

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

EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT

**ETOBICOKE CREEK TRUNK SEWER IMPROVEMENTS & UPGRADES
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT**

**CITIES OF BRAMPTON AND MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL**

FINAL REPORT

Prepared for:

Jacobs
245 Consumers Road
Toronto, ON M2J 1R3

ASI File: 18CH-148

June 2019 (Revised August 2019 and July, August, and September 2020, and January 2023)



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EXECUTIVE SUMMARY

ASI was contracted by Jacobs to conduct a Cultural Heritage Resource Assessment as part of the Etobicoke Creek Trunk Sewer Improvements & Upgrades Municipal Class Environmental Assessment. This project involves improvements and upgrades to Etobicoke Creek Trunk Sewer in an area bounded by Kennedy Road to the west, Steeles Avenue to the north, Dixie Road to the east and Derry Road to the south in the Cities of Brampton and Mississauga, Regional Municipality of Peel.

The results of background historical research and a review of secondary source material revealed a study area with a nineteenth-century rural land use history that has been developed for commercial, industrial and transportation uses over the past fifty years. It was determined that four previously identified cultural heritage resources are located within or adjacent to the study area. Two of these resources are located within the City of Brampton, and two resources are located within the City of Mississauga. A field review confirmed that three cultural heritage resources (CHR 1, CHR 2, and CHR 4) were within or adjacent to the preliminary alternatives, while one previously identified resource listed by the City of Brampton at 7715 Kennedy Road (CHR 3) was found to be demolished and no longer retains cultural heritage value or interest. No additional built heritage resources or cultural heritage landscapes were identified during field review

Based on the results of the assessment, the following recommendations have been developed:

1. Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
2. The proposed undertaking has the potential to result in minor, temporary, indirect impacts to CHR 1 (1411 Derry Road East) in three of the proposed alternative alignments (CAA Alignment, Etobicoke Creek Alignment, and Deep Trunk Alignment) through soil disturbance and vegetation removal in the Etobicoke Creek floodplain in the north of the property. As this property is listed by the City of Mississauga and potential impacts are anticipated, a resource-specific HIA may be required for CHR 1 as per the *City of Mississauga Official Plan* clause 7.4.1.12. However due to the limited scale and temporary duration of these impacts, it is recommended that the City of Mississauga consider waiving the requirement for this HIA in



favour of suitable construction and staging and post-construction rehabilitation if the CAA Alignment, Etobicoke Creek Alignment, or Deep Trunk Alignment is selected.

3. The proposed undertaking has the potential to result in minor, temporary, and indirect impacts to the farmscape at 7385 Farmhouse Court (CHR 2) in two proposed alternatives (CAA Alignment and Etobicoke Creek Alignment) through soil disturbance and potential vegetation removal. As this property is listed by the City of Brampton and potential impacts are anticipated, a resource-specific HIA may be required for CHR 2 as per the *City of Brampton Official Plan* clause 4.10.1.11. However due to the limited scale and temporary duration of these impacts, it is recommended that the City of Brampton consider waiving the requirement for this HIA in favour of suitable construction and staging and post-construction rehabilitation if either the CAA Alignment or Etobicoke Creek Alignment are selected as the preferred alternative.
4. The proposed undertaking has the potential to result in direct, permanent, negative impacts to the cultural heritage value of the farmscape at 7385 Farmhouse Court (CHR 2) in one proposed alternative (Deep Trunk Alignment) through impacts to the red brick well and water tower ruins adjacent to the north bank of Etobicoke Creek. If the Deep Trunk Alignment is carried forward as the preferred alternative, a resource-specific HIA should be completed to assess impacts and establish appropriate mitigation measures.
5. The proposed undertaking has the potential to result in minor, temporary, and indirect impacts to the cemetery at 7085 Dixie Road (CHR 4) in three of the proposed alternatives (Etobicoke Creek, CAA, and Deep Trunk Alignments) through soil disturbance and potential vegetation removal to the east of the cemetery. As this property is designated under Part IV of the Ontario Heritage Act (City of Mississauga by-law 096-2000) and there are anticipated impacts adjacent to the eastern portion of the property, a resource-specific HIA may be required as per *City of Mississauga Official Plan* clause 7.4.1.12. However, as the potential impacts are anticipated to be minor in scale, temporary in duration, and located adjacent to the subject property, it is recommended that the City of Mississauga consider waiving the requirement for this HIA in favour of suitable construction and staging and post-construction rehabilitation if the Etobicoke Cree, CAA, or Deep Trunk Alignments are selected as the preferred alternative.
6. Should future work require an expansion of the study area then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.
7. This report should be submitted to heritage planning staff at the City of Mississauga, the City of Brampton, the Ministry of Heritage, Tourism, Sport and Cultural Industries (MHSTCI), and any other local heritage stakeholders that may have an interest in this project.



PROJECT PERSONNEL

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
PROJECT PERSONNEL	ii
TABLE OF CONTENTS	iii
1.0 INTRODUCTION	1
2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT	2
2.1 Legislation and Policy Context	2
2.2 Municipal Heritage Policies	4
3.0 ASSESSMENT METHODOLOGY	4
3.1 Data Collection	5
4.0 SUMMARY OF HISTORICAL DEVELOPMENT WITHIN THE STUDY AREA	7
4.1 Indigenous Land Use and Settlement	7
4.2 Historical Euro-Canadian Township Survey and Settlement	8
4.2.1 Toronto Township	8
4.3 Review of Historical Mapping	9
5.0 IDENTIFICATION OF KNOWN AND POTENTIAL CULTURAL HERITAGE RESOURCES	16
5.1 Review of Existing Heritage Inventories	16
5.2 Public Consultation	17
5.3 Summary of Previously Identified Cultural Heritage Resources	17
5.4 Field Review	18
5.5 Identified Cultural Heritage Resources	21
6.0 SCREENING FOR POTENTIAL IMPACTS	22
6.1 Preliminary Impact Assessment Considerations	22
6.1.1 Potential Impacts of the Proposed Undertaking	23
7.0 CONCLUSIONS	29
8.0 RECOMMENDATIONS	30
9.0 REFERENCES	32
10.0 CULTURAL HERITAGE RESOURCE INVENTORY	35
11.0 CULTURAL HERITAGE RESOURCE LOCATION MAPPING	39

LIST OF FIGURES

Figure 1: Location of the study area	1
Figure 2: The study area overlaid on the 1859 <i>Tremaine’s Map</i>	13
Figure 3: The study area overlaid on the 1877 <i>Illustrated Historical Atlas</i>	13
Figure 4: The study area overlaid on the 1909 NTS map	14
Figure 5: The study area overlaid on the 1942 NTS map	14
Figure 6: The study area overlaid on the 1954 aerial photograph	15
Figure 7: The study area overlaid on the 1974 NTS map	15
Figure 8: Location of the farmhouse, well, and water tower on the farmscape at 7385 Farmhouse Court (ASI 2017)	37
Figure 9: Cultural heritage resources and proposed alignments in the study area	39

LIST OF TABLES

Table 1: Outline of Southern Ontario Indigenous History and Lifeways	7
Table 2: Nineteenth-century property owner(s) and historical features(s) within or adjacent to the study area	9



Table 3: Review of Existing Heritage Inventories16
Table 4: Summary of existing and potential cultural heritage resources (CHR) in the study area21
Table 5: Preferred Alternative - Potential Impacts to Cultural Heritage Resources23



1.0 INTRODUCTION

ASI was contracted by Jacobs to conduct a Cultural Heritage Resource Assessment (CHRA) as part of the Etobicoke Creek Trunk Sewer Improvements & Upgrades Municipal Class Environmental Assessment. This project involves improvements and upgrades to Etobicoke Creek Trunk Sewer in an area bounded by Kennedy Road to the west, Steeles Avenue to the north, Dixie Road to the east and Derry Road to the south in the Cities of Brampton and Mississauga, Regional Municipality of Peel (Figure 1).

The purpose of this report is to present an inventory of known and potential built heritage resources and cultural heritage landscapes, identify existing conditions of the project study area, provide a preliminary impact assessment, and propose appropriate mitigation measures. A desktop data collection draft report prepared in June 2019 was updated to include the Existing Conditions component and the Preliminary Impact Assessment in July 2020 when preliminary designs were available for review. This report examines only the potential cultural heritage value associated with above-ground resources. This research was conducted by James Neilson, Cultural Heritage Specialist (2019) and John Sleath (2020), under the senior project management of Lindsay Graves, Senior Heritage Specialist (2019), and Annie Veilleux, Senior Heritage Specialist (2020), all of ASI.

