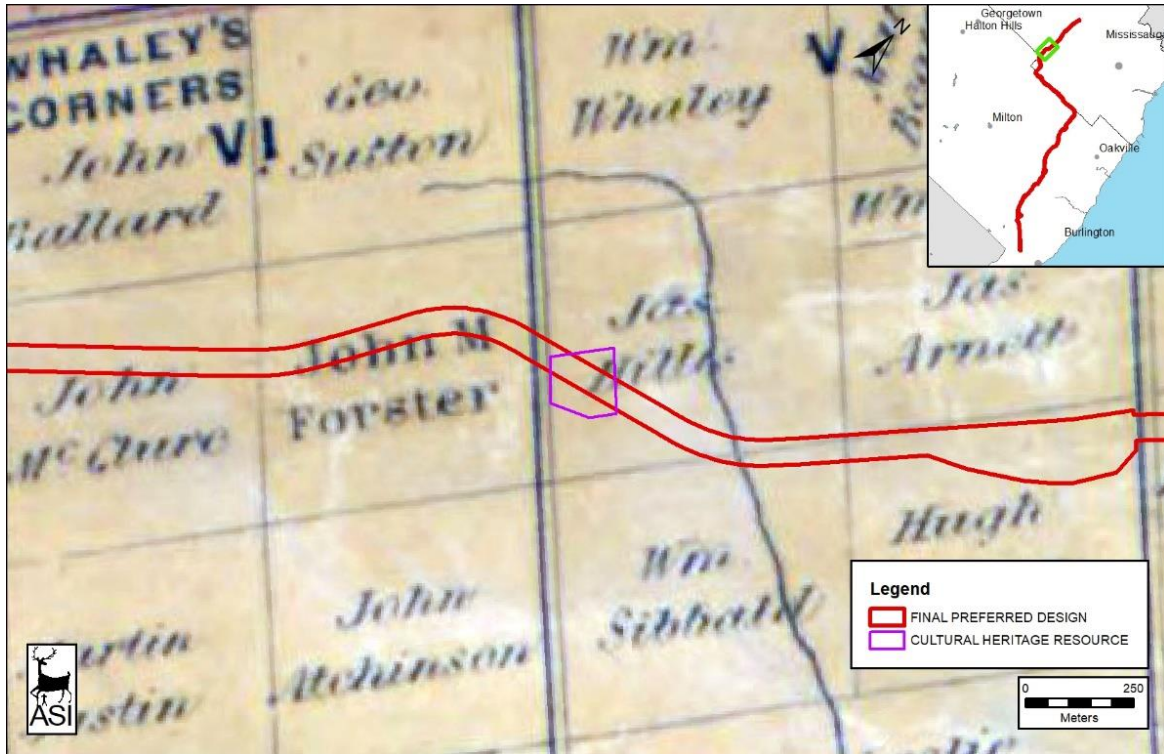


Figure 3: The study area overlaid on the 1858 Tremaine's Map of the County of Peel (Tremaine 1859)

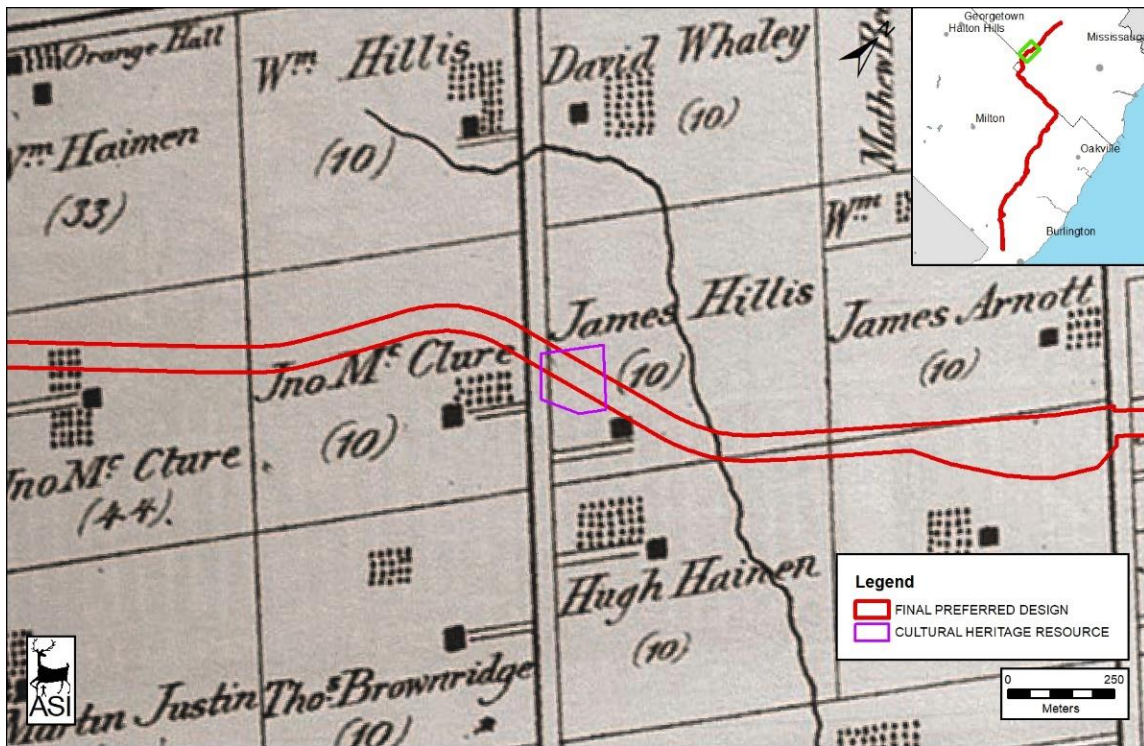


Figure 4: The study area overlaid on the 1877 Illustrated Historical Atlas of the County of Peel (Walker and Miles 1877)

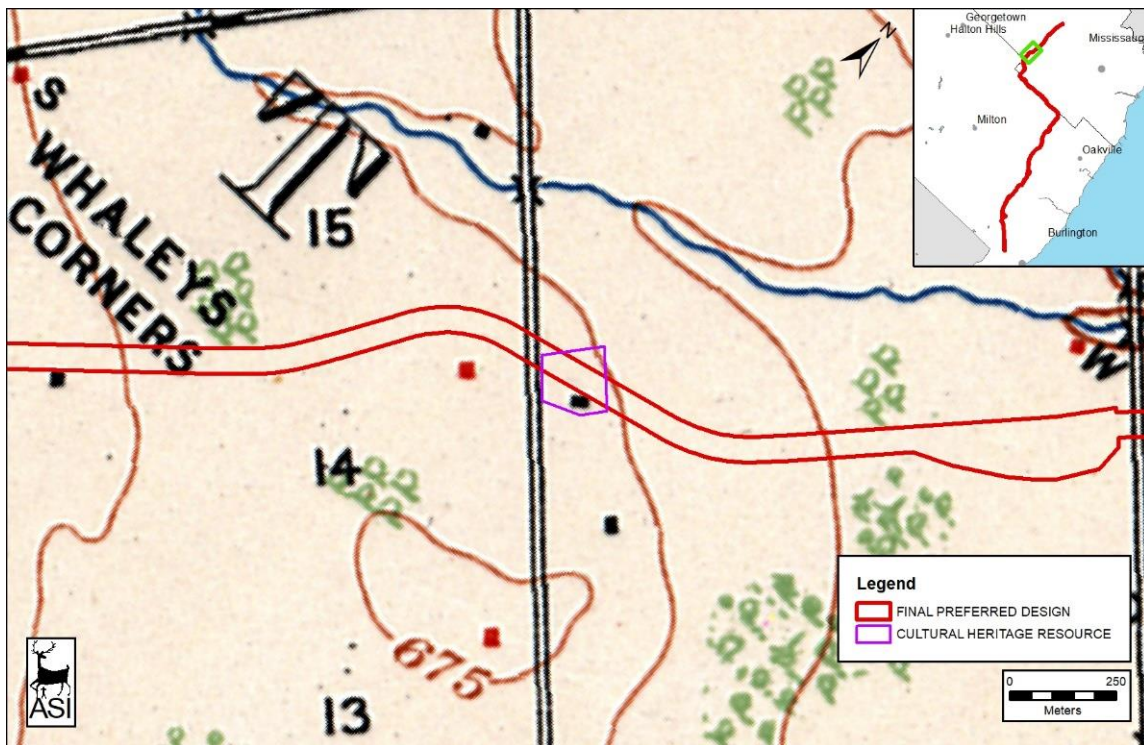


Figure 5: The study area overlaid on the 1909 topographic map, Brampton Sheet (Department of Militia and Defence 1909)

2.3.2 1948 - Present

According to the 1942 NTS map, the subject property was in an agricultural context with two additional structures to the north of the house (Figure 6). Halliday divided the west half of Lot 14, Concession 5 WHS into two parcels, and the subject property was sold to Sylvester Tyla and his wife for \$5,500 in 1946. By 1948, the Tylas sold to Norman and May Lightfoot, and only two years after that, the Lightfoots sold to Gordon D. Leaver (OLRA). In 1954, the property continued to have two additional buildings to the north of the house, and the property continued to be in a rural-agricultural context, with pockets of wooded areas amongst the surrounding fields (Figure 7). In the same year that the aerial photo was taken, Leaver sold the property to Ruth A. Knight, who in turn sold the property to Nancy J. O'Connor in 1962.

Throughout the 1960s and 1970s, there appears to have been some changes in terms of developments on the subject property (Figure 8). A review of additional aerial photography available online through Mississauga Maps illustrate other changes to the subject property from 1966 onwards. By 1977, a third barn/outbuilding was constructed to the north of the house, next to the existing barns, and a swimming pool was added immediately north of the house. An extension at the rear of the house was added sometime between 1966 and 1977. A garage was added at the end of the driveway, southeast of the house, by 1982, along with a row of trees planted to either side of the driveway.

O'Connor sold the subject property to Arie C. Van Velzen in 1985. The property remained in a rural context over the next decade, though an electrical transmission corridor was installed immediately to the south of the subject property (Figure 9). In 1995, the Ontario Transportation Capital Corporation took ownership to make way for the construction of Highway 407 (OLRA), and continued to rent the subject property to tenants. By 2000, one of the barns was removed and a tennis court was added to the property, east of the outbuildings. Aerial photography from 2005 shows a property that is clearly in use (Figure 10). A few years later, the property was vacated and, in the decade following, all the outbuildings were removed and the swimming pool was filled in.

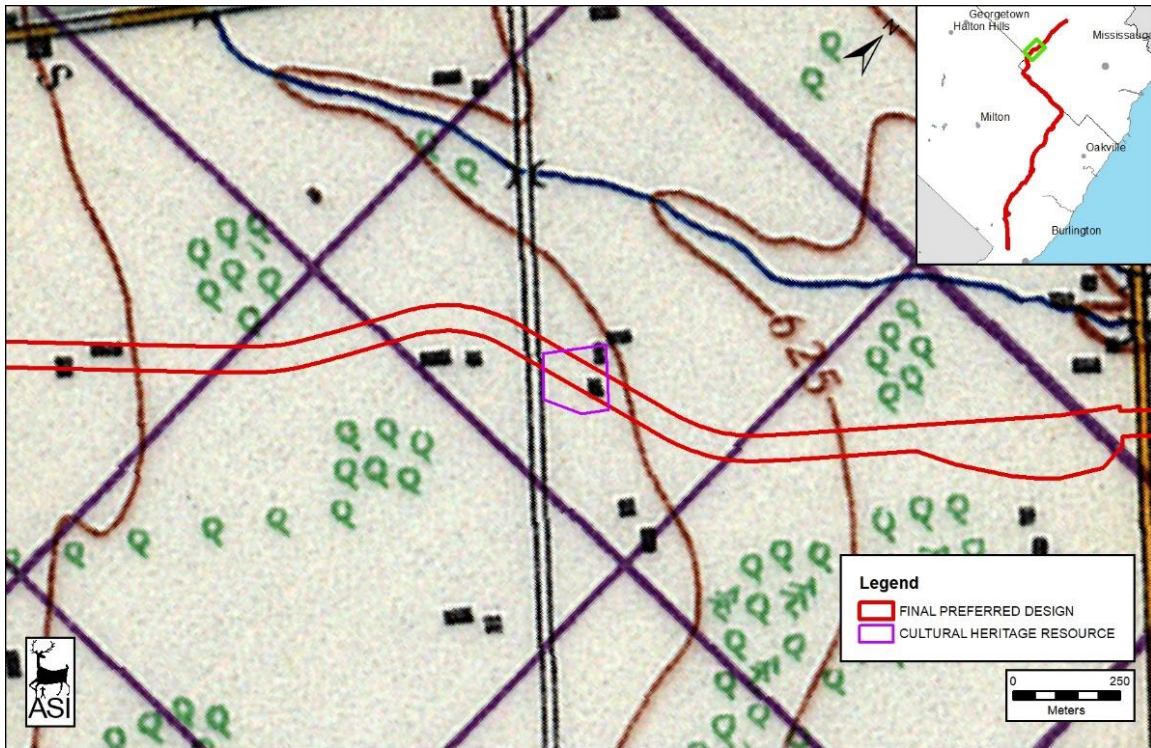


Figure 6: The study area overlaid on the 1942 topographic map, Brampton Sheet (Department of National Defence 1942)



