

Heritage Advisory Committee
OCT 25 2011

HERITAGE IMPACT STATEMENT



**WATSON/MCGILLION PROPERTY
1559 CORMACK CRESCENT
CITY OF MISSISSAUGA, ONTARIO**

June 2011

Prepared for:

Sedona Lifestyles (Rometown) Inc.

Prepared by:

**WAYNE MORGAN
HERITAGE PLANNER**

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Prepared for:

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EXECUTIVE SUMMARY

Policy 3.20.2.2 of the City of Mississauga Official Plan (OP) requires the preparation of a Heritage Impact Statement for a development application involving heritage resources. The OP defines heritage resources as “structures, sites, environments, artifacts and traditions which are of historical, architectural, or archaeological value, significance or interest.” The subject development proposal includes the property at 1559 Cormack Crescent. The Mississauga Heritage Register identifies the property at 1559 Cormack Crescent as a heritage resource containing the built heritage features known as the Watson/McGillion House and Stable. In accordance with this OP policy and policies 2.6.1 and 2.6.3 of the Provincial Policy Statement issued under the *Planning Act*, the applicant of the development that includes the property at 1559 Cormack Crescent commissioned this Heritage Impact Statement to identify, evaluate and assess the built heritage resources and cultural heritage landscapes within and near the subject property in light of the proposed development for the lands.

The subject property contains built heritage resources consisting of the Watson/McGillion House and Stable or Coach House. The House is a 2 storey solid red brick residence on a stone foundation with a cross gable/hip roof and a tail wing with a number of extensions. The house is a vernacular ‘Queen Anne’ styled building. The House was constructed c. 1890 for John Watson, a ‘gardener’ and apple farmer. Interior mouldings, doors, casings, staircase, fireplace mantel, wainscoting and built-in cabinetry, exhibiting outstanding craftsmanship, corroborate this estimated date of construction. The house has undergone some alterations focused primarily on the rear of the building. However, these alterations do not diminish the high level of heritage integrity that this building exhibits on both the interior and exterior. The gable roofed brick Stable or Coach House was likely constructed about the same time as the House. Although altered with an addition and conversion to a residence, the original structure is evident on the exterior. The landscape consists of mature trees and shrubs, together with other plantings around the House and Stable on the west end of the property. The rear portion of the property is an expanse of lawn with isolated plantings of trees and shrubs. The rear portion does not exhibit any evidence of the former use as part of the apple farm, nor is it a significant designed landscape. The House and Stable are currently occupied.

The owner, in conjunction with adjacent property owners intends to develop the rear two thirds of the property for a residential condominium involving 2 and 2 ½ storey single detached units with vehicle access to Marionville Drive. The Watson/McGillion House and Stable will be retained together with the existing landscape on the front or west portion of the property.

The subject lands were evaluated for cultural heritage value using criteria established under the *Ontario Heritage Act* after documenting the historical development of the lands. Based on this evaluation, it is my opinion that the cultural heritage resources, consisting of the House, Stable and associated landscape on the west portion of the property at 1559 Cormack Crescent have cultural heritage value or interest warranting retention and conservation under the *Ontario Heritage Act* and that the proposed development will not adversely impact those cultural heritage values.

Therefore I have no objection to the approval of the proposed development subject to protecting the cultural heritage resources of the property under the *Act* and commemorating the history and architecture of the property.

The nearby heritage resources will not be adversely impacted by the proposed development of the subject site.

PROJECT PERSONNEL

Wayne Morgan
Heritage Planner

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1.0 INTRODUCTION

The Mississauga Official Plan, policy 3.20.2.2 requires a Heritage Impact Statement to be conducted when a development proposal involves heritage resources. The City's Heritage Register has identified the subject property, 1559 Cormack Crescent, to have built heritage resources, namely the Watson/McGillion House and Stable. Wayne Morgan, Heritage Planner, was retained by the owners' agent to prepare this Heritage Impact Statement in accordance with the City's requirements and to recommend any mitigation actions with respect to the heritage resources and values of the property and adjacent heritage resources. The curriculum vitae for Wayne Morgan is contained in Appendix N.

The study area contains lands and buildings within the west half of lot 5 in the second concession south of Dundas Street in the City of Mississauga (formerly Township of Toronto). The study area is located on the east side of Cormack Crescent south of the Queen Elizabeth Way and north of Rometown Drive.

The owners intend to develop the site primarily for residential purposes. In accordance with municipal, regional and provincial planning policies, including policies 2.6.1 and 2.6.3 of the Provincial Policy Statement (2005) issued under the *Planning Act* and criteria established by regulation under the *Ontario Heritage Act*, built and landscape heritage resources, both existing and potential, were identified and evaluated within and near to the subject property.

2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

2.1 Location

The property is located in the City of Mississauga (formerly Township of Toronto) in the Regional Municipality (formerly County) of Peel in Lot 5 in the Second Concession south of Dundas Street (SDS), on the east side of Cormack Crescent, south of the Queen Elizabeth Way (QEW) and the South Service Road, east of the Dixie Outlet Mall within the community of Orchard Heights (**Figures 2.1 and 2.2**). The property is one of four properties that are part of the development proposal. The property is bounded on the west by Cormack Crescent, on the north by the south lot line of 1569 Cormack Crescent, on the east by the rear lot lines of Lots 4 and 5 (fronting on Marionville Drive) of Registered Plan 444 and on the south by the north lot line of 1551 Cormack Crescent.

Figure No. 2.1
General Location Map
[Source: MapArt Publishing
2005]

**Subject
Property**

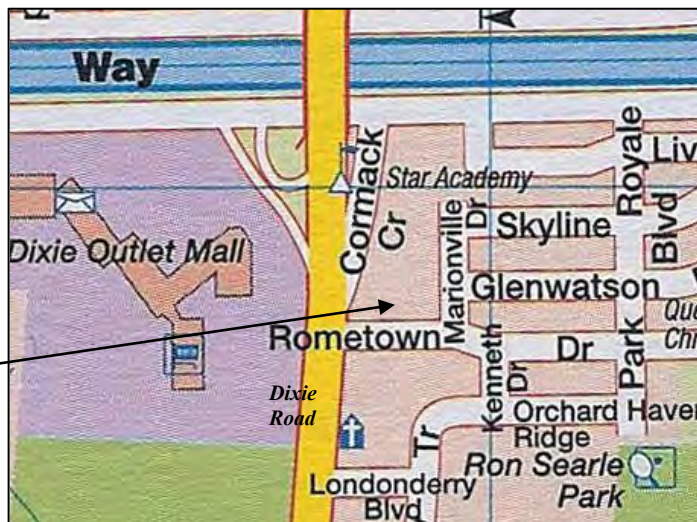


Figure No. 2.2
Subject Site and its Context
[Google Earth, 2011, image
2005].

**Subject
Property**



2.2 Ownership and Legal Description

Currently the property is owned by:

Boris Poletto
1559 Cormack Crescent
Mississauga, Ontario L5K 1R8

The short legal description of property is: part of the west half of Lot 5, Concession 2 South of Dundas Street in the geographic township of Toronto (now City of Mississauga) in the former County (now Regional Municipality) of Peel. Appendix A contains a survey of the property.

The property has been addressed by the municipality as 1559 Cormack Crescent.

2.3 Area Character and Physiography

As shown on the topographic and Mississauga Base maps (*Appendix C*), the subject lands are relatively flat, sloping gently towards Lake Ontario. To the north-west of the subject property, there is a significant elevation in the grade of Dixie Road to accommodate an overpass over the Queen Elizabeth Way (QEW), a restricted access freeway. In 1974, the Mississauga Base Map shows that houses line Cormack Crescent, the north side of Rometown Drive, the south side of the South Service Road and the west side of Marionville Drive. However, there is a large open area within the core of the block defined by those streets and the north part of that open area was identified as orchard. Beyond the subject property, there is a large shopping mall, the Dixie Outlet Mall, on the west side of Dixie Road and golf course lands south of the mall. To the east, there is low density residential development that extends to the Etobicoke Creek Valley and golf course lands to the south.

The area character identified in the topographic maps is also illustrated in a 1965 aerial photograph (Figure 2.3) which shows that the subject property was located suburban area with low density residential development, golf courses and the large shopping mall being the predominant land use. The block containing the subject property was one of the few blocks where the core remained largely undeveloped. There was a similar area on the north side of the QEW which was largely undeveloped and contained the remnants of orchards as did the lands north of the subject property.

Since 1965, there has little change in the land uses, with an apartment development south of the mall on the west side of Dixie Road being the only major development in the area. Detailed aerial photographs of the subject site in 1939, 1966, 1980 and 2005 are found in Appendix D.

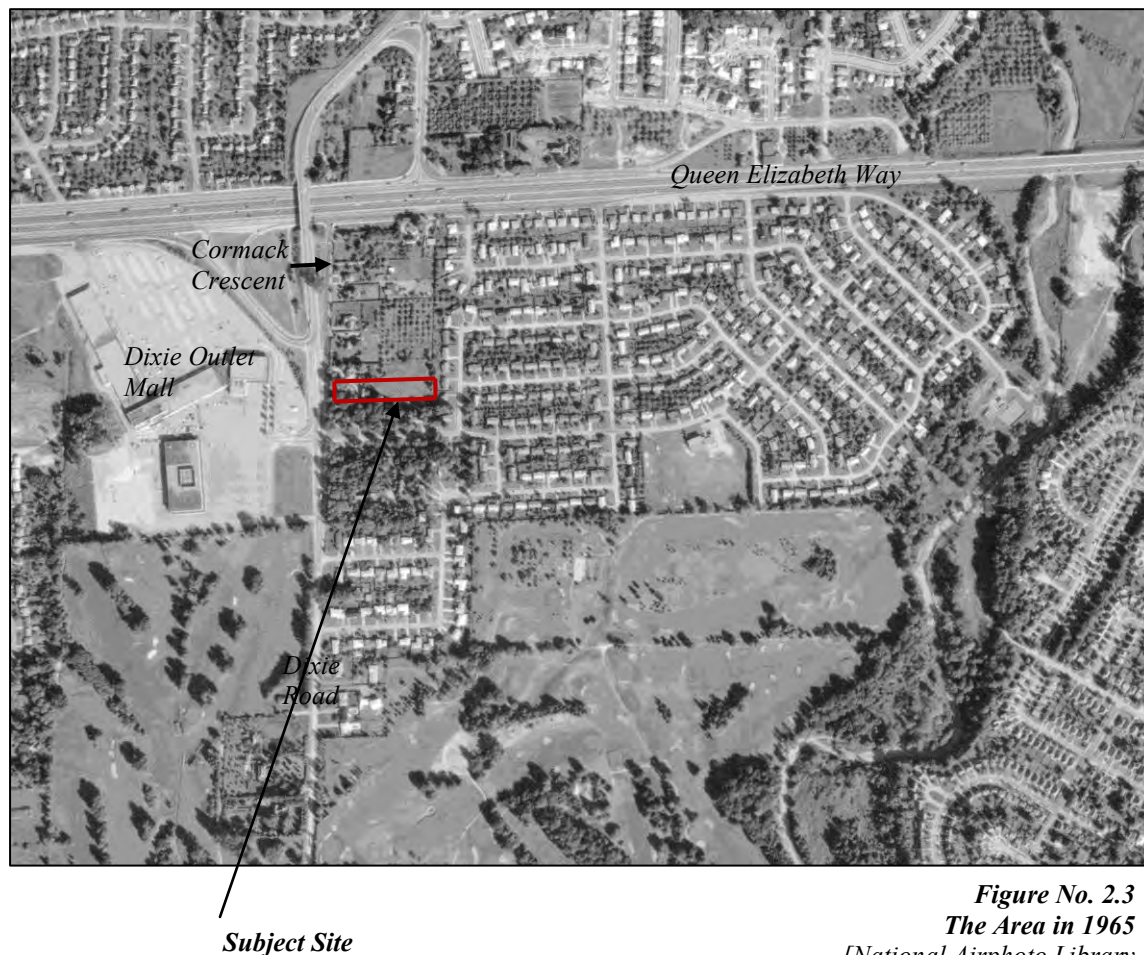


Figure No. 2.3
The Area in 1965
[National Airphoto Library
Roll A18944, Photo 186.]

The property is located in the „Sand Plain’ (*Appendix C* - Physiography of Southern Ontario) within the Iroquois Plain physiographic region¹ which is described as:

The lowland bordering Lake Ontario was inundated in late Pleistocene times by a body of water, known as Lake Iroquois, which emptied eastward at Rome, N. Y. ... The Iroquois plain extends around the western part of Lake Ontario, from Niagara River to the Trent River, a distance of 190 miles, its width varying from a few hundred yards to about eight miles. Conditions in the old lake plain vary greatly and it is convenient to divide it into a number of subsections for purposes of discussion.

Hamilton to Toronto. The next section is that occupying the northeast trending shore of Lake Ontario from Burlington to Toronto. ... In the vicinity of Clarkson and Cooksville the old shore is cut in grey Dundas shale, while in some places as

¹ Chapman and Putnam, pp324 - 336.

in Toronto itself, along Davenport Road, the Iroquois shoreline is cut in Pleistocene deposits.

Besides the Aldershot gravels the old lake built barrier beaches of varying size across ... Etobicoke Creek.

Between the two shorelines, ancient and modern, the surviving portion of the bed of Lake Iroquois is a slightly sloping plain with an average width of about two miles. In some areas it is covered with ... a shallow cover of till remains over the bedrock as in the Niagara. This narrow belt with its discontinuous areas of good soil, being protected to a considerable extent from frost damage by its proximity to the lake, and quickly accessible to city markets by direct road and rail facilities, became an important horticultural area. Having just a little shorter season than the Niagara fruit belt very few of its farmers tried to specialize in peaches and grapes. Instead this area became famous for apples, pears, bush fruits, strawberries and vegetables.

The lakeshore fruit and vegetable district is, however, now almost, a thing of the past. In 1941 there were about 1,000 fruit and vegetable farms in the area. ... In 1964, having by this time annexed the adjoining rural townships and pretty well built up the Iroquois plain, Burlington and Oakville had a population of 100,000, while Port Credit and the urbanized part of Toronto townships within the Iroquois plain held a population of almost 60,000.²

2.4 Context - General Character

The subject property is within an area that underwent conversion from rural to suburban development in the 1950s and 1960s (Figure 2.3), although the subject site together with adjacent lands are large lots containing the remnants of a former farm.

As shown by the photographs in *Appendix B*, the property immediately to the north of the subject site includes a house form building. This property is part of the development proposal. Further north, there is an institutional building set back from Cormack Crescent and continuation of house form buildings.

The lands immediately south of the subject property are developed for residential uses with single detached houses set in a heavily treed landscape.

The lands to the east, on the west side of Marionville Drive, contain one storey single detached dwellings with a consistent setback from the road and wide sideyards. The area is suburban in character with open ditches and no sidewalks (*Appendix B*).

² Ibid, pp 326 – 328.

To the west, is the expanse of Dixie Road, beyond which is the Dixie Outlet Mall, an indoor mall set well back from Dixie Road with extensive parking areas between the Mall structure and the Road. Access to the Mall occurs at the signalized intersection at Rometown Drive.