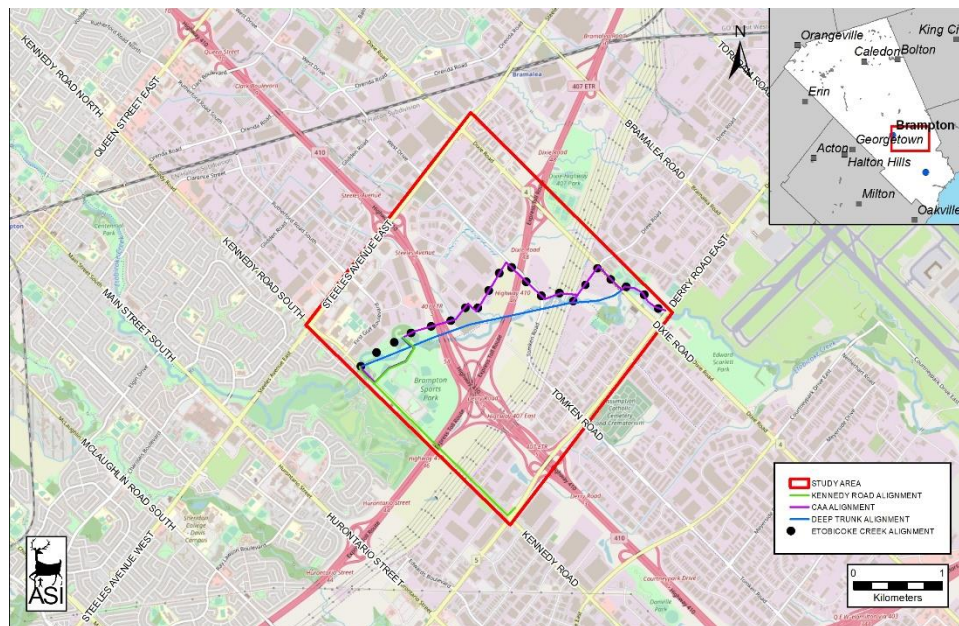


Figure 1: Location of the study area

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

2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

2.1 Legislation and Policy Context

The analysis throughout the study process addresses cultural heritage resources under various pieces of legislation and their supporting guidelines. This cultural heritage assessment considers cultural heritage resources in the context of improvements to specific areas, pursuant to the *Environmental Assessment Act* (EAA). The EAA (1990) provides for the protection, conservation and management of Ontario's environment. Under the EAA, "environment" is defined in Subsection 1(c) to include:

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

The *Ontario Heritage Act* (OHA) (Ministry of Culture 1990; now administered by the MHSTCI) gives the MHSTC the responsibility for the conservation, protection, and preservation of Ontario's cultural heritage resources. The MHSTCI is charged under Section 2.0 of the OHA with the responsibility to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario and has published two guidelines to assist in assessing cultural heritage resources as part of an environmental assessment: *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (Ministry of Culture and Communications 1992; now administered by the MHSTCI), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (Ministry of Culture and Recreation 1980; now administered by the MHSTCI). Accordingly, both guidelines have been utilized in this assessment process.

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

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

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

The Ministry of Tourism and Culture also published *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010; now administered by the MHSTCI) (hereinafter "*Standards and Guidelines*"). These *Standards and Guidelines* apply to properties the Government of Ontario owns or controls that have cultural heritage value or interest. The *Standards and Guidelines* provide a series of guidelines that apply to provincial heritage properties in the areas of identification and evaluation; protection; maintenance; use; and disposal. For the purpose of this CHRA, the *Standards and Guidelines* provide points of reference to aid in determining heritage significance in the evaluation of these properties.



Similarly, the *Ontario Heritage Toolkit* (Ministry of Culture 2006a; now administered by the MHSTCI) provides a guide to evaluate heritage properties. To conserve a cultural heritage resource, the Ontario Heritage Toolkit states that a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development.

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* (2020), make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2.(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

Part 4.6 of the *PPS* states that:

The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Those policies of relevance for the conservation of heritage features are contained in Section 2.0- Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, significant means “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (Government of Ontario 2020:51).

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



2.2 Municipal Heritage Policies

The study area is located within the City of Brampton and the City of Mississauga, in the Region of Peel. Policies relating to cultural heritage resources were reviewed from the following sources:

- City of Brampton *Official Plan* (City of Brampton 2015)
- City of Mississauga's *Official Plan* (City of Mississauga 2019)
- Region of Peel's *Official Plan* (Region of Peel 2018)

3.0 ASSESSMENT METHODOLOGY

This cultural heritage assessment considers cultural heritage resources in the context of improvements to specified areas, pursuant to the EAA. This assessment addresses above-ground cultural heritage resources over 40 years old. Use of a 40-year-old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources. While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value (MHSTCI 2016).

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

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

...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers."

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

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



3.1 Data Collection

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources are subject to inventory. Generally, when conducting an identification of cultural heritage resources within a study area, three stages of research and data collection are undertaken to appropriately establish the potential for and existence of cultural heritage resources in a geographic area; background research, field review, and identification.

Background historical research, which includes consultation of primary and secondary source research and historical mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth and twentieth-century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also used to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

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

Design/Physical Value:

- It is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- It displays a high degree of craftsmanship or artistic merit.
- It demonstrates a high degree of technical or scientific achievement.
- The site and/or structure retains original stylistic features and has not been irreversibly altered so as to destroy its integrity.
- It demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.

Historical/Associative Value:

- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the Cities of Brampton or Mississauga; the Province of Ontario; or Canada.



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

Contextual Value:

- It is important in defining, maintaining, or supporting the character of an area.
- It is physically, functionally, visually, or historically linked to its surroundings.
- It is a landmark.
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history.
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region.
- There is evidence of previous historic and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.)
- It is of aesthetic, visual or contextual important to the province.

If a property within or adjacent to the study area meets one of these criteria it will be identified as a potential cultural heritage resource in this report and is subject to further research where appropriate and when feasible. Typically, detailed archival research, permission to enter lands containing potential heritage resources, and further consultation is required to determine the specific heritage significance of the identified potential cultural heritage resource. The detailed research and analysis required to conduct a heritage evaluation under O. Reg 9/06 is considered beyond the scope of this CHRA. Instead, a preliminary evaluation and justification for inclusion as potential cultural heritage resources based on the criteria above is employed and is presented in this report.

Additional properties within the project study area were encountered and observed during field review, however, they were screened out as potential cultural heritage resources because they were not considered to be 40 years or older, and were not determined to satisfy at least one of the criteria identified above.

For the purpose of this CHRA, the following summarizes the tasks that were undertaken:

- The identification of major historical themes and activities within the study area through background research and review of available historical mapping (Section 4.0);



- A review to identify properties within and/or adjacent to the study area that have been listed on a municipal heritage register or inventory; designated under Part IV or V of the OHA; or included on a federal inventory (Section 5.1);
- Consultation with members of the community with knowledge regarding the community in general or potential cultural heritage resources (Section 5.2);
- A field review to confirm the location and condition of previously identified cultural heritage resources and to identify any new potential cultural heritage resources (Section 5.4);
- Mapping of all cultural heritage resource locations (Section 11.0);
- A preliminary analysis of potential impacts of the undertaking on identified potential cultural heritage resources (Section 6.0);
- Development of appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts on identified cultural heritage resources (Section 8.0); and,
- Preparation of the Cultural Heritage Resource Assessment report.

4.0 SUMMARY OF HISTORICAL DEVELOPMENT WITHIN THE STUDY AREA

This section provides a brief summary of historical research of the study area and a summary of existing and potential cultural heritage resources identified municipally, provincially and/or federally or as part of field work conducted for this report.

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

4.1 Indigenous Land Use and Settlement

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

Table 1: 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

¹ While many types of information can inform the precontact settlement of the City 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
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 Euro-Canadian	CE 1650-1800s CE 1800s-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).

4.2 Historical Euro-Canadian Township Survey and Settlement

Historically, the study area is located in part of Lots 11-15, in Concession 2 and 3 East of Hurontario Street, former Toronto Township in the present Cities of Brampton and Mississauga.

4.2.1 Toronto Township

The Township of Toronto was originally surveyed in 1806 by Mr. Wilmot, Deputy Surveyor. The first settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll. The whole population of the Township in 1808 consisted of seven families scattered along Dundas Street. The number of inhabitants gradually increased until the war erupted in 1812, which gave considerable check to its progress. When the war was over, the Township's growth revived and the rear part of the Township was surveyed and called the "New Survey." The greater part of the New Survey was granted to a colony of Irish settlers from New York City who suffered persecution during the war.

The Credit River runs through the western portion of the Township, and proved to be a great source of



wealth to its inhabitants, as it was not only a good watering stream, but there were endless mill privileges along the entire length of the river.

In 1855, the Hamilton and Toronto Railway completed its lakeshore line. In 1871, the railway was amalgamated with the Great Western Railway, which in turn, was amalgamated in 1882, with the Grand Trunk Railway, and then in 1923, with Canadian National Railway (Andreae 1997:126-127). Several villages of varying sizes had developed by the end of the nineteenth century, including Streetsville, Meadowvale, Churchville, Malton and Erindale. A number of crossroad communities also began to grow by the end of the nineteenth century. These included Britannia, Derry, Frasers Corners, Palestine, Mt Charles, and Grahamsville.