Figure 7: The study area overlaid on a 1954 aerial photograph, Plate 435.794 (Hunting Survey Corporation Limited 1954)

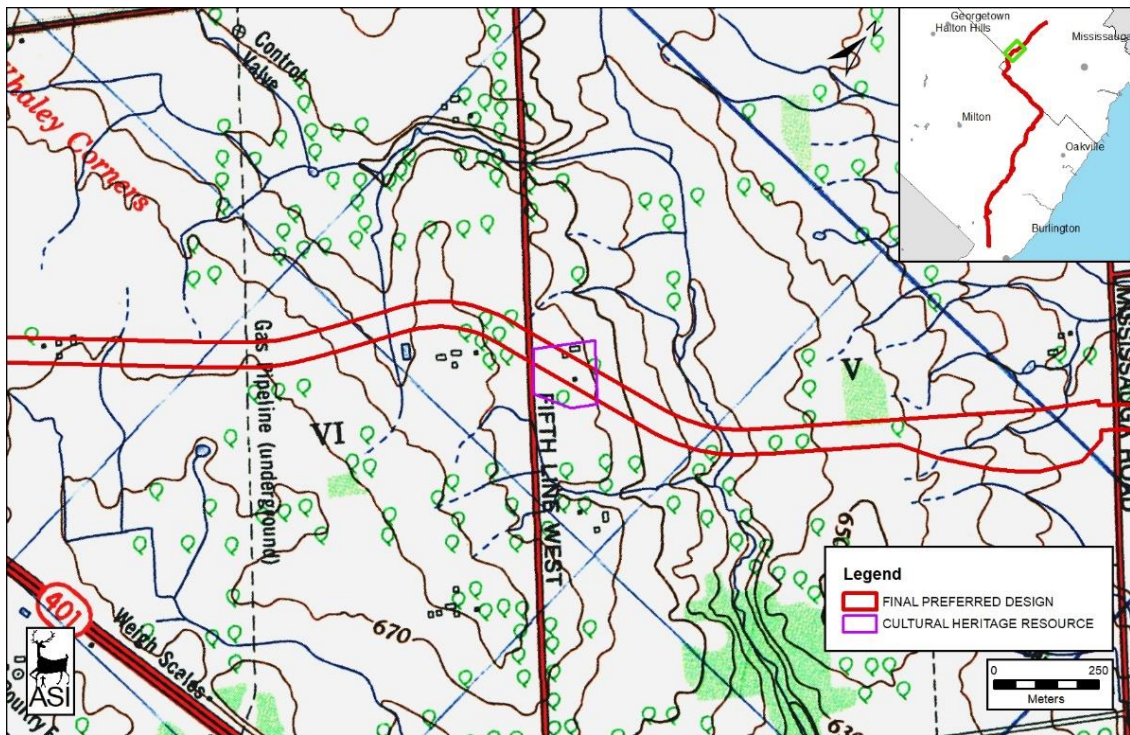


Figure 8: The study area overlaid on the 1973 topographic map, Hornby Sheet (Department of Energy, Mines and Resources 1973)

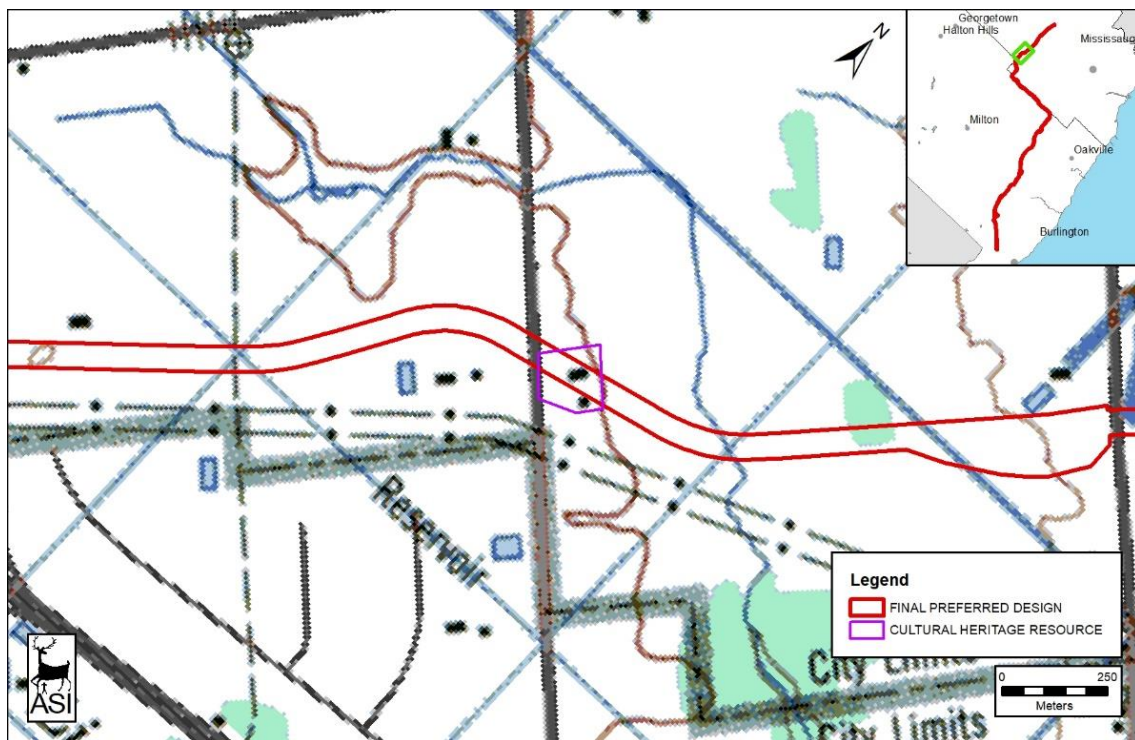


Figure 9: The study overlaid on the 1994 topographic map, Brampton Sheet (Department of Energy, Mines and Resources 1994)



Figure 10: The study overlaid on the 2005 aerial photo (Google Earth Imagery)

2.3.3 Land Use History Summary

The remnant farm property at 7655 Heritage Road in the City of Brampton is located on part Lot 14, Concession 5 WHS. The 100-acre parcel was patented to John Wallace in 1924, who in turn sold the property to James Hillis in 1831. Hillis farmed and settled on this property, built a log house c. 1830s, and with his wife Mary, raised a family here. The property was passed down to his son Joseph in the 1880s, and then again to his granddaughter Edna Halliday (nee Hillis) in the 1910s. The property remained in the Halliday-Hillis family until 1948, at which time it was sold to new owners. It was transferred between various owners over the next 40 years, until it was purchased by the Province to make way for construction of Highway 407 and associated infrastructure.

Archival records show that there was a log house on the property until the 1860s, and by the 1880s, the house had been upgraded to a one-and-a-half storey frame house. This change in dwelling likely coincides with the transfer of the farm from James to Joseph Hillis in 1882. By the early 1900s, there were four outbuildings on the property. Between 1966 and 1985, the O'Connor family made some changes to the property, including the addition of a rear extension to the house, construction of a swimming pool, garage and another outbuilding next to the existing barns.

Unfortunately, family histories, historical photographs or plans of the property were not located while consulting the City of Brampton, Peel Land Registry Records, or Peel Art Gallery Museum and Archives. Members of the Hillis family are buried at Churchville Cemetery, and children went to school in nearby Whaley's Corners. As local multi-generational farmers, they would have been pillars in the community,

but there is no evidence to suggest that the Hillis family had any particular significance as leaders within the community.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by John Sleath, Kirstyn Allam and Meredith Stewart, of ASI, on 2 March 2020 to survey and document the study area and environs. Permission to enter the property was provided by IO, and staff from the property management company retained by IO assisted with the board removals at the south entrance into the house. All other windows and exterior doors were boarded up.

Results of the field review and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property.

3.2 Landscape and Surrounding Environs

7655 Heritage Road is a remnant agricultural property located south of Highway 407, near the Brampton-Mississauga border (Plate 1 - Plate 4). The property forms part of an undeveloped green space corridor located south of Highway 407, and to the north of a hydro corridor. This stretch of land is provincially-owned and has been maintained as such since construction of Highway 407 in the 1990s, with plans to eventually construct a transitway alongside the highway. Prior to construction of the highway, this area was agricultural land. Following construction of the highway, the areas to the south of the property, in Mississauga, and to the north of the highway, in Brampton, were redeveloped as commercial and industrial properties.

The subject property was vacated in 2007 and has been altered considerably through the removal and/or demolition of all outbuildings, filling in the swimming pool, and allowing the property to be overgrown with vegetation. Where the former outbuildings were located, north of the dwelling, is a pile of barn beams, stone and debris. Former fields and fenced-in paddocks around the house are no longer visible in the landscape. The addition of pipeline-related infrastructure and building near Heritage Road, and the addition of a new chain-link fence around the property, have further altered the former landscape elements associated with this property.

Remnant landscape features that are still extant include the long driveway, the c.1970s tree line planted to either side of the driveway, and the loop at the end of the driveway that formerly linked the house to the former garage. However, it should be noted that the driveway is no longer part of this property parcel. Remnant wooden fencelines are also visible, located in the former paddock area to the west of the house. Vegetation around the house and former tennis court are also visible, although not maintained and overgrown or depleted in sections.





Plate 1: View of the dwelling from the north showing vegetation and former pool area



Plate 2: View of pile of barn boards and beams, looking north



Plate 3: View of the consumers gas related building at west part of property, looking south



Plate 4: View of tree lines and former paddock area and former fencelines in front of house, looking south

3.3 House Exterior

The property at 7655 Heritage Road in the City of Brampton features a one-and-a-half storey vernacular farmhouse, a gable roof, vinyl siding and an irregular footprint (Plate 6 - Plate 9). All windows and doorways are boarded up and as such, exterior trim and window/door types are not visible from the exterior. The original c.1830 log house faces north, and is encased within the c.1880's one-and-a-half storey frame house which faces west towards Heritage Road and features a L-shaped footprint, cross-gable roof, and sits on stone foundations (Plate 5). A 1970's extension was added to the east elevation.

The west elevation features a covered front porch with decorative posts and trim, a low-profile gabled dormer over the porch, and the front entryway into the house. Decorative shutters are located at each of the windows. The south elevation of the c.1880's frame house features two windows on the second floor, and a bay window on the main floor. The north elevation features a central entrance with covered portico, and windows to either side. Sky lights are visible in the roof on this elevation. The rear or east

elevation of this house is obscured by the addition of an enclosed back deck/porch area, and the 1970's extension. However, two dormer windows are visible in the roof line.

The c.1970's rear addition to the east elevation of the original house sits on concrete foundations. A former exterior porch area with concrete flooring, now enclosed, is located to the north of the rear addition. The north elevation is largely obscured by vegetation and the enclosed porch area, which is also boarded up. The east elevation features a large brick chimney and two windows, and the south elevation features a central entrance and several windows.

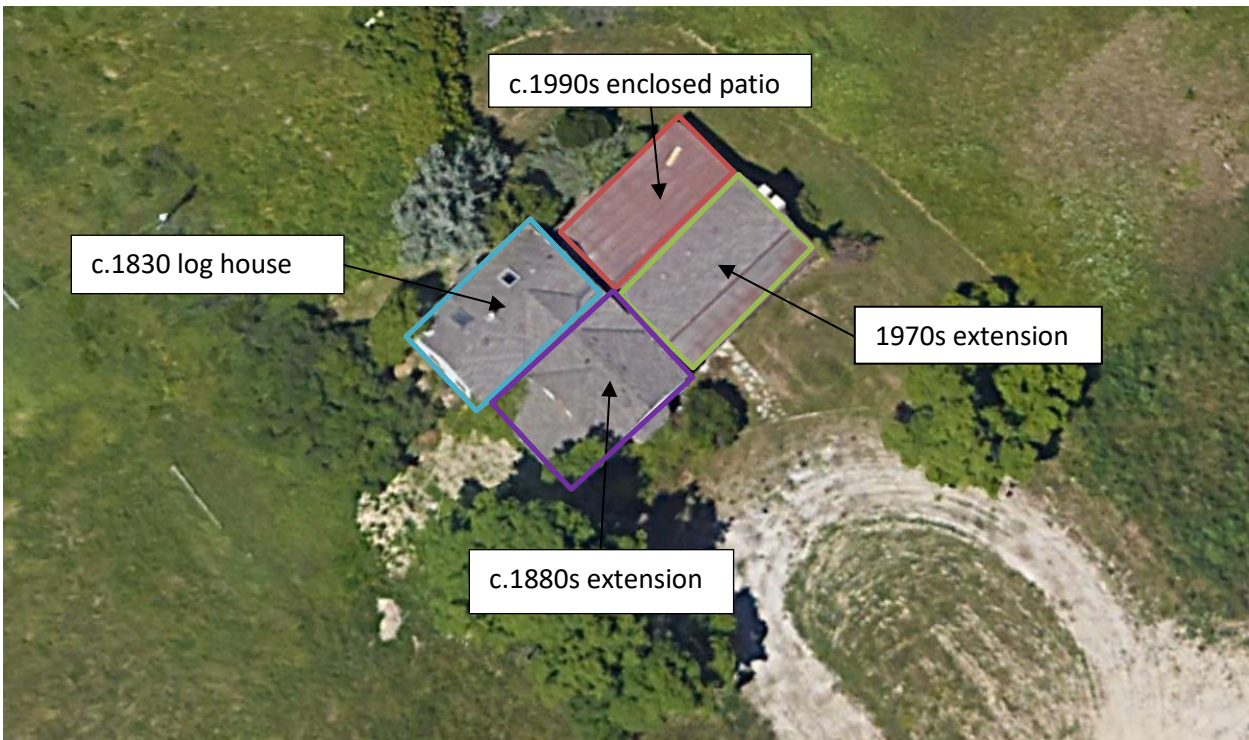


Plate 5: Plan view (Source: Google Earth)



Plate 6: West elevation, log house portion is on the left



Plate 7: East elevation



Plate 8: South elevation



Plate 9: North elevation (log house portion)

3.4 House Interior

Site investigations of the interior of this house revealed that there is a log house incorporated into the north part of the structure. The interior of the house can be divided into three areas and will be described as such in this section: the c.1830's log house; the c.1880's frame house; and the 1970's rear extension.