Dixie Road is a heavily traveled four lane arterial road with sidewalks and a centre island. Cormack Crescent joins up to Dixie Road at an acute angle immediately to the south of the subject property.

2.5 Context - Adjacent and Nearby Heritage Properties

There were no properties with heritage resources that abut or are adjacent to the subject property. However there were three nearby heritage properties (*Appendix K*) that were examined as part of this analysis. These are:

- *1414 South Service Road* – Johnston Residence – likely a Watson farm house (c1875) – Mississauga Inventory –

This is a one and one half storey brick [now clad in stucco] L-plan structure in the vernacular farmhouse style. There is an enclosed porch that has been added to the front façade. Buff brick quoining and window voussoirs decorate each façade. There is a gable roof with a front dormer and asphalt shingles on a north asymmetrical five bay façade. The windows are double hung two over two. There are newer windows in the basement and a late addition at the side. A detached garage is located on the property,

The house is approximately 200 metres from the north limit of the proposed development.

- *1455 Dixie Road* – Griffith Residence (1910) – Mississauga Inventory - “

This is a two storey red brick structure with a medium pitch gable roof. The main portion of the building has a projecting wing with a high gable. Within the gable is a half circle of soldier coursed brick over a decorative terra cotta feature. On this same facade there is an enclosed porch with an open porch over the front entrance. To the rear and north side of the house is a two storey addition with a stacked bay window and flat roof.

Identified in the Inventory as Edwardian Classicism. The building is approximately 477 metres from the Watson/McGillion House.

- *1400 Dixie Road* – Pallett-McMaster House (1911) – Mississauga Inventory –

According to a Pallett descendent Leslie Howard Pallet built a portion of the subject house in 1911. Land registry records support this, as Pallet

made \$8700 on one third of the property, after a little over a year, when he sold it to plumber George Francis McGuire. Either McGuire or the next occupant, Arthur Carson McMaster (1868-1933), doubled the house and added a sunroom. McMaster purchased the property in 1925 to use initially as a summer home. McGuire appears to have been a bachelor and McMaster, a prominent lawyer, presumably had the means to expand the house. He is the eldest son of William John McMaster, a nephew of Senator William McMaster, founder of McMaster University. The McMaster family dubbed the house "Alannah," a name meaning "endearing" or "precious". Arthur and his son John Wanless McMaster were both members of the Toronto Golf Club across the street. Wife Isabel May Wanless died in 1962. The house was sold to developers after daughter Margretta died in 1968.

The house is approximately 668 metres from Watson/McGillion House.

No other potential heritage properties were identified adjacent to or near the subject site.

3.0 Heritage Policies

3.1 The Planning Act and Provincial Policy Statement (2005)

Section 2 of the *Planning Act* identifies “matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest.” (Heritage Resources in the Land Use Planning Process).

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. The Provincial Policy Statement (2005) (PPS) issued under the *Act* applies to this proposal. Section 2.6 of the PPS deals with Cultural Heritage and Archaeology. Policy 2.6.1 of the PPS states:

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

Each of the italicized terms has, for the purposes of this development application, the following definition in the PPS:

Built Heritage Resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*;

Cultural heritage landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value;

Significant means (g) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people; and

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

The PPS also deals with development adjacent to a protected heritage property in policy 2.6.3 which states:

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Each of the italicized terms has, for the purposes of this development application, the following definition in the PPS:

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act* ...;

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site;

Adjacent lands means for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan;

Protected heritage property means real property designated under Part IV, V or VI of the *Ontario Heritage Act*;

Heritage attributes means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a *protected heritage property*; and

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

3.2 Ontario Heritage Act (OHA)

Part IV of the *Ontario Heritage Act* enables municipalities to list and to designate properties of cultural value or interest after consultation with its heritage advisory committee, if one is appointed. Section 27 of the *Act* requires the clerk of every municipality to keep a register of properties of cultural heritage value or interest in the municipality. As of 2005, subsection 27.1 of the *Act* allows municipal councils to include on the municipal register properties of cultural heritage value that have not been designated under the *Act* (listed properties) after the council has consulted with its municipal heritage advisory committee.

The Provincial Government has established criteria for determining the cultural heritage value or interest of properties through Regulation 9/06 (*Appendix J*).

Once a property is designated under the *Act*, alterations which affect the heritage attributes or demolition may not occur without municipal council approval. An owner may appeal Council's decision on an application to alter or demolish to the Ontario Municipal Board. Once a property is listed in the municipal register under the *Act*, any application to demolish a building on a listed property is delayed for 60 days from the date when Council is notified of the intent to demolish, during which Council may wish to pursue designation of the property.

The *Act* also enables municipalities to enter into easement agreements for the conservation of property of cultural heritage value or interest (section 37). Such easements run with the title to the property and municipalities may enforce such easements. The decision of a municipal council with respect to an easement is final.

3.3 Places to Grow – Growth Plan for the Greater Golden Horseshoe

In 2006, the Provincial Government approved the Growth Plan for the Greater Golden Horseshoe. The Growth Plan is the Government's framework for development and the management of growth in the area to 2031.

The subject site is within an area of the Growth Plan identified as „Built-Up Area'. The Plan envisages intensification within the existing built-up area focusing on urban growth centres, intensification corridors, major transit stations areas, brownfield sites and greyfields, although intensification is encouraged generally throughout the built-up area (Section 2.2.3, policy 6 b)).

Intensification is defined as

the development of a property, site or area at a higher density than currently exists through:

- b) the development of vacant and-or underutilized lots within previously developed areas;*
- c) infill development*

Intensification in the Growth Plan requires the conservation of cultural heritage and archaeological resources where feasible as built-up areas are intensified (Section 4.2.4, policy e).

3.4 Peel Region Official Plan

Section 3.6 of the Peel Region Official Plan (OP), Office Consolidation 2008, contains the following cultural heritage objectives relevant to the subject site:

- 3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region for present and future generations.
- 3.6.1.4 To support the heritage policies and programs of the area municipalities.

Generally the policies of the Peel Region OP support areas municipalities in the conservation of heritage resources, including directing that area municipalities require “that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meeting Provincial requirements and address the Region’s objectives with respect to cultural heritage resources” (policy 3.6.2.6).

3.5 Mississauga Official Plan and Zoning By-law

The office consolidation of the Official Plan (OP) for the City of Mississauga dated December, 2010 is referenced in this report. Cultural heritage conservation goals and objectives of the Mississauga OP are contained in section 2.12, while principles and policies are contained in Section 3.20.

The heritage goal of the Mississauga OP is to “protect and enhance resources of heritage significance”.

The relevant heritage objectives of the OP are:

- 2.12.2.1 To recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, ***cultural heritage landscapes***, environments, artifacts, traditions, and ***streetscapes*** of historical, architectural or archaeological significance. (MPA-25)
- 2.12.2.2 To prevent demolition, destruction or inappropriate alteration or reuse of ***heritage resources***.
- 2.12.2.3 To provide and maintain locations and settings for ***heritage resources*** which are ***compatible*** with and ***enhance*** the ***character*** of the ***heritage resource***.

The relevant heritage conservation principles of the Mississauga OP are:

- 3.20.1.2 The Heritage policies of this Plan are based on two principles:
 - a. heritage planning will be an integral part of the planning process;

- b. *heritage resources* of significant value will be identified, protected, and preserved.

Relevant cultural heritage conservation policies of the Mississauga OP are:

- 3.20.2.2 Applications for *development* involving *heritage resources* will be required to include a *Heritage Impact Statement* which will be prepared to the satisfaction of the *City* and other appropriate authorities having jurisdiction.
- 3.20.2.3 Any construction, *development*, or property alteration which might adversely affect a listed or designated *heritage resource* or which is proposed adjacent to a *heritage resource* may be required to submit a *Heritage Impact Statement*, prepared to the satisfaction of the *City* and other appropriate authorities having jurisdiction.
- 3.20.2.5 Mississauga will maintain a *City*-wide inventory of structures and sites which should be preserved as *heritage resources*. The *heritage resources* in this inventory will be assessed, based on their architectural and historic value, environmental context, architectural integrity, and archaeological significance including the aggregation of both natural and cultural *heritage resources*.
- 3.20.2.6 *Heritage resources* must be maintained in a manner that prevents deterioration and protects the heritage qualities of the resource.
- 3.20.2.7 *Heritage resources* will be integrated with *development* proposals.
- 3.20.3.2 *Heritage Sites*
 - c. Prior to demolition or alteration of *Heritage Sites*, documentation of the site to the satisfaction of the *City*, and any appropriate advisory committee, will be required.
 - d. *Development* adjacent to a *Heritage Sites* is encouraged to be *compatible* with the *Heritage Site*.

Each of the italicized terms in the OP are defined in the OP, with several of the definitions cited below.

development

means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*; but does not include: (MPA-25)

- a. activities that create or maintain infrastructure authorized under an environmental assessment process; or
- b. works subject to the *Drainage Act*.

heritage impact statement

means a statement that will identify all **heritage resources** of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed **development**, use or re-use, including, where possible, measures to mitigate deleterious consequences.

heritage resources

means heritage resources are structures, sites, environments, artifacts and traditions which are of historical, architectural, or archaeological value, significance or interest. These include, but are not limited to: structures - for example, buildings, groups of buildings, monuments, bridges, fences, gates; sites associated with a historic event; environments - such as, landscapes, **streetscapes**, flora and fauna within a defined area, parks, heritage trails and historic corridors; artifacts and assemblages from an archaeological site or a museum; and traditions reflecting the social, cultural or ethnic heritage of the community.

heritage site

means a property or defined area determined to be of cultural, historical archaeological, or natural significance and value.

In addition to specific heritage policies, the following urban design policies of the Mississauga OP are applicable to developments involving heritage resources

- 3.18.2.2** Road and lotting patterns will retain and incorporate established patterns of **development** and **heritage resources**.
- 3.18.2.3** **Heritage resources** should be **conserved** and incorporated into community design and new **development** in a manner that **enhances** the **heritage resources** and makes them focal points for the community.

In the City's Official Plan the subject property, according to the Lakeview District Land Use Map is designated „Residential Low Density 1 (**Appendix M**)". This designation permits low density residential and associated uses. There are no additional policies in the residential section of the OP (Section 3.2) relevant to heritage resources. The subject site is within the Lakeview District Secondary Plan area. There are no addition policies in the secondary plan (Section 4.17 of the OP) relevant to heritage resources.

In the City's Zoning By-law (**Appendix M**), the subject property is zoned „R3' permitting detached dwellings and accessory structures in accordance with the standards contained in the

By-law. There are no additional zone specific policies in the By-law that relate to the conservation of heritage resources on this property.

3.6 Municipal Heritage Status of the Subject and Adjacent/Nearby Heritage Properties

The Watson/McGillion property at 1559 Cormack Crescent is listed in the City of Mississauga Heritage Register approved by City Council as per the *Ontario Heritage Act* but is not designated under Part IV or V of the *Act*.

The Johnston Residence at 1414 South Service Road, the Griffith Residence at 1455 Dixie Road and the Pallett-McMaster House at 1400 Dixie are listed in the City's Heritage Register but are not designated under Part IV or V of the *Act*.

4.0 HISTORICAL SUMMARY

In 1805, the Mississauga Indians agreed to sell the British government the southern portion of their holdings from the Etobicoke creek to Burlington extending approximately six miles inland from Lake Ontario while reserving some land along the Credit River for their use. This was confirmed in 1806 in Upper Canada Treaty Number 14 (*Appendix C*). This tract of lands includes portions of the areas that would become Toronto (Peel), Nelson and Trafalgar (Halton) Townships. The subject site is within these lands, just west of the Etobicoke Creek.³

Toronto Township was established as a municipal unit within the Home District. In 1851, the Home District was divided into York, Peel and Ontario counties, with Toronto Township included in the County of Peel.⁴ In 1974 the Regional Municipality of Peel was created from the then County of Peel and Toronto Township was included in the new City of Mississauga. Mississauga is bounded by Lake Ontario on the south, the City of Toronto on the east, the City of Brampton on the north and the Town of Oakville on the west.

The south part of Toronto Township was surveyed by Samuel Wilmot in 1806 and laid out in a „single front’ system⁵ dividing the Township into lots, concessions, concession roads and sideroads. The baseline for the survey was Dundas Street, an east-west road. The east-west roadways were laid out in relation to the baseline and called concession roads. The strip of land between concession roads was termed a concession. Each concession was divided into 200 acre lots. Lots extended from one concession road to the next. Sideroads ran north to south, generally occurring after every five lots. Lots were described relative to the concession roads fronting on the southern boundary, south of Dundas Street and on the northern boundary north of Dundas Street. This means that Lot 4, Concession 2 NDS, refers to a 200 acre parcel of land that fronts on concession road 2 north of Dundas Street, but that is also bounded on the north by concession road 3.

The single front survey system was one of several that was used in the settlement of southern Ontario and was used for Township surveys from 1783 to 1829.

In the former [Single Front] system, the township was to be six miles square, seven concessions deep and 25 lots wide. The size of the lots varied, with 120 and 200 acres the common sizes. The shape was long and narrow, .. 19 x 105 changes (approximately) for the larger [lot]. The system resulted in a settlement pattern consisting of single rows of farmsteads along the concession line roads. Intensity of land use decreased to the back of the concessions where woodlands persisted. As settlement matured many of the 200 acre lots in these townships were divided by boundaries parallel to the concession line.⁶

³ Dieterman, p. 124.

⁴ Dean, plate 98.

⁵ Dean, plate 99.

⁶ Gentilcore, pp. 8.

The initial survey system imposed a settlement grid system on the land that persists to this day.

The original 200 acre Township lots, when split, are referenced as either the east and west half of the lot, in the case of a long narrow split or the north and south half of the lot in the case of a split as described by Dean.

The subject lands are identified relative to this grid system as the west half of Lot 5, Concession 2 SDS (south of Dundas Street). Selected ownership listings from the Abstract Index to Deeds and Mortgages for the property are contained in Appendix I.

4.1 The Nineteenth Century

The Crown, in initially granting ownership of Lot 5, split the Lot in half parallel to the sideroad, with all 100 acres of the west half of Lot 5, Concession 2 SDS patented to Samuel Smith in 1817⁷. To secure the patent, Smith would have had to fulfill, or have someone else fulfill, the settlement duties, including clearing a portion of the land, constructing a dwelling and opening the road across the front of the lot.

Smith gained ownership of all lands from the Etobicoke Creek west to Dixie Road and south of the Second Concession Road south of Dundas Street. However, he heavily mortgaged the land, with the mortgages being assigned to the Bank of Upper Canada. In 1858 Smith sold a portion of the west half of Lot 5, Concession 2 to the Great Western Railway for a right-of-way across the southern part of the Lot⁸. Smith died sometime before 1859. Tremaine's 1859 map of Peel County (*Appendix C – 1859*) shows all of the lands south-east of the intersection of Dixie and the Second Concession Roads being owned by the Smith Estate except for the west half of Lot 5, which includes the subject property and which are shown as owned by the Bank of Upper Canada at that time. Tremaine's map does not identify a farmstead anywhere on the property, although it has been found elsewhere that Tremaine's maps are not accurate in identifying buildings.