4.3 Review of Historical Mapping

Historically, the study area is located in part of Lots 11-15, in Concession 2 and 3 East of Hurontario Street, in the former Toronto Township. The 1859 *Tremaine Map of the County of Peel* (Tremaine 1859), and the 1877 *Illustrated Historical Atlas of the County of Peel* (Walker & Miles 1877) were examined to determine the presence of historic features within the study area during the nineteenth century (Figures 2-3). Details of historical property owners and historical features in the study area are listed in Table 2.

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

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

		1859		1877	
Con #	Lot #	Property Owner(s)	Historical Feature(s)	Property Owner(s)	Historical Feature(s)
2	11	Thomas Brown	Building at the south end of the property.	Johnathan Wedgewood	Farmhouse with lane from the south and an orchard.
		Thomas Grafton	Building at the south end of the property.	Royal Grafton	Two farmhouses with a lane from the east and two orchards. The southeast corner

Con #	Lot #	Property Owner(s)	Historical Feature(s)	Property Owner(s)	Historical Feature(s)
		1859		1877	
					is noted as the Village of Palestine.
	12	William Reid	No features depicted	William Reed	A farmhouse with a lane from the east and an orchard.
		Thomas Montgomery	No features depicted	William Montgomery	A farmhouse with a lane from the east and an orchard.
	13	George Rutledge	Building at the west end of the property.	George Rutledge	Two farmhouses
		William Robinson	No features depicted	James Graham	One farmhouse
		Thomas Montgomery	Etobicoke Creek	William Montgomery	A farmhouse with a lane from the east and an orchard. Etobicoke Creek is also depicted.
	14	Estate of H. Graham	Etobicoke Creek	George Rutledge	Quarry and Etobicoke Creek
		Thomas Montgomery	Etobicoke Creek	William Montgomery	An orchard and a lane from the east
	15	A. Brady	No features depicted	Alexander Brody	A farmhouse and an orchard
		John Hetherington	No features depicted	George Wilson	A farmhouse and an orchard
		Francis Silverthorn	Tributary of Spring Creek and a school house along the northern edge of the property.	Johnathan Wall	A farmhouse with a lane from the east and an orchard. A school house is depicted along the northern edge of the property.
3	11	Andrew Gage	No features depicted	Albert Gage	Two farmhouses with a lane from the west and an orchard.
		John Dale	Etobicoke Creek And a building at the southeast corner of the property.	Johnathan Dale	Two farmhouses with a lane from the south and an orchard. Etobicoke Creek is depicted.
	12	Thomas Reid	No features depicted	William Reed	Three farmhouses (two on the western portion of the property, one on the eastern portion). A lane is depicted only for the farmhouse on
		William Reid	Etobicoke Creek and a building at the northeast corner of the property.		

		1859		1877	
Con #	Lot #	Property Owner(s)	Historical Feature(s)	Property Owner(s)	Historical Feature(s)
					the eastern portion of the property. An orchard is depicted adjacent to two of the three farmhouses. Etobicoke Creek is depicted.
	13	James Stewart	Etobicoke Creek	Benjamin Stewart	A farmhouse with a laneway from the west and an orchard.
		Joseph Graham	Tributary of Spring Creek	John Graham	A farmhouse with a laneway from the east and an orchard. A tributary of Spring Creek is depicted.
	14	James Stewart	Tributary of Spring Creek	Benjamin Stewart	A farmhouse with a laneway from the west and an orchard. A tributary of Spring Creek is depicted.
		Joseph Armstrong	Tributary of Spring Creek	Joseph Armstrong	A farmhouse with a lane from the east and an orchard are depicted, along with an "Orange Hall". A tributary of Spring Creek is also depicted.
	15	Jesse Watson	Building depicted on the west side of the property.	Jessie Watson	A farmhouse with a lane from the west and an orchard. A tributary of Spring Creek is depicted.
		Hamilton Fraser	No features depicted	Alexander Fraser	Buildings associated with Frasers Corners are depicted (see below for description).
				A. Ellis	A building and a blacksmith shop.
		H & J Irvine	No features depicted	Joshua and Hugh Irvine	A farmhouse
		Village of Frasers Corners	Two buildings depicted including a Post Master.	Village of Frasers Corners	A Methodist Church and five buildings including a



Con #	Lot #	Property Owner(s)	Historical Feature(s)	Property Owner(s)	Historical Feature(s)
					blacksmith shop are depicted.

The nineteenth-century maps illustrate that the study area was along the northern portion of the township boundary and Kennedy Road, Steeles Avenue, Dixie Road and Derry Road were all historically surveyed roads along with a road that divided the two concessions, which was known as Second Line, that is partially aligned with Tomken Road, Farmhouse Court, Westcreek Boulevard and Highway 410 today. Only a half-dozen structures are shown within the study area on the 1859 *Tremaine* map along with the village of Frasers Corners (Figure 2). A cemetery is also depicted in the southeast portion of the study area. The 1877 *Illustrated Historical Atlas of the County of Peel* (Figure 3) depicts a more robustly settled study area with large farms, farmhouses and orchards present. The villages of Palestine and Frasers Corners are also depicted. These two maps suggest that the area had an agricultural character throughout the nineteenth century.

In addition to nineteenth-century mapping, topographic mapping and aerial photographs from the twentieth century were examined. This report presents maps and aerial photographs from 1909, 1942, 1954, 1961 and 1974 (Figures 4 –7). These do not represent the full range of maps consulted for the purpose of this study but were judged to cover the full range of land uses that occurred in the area that would reflect the potential cultural heritage value of the area.

The 1909 topographic map (Figure 4) illustrates that the study area retained its rural context into the early-twentieth century. Kennedy Road, Steeles Avenue, Dixie Road and Derry Road are all visible along with a road that divided the two concessions, which was known as Second Line, that is partially aligned with Tomken Road, Farmhouse Court, Westcreek Boulevard and Highway 410 today. There are approximately 30 buildings depicted including two schoolhouses and a blacksmith’s shop. Frasers Corners is present and the former village of Palestine is now known as Mount Charles. The Etobicoke Creek is visible along with a tributary of the Spring Creek.

The 1942 topographic map (Figure 5) depicts minimal changes to the study area. The most noticeable difference is the removal of a number of structures from the village of Frasers Corners. The rest of the area appears largely unchanged apart from the addition of barns and outbuildings that were not present on the 1909 map. The 1954 aerial photograph (Figure 6) suggests minimal changes since 1942. The area is clearly rural with agricultural uses. The Etobicoke Creek is prominent throughout the study area.

The 1974 topographic map (Figure 7) illustrates that the study area continues to be depicted in the same rural context. There is a significant amount of development adjacent to the study area in Chinguacousy Township though this development has not yet spread into the study area. The most significant addition to the study area is a sewage facility near to Etobicoke Creek along Second Line.