The log house portion sits on stone foundations, and features a basement, main floor and second floor. The rectangular footprint of the log house is approximately 10 metres by 7 metres. The main floor (Plate 10 - Plate 13) is one large room with a built-in kitchen, two-over-two pane sash windows on the north, west and east walls, and a set of narrow stairs leading to the second floor at the southeast corner of the structure. The exterior door on the north elevation is modern, along with all window and door trim. The flooring has been removed, with areas of tile remaining. The hewn joists above are visible, and the large hewn flat-sided logs forming the walls of the log cabin are also visible with mortar chinking applied. A former doorway on the south wall has been converted into a bookcase, and another doorway on the south wall towards the east elevation leads to the c.1880's structure.



Plate 10: View of log house main floor, looking west



Plate 11: View of log house main floor looking north, note the flat-sided logs and mortar chinking



Plate 12: View of log house main floor, looking east



Plate 13: Log house main floor, southeast corner, showing narrow staircase to second floor

The curved stairwell leading to the second floor (Plate 14 - Plate 17) of the log house portion leads into an open hallway which provides access to two bedrooms, two storage areas, and features one window on the east wall. A large bedroom is located at the western portion of the second floor, and a second smaller room is in the middle along the north elevation. A closet is located at the northeast corner, and additional storage is found on the south wall of the hallway. Skylights are in each bedroom, and windows on the east and west elevations are two-over-two pane sash windows, similar to those on the main floor. All doors and trim are modern, as well the railing in the hallway, and it is carpeted throughout. The log walls are rounded, rather than flat-sided. The windows on the east and west elevations are located above the top of the log walls, where gable dormers have been incorporated into the structure and to allow for more living space on the second floor.



Plate 14: View looking down stairwell, looking south, note the rounded logs



Plate 15: Middle bedroom on the second floor of the log house, note the skylight



Plate 16: Detail of the logs and window on east wall of the hallway, log house second floor



Plate 17: View of large west bedroom, log house second floor

The log house portion of the house sits on fieldstone foundations (Plate 18 - Plate 19). The basement is divided into an east and west section, with exterior access to the basement located at the rear of the house, on the east elevation. A former trap door from the main floor is also located at the end of the basement. Large hewn floor joists are overhead supporting the wooden base flooring above.



Plate 18: View of the basement looking west.



Plate 19: View of the basement looking east.

The c.1880's house has a main floor and a second floor (Plate 20 - Plate 23). The main floor features the main entrance on the west elevation of the house, which opens into a foyer. From the foyer, there is a door leading to a master bedroom with walk-in closet and a bathroom, a stairwell leading to the second floor, a doorway leading north to the log house, and a doorway leading east to the 1970's addition. The second floor is divided into two bedrooms and a bathroom. Throughout the c.1880's portion of the house, the wooden windows are two-over-two pane sash, and the carpet, doors and trim around windows likely date to the 1970's renovations.



Plate 20: Second floor bedroom, looking south



Plate 21: Staircase to second floor, from main floor foyer



Plate 22: View of the front door from the foyer, looking west



Plate 23: Main floor bedroom, looking north west

The 1970's extension is located on the east elevation of the c.1880's portion of the house (Plate 24 - Plate 27). A long hallway along the north wall provides access to an enclosed sunroom, formerly an outdoor patio, as well as access to a bathroom, kitchen, and living area located along the south and east parts of this extension. A fireplace is located on the east wall in the living room. Flooring was noted as either carpet or tile, and doors, windows and trim were noted as modern. Two sets of sliding patio doors are located on the north elevation, and one sliding door is on the south elevation. While generally boarded up, it would appear that the openings in the living room are French doors with casement windows above.



Plate 24: Looking east along hallway, patio door are on the left, bathroom/kitchen doors on the right



Plate 25: Former kitchen, looking north



Plate 26: Living room area, looking southeast, note fireplace and French doors



Plate 27: Enclosed exterior patio area at northeast of the house

3.5 Building Evolution

Based on archival research and field review, the evolution of this house begins with the c.1830's log house built by James Hillis. In the 1880s, coinciding with the farm transition from James Hillis to his son, Joseph Hillis, the log house appears to have been lifted on to stone foundations. A one-and-a-half storey frame extension was added to the south, and the roof of the log house was also likely raised to provide more room on the second floor. It was noted that the pitch of the gable roof and gable dormers were similar in the c.1830 and c.1880 portions of this house.

In the 1970s and 1980s, a rear extension was added and much of the interior throughout was remodelled at this time, including windows, trim, doors, and flooring. Some closets, doors and trim in the upstairs bedrooms of the c.1880 extension may be original, although are plain and difficult to date. The exterior was re-clad in vinyl as well. Unfortunately, the original exterior covering of the house was not visible under any sections of the vinyl siding, and further, the exterior of the log house was not visible.

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 7655 Heritage Road is not previously identified as a cultural heritage resource by the City of Brampton.

4.2 Comparative Analysis

An analysis of the City of Brampton's Municipal Register of Cultural Heritage Resources (City of Brampton 2019b) and the Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act (City of Brampton 2019a) was conducted to identify comparable buildings for the



purposes of establishing a comparative context for evaluating this property. Other municipalities in the Region of Peel were also investigated to identify comparable buildings and/or properties. The results of the comparative analysis are presented in Table 3.




The City of Brampton has one log house on the Register, the c.1850's Pendergast Log House, which was originally located at 3864 Countryside Drive, and since relocated to the municipal-owned Historic Bovaird House property at 563 Bovaird Drive. It is currently pending designation under Part IV of the Ontario Heritage Act. No other log houses in Brampton were identified.


There are two log houses in the City of Mississauga, neither at their original locations. The Leslie Log House at 4415 Mississauga Road in Streetsville is occupied by the Streetsville Historical Society, and the Port Credit Log Cabin, originally from near Orangeville, is now part of the Bradley Museum.

There are over 30 log cabins identified on a 'Vintage Caledon Bus Tour' from 2011 (Caledon Heritage Foundation 2011), many of which are listed on the Town of Caledon's Heritage Register. A few selected examples are included in this report where photos of the dwellings were available on the internet.

Table 3: Selected Historic Log Cabins in Peel Region

Property	Heritage Recognition	Notes	Image
563 Bovaird House (Pendergast Log House)	Listed on the City of Brampton's Heritage Register	A rare cultural heritage resource dating to the mid-nineteenth century and is one of the last known log houses in Brampton. The house was clad in brick in the 1920s. It was originally located on the Pendergast Farm near McVean Drive and Countryside Drive.	 <p>Photo Courtesy: (City of Brampton 2020)</p>
4415 Mississauga Road (Leslie Log House)	Part IV Heritage Designation, By-law 330-94	One-and-a-half storey cedar log house with rectangular plan, measuring 26 by 36 feet, constructed in 1826. It is a rare surviving example of an early nineteenth century log house. The house was renovated in the 1850s/60s to give it more of a Neo-Classical style.	 <p>Photo Courtesy: (Dubniak 2008)</p>

Property	Heritage Recognition	Notes	Image
1620 Orr Road (Port Credit Log Cabin)	Part IV Heritage Designation, By-law 477-77	This one-and-a-half storey log cabin was built c. 1830 in Orangeville, and was relocated to Port Credit by the Port Credit Rovers in 1967. It was moved to the Bradley Museum in 2007 (City of Mississauga 2020).	 <p>Photo Courtesy: (Michael Spaziani Architect Inc. n.d.)</p>
16695 Mountainview Road	Listed on the Caledon Heritage Register	Built c.1850-1875, it is identified as a log house with Neo-Classical elements (Town of Caledon n.d.).	 <p>Photo Courtesy: (Strader 2020)</p>
19293 Mountainview Rd, Caledon	Part IV, By-law 2013-078	From the Caledon Heritage Register: The property at 19293 Mountainview Road is host to the c.1803 Hall Log House. Protected under s.29 of the Ontario Heritage Act are the following attributes of the house: the scale, massing, form, perimeter plan, as well as all exterior components of the dwelling are important. The exterior components include the exposed timbers, window and door openings, paneled doors, chimney, vertical siding, roofs, verandahs, and trim. It is based on these architectural features of the house that this building became a designated heritage property in Caledon (Town of Caledon n.d.).	 <p>Source: Caledon Maps, (Town of Caledon n.d.)</p>

Property	Heritage Recognition	Notes	Image
16708 Mountainview Rd.	Part IV, By-law 87-239	From the Caledon Heritage Register: The Pitton-Millichamp Log House is recognized as a designated heritage house within the Town of Caledon. The log house is one and a half stories tall with the wall height standing at ten squared logs high with dovetailed keying. The roof is a medium gable and was originally covered with cedar shingles. There is one single unit stone chimney on the northside of the building (Town of Caledon n.d.).	 <p>Source: Caledon Maps, (Town of Caledon n.d.) "</p>

4.3 Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 7655 Heritage Road using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
Ontario Heritage Act Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The north part of the house at 7655 Heritage Road features a c.1830's log house encased within a frame c.1880's dwelling, resting on stone foundations. Following a review of the City's Heritage Register, this is one of two known log houses in the City of Brampton, and is therefore recognized as a rare surviving example of early nineteenth-century log house construction in the City of Brampton.</p> <p>The property meets this criterion.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	Neither the house or property exhibits a high degree of craftsmanship or artistic merit. As such, it does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	Neither the house or property exhibit a high degree of technical or scientific achievement. As such, it does not meet this criterion.
2. The property has historical value or associative value because it:	
Ontario Heritage Act Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	This property is located on the west half of Lot 14, Concession 5, WHS, in Toronto Township. It was farmed by the Hillis family for three generations, from the 1830s through to the 1940s. While the Hillis family may be considered an established farming family in the area through the nineteenth and early twentieth centuries, a review to township histories failed to reveal any outstanding associations between this property, its inhabitants, and their role in the community. As such, it does not meet this criterion.
ii. yields, or has the potential to yield, information that	The subject property has a long history of agricultural land use and the extant farmhouse and remnant landscape are evocative of this period. This property has the potential to contribute to the understanding of the rural

contributes to an understanding of a community or culture, or;	development along Heritage Road, particularly given the presence of an early log dwelling which is associated with the lifestyle of pioneer settlers in the area. The property meets this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property is not known to represent the work or ideas of a particular architect or builder who is significant to the community. The property does not meet this criterion.
3. The property has contextual value because it:	
<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	The property is located in a former rural and agricultural area of the City of Brampton. Over the past thirty years, with the construction of Highway 407 through this original 100 acre property, the character of the area may no longer be described as rural agricultural, and rather urban and developed. As such, this property is not important to defining, maintaining or supporting the character of this area, and does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property has been significantly severed from its original property boundaries and rural context through construction of Highway 407, introduction of the hydro corridor, and the establishment of light industrial/commercial areas in the general vicinity. As such, it is not considered to retain physical, functional or visual links to its surroundings. While it is historically linked to the area, it is not recognized as an exemplary example of an intact agricultural landscape and as such, it does not meet this criterion.
iii. is a landmark.	The subject property is not recognized as a cultural heritage resource by the City of Brampton, or as having heritage interest within the community. This property is not a landmark. The property does not meet this criterion.

4.4 Ontario Regulation 10/06 Evaluation

Table 5: Evaluation of 7655 Heritage Road using Ontario Regulation 10/06

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. While this property contains a c.1830's log house which has been noted as a rare surviving example of this type of pioneer dwelling in the municipality, comparative analysis indicates that there are many other examples of log house construction in Peel Region



Table 5: Evaluation of 7655 Heritage Road using Ontario Regulation 10/06

	(and in the Province) that are considered exemplary in terms of historical integrity, construction/design, and historical association.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	The property is not known to meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	The property is not known to meet this criterion.