In 1870, the Trustees of the Bank of Upper Canada sold the west half of Lot 5 Concession 2 SDS to Samuel B. Smith, the son of Samuel Smith, for \$1200⁹ and William Polley, who had held a mortgage on the property, issued a quit claim¹⁰.

In 1872, Samuel B. Smith sold the north part of both the east and the west halves of Lot 5, Concession 2 SDS and other lands to John Watson for \$4100¹¹.

⁷ All references to land transactions in this section are from the Land Records, Peel Region, Lot 5, Concession 2 SDS, Toronto Township.

⁸⁸ Ibid, instrument no. 5633.

⁹ Ibid, instrument no. 66.

¹⁰ Ibid, instrument no. 67.

¹¹ Ibid, instrument no. 925.

John and Elizabeth Watson, who came from Grahamsville [a hamlet now in the City of Brampton], purchased 83 acres (32 ha) of lots 4 and 5 and broken Lot 3, Con. 2, SDS, in the area that would become known as Lakeview, on March 16, 1872, from Samuel Smith Jr. for \$4100. John built a substantial two storey house and a brick barn and the family worked hard to make their farm prosper. They had seven sons, William George, Charles H., Fred, Jessie, Harvey, John and Wesley. They nurtured a great orchard with a variety of fruit trees, but the apple trees were John's pride. Their apples were put in barrels and taken by farm wagon to the St. Lawrence Market in Toronto. They also had a vegetable garden and grew gooseberries¹².

Although Watson would eventually build the House that is the subject of this report, the 1877 map of Peel County (**Appendix C**) shows that it had not been constructed by that time. In fact Watson's farmstead in 1877 was shown as located on the Concession Road in Lot 4. No orchards are shown on the property in 1877.

The 1881 Census shows Watson living on the property together with his wife, sons and daughter. No 1881 census information about the farm or the house in which they lived survives.

Table 3.1 1881 Census of Canada (Nominal), Township of Toronto¹³				
<i>No.</i>	<i>Name</i>	<i>Profession</i>	<i>Religion</i>	<i>Age</i>
4	Watson, John	Gardener	Baptist	58
5	" , Elizabeth		"	48
6	" , Charles	"	"	23
7	" , Edward	"	"	19
8	" , Frederick	"	"	16
9	" , John Edgar			14
10	" , Howard			12
11	" , Ida			10
12	" , Harvey			7
13	" , Wesley			6
14	Alexander, James	Fruit Dealer	C Meth	22

The 1881 Census also shows that John Watson was assisted by his three eldest sons on the farm and that James Alexander, a fruit dealer, was also living on the farm. Given that Watson had a fruit dealer living with him, it is likely he had developed some orchards by that time.

¹² Hicks, p. 32.

¹³ 1881 Census of Canada (nominal), Township of Toronto, Schedule 1, Division 2, p 13, Line 4.

In 1883, John Watson had sold his son Charles, 18 acres of his property¹⁴. In 1887 and 1892, Charles sold a total of 12 acres of his property back to his father¹⁵. It is possible that Charles constructed the brick house at 1414 South Service Road in 1883.

The 1891 Census shows John Watson residing on the subject property together with his wife and four children (**Table 3.2**). The Census lists one inhabited house on the property and that it is constructed of brick, is one and one half storeys in height and has ten rooms, possibly the house that exists on the property today, although it was misidentified as 1 ½ storeys. In addition, John Watson was listed as an agricultural employer, hiring an average of three ‘hands’ during the year.

Table 3.2 1891 Census of Canada (Nominal), Township of Toronto¹⁶							
<i>No.</i>	<i>Houses Inhabited</i>	<i>Name</i>	<i>Age</i>	<i>Profession</i>	<i>Religion</i>	<i>Employer</i>	<i>Hands employed during year</i>
4	1B 1½ /10	Watson, John	68	Gardener	Baptist	ag	3
5		“ , Elizabeth	58		“		
6		“ , John E	23		Methodist		
7		“ , Ida	20		Baptist		
8		“ , Harvey G	17				
9		“ , Wesley	15				

4.2 The Twentieth Century

The 1901 Census shows John Watson living on the property in the Lots 4 and 5, Concession 2 SDS together with his wife and two adult children (**Table 3.3**). He is shown as owning forty-eight acres which contained one house which was constructed of brick and contained 14 rooms. Although John was 77 years old, he was listed as a farmer although he was not identified as working on his own account. His son, Harvey, although not listed as having a profession, was identified as working on his own account – probably working on the farm for his father.

The next household listed in the census after John Watson, was his son, Charles Watson. Charles was living with his wife and three children in a brick house on Lot 5, Concession 2 SDS. Charles was listed as a ‘gardener’ who owned six acres. It was likely that Charles and John combined their properties and, with Harvey, operated the orchard. Both John and Charles were each listed as having 3 barns, stables and other farm buildings in 1891.

¹⁴ Land Records, Peel Region, Lot 5, Concession 2 SDS, Toronto Township, instrument no. 4023.

¹⁵ Ibid, instrument nos. 6216 and 7778.

¹⁶ 1891 Census of Canada (nominal), Township of Toronto, Schedule 1, Division D, p 15, Line 4.

Table 3.3 1901 Census of Canada (Schedules 1 & 2), Township of Toronto¹⁷								
No.	Dwelling House	Name	Profession	Age at last birthday	Houses	No. of rooms / Family	Real Estate Owned (acres)	No. of Barns, Stables, etc
					Occupied			
9	22	Watson, John	Farmer	77	1/b	14	48	3
10		“ , Elizabeth		67				
11		“ , Ida		30				
12		“ , Harvey		27				
13	23	Watson, Charles	Gardner	43	1/b	8	6	3
14		“ , Segourney		36				
15		“ , Kenneth		16				
16		“ , Bessie		14				
17		“ , Jordan		10				

When John passed away in March, 1903, his son William George (b.1855, d.1932), took over his affairs and took care of his mother. His estate was called Silver Birch Fruit Farm.¹⁸

Although the Watson family continued to operate the orchard for a further three years, in 1906 they decided to subdivide the land in the estate of John Watson. The following parts went to members of the family:

- part 7.40 to John E. Watson¹⁹;
- part 10.2 to Charles H. Watson²⁰; and
- part 10.22 to John Edgar Watson²¹;

while several parcels were sold outside of the family – part 7 to Archibald M. Rae²² and parts 7.36 and 2 to Bernard J. McGillion²³ from Etobicoke. It was the land sold to McGillion that contained the subject property including the Watson/McGillion House and Stable.

¹⁷ 1901 Census of Canada , Township of Toronto, Schedules 1 & 2, Enumeration Area No. d-1, pp 3 and 1.

¹⁸ Hicks, p. 32.

¹⁹ Land Records, Peel Region, Lot 5, Concession 2 SDS, Toronto Township, instrument no. 12177.

²⁰ Ibid, Instrument no. 12177.

²¹ Ibid, Instrument no. 12203.

²² Ibid, Instrument no 11079.

²³ Ibid, Instrument nos. 12163 and 12208.

The obituary for Bernard McGillion, cited below, suggests that McGillion did not move onto the property until 1913 or 1914.

The 1907 topographic map clearly indicates the presence of the Watson/McGillion House and shows it as a brick structure. Although the maps at that time did not have a symbol for orchards, the area to the east and north of the house is identified as coniferous woods suggesting the presence of an orchard. In addition, the map shows that there were at least five other houses in Lot 5 Concession 2 SDS.

The 1911 Census of Canada indicates that Bernard McGillion was still living on Lot 13, Concession 2 in Etobicoke Township, although he owned the subject lands in Toronto Township. He may have rented out the house at that time. It would appear from the Census that McGillion rented the Watson/McGillion House back to the Watson family, as shown in Table 3.4. All other residents of Lot 5, Concession 2 SDS were land owners and assumed to have homes on their own land.

Table 3.4 1911 Census of Canada (Schedules 1), Township of Toronto²⁴					
<i>No.</i>	<i>Dwelling House</i>	<i>Name</i>	<i>Profession</i>	<i>Age at last birthday</i>	<i>Place of Habitation; Range or concession and lot</i>
27	131	Watson, Wm R	Fruit Grower	29	L 5 & 4, 2 C SDS
28		“ , Cora M.		26	
29		Vanward, John	labourer	26	

William R Watson’s father operated the fruit farm on the west side of Dixie Road, while his uncle, Charles H. Watson resided just to the north. Undoubtedly, the Watsons worked together to operate all of the farms.

Sometime between 1913 and 1914, Bernard McGillion and his family took up residence in the House at 1559 Cormack Crescent. McGillion was a butcher, so it was unlikely that he farmed the land; rather he likely rented the land to adjacent fruit farmers. In fact, he sold a portion of his land to Kenneth Watson in 1930.²⁵

The obituary of Bernard, who died on January 17, 1942 describes some of his accomplishments.

Former Trustee at Dixie,

²⁴ 1911 Census of Canada, Township of Toronto, Schedule 1, Enumeration Area No. 8-4, p 12.

²⁵ Land Records, Peel Region, Lot 5, Concession 2 SDS, Toronto Township, instrument no. 32372.

Bernard McGillion Passes

Port Credit, Jan. 18 (Staff) – Bernard Joseph McGillion, a resident of Peel County for twenty-nine years, died yesterday at his home on Dixie Road. He was a retired butcher and a former trustee of the Dixie Public School. He was born in Etobicoke Township.

A life-long member of St. Patrick's Catholic Church, Dixie, he was also a member of the Holy Name Society. Surviving are his widow, Margaret Corman McGillion; two sons, William and Frank, and four daughters, Mary, Helen, Rosamond and Alma. The funeral service will be held Tuesday morning, with Requiem Mass at St. Patrick's Church, Dixie. Interment will be in Peace Cemetery²⁶.

Following his death, the House remained in the McGillion family.

In the early 1930s, the Provincial government decided to develop a new highway midway between Highway 2 (Lakeshore Road) and Highway 5 (Dundas Street). This new highway was located along the Second Concession Road just north of the subject property. The new Highway, known as Middle Road, was opened in stages between Toronto and Hamilton between 1932 and 1937. This limited access highway was renamed the Queen Elizabeth Way (QEW) in 1939.²⁷

The property appears in a 1939 aerial photograph (*Appendix D – 1939*). The House and Stable or Coach House are clearly visible in the photograph. The House appears to include the one storey rear tail and side-wings, although there were no further additions to the rear of the house. A driveway is located immediately to the south and north of the House and is oriented to the Stable, although it loops around between the House and the Stable. There do not appear to be any fruit trees on the property, although there are fruit trees on the lands to the north. Immediately north of the House there is a field of rows of bushes – perhaps the gooseberry bushes referenced in the Hicks article. At the rear of the property, there is field of rows of small plants. It is not clear what was on the lands immediately to the east of the stable. The lands to the south of the property are heavily forested.

In 1945, the executors of the estate of Bernard McGillion sold a one acre lot of the McGillion property to Guy and Rebecca De Guerre²⁸

In the early 1950s lands to the south, east and north-east of the Watson/McGillion property were acquired for development and eventually a residential subdivision, Orchard Heights, was developed.²⁹

²⁶ The Globe and Mail, Monday, January 19, 1942.

²⁷ From the website – www.thekingshighway.ca/Queen_Elizabeth_Way

²⁸ Ibid, Instrument No. 46506.

²⁹ Hicks, p. 62.

Sometime before 1965, a new overpass for Dixie Road was constructed over the Queen Elizabeth Way and Dixie Road was realigned south of the QEW. The remnant stretch of Dixie Road, on which the subject property is located, was renamed Cormack Crescent.

The property is shown in a 1965 aerial photograph (*Appendix D*). The House and Stable appear in the photograph, although a portion of the House is not visible because of the tree cover. Some of the Orchard Heights subdivision is visible in the photograph to the rear and south. A house occupies the lands where the gooseberry bushes were once located to the north of the Watson/McGillion House. To the rear of the Stable, the rear lands of the property appear to be grass covered. The remnants of an orchard are visible north of the property. Between 1965 and the 1980 aerial photograph, there were no significant changes in the property.

In 1995, Frank McGillion, the executor of the estate of Margaret McGillion sold the property to Boris Paletto, the current owner.³⁰

Since the sale of the property in 1995, alterations visible in the 2005 aerial photograph (*Appendix D*), were made to the property. A northerly extension to the Stable was added and extensions to the tail wing were constructed connecting the House and the Stable.

³⁰ Ibid, Instrument No. R0184650

5.0 HERITAGE EVALUATION

In May 2011, an on-site exterior survey was conducted to identify the heritage value of any built resources or cultural heritage landscapes on the subject site. The heritage resources were evaluated using the criteria established by Regulation 9/06 under the *Ontario Heritage Act* included as Appendix J.

5.1 The Built and Landscape Resources of the Property

The following components of the property are documented in photographs in:

- Appendix E – House Exterior,
- Appendix F – House Interior,
- Appendix G – Stable/Coach House, and
- Appendix H – Landscape.

5.1.1 Watson/McGillion House

The Watson/McGillion House is a single detached two storey solid brick structure clad in a red brick laid in stretcher bond on the front elevation and a variation of English garden wall bond on the other elevations. The front part of the house sits on a dressed gray stone foundation, while the rest of the House is on a random coursed stone foundation. The typical brick measures 8 ½” wide by 2 3/8” thick. This structure has a „L’ shaped plan with several tail wing extensions connecting to the Stable. The first two tail wing extensions, the 1 ½ storey shed roofed section and the one storey tail and side wings (see *Appendix E - 2005*) are of similar brick cladding as the main part of the House. The further extensions of the tail wing are of more recent constructions and appear to be frame with wood board siding.



*Figure 5.1
Watson/McGillion
West and South Elevations*

The building footprint of the main structure measures 33' on the north elevation and a total of 24' 8" on the west elevation (15' 10" on the projecting section and 8' 10" on the recessed section). The shed roofed tail wing extends the length of the house a further 11' 6", while the next brick extension with side wings adds a further 9' 6" to the length of the structure.

The building is capped by a medium pitched cross gable/hip roof over the main structure, a shed roof over the first section of the tail wing, a truncated hip roof over the second tail wing and gable roofs over the balance of the tail. The asphalt shingled roof has projecting eaves and verges with wood mouldings on the soffits and plain fascias on all elevations except the front gable which has a decorative verge board incorporating a moulded cornice, turned mouldings and rectangular panels. A slightly projecting chimney stack is found on the north elevation, while an internal stack projects above the roof of the main structure on the east elevation. The tops of the chimneys appear to have been altered leaving exposed clay liners.