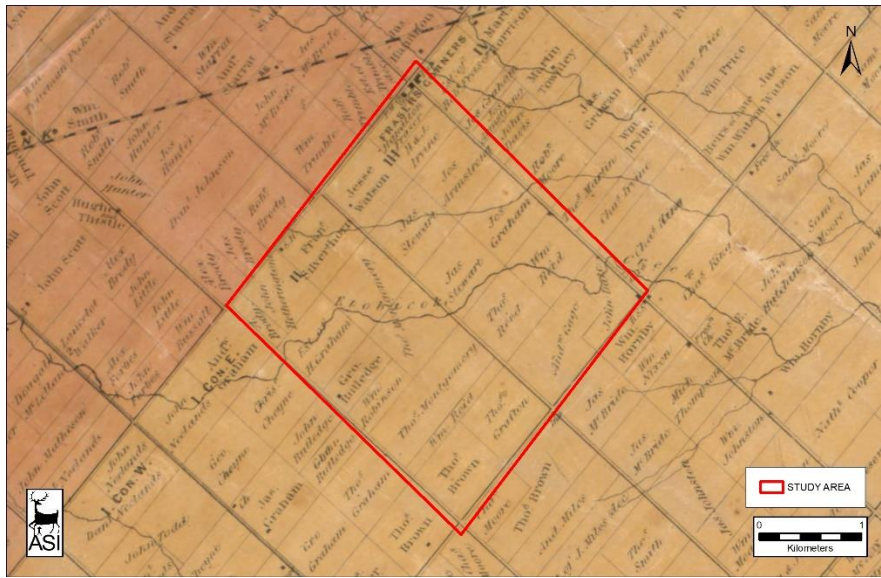


Figure 2: The study area overlaid on the 1859 *Tremaine's Map*

Base Map: Tremaine 1859

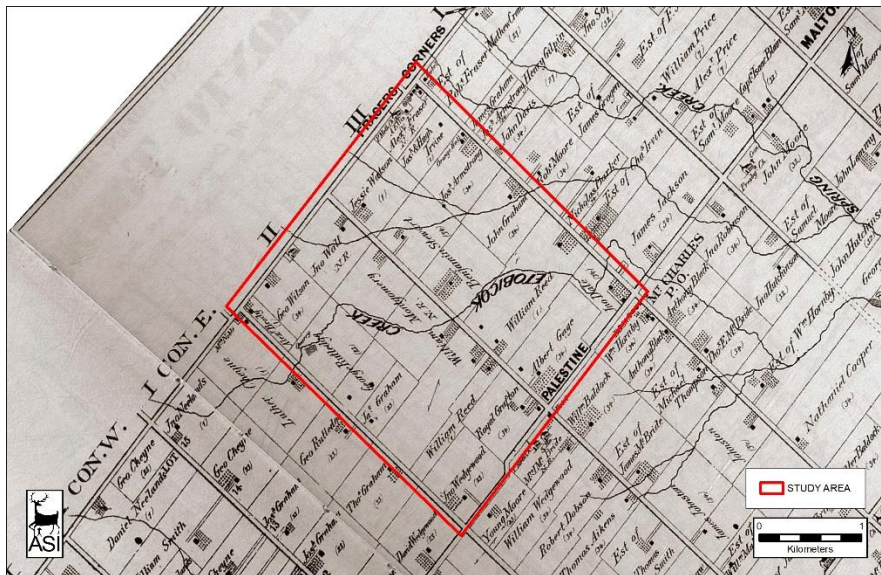


Figure 3: The study area overlaid on the 1877 *Illustrated Historical Atlas*

Base Map: Walker & Miles 1877

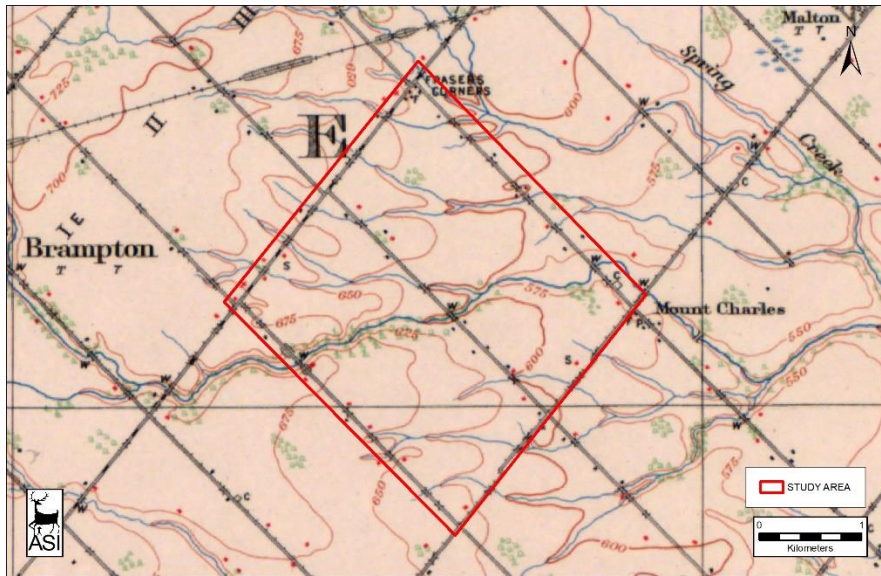


Figure 4: The study area overlaid on the 1909 NTS map
Base Map: NTS Sheet 30 M/12 (Department of Militia and Defence 1909)



Figure 5: The study area overlaid on the 1942 NTS map
Base Map: NTS Sheet 30 M/5 (Department of National Defence 1942)



Figure 6: The study area overlaid on the 1954 aerial photograph
Reference: Plate: 436.793 (Hunting Survey Corporation 1954)

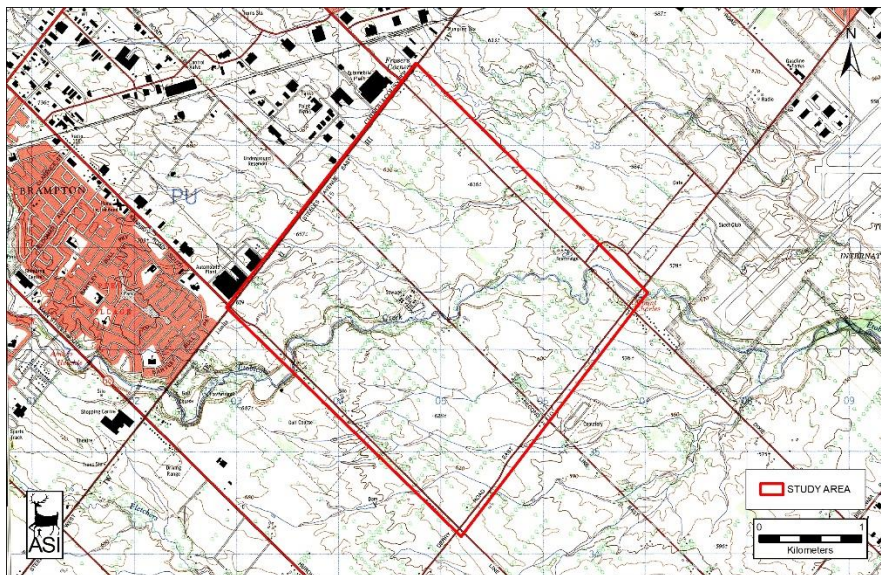


Figure 7: The study area overlaid on the 1974 NTS map
Base Map: NTS Sheet 30 M/12G (Department of Energy, Mines, and Resources 1974)

5.0 IDENTIFICATION OF KNOWN AND POTENTIAL CULTURAL HERITAGE RESOURCES

5.1 Review of Existing Heritage Inventories

A number of resources were consulted in order to identify existing cultural heritage resources within or adjacent to the study area². These resources include:

Table 3: Review of Existing Heritage Inventories

Resource	Findings
City of Brampton’s <i>Municipal Register of Cultural Heritage Resources</i> (City of Brampton 2019b) and <i>Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act</i> (City of Brampton 2019a).	Two properties were listed on the <i>Municipal Register of Cultural Heritage Resources</i> . No properties were designated under the Ontario Heritage Act, though designation is in progress for one property. See Section 3.2.2 for details.
City of Mississauga <i>Heritage Register</i> (City of Mississauga 2018)	One property is listed on the <i>Heritage Register</i> and one property is designated under Part IV of the Ontario Heritage Act.
City of Mississauga <i>Cultural Heritage Landscape Inventory</i> (City of Mississauga 2005)	No properties were found on the inventory.
The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.)	No properties were found on the inventory.
The Ontario Heritage Trust’s <i>Ontario Heritage Plaque Guide</i> , an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust n.d.)	No Ontario Heritage Trust plaques were found.
<i>Ontario’s Historical Plaques</i> website (Brown 2019);	No plaques were found.
Inventory of known cemeteries/burial sites in the Ontario Genealogical Society’s online databases (Ontario Genealogical Society n.d.);	One cemeteries was found in the southeast portion of the study area.
Parks Canada’s <i>Canada’s Historic Places</i> website: available online, the searchable register provides information on historic places recognized for their heritage value at the local, provincial, territorial, and national levels (Parks Canada n.d.);	No historic places were found.
Parks Canada’s <i>Directory of Federal Heritage Designations</i> , a searchable on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada n.d.);	No federal designated properties were found.
Canadian Heritage River System. The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the	No Canadian Heritage Rivers were found.

² Reviewed 22 May 2020

best examples of Canada’s river heritage (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.).	No UNESCO World Heritage Sites were found.

5.2 Public Consultation

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

- Pascal Doucet, Heritage Planner, City of Brampton was contacted to gather any information on existing and potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication 22 May 2019). No response has been received at the time of report submission.
- The heritage planning department at the City of Mississauga was contacted to gather any information on existing and potential cultural heritage resources or concerns within and/or adjacent to the study area (email communication 22 May 2019). A response received confirmed that the property at 1411 Derry Road East (known as the Mount Charles House) is the only previously identified cultural heritage resource in the study area. NOTE-original mapping provided to the City of Mississauga in May 2019 did not extend east of Dixie Road, and so King’s Cemetery at 7085 Dixie Road (designated under Part IV of the Ontario Heritage Act) was not identified in this consultation.
- The MHSTCI was contacted to determine if there were any Provincial Heritage Properties in the study area (email communication 22 May 2019, response received 27 May 2019 from Karla Barboza, Team Lead, Heritage). No Provincial Heritage Properties are located within the study area.

Based on the review of available provincial and federal data, there are four previously identified cultural heritage resources within and/or adjacent to the study area.

5.3 Summary of Previously Identified Cultural Heritage Resources

Based on the review of available municipal, provincial, and federal data, and the results of public consultation, there are four previously identified resources within and/or adjacent to the Etobicoke Creek Trunk Sewer Improvements and Upgrades study area. One of the properties are listed by City of Mississauga in the *Heritage Register for Mississauga* (City of Mississauga 2018) (CHR 1), one is designated under Part IV of the Ontario Heritage Act (CHR 4), and two are listed by the City of Brampton (City of Brampton 2019b) (CHR 2 and CHR 3) with one noted to have been destroyed by fire in 2010 (CHR 3)(Robinson Heritage Consulting 2015).