4.5 Proposed Statement of Cultural Heritage Value or Interest

Description of Property

The property at 7655 Heritage Road is located on the east side of Heritage Road and south of Highway 407, in the City of Brampton. It features a remnant agricultural landscape and a nineteenth-century dwelling that was modified in the 1970s. The one-and-a-half storey frame house was built c.1880, with the north part encasing the original c.1830's log house built on this property.

Draft Statement of Cultural Heritage Value or Interest

The remnant agricultural property at 7655 Heritage Road was established by James Hillis in the 1830s and subsequently farmed by two generations of his family into the late 1940s. The c. 1830 log house, contained in the north part of the house, is a rare surviving example of an early nineteenth-century log house. Rectangular in plan and measuring approximately 10 metres by 7 metres, the log house was altered in the 1880s by adding a half-storey above, and through the addition of a one-and-a-half storey frame extension to the south. While the exterior finish of the log house is not visible due to vinyl



cladding added in the 1970s, the interior finish of the log house was identified as large hewn flat-sided logs on the main floor, and rounded logs on the second floor, all with mortar chinking applied.

Description of Heritage Attributes:

The design/physical value of this early nineteenth-century log house is reflected through retention of:

- rectangular footprint of the log house measuring approximately 10 metres by 7 metres;
- one-and-a-half storey log construction;
- gable roof;
- three-bay front facade with central entrance flanked by window openings; and
- fieldstone foundations.

5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. This evaluation determined that the property retains architectural or design value associated with c.1830's log house, encased in the c.1880's frame dwelling, and is considered to be a rare surviving example of an early nineteenth-century log house. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 7655 Heritage Road:

1. Complete a HIA in accordance with MHSTCI Information Bulletin No. 3: Heritage Impact Assessments for Provincial Heritage Properties (MHSTCI 2017) to identify impacts and mitigations of the Transitway project on the Cultural Heritage Value and heritage attributes of the PHP, based on the PHP's Statement of Cultural Heritage Value.
2. Additional on-site investigations at this property are necessary to understand the log construction utilized, confirm integrity, and confirm building evolution. This would require removal of a section or sections of exterior vinyl cladding on this house. This can be completed during the HIA.
3. The report should be submitted to Pascal Doucet, Heritage Planner at the City of Brampton, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other heritage stakeholder with an interest in the project.



6.0 REFERENCES

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**CULTURAL HERITAGE EVALUATION REPORT
7696 HERITAGE ROAD**

**CITY OF BRAMPTON
REGION OF PEEL, ONTARIO**

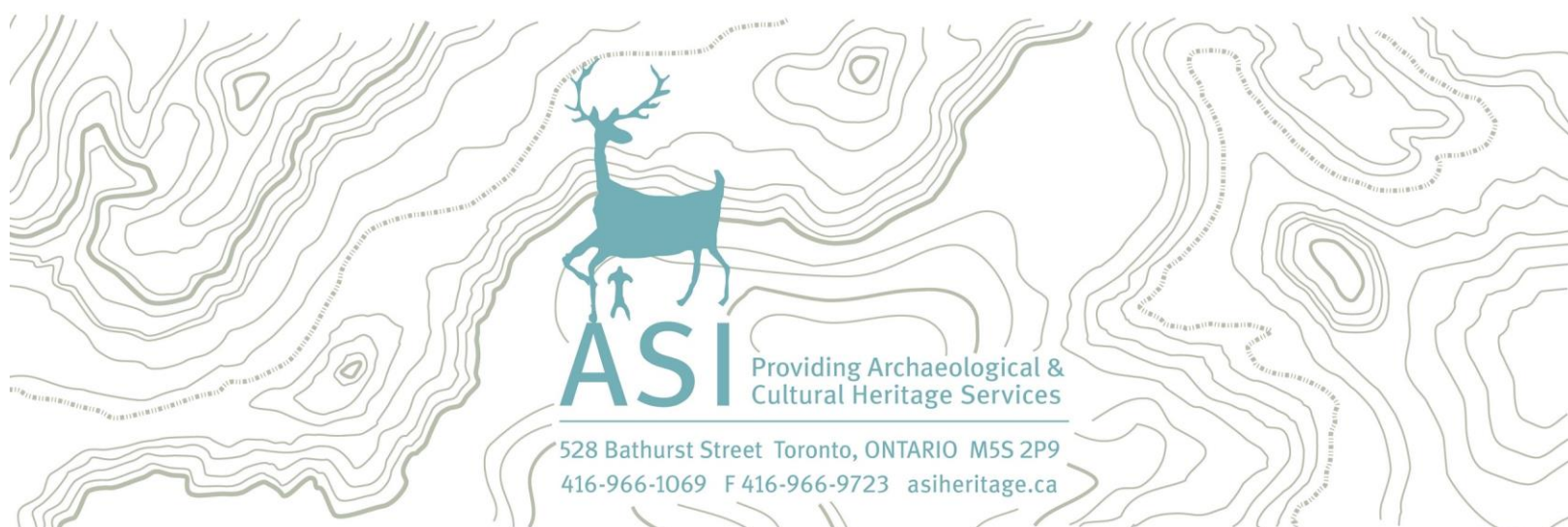
**HIGHWAY 407 TRANSITWAY TRANSIT PROJECT ASSESSMENT PROCESS
FROM WEST OF BRANT STREET TO WEST OF HURONTARIO STREET G.W.P. 16-20003**

FINAL REPORT

LGL Limited (King City)
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ASI File: 19CH-165

March 2020 (Revised April, May, and June 2020)



CULTURAL HERITAGE EVALUATION REPORT

7696 HERITAGE ROAD

**CITY OF BRAMPTON
REGION OF PEEL, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 7696 Heritage Road in the City of Brampton, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 7696 Heritage Road consists of a one-and-a-half storey red brick farmhouse constructed circa 1870, agricultural fields, and a barn. The property is owned by Infrastructure Ontario and is listed by the City of Brampton. This property was identified as a potential cultural heritage resource (CHR #22) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020a). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR (ASI 2020a) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. This evaluation determined that the property retains architectural or design value as an early and representative example of a Gothic Revival farmhouse in the City of Brampton. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 7696 Heritage Road:

1. Complete a Heritage Impact Assessment (HIA) in accordance with MHSTCI Information Bullet No. 3: Heritage Impact Assessments for Provincial Heritage Properties (MHSTCI 2017) to identify impacts and mitigations of the Transitway project on the Cultural Heritage Value and heritage attributes of the PHP, based on the PHP's Statement of Cultural Heritage Value.



2. Additional on-site investigations of the interior of the farmhouse at this property may be necessary to understand the extant of any remaining original nineteenth-century features and finishes. This can be completed during the HIA.

3. The report should be submitted to Pascal Doucet, Heritage Planner at the City of Brampton, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other heritage stakeholder with an interest in the project.



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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 7696 Heritage Road in the City of Brampton, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several stations whose locations will be determined as part of this TPAP.

The property at 7696 Heritage Road in the City of Brampton consists of a one-and-a-half storey red brick farmhouse constructed circa 1870, agricultural fields, and a barn. The property is owned by Infrastructure Ontario (IO) and is listed by the City of Brampton. This property was identified as a potential cultural heritage resource (CHR #22) in the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) completed for the 407 Transitway TPAP (ASI 2020a). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHR (ASI 2020a) recommended further work to determine if this property has cultural heritage value or interest. This CHER is intended to evaluate the cultural heritage value of the property based on the evaluation criteria set under Ontario Regulations 9/06 and 10/06.

The CHER follows the Ministry of Heritage, Tourism, Sport and Culture Industries' (MHTSCI) *Ontario Heritage Toolkit* (2006), the City of Brampton's *Official Plan* (2015), and the Environmental Guide for Built Heritage and Cultural Heritage Landscapes (Ministry of Transportation 2007). Research was completed to investigate, document, and evaluate the cultural heritage value of the property.

1.1 Location and Study Area Description

The subject property at 7696 Heritage Road in the City of Brampton is located on the west side of Heritage Road, immediately south of Highway 407. A hydro corridor runs through the agricultural fields on the property south of the residence (Figure 1). The property consists of a one-and-a-half storey red brick farmhouse at the end of a long driveway (Figure 3), a barn, and agricultural fields on the south side of Highway 407 and two small ponds on the north side of Highway 407 (Figure 2). The surrounding area consists of predominantly industrial and commercial complexes to the north of Highway 407 and south of the study area. Directly across from the study area, on the east side of Heritage Road, is a rural residential property with undeveloped, moderately forested land.

The subject property at 7696 Heritage Road also includes the structures and equestrian lands that operates as Meadowlarke Stables at 2800 Meadowpine Boulevard, Brampton. For the purposes of this assessment, the farmhouse, barn, agricultural fields on the east half of the property, and the small ponds on the north side of Highway 407 are considered to be associated with 7696 Heritage Road and are included as part of this CHER. A separate CHER has been completed for the structures on the west portion of the property parcel that operates as Meadowlarke Stables at 2800 Meadowpine Boulevard (ASI 2020b).



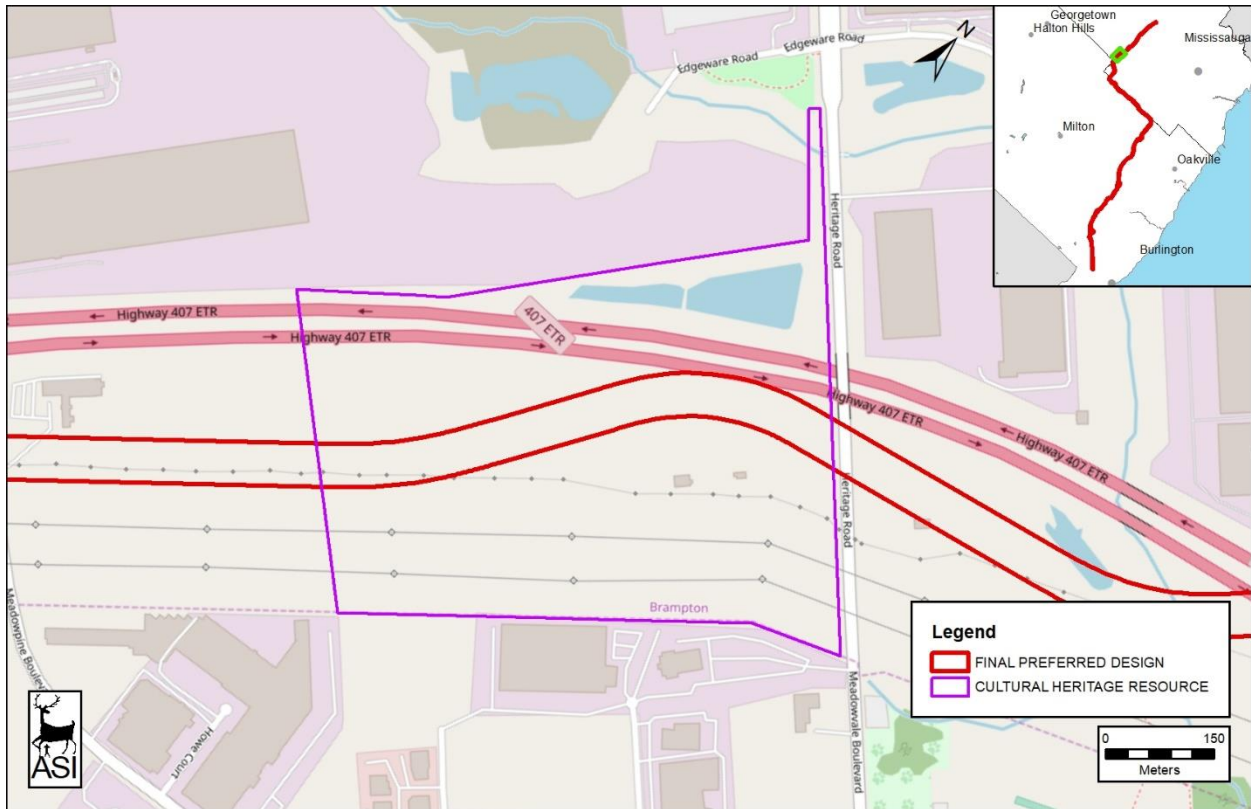


Figure 1: Location of the subject property at 7696 Heritage Road in purple and proposed design of 407 Transitway in red