The principal or east elevation is a two bay façade with a side door (*Appendix E*). The front window opening, measuring 6' by 3' 10", has a segmental arch containing a radiating brick voussoir in the head and wooden lug sills. The wood window frames are relatively plain, containing a simple corner moulding. The front window contains one large sash surmounted by a stained glass transom light. Within the other other window openings of the front part of the house, the original one over one wood sashes remain, indicative of late nineteenth century construction. Aluminum storms have been applied to the exterior of all window openings. There is a semi-circular window opening with radiating brick voussoir in the gable. The front entrance is accessed and protected by a single storey veranda which fills the recess in the front elevation. The flat veranda roof is supported by square chamfered posts with quarter sun-burst patterned brackets between the posts and the veranda roof plate and there is an unusual moulded balustrade on the south elevation. Originally the veranda was capped by a shed roof, which prevented access from the second floor sun room onto the veranda, and had no wooden balustrade on its roof, both later alterations. The floor of the veranda has been altered with the addition of clay tiles. The sun room is above the one storey entrance vestibule. The glazing in the sunroom, originally 1 over 1 sashes, has been replaced with large single glazed units and a door has been created onto the veranda roof. The ground floor front door opening, which measures 8' 6" by 3' 3 1/2", has a single leaf wooden door surmounted by a transom containing a stained glass light and a flat arched radiating brick voussoir. The front door contains five lower panels, an large glazed panel framed with decorative wood mouldings and an upper band a four lights. An aluminum storm door covers the front entrance door.

The south elevation of the main structure (*Appendix E*) has four window openings similar to the typical window, two on the ground floor and two on the upper floor. In addition, the south-facing windows of the sunroom are located above the entrance vestibule. A modern oriel window has been inserted into the ground floor east end of the main structure. A new ground floor sun room and entrance has been incorporated into the first and second sections of the tail wing. On the upper floor of the first section of the tail wing, the sash in the window opening has been replaced with a modern casement window. On this elevation, the

tail wing has been extended with a one storey wood clad section with sliding glass doors. A vehicle opening in the link between the Stable/Coach House completes this elevation.

The east elevation is predominantly the tail wings, which step down from the shed roofed section to the one storey additions. The centre of the shed roofed section contains a raised shed roofed section with two 1 over 1 small windows.

The north elevation of the main structure contains four of the typical windows, two on the upper floor and two on the ground floor, aligned one above the other and located towards the east half of this part of the structure. The west half of the north elevation of the main structure is large blank brick wall, relieved by the slight projection of the chimney stack. The shed roofed tail wing has two smaller window openings with modern casement sashes. The one storey brick tail wing with side wings contains a new window opening with modern sash. There is evidence of an earlier opening, now filled with brick, in this section of the tail wing. The modern one storey tail wing extensions are a blank walls on this elevation.

Alterations to the exterior of this structure include:

- addition of faux shutters to the front windows;
- addition of aluminum storm windows and doors;
- replacement of upper floor wood windows with metal framed sashes;
- alteration to the tops of the chimneys;
- clay tiling of the veranda floor;
- replacement of the window glazing in the sun room;
- alterations to the veranda roof including the addition of a wooden balustrade;
- addition of oriel window on the south elevation;
- additions of rear tail wings and infill of an opening in one of the side wings; and
- probable replacement of wood shingles with asphalt shingles.

The earliest photograph of the building found was from the 1990s. It shows that despite the minor alterations listed above, many of which are reversible or hidden towards the rear of the building, the original heritage character of this building remains.

Architecturally, this building is difficult to classify to one particular style. The City's inventory lists the building's style as „Edwardian Classicism'. However the date of the buildings construction and the veranda detailing together with the decorative verge board, moulded soffits, half circle window in the gable peak more strongly suggests that the building is a vernacular and restrained interpretation of the „Queen Anne' styled building.

Typical of the North American Queen Anne style is the irregular outline or silhouette, consisting of towers, broad gables or pediments, projecting two-storey bays, multi-sloped roofs and tall decorated chimneys. ... Several open covered areas including verandas, balconies and porches under gables or eaves may be found on one house. Wood supporting members may be large and appear oversized, while trim is often intricate, complex and even delicate in comparison.

Roofs have almost as many shapes as they do slopes: e.g., gable, hip and conical may cover one house. Tall multiple chimneys are often too-heavy ... Windows vary in size and shape, and the glazing of the sash consists of very large single or double panes, often with a transom above of coloured glass. Round or oval windows may accentuate a tower, stair hall, or even a chimney.³¹

On the interior of the main part of the House, there is a high degree of craftsmanship exhibited in the detailing including the doors, casings, baseboards, staircase, mantel and built-in features. All wood detailing is in oak. The interior is accessed through an entrance vestibule (**Appendix F**) containing a side window with coloured glass glazing units and an arched upper unit. The arched theme is repeated in the arched opening to the staircase room. The arch in this opening is detailed with small panels and a crenellated keystone while the sides of the opening have large inset panels and bases that link to the adjacent baseboards. Above the front door, the transom has stained glass with a large pink diamond. The squared newel post has three principal components capped by an acorn shaped top; the bottom has applied arched panels, the middle has inset panels and chamfered corners, while the upper has an applied bull-eye carvings. The balustrade has turned balusters with square bases and tops, and a moulded handrail. The upper floor newel post is a simpler version of the ground floor post. Below the balustrade, the stair case has box paneling.

From the entrance vestibule, access is gained to the north-west room, or parlour, through a door with 10 panels and wide moulded casings typical of door openings on the ground floor. The door contains four lower panels, two large upper glazed panels and on top, four small red glass units, echoing the design of the front door. The moulded baseboards in the parlour are 11” in height. On the centre of north wall of the parlour is the oak fireplace mantel designed in a Rococo style with curved corner extensions and stylized leaf carvings on those extensions and at the top of the opening. The mantel surmounts an area covered in small green glazed tiles. A modern gas insert occupies the fireplace opening. On the west wall, there is a large rectangular window with a stained glass transom with the same design as over the front door.

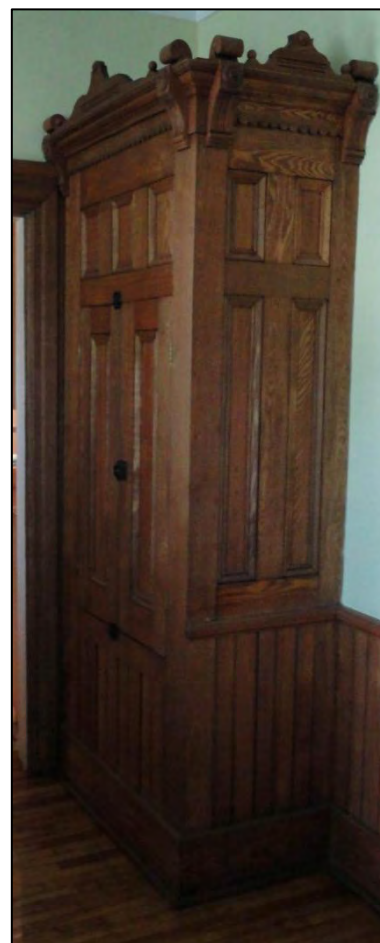


Figure 5.2
Watson/McGillion House
Interior – Dining Room –
Built-in Dumb-waiter

³¹ Blumenson, p. 102-3.

The room to the east (north-east or dining room) is accessed by a set of double doors in one large opening with standard moulded casings. This room has wainscoting, 11” moulded baseboards and two windows centred on the north wall. A unique feature in this room is the built-in dumb-waiter, which a first, appears to be a free standing oak cabinet. This built-in cabinet has a complex moulded cornice, paneled doors and side wall, a lower side wall that is an extension of the room wainscoting, and a base that is the same as the room baseboards.

From this room access is gained to the rear kitchen and a small room to the south. The south room has the same mouldings as casings as other rooms of the main part of the House, although a modern window has been added to the south wall.

The kitchen, which has been modernized, and other rooms to the east were not examined.

On the upper floor, the hall has the same baseboards as the ground floor. Entrances to rooms to the north and east contain five paneled solid wood doors, standard moulded casings and glass paneled awning transom lights. The wood door to the sun room contains nine panels, the upper four of which are glazed. The south-east bedroom has atypical casings with bulls-eye corner blocks.

The style of the window and door casings is characteristic of the late 1880s/ early 1890s rather than the early twentieth century³², confirming the circa 1890 construction date of the House.

Although rooms in the interior of the House that had been modernized were not examined in this analysis, a total of nine rooms, including the sunroom were identified. With the addition of the upper floor rear room, this would match the 1891 Census which identified that John Watson and his family lived in a ten room brick house.

The building appears to have structural integrity with no evidence of cracking in the foundation or exterior walls and a fully intact roof. No warping or sloping of walls, ceilings or floors was evident on the interior. In terms of heritage integrity, although there have been some minor losses and changes on the exterior and interior, this building exhibits a high degree of heritage integrity, retaining its important heritage attributes.

5.1.2 Watson/McGillion Stable/Coach House

The one other structure on the property is stable or coach house located south-east of the House. This 1 ½ storey red brick structure rests on dressed gray stone foundation (**Appendix G**). The bricks, which measure 8 ½“ by 2 3/8”, the same size of brick as the main House, are laid in a variation of English garden wall bond, the same as the main House – with all bricks laid in a stretcher bond except for the tenth row, which is laid in a header bond. The colour of the bricks of the stable or coach house is similar to the main House. All of this strongly

³² Duncan.

suggests that the Stable was constructed contemporary to the main house and not in 1872 as suggested in some documentation on the property.



Figure 5.3
Watson/McGillion
Stable/Coach House
South and West Elevations

This rectangular structure measures approximately 30' on the east elevation by 20' on the south elevation, excluding the garage addition on the north and the car port on the south. The structure is capped by a asphalt shingled gable roof which has been altered with the addition of sky-lights and false gable dormer on the west elevation. The roof has unadorned projecting eaves and verges. A flat roofed car port on the south elevation replaced an earlier shed roofed side addition to the building (*Appendix G*).

On the west elevation, the former large set of two plank doors, which provided vehicle or animal access, have been replaced by a glass-block window. The upper floor window opening has modern sashes. This elevation also contains the modern entrance to the structure within the covered passageway. On the east elevation, a sliding glass door provides access to the rear yard, while new window sashes have been inserted into the upper floor openings and a new ground floor opening with a single glazed unit has been created. On the north elevation, a 1 storey gable roofed, wood sided garage with a double set of roll-up doors has been added to the structure.

Alterations to this exterior of this structure include:

- replacing the shed roofed side addition with a flat roofed carport;
- replacement of all windows with modern sash;
- replacing the set of large doors on the west elevation with a glass-block window;
- addition of sky-lights and a false dormer to the roof of the structure;
- insertion of a sliding glass door on the east elevation;
- addition of a modern door on the west elevation; and
- addition of a one storey garage to the west elevation.

The original use of the cannot be determined from its existing state, although it was likely constructed as a coach house for the main structure, initially providing space for horse drawn

vehicles and stabling for horses. Later, it would have been converted to a motor vehicle garage. It may have also provided some shelter for the hired help. The building has been converted to residential use, although the side additions continue to provide vehicle storage.

Notwithstanding the alterations and repurposing of the structure for residential use, the shape of the original structure and the material of its construction are readily discernable.

5.1.3 Watson/McGillion Property Landscape

In 1859 and 1877, there were no discernable landscape features marked on the maps of the subject property (*Appendix C*). Even the 1877 map, which had symbols for orchards did not identify any orchards on the Watson property, although it showed an orchard on the Charles Pallett farm on the west side of Dixie Road. Although the 1907 topographic map did not have an orchard symbol, it showed that the subject property was covered by deciduous forest, suggesting the presence of orchards. By 1939 (*Appendix D*), there did not appear to be any fruit trees on the subject property, although there were fruit trees to the north. Row crops were visible to the rear of the property, while the lands immediately to the south of the subject property were heavily forest. Some of that forest cover extended to a portion of the road frontage of the subject property while there was one large tree to the rear of the stable or coach house. The driveway appears to loop around the property between the House and Stable with two access points on Dixie Road (Cormack Crescent).

By 1965 there were no orchards on the property and it had two distinct landscape areas:

- a forested area extending from the road frontage around the House and to the rear of the Stable, including a „U’ shaped driveway around the House; and
- a large grassed area extending from east of the Stable to the rear lot lines of the properties fronting on Marionville Drive.

The pattern established by 1965 continues to this day (*Appendix H*).

- Between the Cormack Crescent right-of-way and the House:
 - o the north link of the driveway is lined by mature deciduous trees on the south side and shrubs on the north side;
 - o the south link of the driveway is lined young deciduous trees on the south side and the occasional coniferous tree on the north side;
 - o coniferous trees and various shrubs line the road frontage screening the House from most public views;
 - o several mature and young deciduous trees randomly located in the front lawn;
 - o foundation plantings in front of the House; and
 - o ornamental plantings and ponds on the south side of the House.
- Between the House and the Coach House:
 - o the driveway and spaces for vehicle parking.

- To the immediate rear of the Stable:
 - o a small grassed area;
 - o numerous young deciduous trees; and
 - o recent plantings of sun-burst locust trees along the boundary of the proposed development to the east.
- Well beyond the Stable to the rear of the property:
 - o a large grassed area with the occasional random planting of trees and shrubs; and
 - o shrubs and trees bordering the rear lot line of the property.

There is no evidence of the orchards which might have existed on the property. The landscape beyond the Stable to the east limit of the property is not a landscape that has any noteworthy design or evolved features.

5.2 Evaluation of the Heritage Resources of the Property

The criteria for determining cultural heritage value or interest under the *Ontario Heritage Act* (Appendix J) are grouped into three broad categories:

- design and physical value;
- associative or historical value; and
- contextual value.

Based on the historical analysis of the property and a detailed examination of each of the resources on the property discussed above, the resources were evaluated, both individually and collectively, using the criteria.

5.2.1 Watson/McGillion House - Cultural Heritage Value

The exterior and interior of the Watson/McGillion House has sufficient cultural heritage value to merit designation under the *Act* because it meets several criteria:

in respect of design or physical value:

- It is a representative example of a style, type, expression, material or construction method;
 - o it is a well maintained example of a vernacular interpretation of the „Queen Anne’ style with a high degree of heritage integrity, especially on the elevations visible from the street;
 - o the front portion of the interior of the structure exhibits numerous examples of its style including doors, baseboards, staircase, wainscoting, fireplace mantel and built-in cabinetry;

- it retains all of its tail wings, although extensions, which are clearly distinguishable from the original, have been added;
 - it retains original ground floor window sashes on the front and side elevations;
 - decorative detailing remains on the house include paneled verge board, moulded soffits, veranda posts, balustrade and brackets and coloured stained glass in the transoms over the front door and front ground floor window and the vestibule window; and
 - the original chimney stacks remain, although the tops have been altered.
- The House displays a high degree of craftsmanship on both the exterior and interior, especially on the interior wood detailing.

in respect of historical or associative value:

- It has direct association with a theme and person that is significant to the community;
 - it is directly associated with John Watson who was significant in the horticultural industry in Toronto Township;
 - it is directly associated with the extensive production of apples in the area for the Toronto market in the last quarter of the nineteenth century and the first half of the twentieth century; and
 - it is associated with Bernard McGillion, who was prominent in the community as a trustee of the Dixie Public School and as a member of the Holy Name Society.

5.2.2 Watson/McGillion Stable/Coach House – Cultural Heritage Value

The exterior of the Watson/McGillion Stable or Coach House has cultural heritage value because it meets the following criteria:

in respect of contextual value:

- It is physically, functionally and historically linked to its surrounding:
 - it was constructed contemporary with the house for which it served as storage and stabling for the transportation requirements of the residents of the house.