5.4 Field Review

A field review of the study area was undertaken by Martin Cooper of ASI, on 17 June 2020 to document the existing conditions of the study area from existing rights-of-way. The existing conditions of the study area are described below and captured in Plate 1 to Plate 11. Identified cultural heritage resources are discussed in Section 5.5 and are mapped in Section 11.0 of this report.

The overall Etobicoke Creek Trunk Sewer Improvements and Upgrades study area is bound by Kennedy Road to the west, Steeles Avenue to the north, Derry Road to the south, and just east of Dixie Road to the east in the Cities of Brampton and Mississauga, Regional Municipality of Peel. The study area is generally located in a mixed agricultural and industrial context centered on the Etobicoke Creek and floodplain near the intersection of Highways 410 and 407 at the Mississauga-Brampton border.

The west portion of the study area is bounded by an area west of Kennedy Road which follows a northwest-southeast alignment and features between four and six lanes of vehicular traffic with a sidewalk on each side of the roadway within the study area. Kennedy Road is bound by a golf course on the west side and an athletic complex with sports fields to the north of Highway 407, and agricultural lands, a hydro corridor, and industrial/warehouse facilities south of Highway 407 until south of the intersection with Derry Road East.

The central portion of the study area centres on Etobicoke Creek and its associated floodplains, which generally follow a west-east alignment. Etobicoke Creek passes under Kennedy Road, Highway 410, Highway 407, Tomken Road, and Dixie Road (listed from west to east). A recreational trail is located in the floodplain, and is generally adjacent to agricultural, industrial/warehouse, and transportation-related lands within the study area. North of Etobicoke Creek, the study area generally features industrial/warehouse facilities and some undeveloped lands adjacent to Highways 410 and 407. South of Etobicoke Creek the study area generally features agricultural lands with some undeveloped lands associated with the two highways and some industrial/warehouse facilities. The central portion of the study area largely centres on the intersection of Highways 410 and 407.

The east portion of the study area is bounded by an area east of Dixie Road which follows a northwest-southeast alignment and features between six and nine lanes of undivided vehicular traffic and generally lacks sidewalks. A short section of sidewalks on each side of the roadway is located to the north of Derry Road East. Dixie Road is bound by industrial and commercial facilities to the west and recreation facilities and undeveloped lands to the east between Drew Avenue in the north and Dixie Road East in the south. King's Cemetery (CHR 4) is located on the east side of Dixie Road north of Derry Road East.



Plate 1: Kennedy Road in the north portion of the study area, looking southeast.



Plate 2: Kennedy Road, looking northwest.



Plate 3: Kennedy Road, looking southeast to Highway 407.



Plate 4: Path adjacent to Kennedy Road with agricultural fields at right, looking northwest.



Plate 5: Grass lawns and warehouse facilities northeast of the intersection of Kennedy Road and Derry Road East, looking northwest.



Plate 6: Recreational path in the Etobicoke Creek valley east of Kennedy Road, looking southwest.



Plate 7: Westcreek Boulevard, looking southeast.



Plate 8: Agricultural lands to the west of Tomken Road to the north of Highway 407, looking south.



Plate 9: Agricultural lands at with 7385 Farmhouse Court (CHR 2), looking northwest from Tomken Road.



Plate 10: Etobicoke Creek to the west of Dixie Road, looking south.



Plate 11: Etobicoke Creek floodplain northwest of the intersection of Dixie Road and Derry Road East, looking northwest.

5.5 Identified Cultural Heritage Resources

Based on the results of the background research and field review, three cultural heritage resources³ including one built heritage resource and two cultural heritage landscape were identified within and/or adjacent to the Etobicoke Creek Trunk Sewer Improvements and Upgrades study area (Table 4). A cultural heritage resource number has been assigned to each resource (CHR #). A detailed inventory of these cultural heritage resources within the study area and contributing properties is presented in Section 10.0 and mapping of these features are provided in Section 11.0 of this report. A designation by law for CHR 4 is provided in Appendix A.

The property at 7715 Kennedy Road, which is listed on the City of Brampton’s Heritage Register, was destroyed by fire in 2010 (Robinson Heritage Consulting 2015). Field review confirmed that the listed residence is not extant in the study area, and the property has been redeveloped with commercial structures. As such, the property at 7715 (CHR 3) no longer retains cultural heritage value or interest.

Table 4: Summary of existing and potential cultural heritage resources (CHR) in the study area

Feature ID	Address/Location	Resource Type	Heritage Recognition
CHR 1	1411 Derry Road East, Mississauga (Mount Charles House)	Residential	Listed (Mississauga)
CHR 2	7385 Farmhouse Court, Brampton (Also known as Well Ruin and Water Tower (Benjamin Stewart Farm) (Tomken Rd and 407))	Residential	Listed (Brampton) This property was evaluated using Ontario Regulations 9/06 and 10/06 by ASI in 2017 and was found to retain significant cultural heritage value or interest at the local level (ASI 2017).
CHR 3	7715 Kennedy Road, Brampton	Residential	Listed (Brampton - Designation in progress) Residence destroyed by fire in 2010 (Robinson Heritage Consulting 2015) Field review confirmed that the listed residence is not extant and has been redeveloped.
CHR 4	7085 Dixie Road, Mississauga	Cemetery	Designated under Part IV of the Ontario Heritage Act, <i>by-law 096-2000</i> (Appendix A) King’s Cemetery

³ For the purpose of this assessment, the term ‘cultural heritage resource’ is used to describe both cultural heritage landscapes and built heritage resources (see Section 3.0 for definitions).

6.0 SCREENING FOR POTENTIAL IMPACTS

6.1 Preliminary Impact Assessment Considerations

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts, based on the *Ontario Heritage Tool Kit InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (Ministry of Tourism and Culture 2006, now administered by the MHSTCI). These include:

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

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

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

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

The proposed undertaking should endeavor to avoid adversely affecting cultural heritage resources and intervention should be managed in such a way that its impact is sympathetic with the value of the resources. When the nature of the undertaking is such that adverse impacts are unavoidable, it may be necessary to implement management or mitigation strategies that alleviate the deleterious effects on cultural heritage resources. Mitigation is the process of causing lessening or negating anticipated



adverse impacts to cultural heritage resources and may include, but are not limited to, such actions as avoidance, monitoring, protection, relocation, remedial landscaping, and documentation of the cultural heritage landscape and/or built heritage resource if to be demolished or relocated.

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

6.1.1 Potential Impacts of the Proposed Undertaking

The proposed undertaking for the Etobicoke Creek Trunk Sewer Improvements and Upgrades Class EA involves the construction of a new trunk sewer to be built in one for four potential alignments (Figure 9):

1. Etobicoke Creek Alignment
2. CAA Alignment
3. Kennedy Road Alignment
4. Deep Trunk Alignment

Each of these four alignment alternatives was considered for the purpose of this impact assessment and is provided in mapping with photographic plate locations and the location of the identified cultural heritage resource in Section 11.0. The boundary depicted represents the proposed limit of physical impact.

Table 5 outlines the potential impacts to the three identified cultural heritage resources within and adjacent to each alternative with the study area. As 7715 Kennedy Road was determined not to retain cultural heritage value or interest following the destruction of the residence in 2010 and subsequent redevelopment, only potential impacts to CHR 1, CHR 2, and CHR 4 will be assessed.