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



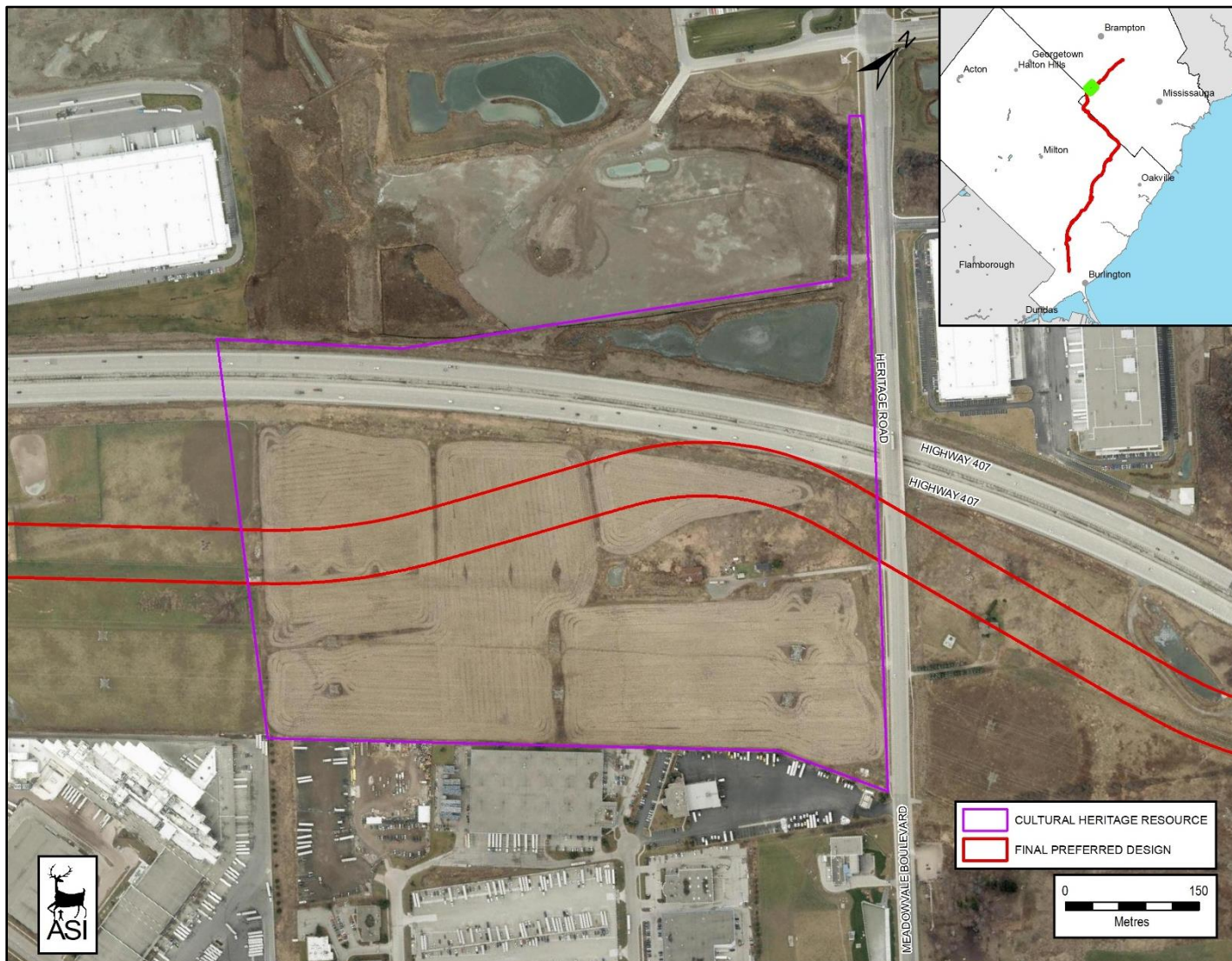


Figure 2: Aerial photo of the subject property at 7696 Heritage Road in purple and proposed design of 407 Transitway in red
Base Map: Google



Figure 3: The residence at 7696 Heritage Road (ASI 2020)

1.2 Policy Framework

The authority to request this Cultural Heritage Evaluation Report arises from the *Ontario Heritage Act* (1990), the *Environmental Assessment Act* (1990), and the Section 2(d) of the *Planning Act* (1990).

1.3 Cultural Heritage Evaluation Process

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

The scope of a CHER is guided by the MHSTCI's *Ontario Heritage Toolkit* (2006) and the *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (Ministry of Transportation 2007) Generally, CHERs include the following components:

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

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

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

Ontario Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

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

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted during the preparation of the CHR in 2017 (ASI 2020a) to confirm the existing or potential cultural heritage value of the subject property and to request additional information generally:

- The City of Brampton *Municipal Register of Cultural Heritage Resources* (City of Brampton 2019b);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Historical and genealogical records at Ancestry.com;
- Assessment Rolls from Peel Art Gallery, Museum, and Archives (PAMA); and
- City of Brampton's *Summary and Heritage Resource Inventory Evaluation Form* for 7696 Heritage Road.

The following stakeholders were contacted during the preparation of the CHR in 2017 (ASI 2020a) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation with planning staff at the City of Brampton was conducted by ASI in 2020 during the completion of the CHER.

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Tourism, Culture and Sport	20 March and 2 April 2020	Response received 2 April 2020 confirmed that there are no provincial heritage properties within or adjacent to the subject property.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 March 2020	Response received 24 March 2020 confirmed that there are no OHT easements within or adjacent to the subject property.
Cassandra Jasinski, Heritage Planner	City of Brampton	04 March 2020	Response received 06 March 2020. Heritage staff at the City of Brampton provided additional information on the subject property and confirmed that it is Listed on the Heritage Register.

2.0 HISTORICAL RESEARCH

Research for this report was conducted in March 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local

governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020 (Government of Ontario 2020) that made all non-digitized archival material largely unavailable for review.

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

The property is located in Lot 14, Concession 6 West of Hurontario Street (WHS) in the former Township of Toronto, County of Peel. The subject property became part of the City of Brampton in the 1970s. former Township of Toronto.

2.1 Overview of Indigenous Land Use

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

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

¹ While many types of information can inform the precontact settlement of Oakville, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
	Euro-Canadian	CE 1800s- present	European settlement

The subject property is located within the lands negotiated by the Ajetance Purchase, or Treaty #19, which included 648,000 acres of land occupying portions of present-day Halton and Peel Region as well as Dufferin and Wellington County. This area was the last large tract of land ceded by the Mississaugas of the Credit First Nation, following the settlement of the Head of the Lake purchase (Treaty 14) in 1806, and is also surrounded by Treaty #3 (1784/1792) to the west, Treaty 13 (1788/1805) to the east, and Treaty 18 (1818) to the north (Government of Canada 2016). By 1818, the Mississaugas were experiencing a rapid decline in population due to increased encroachment by settlers, and declining resources and the area to the north had just been ceded by Chippewa nations (Mississaugas of the Credit First Nation 2017a).

On October 23, 1818, Deputy Superintendent William Claus met with Chief Ajetance and other delegates of the Mississaugas of the Credit First Nation to negotiate the sale of this tract of land. The payment offered for this land consisted of the yearly sum of five hundred and twenty-two pounds ten shillings in goods annually. By 1820, the Mississaugas of the Credit negotiated the sale of the remainder of their lands except for a 200-acre parcel near the mouth of the Credit River (Surtees 1984; Mississaugas of the Credit First Nation 2017b).

The Ajetance Purchase is also significant due to its relationship to the Haldimand Tract. On October 25, 1784, the Governor of Quebec Sir Frederick Haldimand signed a proclamation that allotted land six miles (10 km) on either side of the Grand River to the Six Nations People for their assistance during the American revolutionary war (Filice 2018; Surtees 1984). Upon review of the Haldimand Proclamation, however, politician and Indian Department official Sir John Johnson noted an error involving the location of the northern boundary of the tract. Governor Haldimand had mistakenly assumed in 1784 that the headwaters of the Grand River resided within the area negotiated under Treaty #3. However, the headwaters of the Grand River extend to the present-day community of Dundalk, Ontario, in Grey County, which was not negotiated until 1818 under Treaty #18. Additionally, the northern reach of the Grand River crosses through the northwestern corner of the Ajetance Purchase lands in Dufferin and Wellington County (Filice 2018; Surtees 1984). Due to this inconsistency, the northern boundaries of the Haldimand Tract were redefined in 1793 under Treaty #4 to end at Jones Base Line in Fergus, Ontario – at the boundary of Treaty #3 and Treaty #19. This decision to end the Haldimand tract within Treaty #3 lands rather than continuing the tract up to the headwaters of the Grand River is still disputed by Six Nations of the Grand River and the community continues to contest the redefined territory with the Government of Canada (Filice 2018).

2.2 Township and Settlement History

2.2.1 Township of Toronto

The Township of Toronto was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. The number of inhabitants gradually increased in the first two decades of the nineteenth century, as Loyalists and their descendants began to get settled. After the War of 1812, most immigration came



from the British Isles. All were enticed by the fertile and available land and in these early settlement years, the majority of the population relied upon subsistence farming. By 1851, Toronto Township became a part of Peel County and had a population greater than 7,500. Lots and concessions had been determined, though not all occupied. In the southern half of the township, plots primarily ran in a north-south direction, while the New Survey lands in the northern half primarily ran east-west. Many of the original 200-acre farms were being subdivided into smaller parcels and commercial agriculture was taking hold (City of Mississauga 2004).

At the same time, a series of unincorporated villages began to spring up in Toronto Township, particularly as settlement moved further into the interior. Roughly separated a few miles apart, and often at key crossroad intersections, these villages provided nearby farmers with basic supplies and services. By the end of the nineteenth century, a general portrait indicates that villages had a church, tavern, schoolhouse, blacksmith shop, hotel or inn, and a general store. Once a post office was opened, a name for the area was given somewhat official status (Riendeau 1985; City of Mississauga 2004). Larger villages might also have had a Sons of Temperance Hall, Orange Hall, sawmill, grist mill, brewery or distillery, tannery, ironworks or foundry, and small shops for tailors, shoemakers, wagonmakers, and cabinet makers. For those villages located close to railway lines, which started to emerge in the 1850s, a railway station was usually erected. The combination of small shops and businesses, municipal organizing, community services, road building, and the arrival of thousands of British and Irish immigrants marked the beginning of the creation of a settled countryside (Armstrong 1985; Jonasson 2006).

The area north of Dundas Street remained primarily agricultural through to the 1970s, with farms and orchards along with swathes of forested land. However, the expansion of cars, paved roads, and railway service were central to urban development in the twentieth century. Densification occurred along all major thoroughfares throughout the 1900-1945 period and mass suburbanization swept across Toronto Township in the post-World War II era. This growth occurred in historic towns such as Streetsville and Cooksville but also around key intersections in the township's smaller hamlets and villages (City of Mississauga 2004). Perhaps the most striking indication of urban development occurred with planned communities such as Meadowvale, which included houses, recreation facilities, parks, shopping malls, and schools.

There was also significant administrative and political maturity in the postwar era. The Town of Mississauga was established in 1968 with a population of more than 100,000. It included all villages of the former Township except Streetsville and Port Credit, which, as the two largest urban centres, had already been granted town status in 1961 and 1962 respectively. With the population of the Town growing rapidly, Streetsville and Port Credit faced either amalgamation or annexation. By 1974, they were absorbed by Mississauga, in the process transforming the Town into the City of Mississauga, which became the largest municipality in the new Regional Municipality of Peel (Riendeau 1985).

2.3 Land Use History and Review of Historic Mapping

7696 Heritage Road is located on the east half of Lot 14, Concession 6 WHS, in the former Township of Toronto, County of Peel. The following land use history provides a brief overview of the history of the area surrounding 7696 Heritage Road as well as the people who lived on the subject property, as



provided in available sources. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, assessment rolls, directories, genealogies, archival images and historic photographs, and community histories.

2.3.1 1826 - 1882

The Crown patent for the 100 acres on this lot and concession went to George Cowan in June 1826. Cowan then sold the property to John Smaltzer in 1832. At some point before 1837, Paul Smaltzer came to own the land, because he sold the property to Thomas Montgomery that year. Montgomery then sold the land to James Morrison in 1853, and Morrison sold to John Forster for \$1,450 in 1858 (OLRA). It is Forster's name that appears on the Tremaine Map of Peel County, (Figure 4). It seems likely that Forster and his wife built a home on the property, for the value upon the property's sale to Patrick McClure in 1870 jumped to \$4,800.

Patrick McClure only sold the property to John H. McClure in 1879, though the latter McClure's name already appears on the 1877 *Illustrated Historical Atlas for Peel County* (Figure 5). A house is pictured at the end of a driveway, and there is an orchard on the northeast side of the driveway. The surrounding area is also agricultural at this time, with farmhouses and orchards dotting the landscape as well.