Although there have been additions made to the Stable, the original structure in terms of its massing, walls and roof shape, it clearly distinguishable.

5.2.2 Watson/McGillion Property Landscape – Cultural Heritage Value

The landscape, to the rear of the Stable, does not have cultural heritage value. The horticultural character of the landscape has long since vanished. There was no evidence of

any landscape features on the rear of the property surviving from the time when this was a prominent orchard area.

The landscape in front of the House and Stable, with its mature trees and shrubs and the „U” shaped driveway, has contextual value in supporting and maintaining the heritage character of the structures as a remnant farmstead. The mature trees define the driveway and create a park-like setting in the front lawn and sideyards and immediately adjacent to the rear of the Stable as evident in the 1939 aerial photograph.

5.3 Summary of Cultural Heritage Values

The Watson/McGillion House and Stable, together with the front yard landscape and trees adjacent to the rear of the Stable have sufficient cultural value or interest as defined by regulation issued under section 29 (1) under the *Ontario Heritage Act*:

- The House has significant design value or physical value;
- The House has significant historical or associative value; and
- The Stable and front yard have contextual value.

In my opinion, the rear of the property, which is proposed for development does not have cultural heritage value.

5.4 Adjacent/Nearby Heritage Properties Cultural Heritage Values

The heritage values of the property at 1414 South Service Road relate to the built form and exterior features of this 1 ½ storey structure and the possible association with the Watson family who may have resided in the house. Any heritage landscape values would be restricted to the immediately vicinity of the house because of the newer development around the structure.

Similarly the heritage value of the property at 1455 Dixie Road relate to the building and its exterior features while any landscape values would be quite restricted because of the relatively new development adjacent to this property.

Finally, the cultural heritage values of the property at 1400 Dixie Road relate to the building and its association with the Pallet and McMaster families. The landscape values would be constrained by the high-rise development to the north and west of the house and the proximity of Dixie Road to the east.

6.0 DEVELOPMENT PROPOSAL

The owner is proposing to develop a 1.934 acre (0.783 hectare) parcel of land on the west side of Marionville Drive including the rear yards of 1569, 1559 and 1551 Cormack Crescent south-east of the Queen Elizabeth Way and Dixie Road/Cormack Crescent for 13 residential condominium units (4 – 2 storey units and 9 - 2 ½ storey units) (**Appendix L**). The proposed development requires the demolition of 1556 Marionville Drive. No residential structures fronting on Cormack Crescent, including the subject site will be demolished if the proposed development is approved and constructed.

Entrance to the development will be from Marionville Drive Road via a new road. The proposed development will provide 56 parking spaces – 4 for each new unit (2 in the garages and 2 in the driveways) and 4 visitor parking spaces.

The rear lot line of the proposed development will be approximately 8.6 metres (28.2 feet) from the rear of the Watson/McGillion Stable or Coach House, while the rear wall of the closest building will be approximately 16.15 metres (53 feet) from the rear wall of the Watson/McGillion Stable or Coach House (**Figure 5.1**). The rear line of the two visitor parking spaces will be approximately 15.33 metres (50.3 feet) from the rear wall of the Watson/McGillion Coach House.

Figure 6.1
Portion of Proposed Development Plan and Existing Built Resource
Source: flanagan, beresford & patteson architects, February 9, 2011

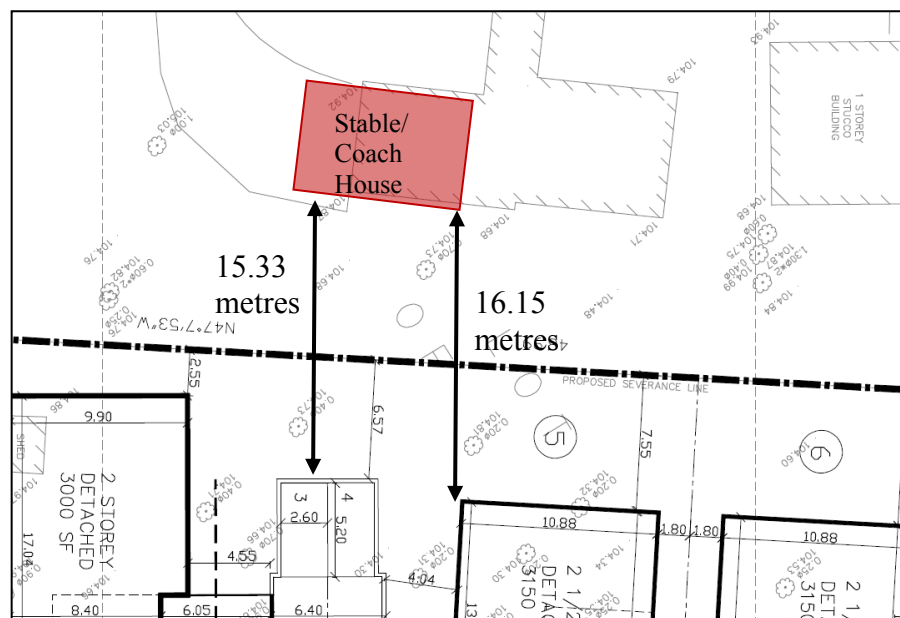
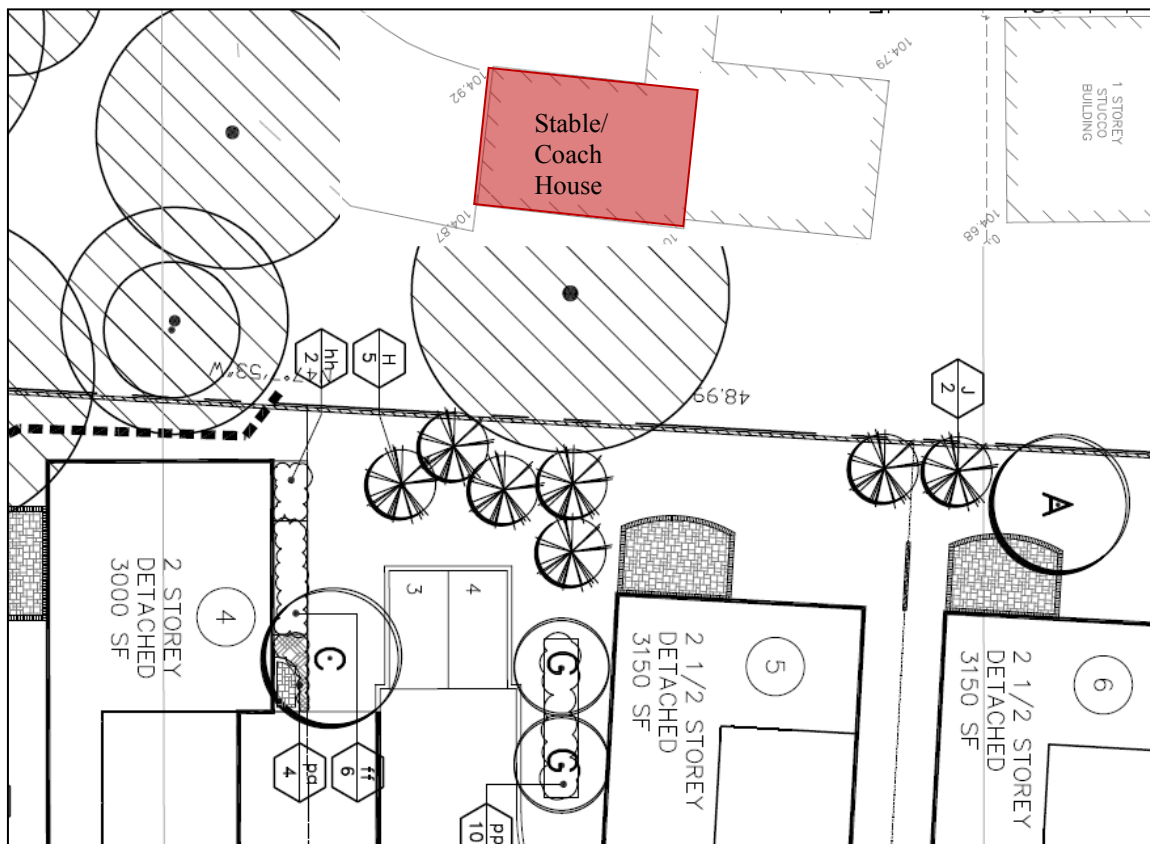


Figure 5.2 shows the approximate location of the Coach House and the landscaping for the proposed development. The large circles with the diagonal shading are existing trees that are proposed to be preserved. The landscape plan shows that large existing trees east and south-east of the Stable/Coach House will be preserved. A 1.8 metre (5.9 feet) wood privacy fence is proposed along the new property line. In addition, coniferous trees are proposed to screen the two vehicle visitor parking area.

Figure 6.2
Portion of Landscape Plan and Existing Built Resource
Source: Strybos Barron King Landscape Architecture, March 7, 2011



7.0 CONCLUSIONS AND MITIGATION RECOMMENDATIONS

The owners of a 1.934 acre parcel of land, on the west side of Marionville Drive and the east side of Cormack Crescent south of the QEW and north of Rometown Drive in the City of Mississauga (formerly Township of Toronto), proposes to develop the lands for low density residential use consisting of 13 two to two and one half storey buildings. The proposed development does not require the removal or demolition of the Watson/McGillion House or Stable

The cultural heritage significance of the subject site has been evaluated and, based on a full examination of the structures and property, it has been determined that the House and Stable, supported by the landscape around the House and Stable to have significant cultural heritage value or interest for the following reasons:

1. design value or physical value because the:
 - House is a representative example of a style, type, expression, material or construction method; and
 - House displays a high degree of craftsmanship.
2. historical or associative values because:
 - two of the owners of this property were prominent in the community; and
 - the property is associated with a significant theme or activity in the late nineteenth and first half of the twentieth century, namely horticulture and in particular the production of apples.
3. contextual values, because the:
 - Stable has contextual value in relation to the House as a structure constructed at the same time as the House and in providing a supporting services to the House; and
 - the landscape west of and immediately adjacent to the House and Stable support the character of the House and Stable.

7.1 Impact of the Proposed Development on the Heritage Values of the Property

As shown in Section 6 of the report, the proposed development will occur on the rear of the property and will be accessed via a new vehicle connection to Marionville Drive. The proposed development:

- does not require the demolition of either the Watson/McGillion House and Stable;
- does not require any alterations to the House and/or Stable;
- does not affect the landscape to the west of and adjacent to the House and Stable;

- the rear property line of the new development will be set back at least 8.6 metres (28.2 feet) from the rear of the Coach House/Stable;
 - new structures in the development will be set back at least 16.15 metres (53 feet) from the rear wall of the Coach House/Stable;
 - mature trees adjacent to the rear of the Coach House/Stable will be maintained
- does not require vehicle access through the west portion of the property which contains the House, Stable and the significant landscape component;
- the new buildings in the development will not overpower or detract from the heritage resources on the property because of:
 - their relatively low height, at 2 to 2 ½ storeys
 - their setback from the Coach House/Stable; and
 - the visual screening by the existing and proposed vegetation; and
- the development occurs on a portion of the property that does not have any significant heritage value.

In summary, the proposed development will **not** have an adverse impact on the heritage values of the Watson/McGillion property. Further the proposed development achieves the objectives of:

- the Growth Plan for the Greater Golden Horseshoe by providing intensification while conserving significant heritage resources;
- the Provincial Policy Statement (2005) by conserving significant built heritage resources; and
- the Mississauga Official Plan by preserving significant heritage resources which the municipality had identified in its Heritage Register.

7.2 Impact of the Proposed Development on Adjacent or Nearby Heritage Properties

There are no heritage properties adjacent to the proposed development.

The three closest heritage properties are between 200 and 668 metres from the proposed development. The exterior heritage attributes were examined. The proposed development will **not** have an adverse impact on the conservation of the heritage attributes of those nearby heritage properties for the following reasons. There is substantial distance between the development and the closest heritage properties. There are other non-heritage structures and landscapes between the proposed development and the closest heritage resources. Finally the height and scale of the proposed will not have the potential to overpower and detract from the heritage value of the closest heritage properties.

7.3 Options for Heritage Resource Management

Normally the following broad options for the conservation of cultural heritage resources are considered in evaluating a proposed development:

1. *Full/partial retention in situ;*
2. *relocation to a new location on the property*
3. *relocation to a new location off the subject project; and*
4. *demolition of the resource while preserving the memory of the resource.*

Since the proposed development achieves full retention in situ, which is the most desirable outcome for the heritage resources, alternative resource management options were not considered.

7.4 Conservation and Mitigation Recommendations

Since the proposed development will result in the retention of the Watson/McGillion House and Stable in situ in an appropriately landscaped setting, and the heritage resources of the property have been shown to have significant cultural heritage value and those resources meet the criteria for protection under the *Ontario Heritage Act*, I recommend that, as a condition of approving the proposed development, the City of Mississauga secure protection of the heritage resources of the property under the *Act*. This protection should only apply to the remnant parcel containing the heritage resources and not the full property.

Recommendation – Protection under the Ontario Heritage Act

1. The City of Mississauga secure protection of the heritage values of the property under the *Ontario Heritage Act* on the remnant parcel at 1559 Cormack Crescent as a condition of development approval.

The proposed development is occurring on lands that were once an important apple growing area in Ontario. While the proposed development is preserving the built heritage resources associated with that theme on this property, information about that theme or the significance of the built heritage resources is not readily available to residents and visitors to the area. I recommend that, as a condition of approval of the proposed development, the owners be required to provide commemoration of the site. This could include plaquing in a form and in

location acceptable to the City of Mississauga which would provide information about the buildings, their previous occupants and the farming that once occurred on the lands and the naming of streets to commemorate the occupants or the farming that once occurred on the land. Options for street naming could include „John Watson’, ‘McGillion’ or „Silver Birch Farm’.

Recommendation – Commemoration

2. The owners be required, as a condition of development approval, to commemorate the Watson/McGillion Property and its occupants in a form, wording and location acceptable to the Town. This could include plaquing and the naming of streets in the development.



An example of one means of commemoration is plaquing, which has been effectively used to inform the public of facilities that no longer exist in the Cache Lake heritage zone in Algonquin Provincial Park (**Figure 7.1**).