Table 5: Preferred Alternative - Potential Impacts to Cultural Heritage Resources

Feature ID	Potential Impact(s)	Proposed Mitigation Measures
CHR 1	<p><i>Etobicoke Creek Alignment</i></p> <ul style="list-style-type: none"> • Potential indirect impacts anticipated as the preferred alternative is adjacent to the identified cultural heritage resource. • Potential impacts are anticipated to be confined to Dixie Road ROW adjacent to the northeast of the property in the vicinity of Etobicoke Creek, approximately 430 m north of the residence. • Impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the 	<ul style="list-style-type: none"> • Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 1. • Given the potential cultural heritage value of the residence at 1411 Derry Road East and the anticipated impacts adjacent to the northeastern portion of the property, a resource-specific HIA may be required as per <i>City of Mississauga Official Plan</i> clause 7.4.1.12. • As the potential impacts to the subject property are anticipated to be far from the residence and temporary in duration, it is recommended that the City of Mississauga

Feature ID	Potential Impact(s)	Proposed Mitigation Measures
	<p>cultural heritage value of the property if mitigation measures are employed.</p> <ul style="list-style-type: none"> No direct impacts to the residence are anticipated. 	<p>consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures.</p> <ul style="list-style-type: none"> Suitable mitigation measures include planning construction and staging to avoid any impacts to the property by establishing no-go zones with fencing (if required). If vegetation removals are required, post-construction rehabilitation with tree and vegetative replanting should be implemented.
	<p>CAA Alignment</p> <ul style="list-style-type: none"> Potential indirect impacts anticipated as the preferred alternative is adjacent to the identified cultural heritage resource. Potential impacts are anticipated to be confined to Dixie Road ROW adjacent to the northeast of the property in the vicinity of Etobicoke Creek, approximately 430 m north of the residence. Impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed. No direct impacts to the residence are anticipated. 	<ul style="list-style-type: none"> Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 1. Given the potential cultural heritage value of the residence at 1411 Derry Road East and the anticipated impacts adjacent to the northeastern portion of the property, a resource-specific Heritage Impact Assessment (HIA) may be required as per <i>City of Mississauga Official Plan</i> clause 7.4.1.12. As the potential impacts to the subject property are anticipated to be far from the residence and temporary in duration, it is recommended that the City of Mississauga consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any impacts to the property by establishing no-go zones with fencing (if required). If vegetation removals are required, post-construction rehabilitation with tree and vegetative replanting should be implemented.
	<p>Kennedy Road Alignment:</p> <ul style="list-style-type: none"> No impacts anticipated as the preferred alternative is not adjacent to the identified cultural heritage resource. 	<ul style="list-style-type: none"> N/A
	<p>Deep Trunk Alignment:</p> <ul style="list-style-type: none"> Potential direct impact as a result of land disturbance in the northern part of this property at Etobicoke Creek are anticipated. 	<ul style="list-style-type: none"> Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 1. Given the potential cultural heritage value of the residence at 1411 Derry Road East and

Feature ID	Potential Impact(s)	Proposed Mitigation Measures
	<ul style="list-style-type: none"> Impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed. No direct impact to the residence are anticipated. 	<ul style="list-style-type: none"> the anticipated impacts to the northern portion of the property, a resource-specific Heritage Impact Assessment (HIA) may be required as per <i>City of Mississauga Official Plan</i> clause 7.4.1.12. As the potential impacts to the subject property are anticipated to be far from the residence and temporary in duration, it is recommended that the City of Mississauga consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.
<p>CHR 2</p>	<p><i>Etobicoke Creek Alignment</i></p> <ul style="list-style-type: none"> Potential indirect impacts anticipated as the preferred alternative is adjacent to the identified cultural heritage resource. Potential impacts are anticipated in the northeast portion of the property near Tomken Road in agricultural lands north of Highway 407. Potential impacts are anticipated to be limited to an area approximately 590 m north of the brick well and tower, and 900 m northeast of the residence. Impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed. No direct impacts to any cultural heritage attributes of the subject property are anticipated in this alternative. 	<ul style="list-style-type: none"> Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 2. Given the identified cultural heritage value of the farmscape at 7385 Farmhouse Court and the anticipated impacts to the northeastern portion of the property, a resource-specific Heritage Impact Assessment (HIA) may be required as per <i>City of Brampton Official Plan</i> clause 4.10.1.11. As the potential impacts to the subject property are anticipated to be far from the well, tower, and residence, and temporary in duration, it is recommended that the City of Brampton consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.
	<p><i>CAA Alignment</i></p> <ul style="list-style-type: none"> Potential indirect impacts anticipated as the preferred alternative is adjacent to the identified cultural heritage resource. 	<ul style="list-style-type: none"> Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 2. Given the identified cultural heritage value of the farmscape at 7385 Farmhouse Court and the anticipated impacts to the northeastern



Feature ID	Potential Impact(s)	Proposed Mitigation Measures
	<ul style="list-style-type: none"> • Potential impacts are anticipated in the northeast portion of the property near Tomken Road in agricultural lands north of Highway 407. • Potential impacts are anticipated to be limited to an area approximately 590 m north of the brick well and tower, and 900 m northeast of the residence. • Impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed. • No direct impacts to any cultural heritage attributes of the subject property are anticipated in this alternative. 	<ul style="list-style-type: none"> • portion of the property, a resource-specific Heritage Impact Assessment (HIA) may be required as per <i>City of Brampton Official Plan</i> clause 4.10.1.11. • As the potential impacts to the subject property are anticipated to be far from the well, tower, and residence, and temporary in duration, it is recommended that the City of Brampton consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. • Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.
	<p>Kennedy Road Alignment:</p> <ul style="list-style-type: none"> • No impacts anticipated as the preferred alternative is not adjacent to the identified cultural heritage resource. 	<ul style="list-style-type: none"> • N/A
	<p>Deep Trunk Alignment:</p> <ul style="list-style-type: none"> • Potential direct, permanent, and negative impacts to the red brick well and water tower ruins on the north bank of Etobicoke Creek are anticipated. • No direct impacts to the residence or associated outbuilding fronting on Farmhouse Court are anticipated. 	<ul style="list-style-type: none"> • Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 2. • Given the identified cultural heritage value of the residence at 7385 Farmhouse Court and the potential direct impacts to the well and water tower, both identified cultural heritage attributes, a resource-specific Heritage Impact Assessment (HIA) should be completed if this alignment is selected as the preferred alternative.
CHR 4	<p>Etobicoke Creek Alignment</p> <ul style="list-style-type: none"> • Potential indirect impacts anticipated as the preferred alternative is adjacent to the identified cultural heritage resource. • Potential impacts are anticipated in the east portion of the property near Etobicoke Creek. • Impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed. 	<ul style="list-style-type: none"> • Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 4. • Given the identified cultural heritage value of the cemetery at 7085 Dixie Road and the anticipated impacts adjacent to the property, a resource-specific Heritage Impact Assessment (HIA) may be required as per <i>City of Mississauga Official Plan</i> clause 7.4.1.12. • As the potential impacts to the subject property are anticipated to be confined to the east side of Etobicoke Creek and will be temporary in duration, it is recommended

Feature ID	Potential Impact(s)	Proposed Mitigation Measures
	<ul style="list-style-type: none"> No direct impacts to any cultural heritage attributes of the subject property are anticipated in this alternative. 	<ul style="list-style-type: none"> that the City of Mississauga consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.
	<p>CAA Alignment</p> <ul style="list-style-type: none"> Potential indirect impacts anticipated as the preferred alternative is adjacent to the identified cultural heritage resource. Potential impacts are anticipated in the east portion of the property near Etobicoke Creek. Impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed. No direct impacts to any cultural heritage attributes of the subject property are anticipated in this alternative. 	<ul style="list-style-type: none"> Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 4. Given the identified cultural heritage value of the cemetery at 7085 Dixie Road and the anticipated impacts adjacent to the property, a resource-specific Heritage Impact Assessment (HIA) may be required as per <i>City of Mississauga Official Plan</i> clause 7.4.1.12. As the potential impacts to the subject property are anticipated to be confined to the east side of Etobicoke Creek and will be temporary in duration, it is recommended that the City of Mississauga consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.
	<p>Kennedy Road Alignment:</p> <ul style="list-style-type: none"> No impacts anticipated as the preferred alternative is not adjacent to the identified cultural heritage resource. 	<ul style="list-style-type: none"> N/A
	<p>Deep Trunk Alignment</p> <ul style="list-style-type: none"> Potential indirect impacts anticipated as the preferred alternative is adjacent to the identified cultural heritage resource. Potential impacts are anticipated in the east portion of the property near Etobicoke Creek. Impacts are anticipated to be temporary in duration and are not 	<ul style="list-style-type: none"> Where feasible, the preferred alternative should be designed in a manner that avoids all impacts to CHR 4. Given the identified cultural heritage value of the cemetery at 7085 Dixie Road and the anticipated impacts adjacent to the property, a resource-specific Heritage Impact Assessment (HIA) may be required as per <i>City of Mississauga Official Plan</i> clause 7.4.1.12.

Feature ID	Potential Impact(s)	Proposed Mitigation Measures
	<p>anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed.</p> <ul style="list-style-type: none"> No direct impacts to any cultural heritage attributes of the subject property are anticipated in this alternative. 	<ul style="list-style-type: none"> As the potential impacts to the subject property are anticipated to be confined to the east side of Etobicoke Creek and will be temporary in duration, it is recommended that the City of Mississauga consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.

The residence at 1411 Derry Road East (CHR 1) is listed by the City of Mississauga, and any impacts to it should be avoided where feasible. Based on available documentation, no significant direct negative impacts are anticipated for this property in any of the four proposed alternative alignments. While land disturbance in the north of this property at Etobicoke Creek is anticipated in the Deep Trunk Alignment, these impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed. Further, potential impacts to this property are also anticipated in the Etobicoke Creek Alignment and CAA Alignment, however these are anticipated to be minor and indirect as these alignments are anticipated to be confined to the Dixie Road ROW.