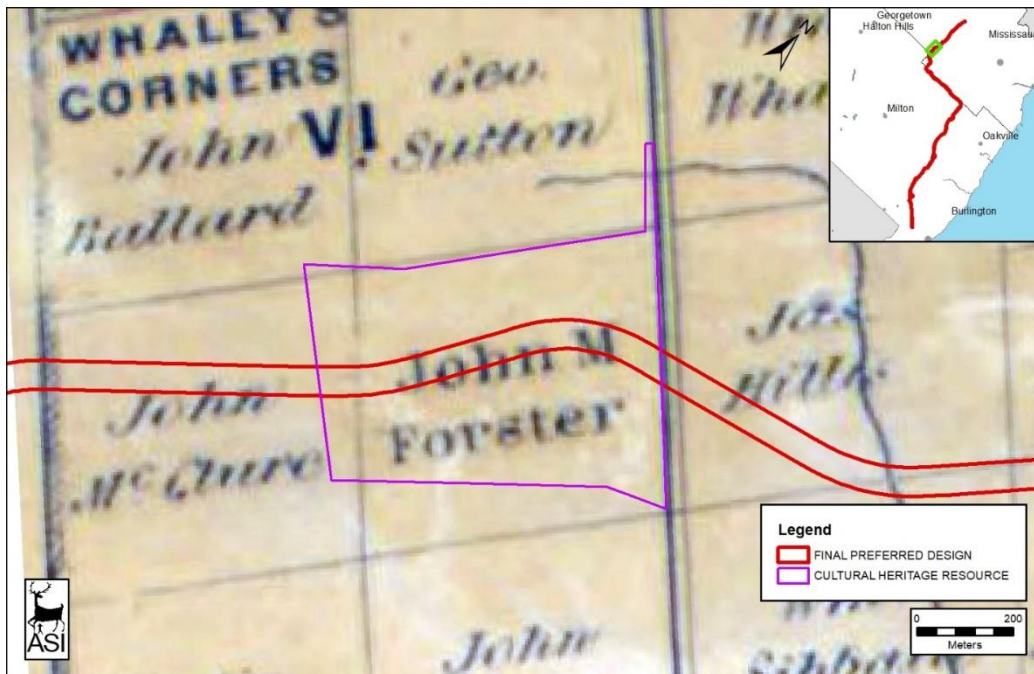


Figure 4: The subject property overlaid on the 1859 Tremaine's Map of the County of Peel (Tremaine 1859)

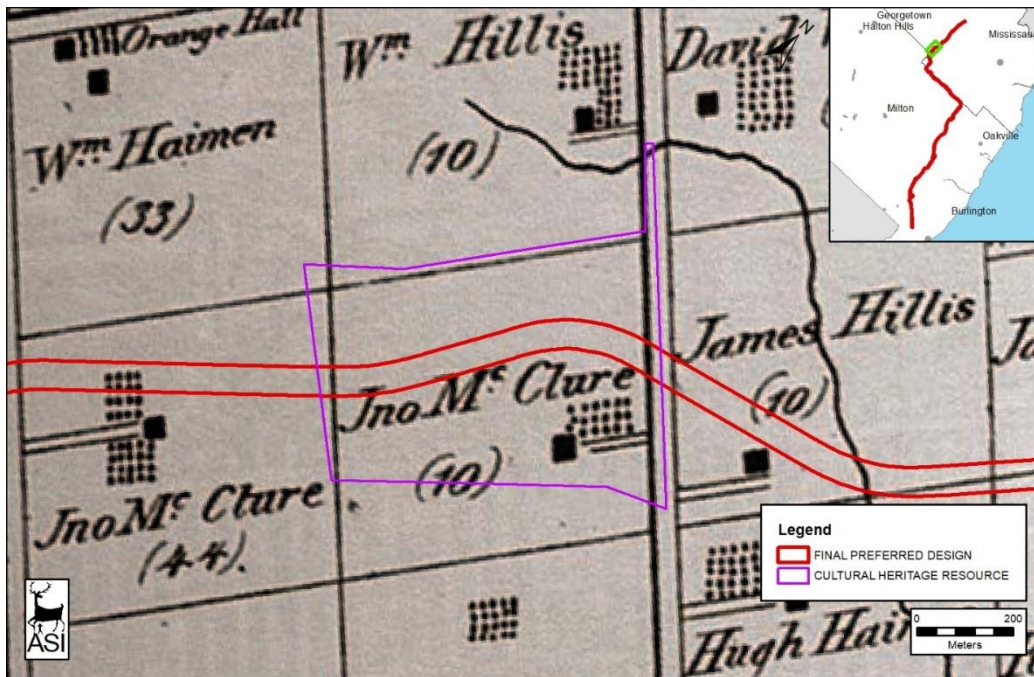


Figure 5: The subject property overlaid on the 1877 Illustrated Historical Atlas of the County of Peel (Walker and Miles 1877)

2.3.2 1882 - present

McClure sold the property to Townley Brocklebank in 1882, who, upon his death in 1897, left the property in his will to his son Robert Brocklebank. The 1901 Census indicates that the house had 14 rooms, making it one of the largest in the area, and that there were three outbuildings (LAC 1901:Schedule B). While the 1909 topographic map does not show the outbuildings, it does indicate that the home was made of brick (Figure 6). A small watercourse runs north of the subject property, and the school in Whaley's Corner is to the northwest. The 1942 topographic map and 1954 aerial show that the Brocklebank family had erected a barn on the site and the property retained its rural agricultural context (Figure 7 and Figure 8).

The property stayed in the Brocklebank family until at least 1967 when Robert Ernest Brocklebank sold it to three firms: Grossman Holdings Limited, Bleeman Holdings Limited, and J. Silver Holdings Limited. Donco Land Holdings Limited purchased the property in 1968 and Donco granted the land to Batsen Investments Limited in 1969. It is unclear who – if anyone – was farming the land after 1967, though it may have been the Dolson family, as Heritage Brampton notes that this listed property is called the Dolson Farm. In fact, the 1973 topographic map (Figure 9) shows that a barn is still present, as are two other outbuildings to the rear of the house. A small pond is depicted, and an underground gas pipeline has been installed at the rear of the property. Batsen Investments granted the land to the Queen, represented by the Minister of Government Services for Ontario, in 1976 (OLRA). The 1994 topographic map (Figure 10) depicts a hydro corridor along the southern edge of the property.

2.3.3 Land Use History Summary

7696 Heritage Road is located on the east half of Lot 14, Concession 6 WHS, in the former Township of Toronto, County of Peel. The Crown patent for the 100 acres on this lot and concession went to George Cowan in June 1826, after which time it changed hands several times until it was sold to John Forster for \$1,450 in 1858. It is suspected the Forster and his wife constructed the subject residence between 1858-1870, during which time the property increased substantially in value.

The property was sold by Forster to Patrick McClure in 1870, and it remained in the McClure family until it was sold to Townley Brocklebank in 1882. The Brocklebank family retained the property until 1967 when it was sold to a land holding firm and then to the Minister of Government Services in 1976.

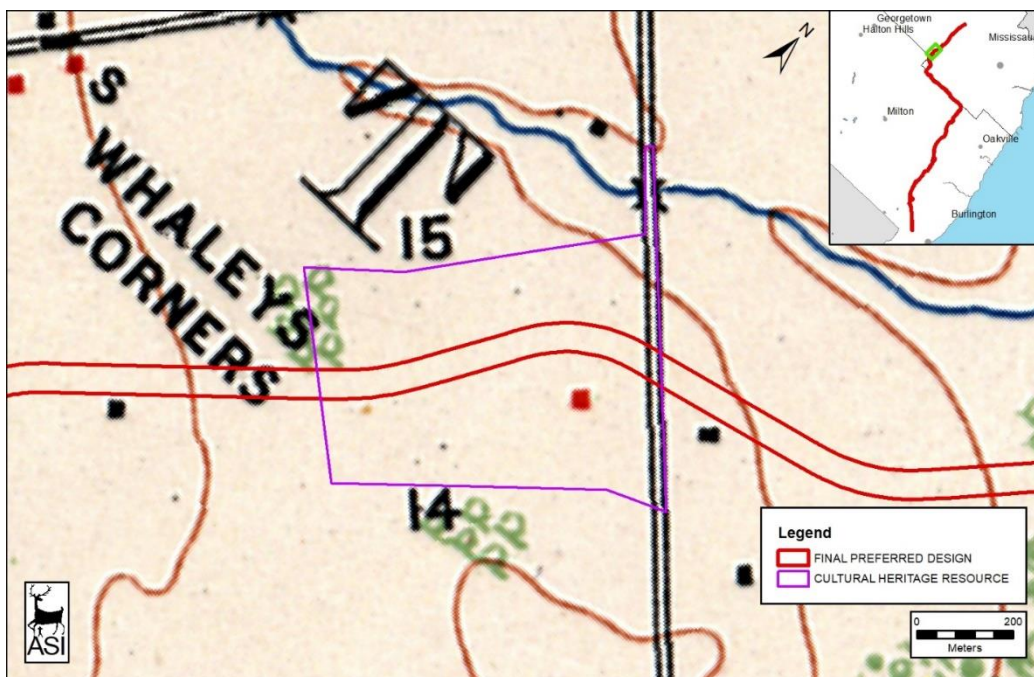


Figure 6: The subject property overlaid on the 1909 topographic map, Brampton Sheet (Department of Militia and Defence 1909)

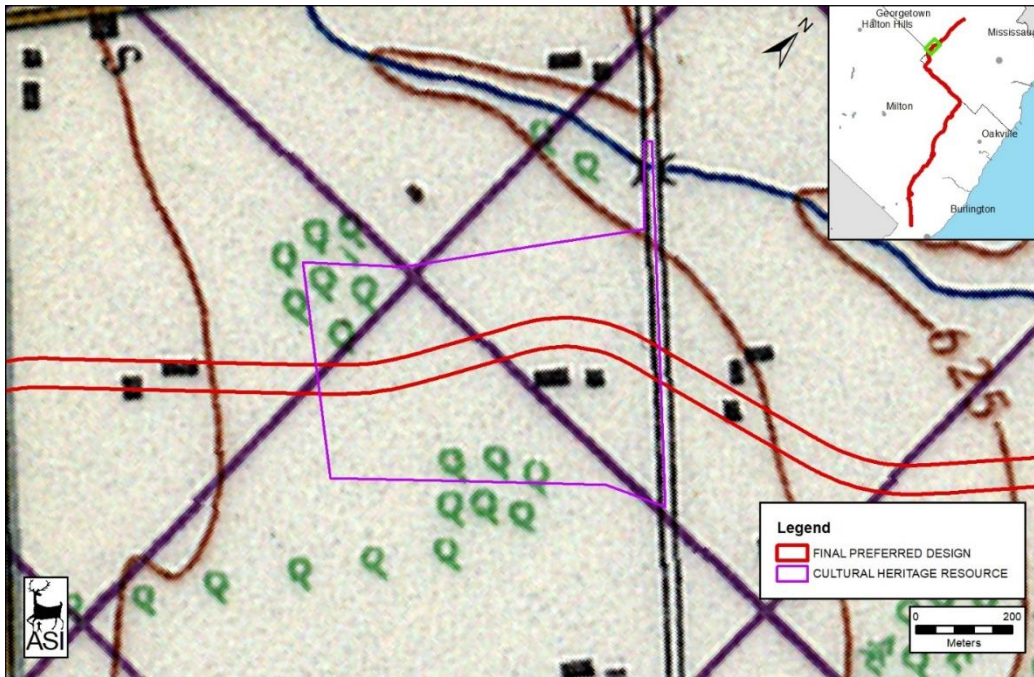


Figure 7: The subject property overlaid on the 1942 topographic map, Brampton Sheet (Department of National Defence 1942)



Figure 8: The subject property overlaid on a 1954 aerial photograph, Plate 435.794 (Hunting Survey Corporation Limited 1954)

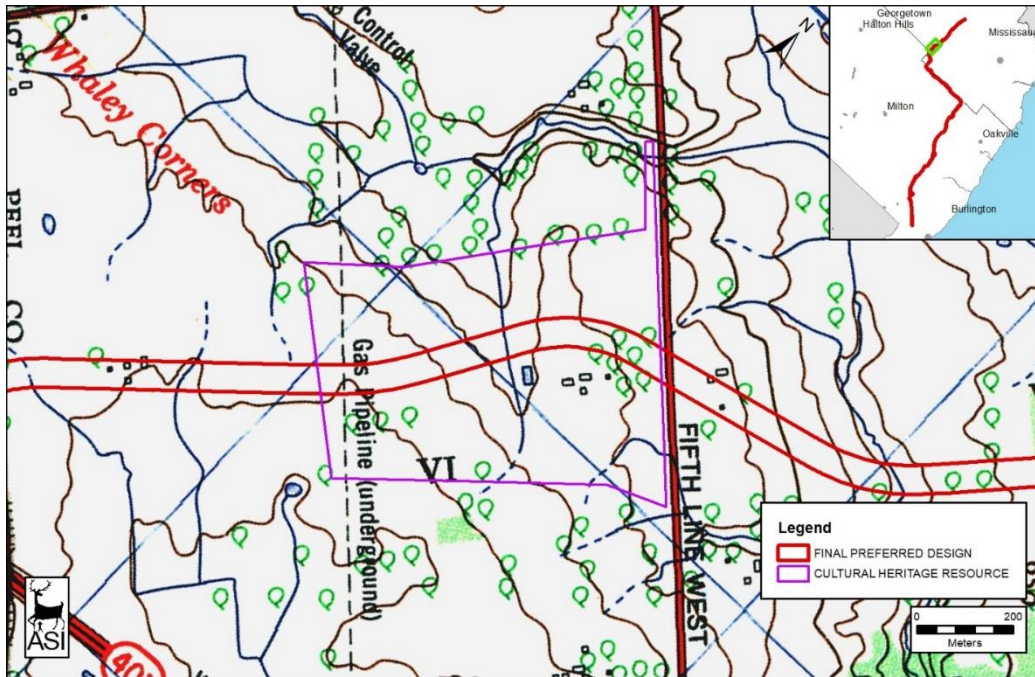


Figure 9: The subject property overlaid on the 1973 topographic map, Hornby Sheet (Department of Energy, Mines and Resources 1973)