Figure 7.1
*Algonquin Provincial Park
Cache Lake Heritage Zone,
Highland Inn Plaque*



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Appendix A: Property Survey



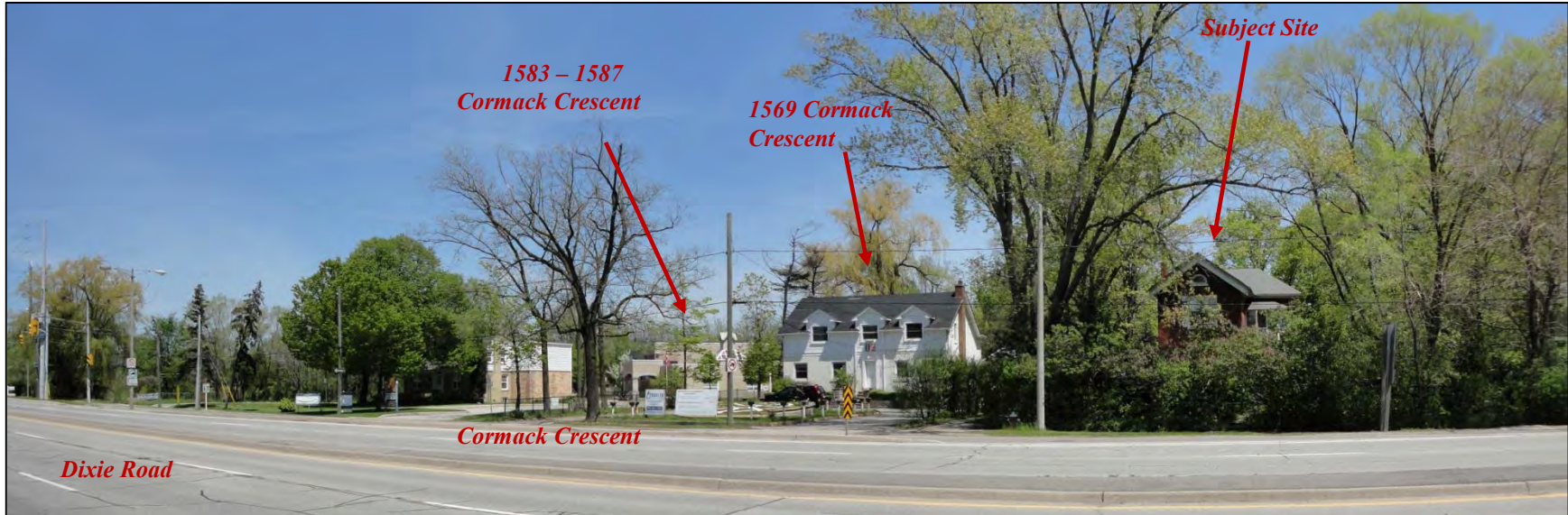
Source: Rady-Pentex & Edward Surveying Ltd., Ontario Land Surveyors, Jan. 19, 2009

Appendix B: Photographs - Context



North of Site, East side of Cormack Crescent

North of Site, East side of Cormack Crescent, viewed from
the west side of Dixie Road





South of Site, East side of Cormack Crescent

South of Site, East side of Cormack Crescent,
viewed from the west side of Dixie Road





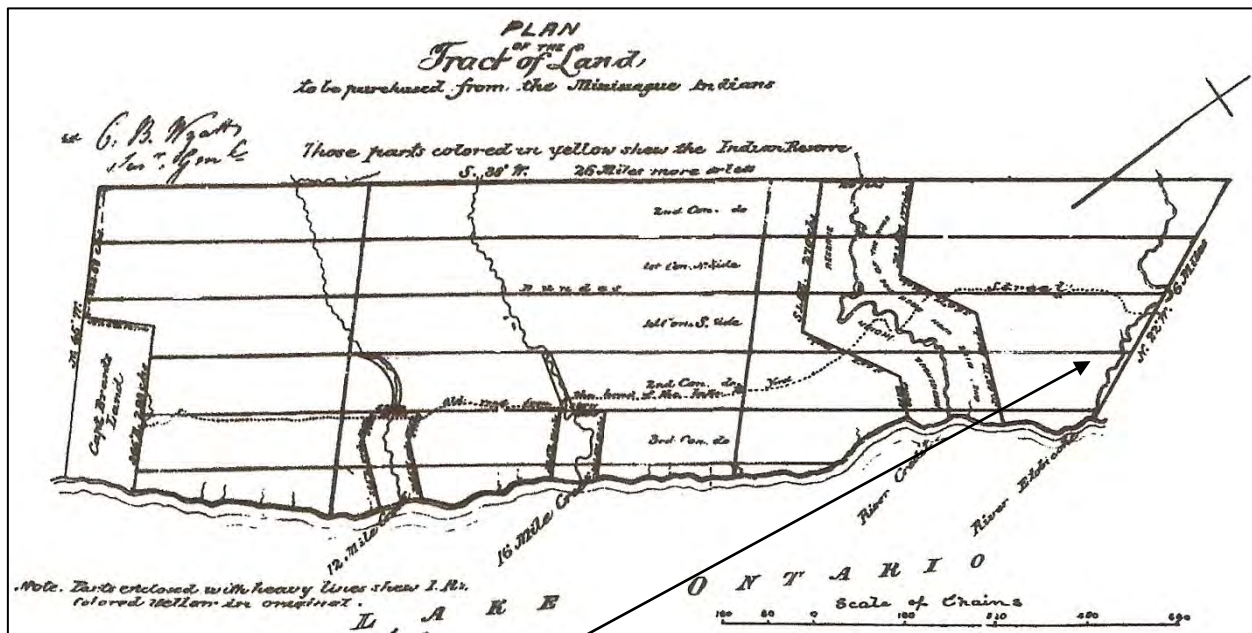
West of Site, West side of Dixie Road

East of Site, West side of Marionville Drive

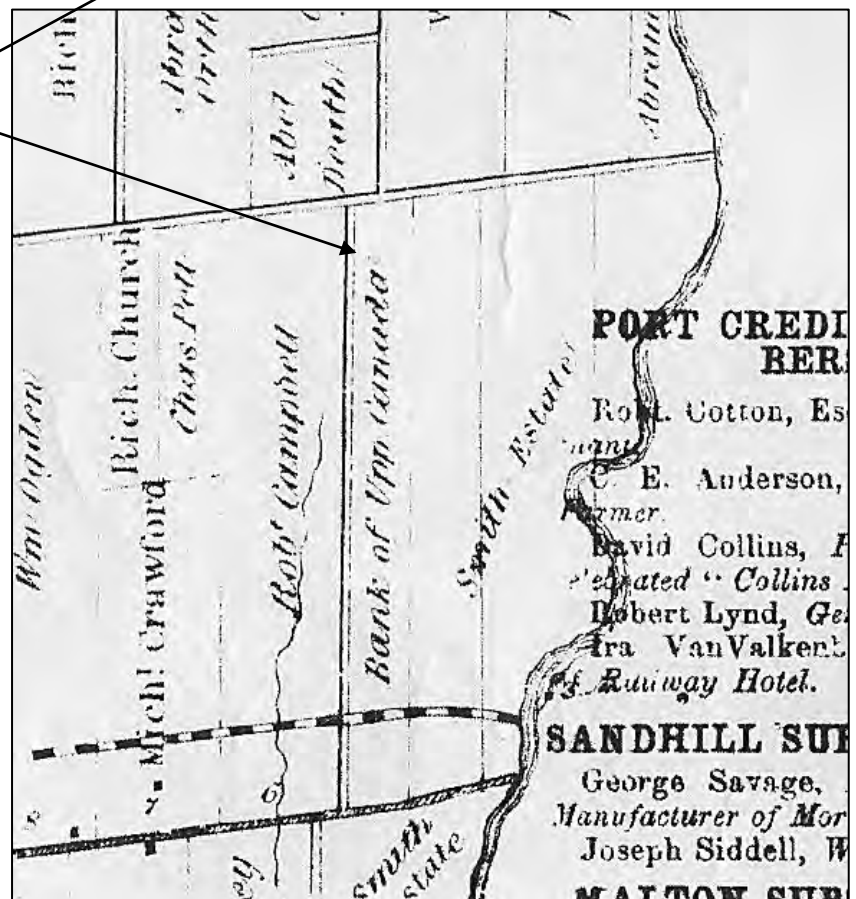


Appendix C: Maps

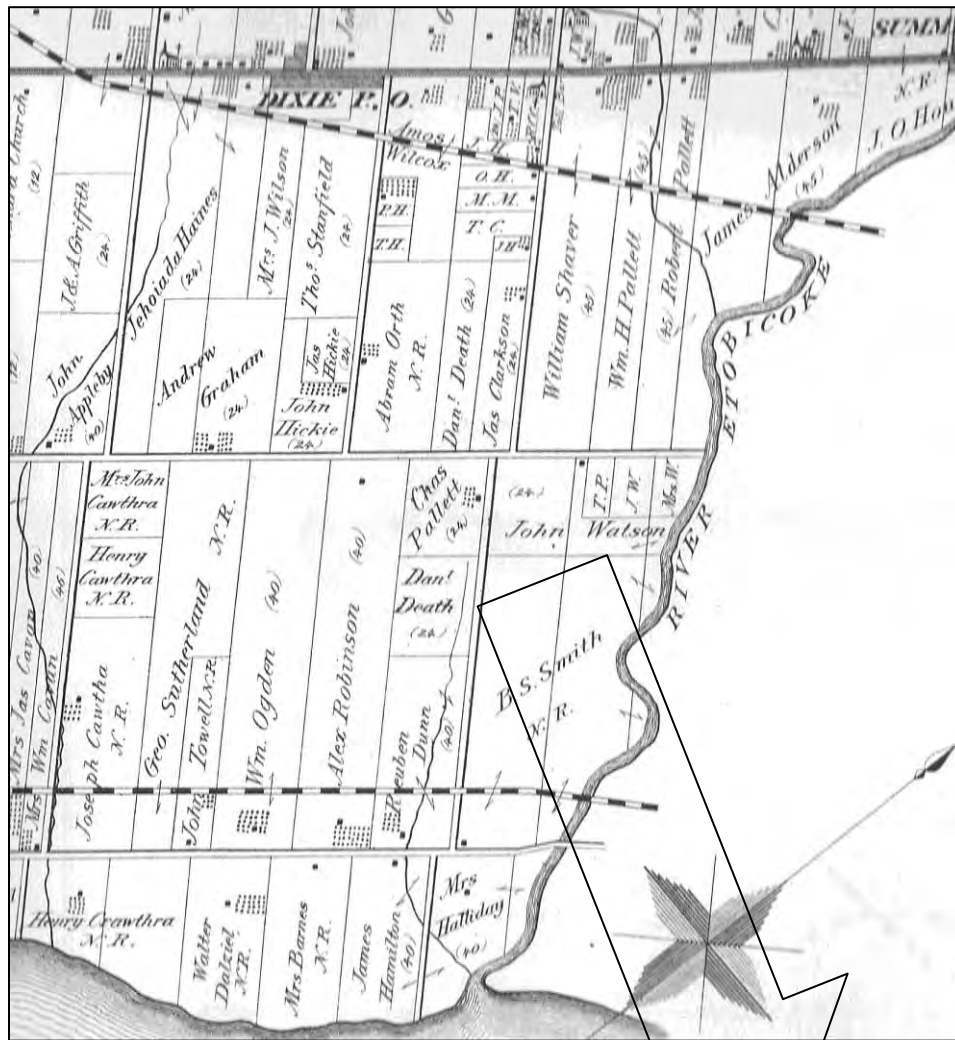
1806 – Upper Canada Treaty No. 14



1559 Cormack
Crescent

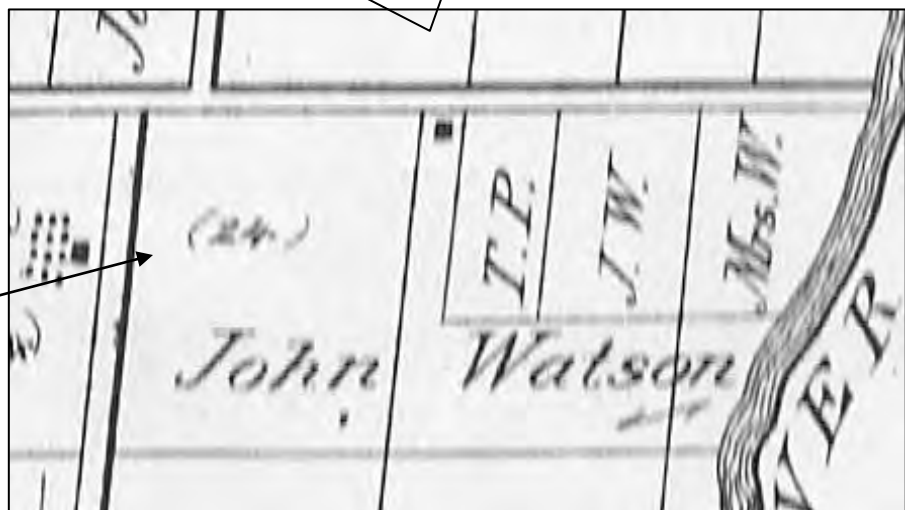


1859 - Tremaine



**1877 – Peel County
Illustrated
Historical Atlas**

Site of
1559 Cormack
Crescent
(no house)





**1907 – National
 Topographic Map**

scale: 1:63,360

*1559 Cormack
 Crescent (shown
 as brick)*

**1909 – National
 Topographic Map -
 legend**

Railway Station	Wood	Stone or Brick
Post Office	P	P
Church { Without spire or tower	+	+
Church { With " "	+	+
Church { Centre of cross is centre of spire	+	+
Mill { Saw mill	S M	S M
Mill { Grist or Flour mill	G M	G M
Mill { Other mill or factory	•	•
School	S	S
Blacksmith shop	F	F
Hotel or tavern	H	H
House	•	•
Telegraph or Telephone Line		
" Office	T	T
Telephone "	T	T
Lighthouse	⚙	
Cemetery	C	
Triangulation Station	△ KING	
Altitudes	x 1107	
Bench Marks	BM 1143	
Marsh		
Woods (Deciduous)		(Coniferous)
Contours (Elevation)	75 100	(Depression) 25