Given the potential cultural heritage value of the property at 1411 Derry Road East (CHR 1) and the anticipated impacts adjacent to the northeastern portion of the property, a resource-specific HIA may be required as per *City of Mississauga Official Plan* clause 7.4.1.12. However as the potential impacts are anticipated to be minor in scale, temporary in duration, and located approximately 430 m from the residence on the subject property, it is recommended that the City of Mississauga consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.

The farmscape at 7835 Farmhouse Court (CHR 2) is listed by the City of Brampton and was found to retain cultural heritage value at the local level during the completion of a CHER (ASI 2017), and as such any impacts to the property should be avoided where feasible. No impacts to this property are anticipated in one of the proposed alternatives (Kennedy Road Alignment), and only minor, indirect, and temporary impacts are anticipated in two of the proposed alternatives (CAA Alignment and Etobicoke Creek Alignment). Potential direct and significant negative impacts are anticipated in one of the proposed alternatives (Deep Trunk Alignment). Based on a review of the CHER completed for this property in 2017 (ASI 2017), the red brick well and water tower ruins are located on the north side of Etobicoke Creek on the property (Figure 8). As the Deep Trunk Alignment is located in this area, there are potential significant negative and permanent impacts to the well and water tower, both of which are



identified as heritage attributes (ASI 2017). The residence and associated structures fronting on Farmhouse Court are not anticipated to be directly impacted.

Given the identified cultural heritage value of the farmscape at 7385 Farmhouse Court and the anticipated impacts to the northeastern portion of the property in the CAA Alignment and Etobicoke Creek Alignment, a resource-specific Heritage Impact Assessment (HIA) may be required as per *City of Brampton Official Plan* clause 4.10.1.11 if either of these alternatives are selected. Due to the anticipated minor scale, temporary duration, and location approximately 590 m north of the well and tower and 900 m from the residence, it is recommended that the City of Brampton consider waiving the requirement for an HIA if these alternatives are selected in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.

If the Deep Trunk Alignment is selected as the preferred alternative, a resource-specific HIA should be completed for CHR 2 to assess impacts and develop appropriate mitigation measures.

The cemetery at 7085 Dixie Road (CHR 4) is designated under Part IV of the Ontario Heritage Act (City of Mississauga by-law 096-2000), and any impacts to it should be avoided where feasible. Based on available documentation, no direct negative impacts are anticipated for this property in any of the four proposed alternative alignments. Land disturbance is anticipated to the east of this property east of Etobicoke Creek in the Etobicoke Creek, CAA, and Deep Trunk Alignments, however these indirect impacts are anticipated to be temporary in duration and are not anticipated to negatively impact the cultural heritage value of the property if mitigation measures are employed.

Given the identified cultural heritage value of the property at 7085 Dixie Road (CHR 4) and the anticipated impacts adjacent to the eastern portion of the property, a resource-specific HIA may be required as per *City of Mississauga Official Plan* clause 7.4.1.12. However as the potential impacts are anticipated to be minor in scale, temporary in duration, and located adjacent to the subject property, it is recommended that the City of Mississauga consider waiving the requirement for an HIA in this case in favour of suitable mitigation measures. Suitable mitigation measures include planning construction and staging to avoid any unintended impacts, establishing no-go zones with fencing (if required), and employing post-construction rehabilitation with tree and vegetative replanting.

7.0 CONCLUSIONS

The results of background historical research and a review of secondary source material, including historical mapping, revealed a study area with an agricultural land use history dating to the early nineteenth century.

Key Findings

- The study area contains three previously identified cultural heritage resources. One existing cultural heritage resource is listed by the City of Mississauga at 1411 Derry Road East (CHR 1) one existing cultural heritage resource is listed by the City of Brampton at 7385 Farmhouse



Court (CHR 2), and one property is designated under Part IV of the Ontario Heritage Act at 7085 Dixie Road (CHR 4). One additional listed residence at 7715 Kennedy Road (CHR 3) was demolished in 2010 and the lands were found to be redeveloped during the field review.

- The identified cultural heritage resources are historically and contextually associated with nineteenth-century land use patterns in the City of Mississauga and the City of Brampton. The study area has been redeveloped for commercial and industrial uses and for the development of two major highways. The existing cultural heritage resources are the only remnants of the study area's settlement history.

Impact Assessment

- The Etobicoke Creek Alignment is anticipated to result in potential impacts adjacent to CHR 1 and CHR 4 and minor impacts to CHR 2. These impacts are anticipated to be minor in scale, temporary in duration, and located far from any identified heritage attributes of both CHR 1 and CHR 2. Potential indirect impacts are anticipated to CHR 4 as this alignment is adjacent to the cemetery.
- The CAA Alignment is anticipated to result in potential impacts adjacent to CHR 1 and minor impacts to CHR 2 and CHR 4. These impacts are anticipated to be minor in scale, temporary in duration, and located far from any identified heritage attributes of both CHR 1 and CHR 2. Potential indirect impacts are anticipated to CHR 4 as this alignment is adjacent to the cemetery.
- The Kennedy Road Alignment is not anticipated to have any impacts to any identified cultural heritage resources.
- The Deep Trunk Alignment is anticipated to result in minor impacts to CHR 1 through soil disturbance and vegetation removal in the Etobicoke Creek floodplain in the north of the property, and potential direct, permanent, and negative impacts to CHR 2. Potential indirect impacts are anticipated to CHR 4 as this alignment is adjacent to the cemetery.
- Where direct or indirect impacts are anticipated, a property specific HIA may be required as per the *City of Brampton Official Plan* clause 4.10.1.11 and as per *City of Mississauga Official Plan* clause 7.4.1.12.

8.0 RECOMMENDATIONS

Based on the results of the assessment, the following recommendations have been developed:

1. Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
2. The proposed undertaking has the potential to result in minor, temporary, indirect impacts to CHR 1 (1411 Derry Road East) in three of the proposed alternative alignments (CAA Alignment, Etobicoke Creek Alignment, and Deep Trunk Alignment) through soil disturbance



and vegetation removal in the Etobicoke Creek floodplain in the north of the property. As this property is listed by the City of Mississauga and potential impacts are anticipated, a resource-specific HIA may be required for CHR 1 as per the *City of Mississauga Official Plan* clause 7.4.1.12. However due to the limited scale and temporary duration of these impacts, it is recommended that the City of Mississauga consider waiving the requirement for this HIA in favour of suitable construction and staging and post-construction rehabilitation if the CAA Alignment, Etobicoke Creek Alignment, or Deep Trunk Alignment is selected.

3. The proposed undertaking has the potential to result in minor, temporary, and indirect impacts to the farmscape at 7385 Farmhouse Court (CHR 2) in two proposed alternatives (CAA Alignment and Etobicoke Creek Alignment) through soil disturbance and potential vegetation removal. As this property is listed by the City of Brampton and potential impacts are anticipated, a resource-specific HIA may be required for CHR 2 as per the *City of Brampton Official Plan* clause 4.10.1.11. However due to the limited scale and temporary duration of these impacts, it is recommended that the City of Brampton consider waiving the requirement for this HIA in favour of suitable construction and staging and post-construction rehabilitation if either the CAA Alignment or Etobicoke Creek Alignment are selected as the preferred alternative.
4. The proposed undertaking has the potential to result in direct, permanent, negative impacts to the cultural heritage value of the farmscape at 7385 Farmhouse Court (CHR 2) in one proposed alternative (Deep Trunk Alignment) through impacts to the red brick well and water tower ruins adjacent to the north bank of Etobicoke Creek. If the Deep Trunk Alignment is carried forward as the preferred alternative, a resource-specific HIA should be completed to assess impacts and establish appropriate mitigation measures.
5. The proposed undertaking has the potential to result in minor, temporary, and indirect impacts to the cemetery at 7085 Dixie Road (CHR 4) in three of the proposed alternatives (Etobicoke Creek, CAA, and Deep Trunk Alignments) through soil disturbance and potential vegetation removal to the east of the cemetery. As this property is designated under Part IV of the Ontario Heritage Act (City of Mississauga by-law 096-2000) and there are anticipated impacts adjacent to the eastern portion of the property, a resource-specific HIA may be required as per *City of Mississauga Official Plan* clause 7.4.1.12. However, as the potential impacts are anticipated to be minor in scale, temporary in duration, and located adjacent to the subject property, it is recommended that the City of Mississauga consider waiving the requirement for this HIA in favour of suitable construction and staging and post-construction rehabilitation if the Etobicoke Cree, CAA, or Deep Trunk Alignments are selected as the preferred alternative.
6. Should future work require an expansion of the study area then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.
7. This report should be submitted to heritage planning staff at the City of Mississauga, the City of Brampton, the MHSTCI, and any other local heritage stakeholders that may have an interest in this project.



9.0 REFERENCES

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10.0 CULTURAL HERITAGE RESOURCE INVENTORY

Cultural Heritage Resource Number

CHR 1

Property Type

Residence

Address or Location

1411 Derry Road East, Mississauga

Level of Heritage Recognition

Listed by the City of Mississauga (City of Mississauga 2018), known as the Mount Charles House.