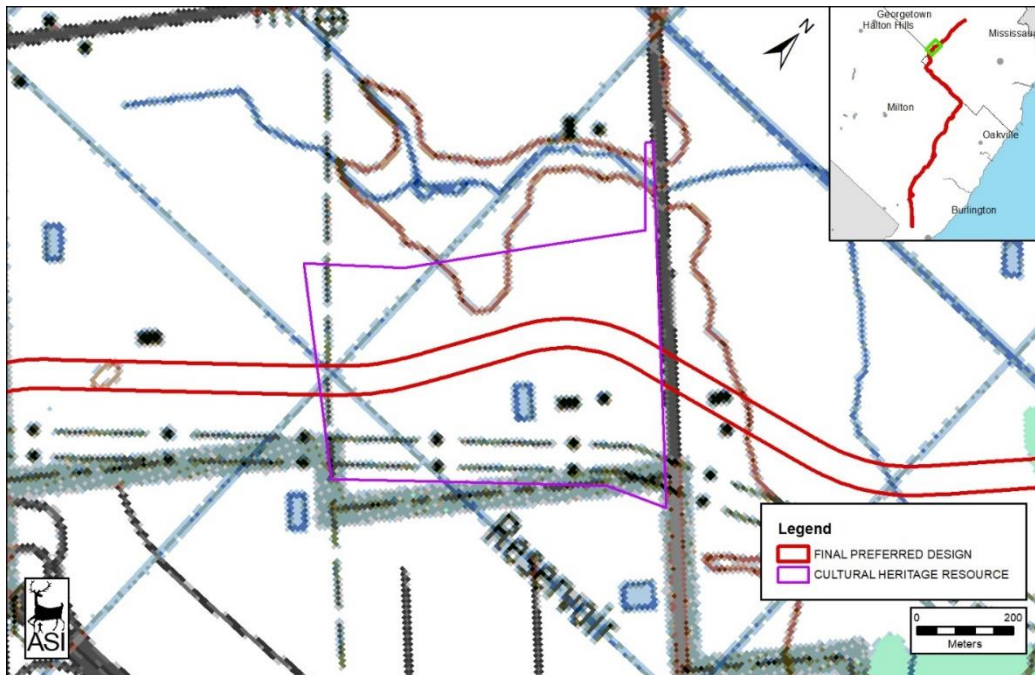


Figure 10: The subject property overlaid on the 1994 topographic map, Brampton Sheet (Department of Energy, Mines and Resources 1994)

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by John Sleath, Kirstyn Allam and Meredith Stewart, all of ASI, on March 2, 2020 to survey and document the study area and environs. Permission to enter the property was provided by IO and the site visit was facilitated by representatives of the property management company retained by IO. Access to the interiors of the structures was not approved by the current tenants at the time of the field review though future access was indicated by the property manager to be possible at a future time. Following the declaration of the Provincial State of Emergency related to COVID-19 on March 17, 2020, ASI has deemed it inadvisable to conduct a review of the interior until the ban on non-essential work is lifted. As a result, any interior field review has been postponed, and the following field review describes only the exterior of the structures and outbuildings. Photographic plates (Plate 1 to Plate 25) illustrating the existing conditions of the study area are included.

Results of the field review and archival research were utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the property.

3.2 Landscape and Surrounding Environs

7696 Heritage Road is an agricultural property located south of Highway 407, near the Brampton-Mississauga border. The property is provincially owned and has been maintained as such since the construction of Highway 407 in the 1990s, with plans to eventually construct a rapid transitway alongside the highway. Prior to the construction of the highway, this area was agricultural land. Following construction of the highway, the study area maintained its agricultural context, however much of the areas south of the property and to the north of the highway, in Brampton, were redeveloped as industrial and commercial properties.

The subject property is currently occupied by tenants and generally maintains its character as an agricultural property. The residence, barn, and other outbuildings are all located at the end of a long driveway (Plate 1, Plate 2 and Plate 7). Surrounding the buildings is a buffer of grassy lawn, with few mature trees located nearby the residence. Former paddocks are visible in overgrown grass in an area to the north of the residence and an additional area of overgrown grass extends west from the barn (Plate 3 and Plate 4). A hydro corridor runs through the property south of the residence and outbuildings (Plate 5). Farm fields are located beyond the grassed area surrounding the buildings and extend to the south and west limits of the property and also meet Highway 407 which runs through the northern portion of the property (Plate 6). The remaining part of the parcel located to the north of the highway contains a small reservoir.



Plate 1: View of the property looking west along the driveway from Heritage Road.



Plate 2: View of the property looking east from the driveway, with the single-car garage and residence located on the left.



Plate 3: View northwest of the former paddocks (located north of the buildings on site) and agricultural fields beyond.



Plate 4: View west of grassy area located southwest of the barn with agricultural fields beyond.



Plate 5: View southwest from the driveway showing hydro corridor (left) and barn (right).



Plate 6: View east towards Heritage Road with the overpass above Highway 407 (left).

3.3 Exterior

The property at 7696 Heritage Road in the City of Brampton features a one-and-a-half storey Gothic Revival farmhouse (Plate 8 to Plate 10). The original red-brick residence has a T-shaped footprint with a three-bay front façade with centre gable and cross-gable roof. A small, one-storey addition with vinyl siding has been added to the rear of the original structure (Plate 11). The property retains the principal features of a Gothic Revival farmhouse and is therefore a representative example of the style. As the farmhouse was likely constructed between 1858 and 1870, it represents an early example of a Gothic Revival farmhouse that remains in the area, as other examples typically date from 1870 to 1900.

The original circa 1870 frame structure with red brick veneer sits on a stone foundation with evidence of a basement indicated by windows located at grade (Plate 12). The bricks that clad the exterior of the original structure show signs of deterioration. Several areas display spalling, erosion and efflorescence, indicating water infiltration. Cracks in both bricks and mortar are also observable. Repointing and patch repair have also taken place in several sections, most notably on the south elevation (Plate 13). The rear (west) elevation of the original structure has been clad with vinyl siding.

Vinyl double-hung windows have replaced all the original windows throughout the residence; however, the openings have all been maintained. All frames and sills have either been replaced or, more likely, covered over with vinyl or aluminium (Plate 14 and Plate 15). The segmental arch lintels above a majority of the windows, which are constructed using a slightly different brick from the red brick cladding the exterior, may have been reconstructed or replaced. The main entrance, located on the primary (east) elevation appears to retain its original door, and transom opening above (though the window has likely been replaced) (Plate 16). The door of the secondary entrance located on the south elevation is possibly original or dates from the early twentieth century, though the threshold and surround have been altered and an additional storm door has been added to the opening (Plate 17). Vinyl siding has been added to the fascia and soffits of the original structure, and a replacement decorative gingerbread trim has been installed on the centred gable on the primary elevation (Plate 18). The existing uncovered front porch as well as the side veranda on the south elevation have both replaced those originally built. On the north elevation a bricked-in doorway and concrete slab located along the foundation point to the likely location of a former veranda which is no longer extant (Plate 19). The chimney, also located on the north elevation, has either been replaced or re-bricked. In addition to the bricked-in doorway, a small window opening has been cut into the north elevation.

A small, one-storey addition is located on the rear (west) elevation (Plate 20). The addition has a gabled roof and is clad in vinyl siding. Vegetation and siding prevented observation of the foundation. An uncovered porch wraps around the south and west sides of the addition. Additional background documentation and more detailed historical mapping is required to determine when this addition was constructed.

Interior access was not granted, and therefore the extent of any extant original materials located within the structure is not included in this description of the existing conditions of the farmhouse.

Overall, it is evident from the observations made of the exterior elements that the structure has undergone alterations and material deterioration that impacts its ability to express its original design. Nevertheless, the residence continues to exhibit the Gothic Revival style through the form of the



building, with the centre gable and T-shaped footprint, and the brick veneer, and by maintaining its one-and-a-half storey height with gable ends and a symmetrically balanced primary elevation with central door flanked by a window on either side and centre gable. Alterations to the farmhouse, including porches and a small rear addition, are all reversible changes to the structure.

The property also contains a detached one-storey single-car garage, located west of the residence on the north side of the driveway (Plate 21). The structure is wood frame construction with a gable roof featuring standing seam metal roofing, and an opening on the west elevation. No foundation is visible, and the building appears to be structurally compromised. Further west from the garage and located at the terminus of the driveway is the barn (Plate 22 to Plate 25). The barn is dilapidated; however, the remaining material elements indicate that it was constructed with a stone foundation and a two-and-a-half-storey wooden structure. Overgrown grass and brush now surround a majority of the base of the structure, and a section of the roof has caved in, making the barn largely unusable/inaccessible. An earthen banked entrance to the second floor of the structure is located on the north elevation. The barn has a gabled roof with some standing seam metal roofing remaining on some portions.



Plate 7: Plan view of the buildings located on the property (Source: Google Satellite)



Plate 8: South (left) and east (right) elevations of original residence



Plate 9: South elevation of original residence



Plate 10: North elevation of original residence



Plate 11: West elevation of original residence and one-storey rear addition



Plate 12: Stone foundation of original residence and basement window (in-filled)



Plate 13: Detail of existing condition of exterior bricks and windows.



Plate 14: Detail of vinyl window replacement and (likely) vinyl or aluminum capped frame and sill. Brick deterioration is also observable.



Plate 15: Detail vinyl window replacement on primary (east) elevation and repointed and spalling brick (left).



Plate 16: Detail of entrance on primary (east) elevation



Plate 17: Detail of secondary entrance and replacement veranda on south elevation



Plate 18: Detail of replacement gingerbread trim on east elevation and vinyl additions to fascia and soffits (applied throughout original residence)



Plate 19: Detail of concrete feature along foundation and in-filled doorway (right), suggesting the location of a former veranda



Plate 20: West elevation of original residence (right) and rear addition and porch (centre)



Plate 21: Single car garage



Plate 22: South (left) and east (right) elevations of the barn



Plate 23: North (left) and west (right) elevations of the barn



Plate 24: Detail of the barn's stone foundation



Plate 25: Interior view of the barn from exterior showing frame construction

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 7696 Heritage Road is listed on the Municipal Register of Cultural Heritage Resources as the Dolson Farm by the City of Brampton. A Heritage Resource Inventory was conducted in the City of Brampton in 1995, which included the following comment, “Andrew Dolson Farm c. 1885” though no further information or documentation was provided (City of Brampton 1995).

4.2 Comparative Analysis

An analysis of the City of Brampton’s Municipal Register of Cultural Heritage Resources (City of Brampton 2019b) and the Municipal Register of Cultural Heritage Resources Designated under the *Ontario Heritage Act* (City of Brampton 2019a) was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property. Due to the Municipal Register of Cultural Heritage Resources only including property addresses for listed properties, information on dates of construction for those included in the comparative analysis cannot be evaluated.

The City of Brampton has 10 Gothic Revival residences that maintain their agricultural context that are either listed on their Municipal Register of Cultural Heritage Resources or have been designated under Part IV of the *Ontario Heritage Act* that maintain their agricultural context. The year of construction for these buildings range from circa 1870 to circa 1900. While the exact age of the Gothic Revival farmhouse extant on the property could not be confirmed, based on the property research and historical mapping it was likely constructed between 1858 and 1870. This date range indicates that the residence on the subject property is typical in style and method of construction within the area.

Gothic Revival residences are notable for their centre gables and use of Gothic detailing, including pointed arch windows, bargeboard and finials. This style was one of the most common styles in Ontario amongst European settlers, often taking the form of a vernacular cottage. This largely stemmed from a depiction of a Gothic Revival cottage in an 1864 issue of the *Canada Farmer* (Figure 11). While architect-designed Gothic Revival buildings are found throughout Ontario, the prevalence of the Gothic Revival style is owed more to the availability of plans and forms set in pattern books that were popular with the middle-class, farmers and other rural settlers (Mikel 2004). These houses were one-and-a-half storeys, would have a gable-end, symmetrically balanced with a central door flanked by a window on either side. The houses would be individualized with available details and finishes (Mikel 2004). Another feature was the use of two tones of brick, usually a red brick with buff or yellow brick to highlight. This is known as dichromatic brickwork, which was a vernacular attempt at producing the polychromatic effect (Blumenson 1990).