1559 Cormack
Crescent

1974 - National Topographic Survey
Scale 1:25,000



**Physiographic Regions of Southern
Ontario (Source: Chapman and
Putnam)**





1974 - Mississauga Base Map
Scale 1:2,000

1559 Cormack Crescent

Appendix D: Aerial Photographs

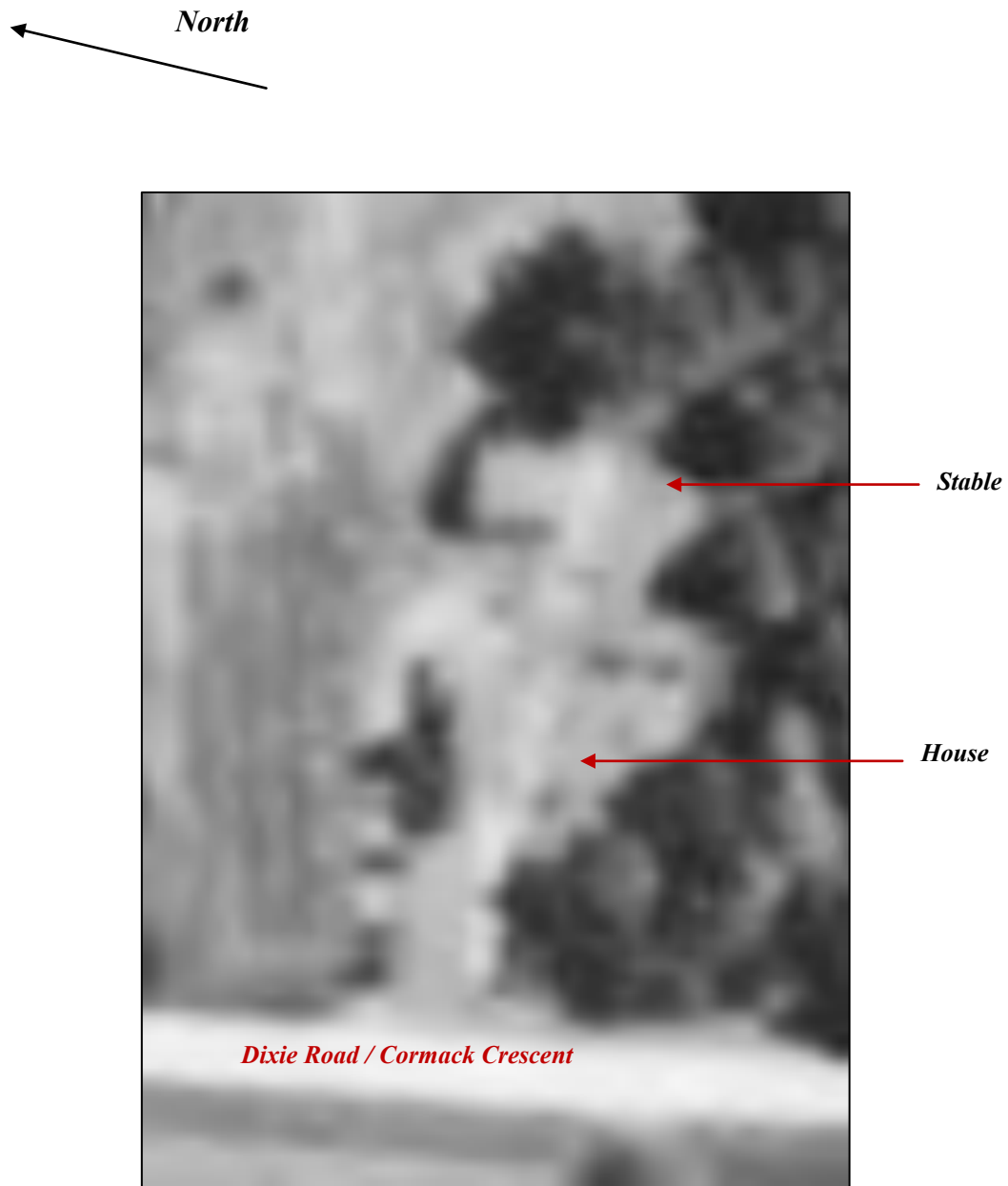


Dixie Road / Cormack Crescent

Property

1939

Source – National Airphoto Library
Roll No. A6588, Photo 25



House and Stable

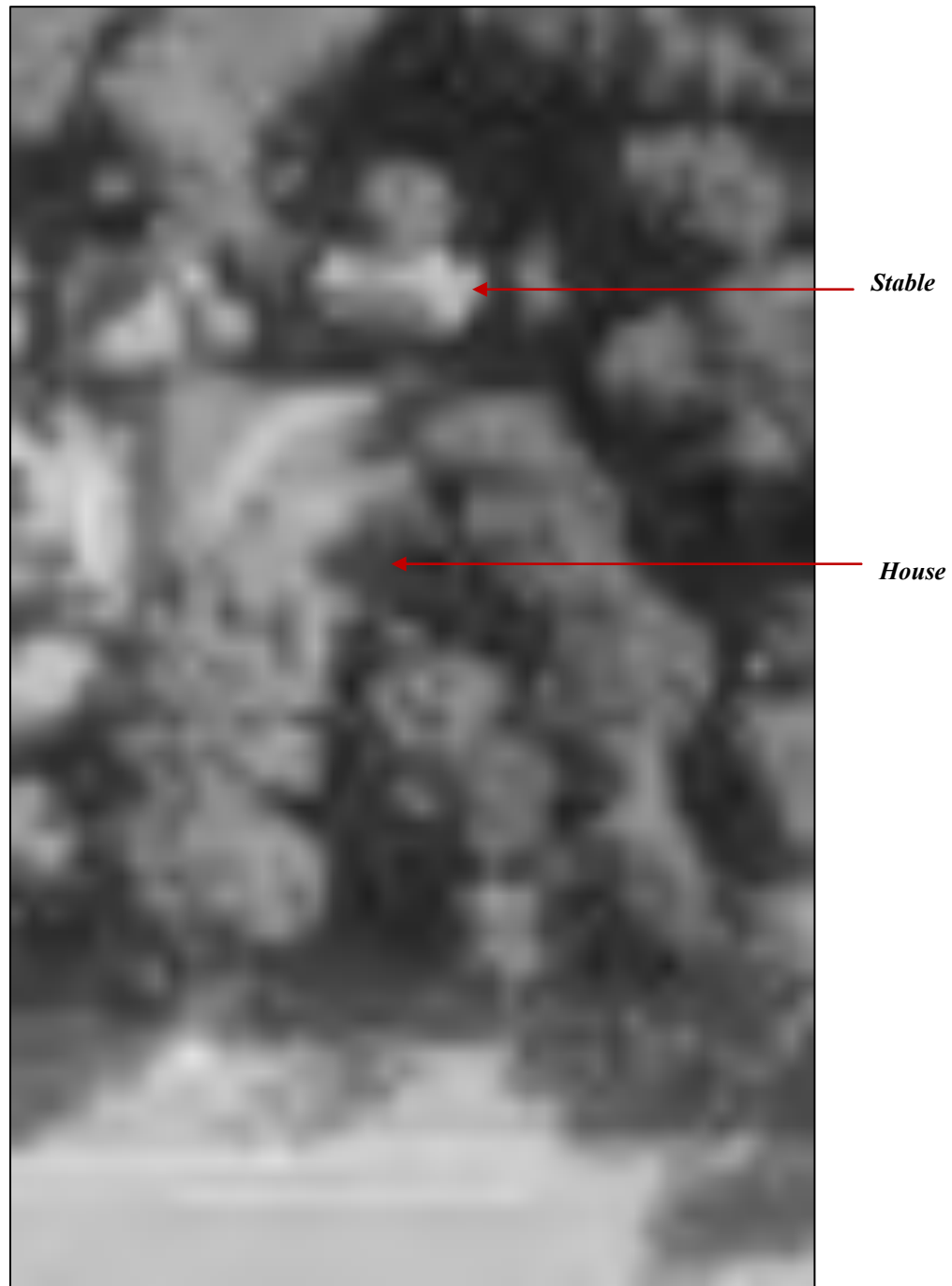
1939

Source – National Airphoto Library
Roll No. A6588, Photo 25



Property

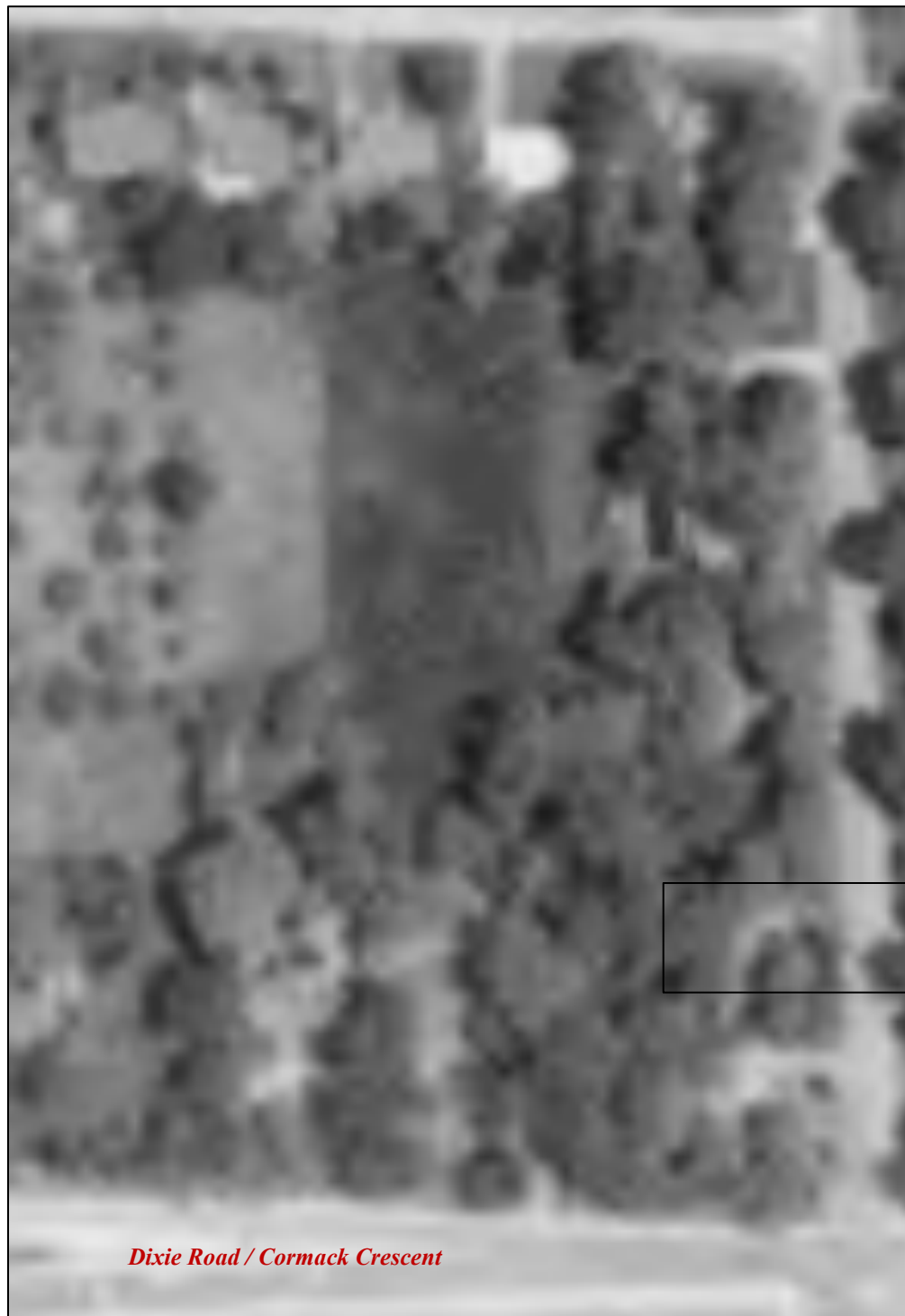
1965
Source – National Airphoto Library
Roll No. A18944, Photo 186



House and Stable

1965

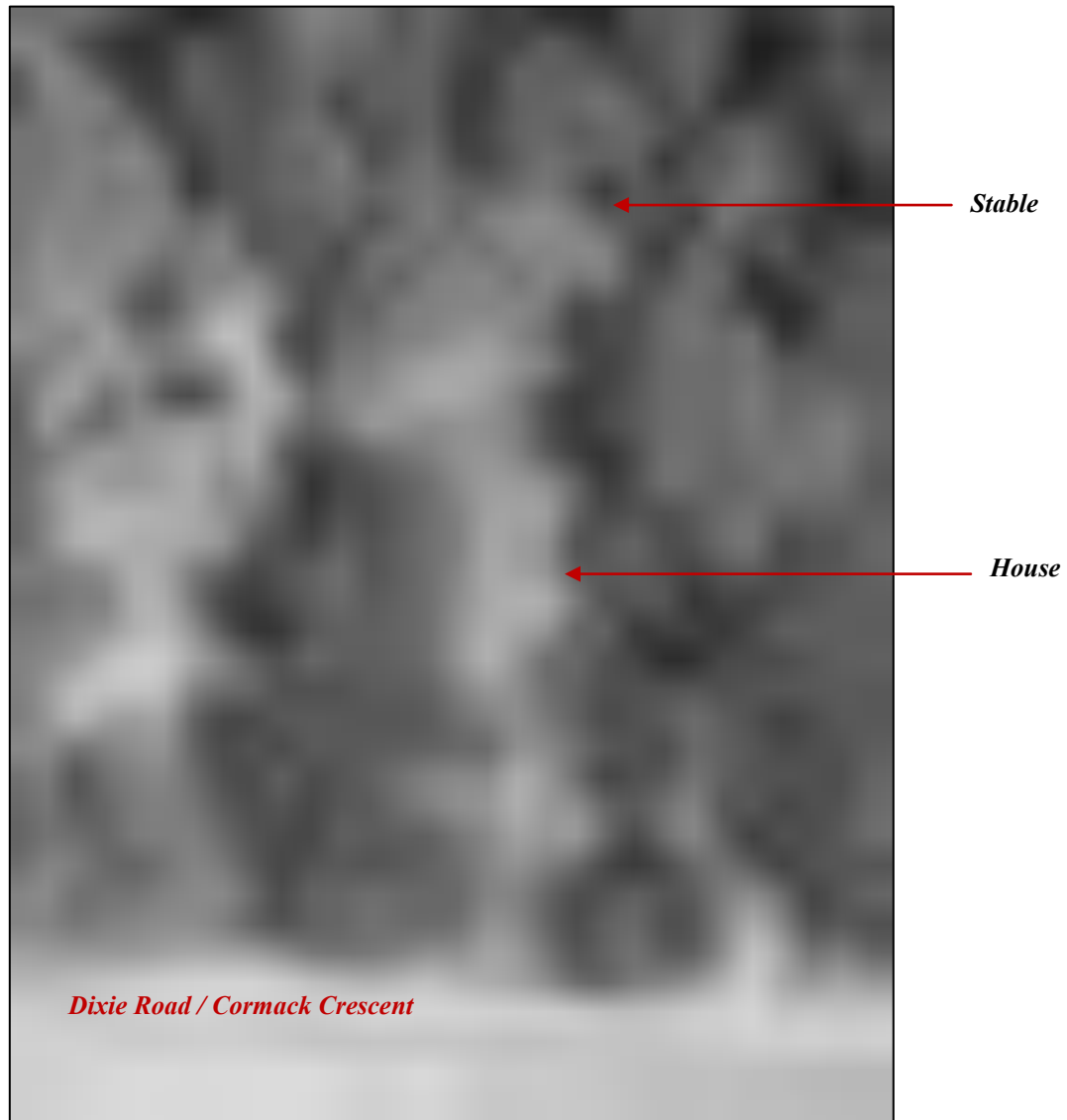
Source – National Airphoto Library
Roll No. A18944, Photo 186