Property Description

- Nineteenth-century mapping indicates that the property was owned by John Dale (Figure 2 and Figure 3). A residence and orchard are present on the 1877 mapping (Figure 3).
- The property features a one-and-a-half storey red brick residence with buff brick quoins, segmental arch lintels on structural openings, main entrance with transom and sidelights on the south elevation, and gable roof with returned eaves.
- Residence features single-storey addition on the north clad in faux stone.
- Located on the northwest corner of the intersection of Derry Road East and Dixie Road, both of which were early transportation routes in Toronto Township
- Reflects nineteenth-century settlement in Toronto Township

Potential Cultural Heritage Value or Interest and associated heritage attributes

- This property has potential to retain design, historical, and contextual value.
- Potential heritage attributes include a one-and-half storey residence.
- An evaluation of this property against criteria outlines in O. Reg 9/06 is required to identify any formal cultural heritage value or interest or attributes associated with this potential cultural heritage resource.

Photos



South elevation of the residence at 1411 Derry Road East.



West elevation of the residence at 1411 Derry Road East.

Cultural Heritage Resource Number

CHR 2

Property Type

Farmscape

Address or Location

7385 Farmhouse Court, Brampton.

Level of Heritage Recognition

Listed by the City of Brampton (ASI evaluated the property under O.Reg. 9/06 in a CHER (ASI 2017) and found that the property retains cultural heritage value or interest at the local level)

Property Description

- The property contains a red brick Edwardian foursquare farmhouse with a hipped roof, central dormer, and covered verandah on the west fronting on Farmhouse Court.
- An early twentieth-century well with associated tower is located on the north bank of the Etobicoke Creek floodplain in the central portion of the property.
- Active agricultural fields are located to the north and south of Etobicoke Creek and are bound by Farmhouse Court to the west and Tomkin Road to the east.
- The residence, well, and wind-driven tower are consistent with nineteenth and early twentieth-century settlement patterns.
- Reflects nineteenth and early twentieth-century settlement in Toronto Township

Known Cultural Heritage Value or Interest and associated heritage attributes

The following description is an excerpt from the Statement of Cultural Heritage Value or Interest for the property at 7385 Farmhouse Court prepared by ASI in 2017:

The property at 7385 Farmhouse Court/Tomken Road contains a representative example of an early-1900s wind-driven brick well.

The brick well is approximately 10' (3 m) across with no protective cover. The courses of bricks were laid in stretchers and were all mortared above the water line suggesting the ground water level for this area was a few feet below the top of the well. Above the well is a tower that is part of a wind driven system that extracted water from the well. At the top of the tower would have been a wind mill mechanism composed of a wheel made up of several blades used to catch the wind. This mechanism would have been attached to a vertical shaft that would run down the central area of the tower to the pump located in the well below. This shaft has fallen off the tower but is present within the well.

The structure helps interpret early agricultural technologies and practices. The site is a cultural landscape documenting the agricultural heritage of Brampton and the interactions of early settlers with their environment.

Heritage Attributes

- The well with courses of bricks laid in stretchers, mortared above the water line.
- The metal tower and its shaft mechanism (ASI 2017:19)



Photos



West and south elevations of the residence at 7395 Farmhouse Court.



Brick well on the north bank of the Etobicoke Creek floodplain (ASI 2017:40)



Figure 8: Location of the farmhouse, well, and water tower on the farmscape at 7385 Farmhouse Court (ASI 2017)⁴

⁴ Note that the study area depicted in this figure relate to the property boundaries assessed in an earlier report, and does not reflect to the Etobicoke Creek Trunk Sewer improvements and Upgrades study area.

Cultural Heritage Resource Number

CHR 4

Property Type

Cemetery

Address or Location

7085 Dixie Road, Mississauga

Level of Heritage Recognition

Designated Part IV of the Ontario Heritage Act, by-law 096-2000.

Property Description

- Cemetery established in 1832 on land donated by Charles King.
- Cemetery depicted in nineteenth-century mapping (Figure 2 and Figure 3).
- Located on the northeast corner of the intersection of Derry Road East and Dixie Road, both of which were early transportation routes in Toronto Township
- Reflects nineteenth-century burial practices in Toronto Township

Know Cultural Heritage Value or Interest and associated heritage attributes

The following is an excerpt from the City of Mississauga Property Information page:

Located in the area known historically as Mount Charles, on the east side of Dixie Road, North of Derry Road East, it was established in 1832, following the generous donation of one half acre of land around 1830 by Charles King. The land was part of an original 100 acre patent from the Crown. The cemetery remained active until 1960, when the final interment occurred. In total there are 112 known interments - based on information gathered from the tombstones. In 1868, Charles King sold his land to Robert Craig, and in 1869 he legally sold the half acre cemetery collectively to Henry King, Robert McLeod, James Jackson, Edward McBride, Charles Irvine and James Savage, who are assumed to be trustees of the cemetery as the land registry title states that it is "now enclosed with a fence for the use of a burying ground and for no other use." (City of Mississauga 2020)

Photos



Interments in King's Cemetery, looking east from Dixie Road (Google Maps)

11.0 CULTURAL HERITAGE RESOURCE LOCATION MAPPING



Figure 9: Cultural heritage resources and proposed alignments in the study area.



APPENDIX A: DESIGNATION BY-LAWS





An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

Corporate Services Department
Office of the City Clerk

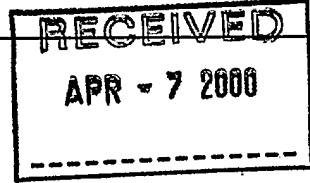
Real

City of Mississauga
300 City Centre Drive
MISSISSAUGA ON L5B 3C1



Leading today for tomorrow

FAX: (905) 615-4181



REGISTERED MAIL

March 14, 2000

Ontario Heritage Foundation
77 Bloor Street West, 7th Floor
Toronto, Ontario M7A 2R9

To Whom it may concern:

Re: 7085 Dixie Road, Mississauga, Ontario
File: CS.08.Dixie Road (7085)

I enclose for your retention, a copy of By-law 0096-2000, a by-law to designate the property located at 7085 Dixie Road, Mississauga, Ontario.

Yours truly,

Denise Peternell
Committee Coordinator
905-896-5423

cc: Mr. P. Mitcham, Commissioner of Community Services
Mr. M. Warrack, Community Services (w/encl)
Ms. D. Mahoney, Community Services (w/encl)
Mr. A. Leonard, Building Section, Planning & Development (w/encl)
Councillor C. Gyles, Ward 5
File (w/encl)

8/23/00
RC ✓





THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER *0096-2000*

A by-law to designate the property located at 7085 Dixie Road as being of historic value

WHEREAS The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of architectural value or interest;

AND WHEREAS Notice of Intention to so designate the property located at 7085 Dixie Road, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

AND WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That the real property located at 7085 Dixie Road, City of Mississauga, and legally described in Schedule 'B' attached hereto, is hereby designated as being of historic value under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That Schedules "A" and "B" form an integral part of this by-law.
4. That the Office of the City Solicitor is hereby directed to register a copy of this by-law against the property located at 7085 Dixie Road in the proper land registry office.

ENACTED AND PASSED this *8th* day of *March*, 2000.

[Signature]
ACTING MAYOR

APPROVED AS TO FORM City Solicitor MISSISSAUGA
<i>MSM</i>
Date <i>23</i> <i>02</i> <i>00</i>

[Signature]
CLERK

SCHEDULE "A" TO BY-LAW NO. 0096-2000

SHORT STATEMENT OF THE REASONS FOR DESIGNATION

King's Cemetery, 7085 Dixie Road

Located in the area known historically as Mount Charles, on the east side of Dixie Road, North of Derry Road East, it was established in 1832, following the generous donation of one half acre of land around 1830 by Charles King. The land was part of an original 100 acre patent from the Crown. The cemetery remained active until 1960, when the final interment occurred. In total, there are 112 known interments - based on information gathered from the tombstones. In 1868, Charles King sold his land to Robert Craig, and in 1869 he legally sold the half acre cemetery collectively to Henry King, Robert McLeod, James Jackson, Edward McBride, Charles Irvine and James Savage who are assumed to be trustees of the cemetery as the land registry title states that it is "now enclosed with a fence for the use of a burying ground and for no others use".

SCHEDULE 'B' TO BY-LAW 0096-2000

Description: Part of Lot 11, Concession 4 East of Hurontario Street.
(To be designated under the Ontario Heritage Act.)
(Ward 5, City Zone 50E, in the vicinity of Dixie Road and Derry Road East)

In the City of Mississauga, Regional Municipality of Peel, (formerly Township of Toronto, County of Peel), Province of Ontario and being composed of that part of Lot 11 in Concession 4 East of Hurontario Street of the said Township, designated as Parts 1, 2, 3, 4, 6 and 7 on a plan of survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-2908.

G. T. Stidwill

Grant Stidwill, P.Eng.
Ontario Land Surveyor