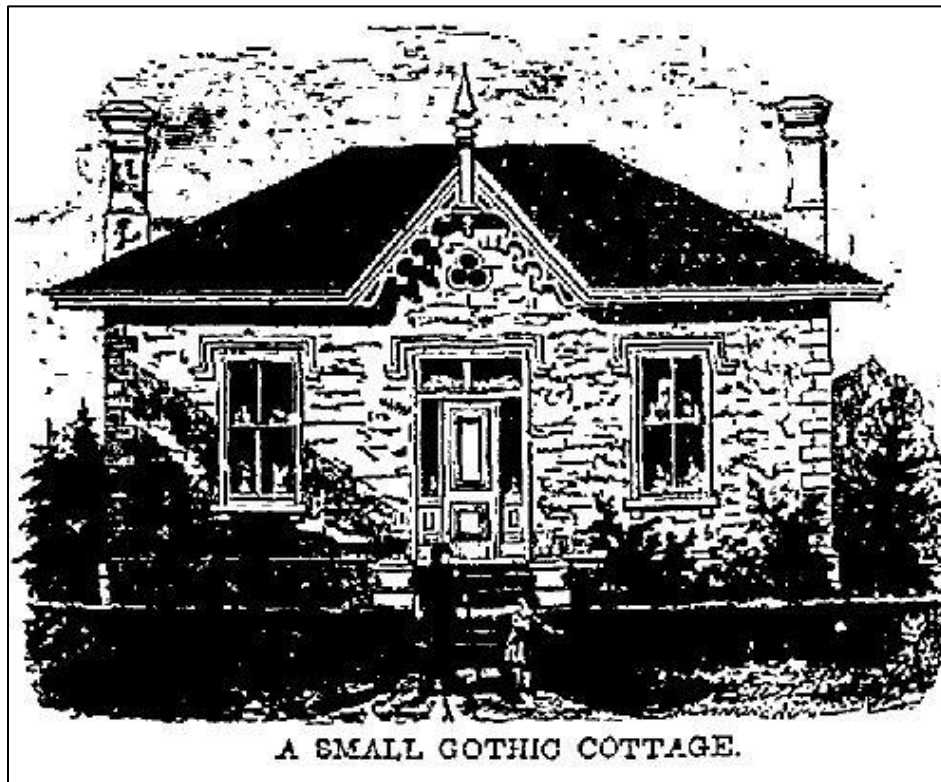








Figure 11: A drawing of a Gothic farmhouse from the 1864 Canada Farmer (N.A. 1864)

Table 3: Properties included on the City of Brampton’s Heritage Register with Gothic Revival architectural elements in an agricultural context

Property	Heritage Recognition	Notes	Image
8331 Heritage Road	Listed on the City of Brampton’s Heritage Register	This vacant one-and-a-half-storey Gothic Revival red brick residence features a cross-gable roofline, gingerbread trim decorating the gables on the primary elevation, and covered front veranda. The property is located within an agricultural setting, though the property currently contains overgrown vegetation.	 <p data-bbox="992 1598 1357 1627">(Source: Google Streetview 2019)</p>

Property	Heritage Recognition	Notes	Image
8957 Heritage Road	Listed on the City of Brampton's Heritage Register	This one-and-a-half-storey Gothic Revival farmhouse features dichromatic brickwork, a cross-gable roofline and T-shape footprint. The property contains several outbuildings and is surrounded by agricultural fields.	 <p>(Source: Google Satellite 2019)</p>
10244 Mississauga Road	Listed on the City of Brampton's Heritage Register	This one-and-a-half-story red-brick Gothic Revival farmhouse features a centre gable, covered front veranda and gabled roof. The residence is located at the end of a long driveway and surrounded by agricultural fields. Outbuildings from the property's original operation as a farm are no longer extant.	 <p>(Source: Google Satellite 2019)</p>
10450 McVean Drive	Listed on the City of Brampton's Heritage Register	This one-an-a-half-story Gothic Revival farmhouse features dichromatic brickwork, a centre gable with decorative gingerbread trim, T-shape footprint, and covered front veranda. The surrounding grounds are landscaped with a newly constructed three-car garage, with undeveloped land beyond. The broader area contains both agricultural fields and residential development.	 <p>(Source: Google Streetview 2019)</p>
18 Grafton Court (Crescent)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 162-2012)	This one-and-a-half-story Gothic Revival farmhouse was built circa 1889 and features dichromatic brickwork, buff brick trim, steep centre gable, decorative bargeboard, and prominent bay window with balconette and unique cast iron cresting (City of Brampton 2019a).	 <p>(Source: City of Brampton 2019a)</p>

Property	Heritage Recognition	Notes	Image
2591 Bovaird Drive West	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 180-2015)	This one-and-a-half-story Gothic Revival farmhouse was built circa 1870 and features a steeply pitched gable roof, asymmetrical front façade, bay window, gabled lancet windows and portico with columns and brackets (City of Brampton 2019a).	 <p>(Source: City of Brampton 2019a)</p>
4255 Castlemore Road	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 181-2015)	This one-and-a-half-story Gothic Revival farmhouse was built circa 1870 and features a front veranda with turned Victorian posts and a gingerbread lintel with ivy-leaf tooting below and stout spindles above (City of Brampton 2019a).	 <p>(Source: City of Brampton 2019a)</p>
10955 Clarkway Drive	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 161-2016)	This one-and-a-half-story Gothic Revival farmhouse was built circa 1880 and features dichromatic brickwork, such as buff brick quoins, arched voussoirs and lozenges, as well as two-over-two sash windows, Gothic arched window within the front gable, bay window, front entrance with transom and sidelights, and a covered front veranda (City of Brampton 2019a).	 <p>(Source: City of Brampton 2019a)</p>
11223 Tobram Road	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 20-2018)	This one-and-a-half-story Gothic Revival farmhouse no longer retains many of its original Gothic Revival features, and the dichromatic brickwork has been painted over. However, the long driveway and outbuildings, including a large gambrel-roof barn, remain on the property and its agricultural context has been maintained (City of Brampton 2019a).	 <p>(Source: City of Brampton 2019a)</p>

Property	Heritage Recognition	Notes	Image
4585 Mayfield Road	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 20-2019)	This one-and-a-half-story Gothic Revival farmhouse was built in the late nineteenth century and features a center gable, decorative bargeboard, radiating voussoirs, and quoins (City of Brampton 2019a).	 <p>(Source: City of Brampton 2019a)</p>

4.3 Ontario Regulation 9/06 Evaluation

The subject property at 7696 Heritage Road also includes the structures and equestrian lands that operates as Meadowlarke Stables at 2800 Meadowpine Boulevard, Brampton. For the purposes of this assessment, the farmhouse, barn, agricultural fields on the east half of the property, and the small ponds on the north side of Highway 407 are considered to be associated with 7696 Heritage Road and are included as part of this CHER. A separate CHER has been completed for the structures on the west portion of the property parcel that operates as Meadowlarke Stables at 2800 Meadowpine Boulevard (ASI 2020b). As a result, 7696 Heritage Road has been evaluated separately from the stables on the west half of the parcel for eligibility to meet Ontario Regulation 9/06 (Table 4).

Table 4: Evaluation of 7696 Heritage Road using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The property retains the principal features of a Gothic Revival farmhouse and is therefore a representative example of the style. The residence continues to exhibit this style by maintaining its one-and-a-half storey height with gable ends and a symmetrically balanced primary elevation with central door flanked by a window on either side and centre gable. Alterations to the farmhouse, including porches and a small rear addition, are all reversible changes to the structure. In addition, the extant barn and other historic agricultural remnants, while generally dilapidated, support the function and interpretation of the property as a farm.</p> <p>Further, as the farmhouse was likely constructed between 1858 and 1870, it represents an early example of a Gothic Revival farmhouse that remains in the area, as other examples typically date from 1870 to 1900.</p> <p>The property meets this criterion.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	Neither the property, residence or outbuildings exhibit a high degree of craftsmanship or artistic merit. As such, it does not meet this criterion.

iii. demonstrates a high degree of technical or scientific achievement.	Neither the property, residence or outbuildings exhibit a high degree of technical or scientific achievement. As such, it does not meet this criterion.
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2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	This property is located on the east half of Lot 14, Concession 6, WHS, in Toronto Township. It was granted to George Cowan by the Crown in 1826, and farmed by a several families (most notably the Brocklebank family) from the 1830s to the 1960s. While these families may be considered established farmers in the area through the nineteenth and early twentieth century, a review of township histories failed to reveal any outstanding associations between this property, its inhabitants, and their role in the community. As such, it does not meet this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property has a history of agricultural land use and the extant farmhouse and remnant landscape are evocative of late nineteenth century agricultural practices. However, the subject property is not considered to be an outstanding example of an agricultural property in the local context, or particularly evocative of the theme of agriculture in the City of Brampton. The subject property does not meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property is not known to represent the work or ideas of a particular architect or building who is significant to the community. The property does not meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The property is located in a former rural and agricultural area of the City of Brampton. Over the past thirty years, with the construction of Highway 407 through this original 100 acre property, the character of the area may no longer be described as rural agricultural, and rather urban and developed. As such, this property is not important to defining, maintaining or supporting the character of this area, and does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property has been significantly severed from its original property boundaries and rural context through construction of Highway 407, introduction of the hydro corridor, and the establishment of light industrial/commercial areas in the general vicinity. As such, it is not considered to retain physical, functional or visual links to its surroundings. While it is historically linked to the area, it is not recognized as an exemplary example of an intact agricultural landscape and as such, it does not meet this criterion.
iii. is a landmark.	The subject property is listed by the City of Brampton on their Municipal Register of Cultural Heritage Resources, however, this property is not known to be a landmark. The property does not meet this criterion.

4.4 Ontario Regulation 10/06 Evaluation

As addressed above, 7696 Heritage Road has been considered separately from the stables at 2800 Meadowpine Road on the west half of the property parcel for eligibility to meet Ontario Regulation 10/06 criteria (Table 5).

Table 5: Evaluation of 7696 Heritage Road using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. Comparative analysis indicates that there are many other examples of Gothic Revival farmhouses in Peel Region that are considered exemplary in terms of historical integrity, construction/design, and historical association.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	The property is not known to meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	The property is not known to meet this criterion.

4.5 Proposed Statement of Cultural Heritage Value or Interest

Description of Property

The subject property at 7696 Heritage Road is located on the west side of Heritage Road and south of Highway 407, in the City of Brampton. The 100 acre property features a remnant agricultural landscape with a nineteenth-century Gothic Revival farmhouse and several outbuildings, including a detached single-car garage and nineteenth-century barn².

Draft Statement of Cultural Heritage Value or Interest

The subject property at 7696 Heritage Road was granted to George Cowan by the Crown in 1826. The property then exchanged hands over the next few decades. It is likely that the extant red-brick farmhouse on the property was constructed sometime between 1858 and 1870 under the ownership of John Forster. The Brocklebank family purchased the property in 1882 and were the longest-standing owners and farmers of the land until it was sold to an investment firm in the late 1960s. The red-brick nineteenth-century residence on the subject property is a representative example of a Gothic Revival farmhouse in Ontario, and is an early extant example of the style in the area.

Description of Heritage Attributes:

The design value of this mid nineteenth-century Gothic Revival farmhouse is reflected through the retention of:

- Three-bay primary elevation with central entrance flanked by symmetrical window openings and a centre gable feature;
- T-shape footprint;
- Cross-gable roof;
- Nineteenth-century door on east elevation;
- Window openings;
- Red brick cladding; and,
- Stone foundation.

The property's agricultural landscape is reflected through the retention of:

- The stone foundation of the extant nineteenth-century barn;
- Long driveway;
- Remnant paddocks and wooden fencing; and
- Associated agricultural fields.

² The subject property at 7696 Heritage Road also includes the structures and equestrian lands that operates as Meadowlarke Stables at 2800 Meadowpine Boulevard, Brampton. For the purposes of this assessment, the farmhouse, barn, agricultural fields on the east half of the property, and the small ponds on the north side of Highway 407 are considered to be associated with 7696 Heritage Road and are included as part of this CHER. A separate CHER has been completed for the structures on the west portion of the property parcel that operates as Meadowlarke Stables at 2800 Meadowpine Boulevard (ASI 2020b).

5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06. This evaluation determined that the property retains architectural or design value as an early and representative example of a Gothic Revival farmhouse in the City of Brampton. As the property met Ontario Regulation 9/06, which considers the property in the community context, it should be considered a Provincial Heritage Property (PHP).

The property did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 7696 Heritage Road:

1. Complete a Heritage Impact Assessment (HIA) in accordance with MHSTCI Information Bulletin No. 3: Heritage Impact Assessments for Provincial Heritage Properties (MHSTCI 2017) to identify impacts and mitigations of the Transitway project on the Cultural Heritage Value and heritage attributes of the PHP, based on the PHP's Statement of Cultural Heritage Value.
2. Additional on-site investigations of the interior of the farmhouse at this property may be necessary to understand the extent of any remaining original nineteenth-century features and finishes. This can be completed during the HIA.
3. The report should be submitted to Pascal Doucet, Heritage Planner at the City of Brampton, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other heritage stakeholder with an interest in the project.

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