Property

1980

Source – National Airphoto Library
Roll No. A25451, Photo 104



House and Stable

1980
Source – National Airphoto Library
Roll No. A25451, Photo 104



Property

2005
Source – Google Earth



House & Stable

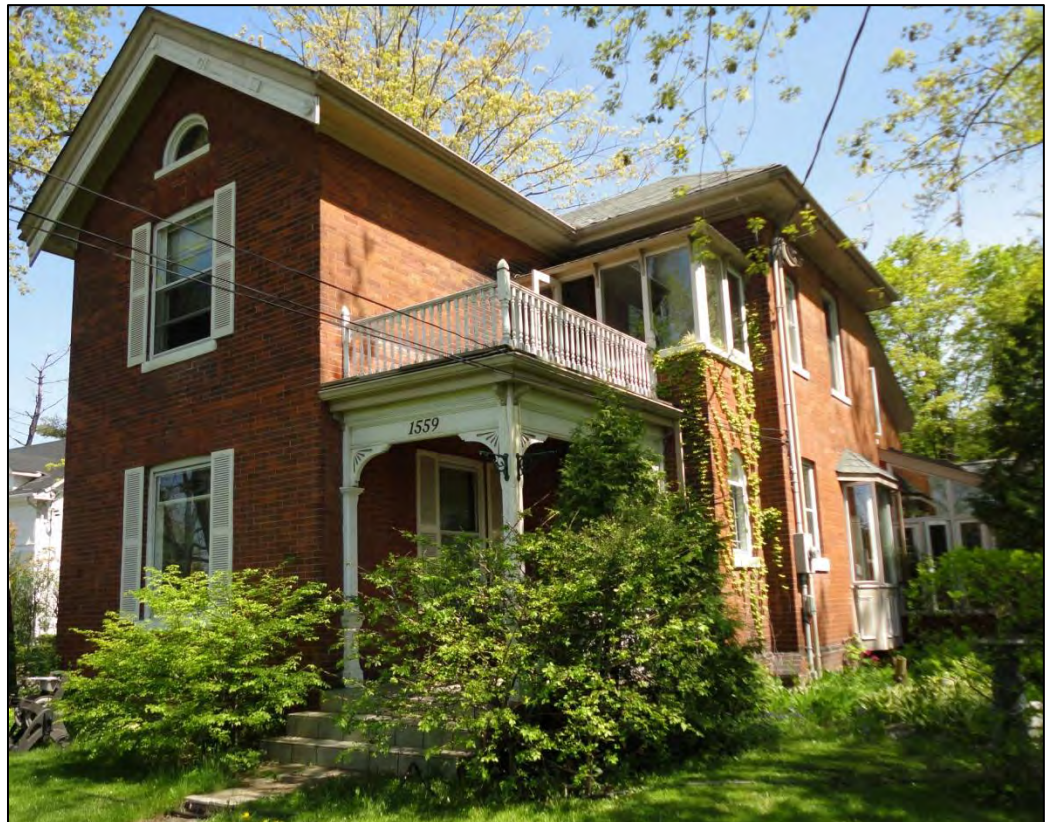
2005
Source – Google Earth

Appendix E: Watson/McGillion House Exterior Photographs



West Elevation

West and South Elevations





West and South Elevations, c. 1990
*Source: Weeks/Mississauga Heritage
Foundation/Helen McGillion*

South Elevation, west end





South and East Elevations

North and East Elevations





North Elevation, east end

North Elevation, west end



West and North Elevations



Eave Detail – West Elevation, north end





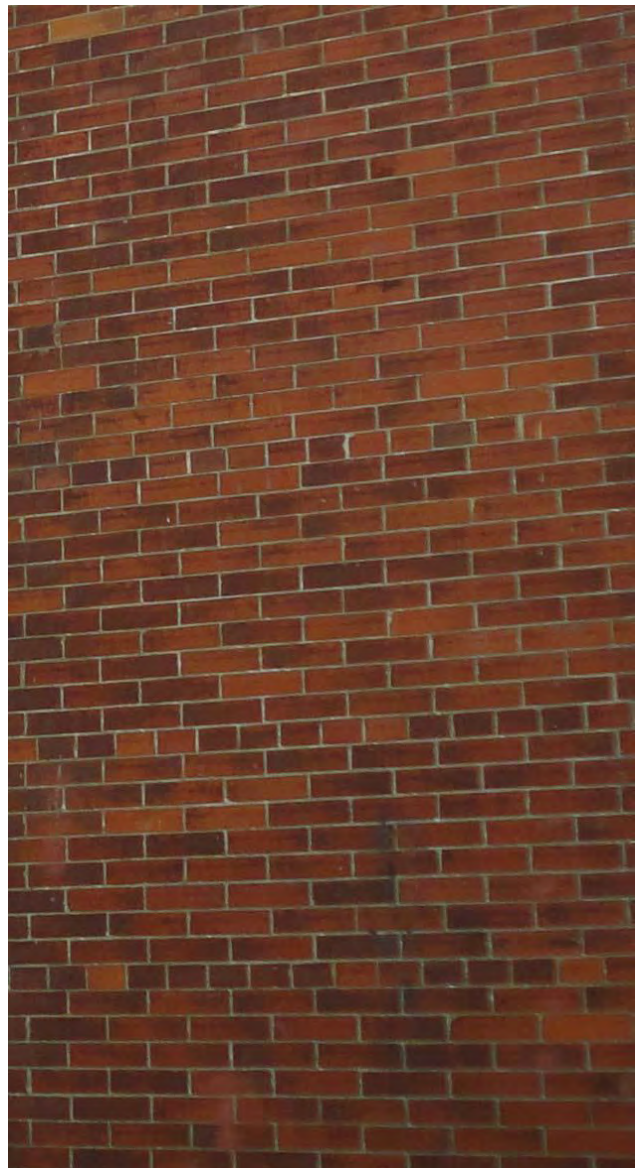
Eave Detail – North Elevation, west end

Foundation Detail - North Elevation





Typical Brick work,
West Elevation



Typical Brick work,
North Elevation



Windows, Ground Floor and
Basement, West Elevation



Typical Window – North
Elevation, Ground Floor



Veranda –
West Elevation

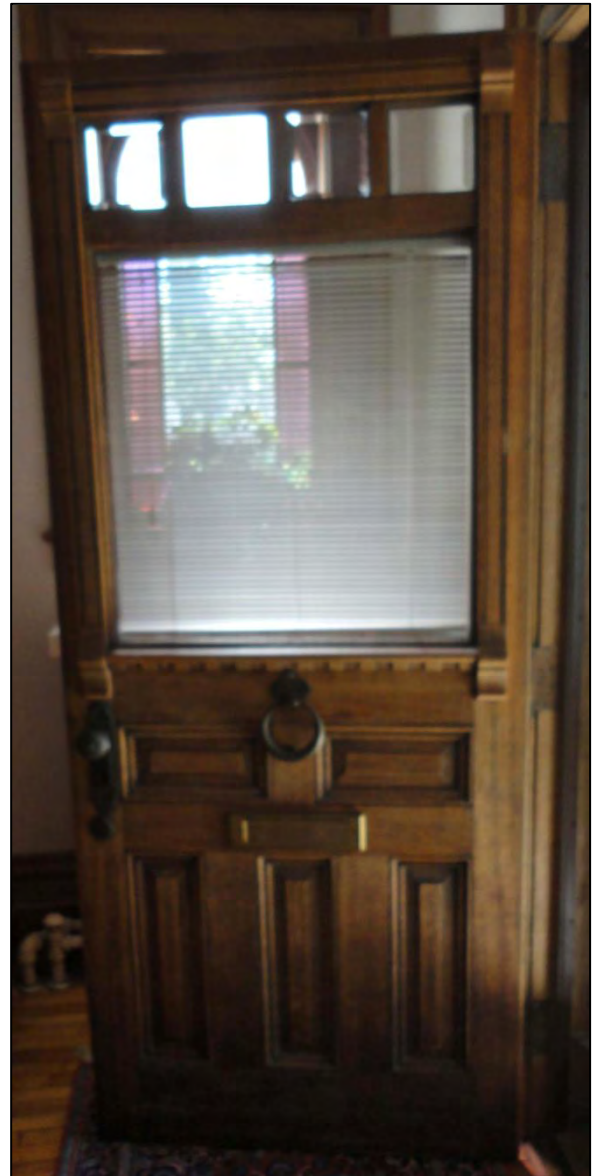


Veranda Detail –
West Elevation



Front Door Opening –
West Elevation

Front Door – Exterior View





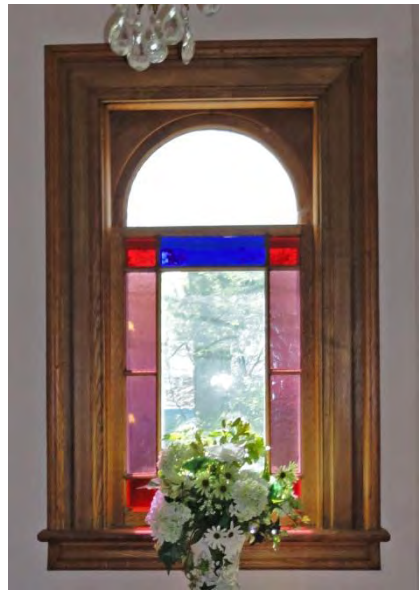
2005 Aerial Photo – House and Barn
Source: Google Earth

Appendix F: Watson/McGillion House - Interior Photographs



Ground Floor – Entrance
Vestibule – Archway to
staircase

Ground Floor –
Entrance
Vestibule – South
window



Ground Floor – Entrance Vestibule –
Interior view of front door



Ground Floor – Staircase –
Newel Post, Balustrade and
Box Panelling

Ground Floor – South
Room – Baseboard
Detail



2nd – View down staircase



Ground Floor – Door Casing to North-West
Room from staircase room



Ground Floor – Door Between North-West
and staircase room



Ground Floor – North-west
Room – Fireplace mantel



Ground Floor – North-west
Room – baseboard and
flooring detail



Ground Floor – North-west
Room – Window Detail

Ground Floor – North-east Room –
Door Casing to North-west Room





Ground Floor – North-east Room – view of paired windows



Ground Floor – North-east Room – View of Door Casings, Wainscoting & Built-in Dumbwaiter



Upper Floor –Paired Room
Entrances showing doors,
casings and transoms

Upper Floor – Hall Basement stairs
looking up to side wing Baseboard

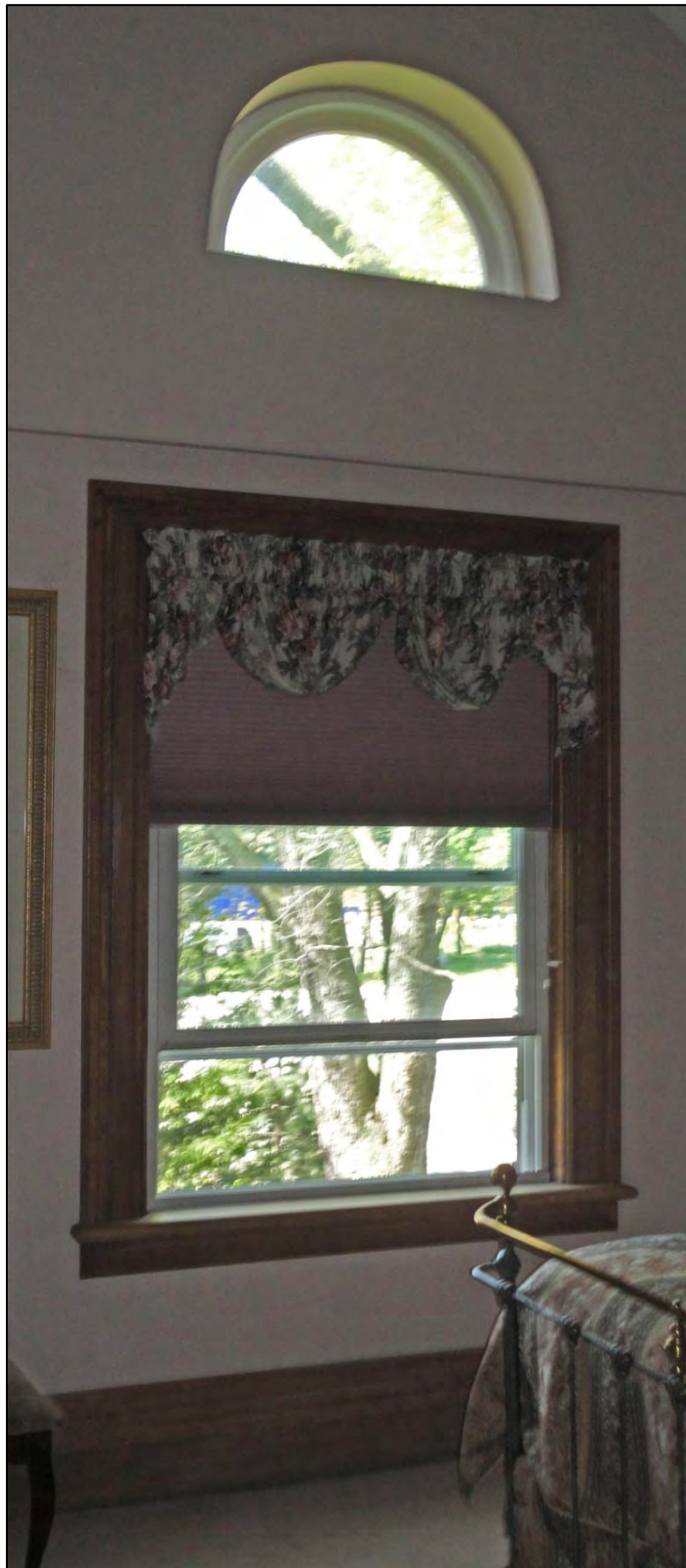




Upper Floor – Entrance to
the Sunroom



Upper Floor – South Facing
Window, South-east Room



Upper Floor – North Facing
Window, North-west Room

**Appendix G: Watson/McGillion Property
Stable/Coach House Photographs**



Stable Context relative to House and Extensions



West Elevation



West and South Elevations

West and South Elevations, c. 1990
*Source: Weeks/Mississauga Heritage
Foundation/Helen McGillion*





South Elevation

East Elevation





East and North Elevations

East and North Elevations including garage addition



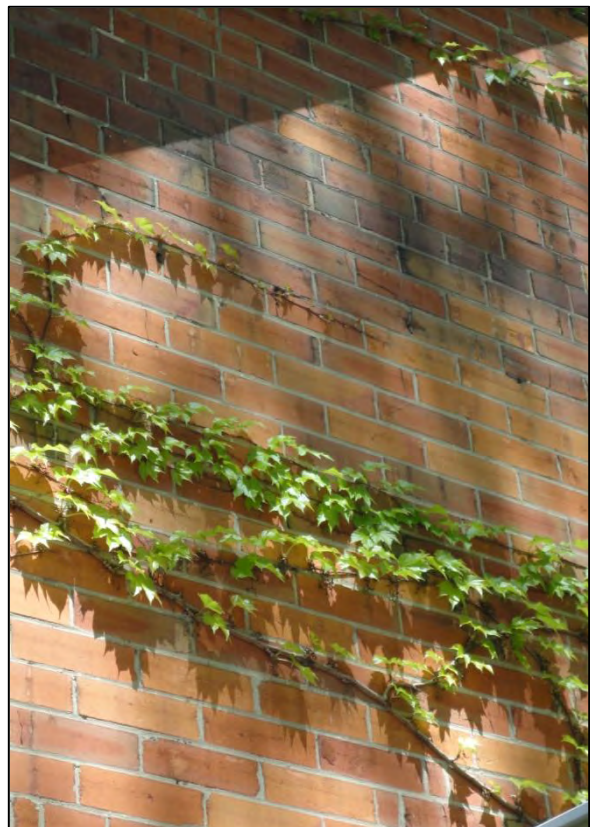


North and West Elevations, including garage addition

Entrance - West Elevation



Typical Brickwork, South Elevation



**Appendix H: Watson/McGillion Property
Landscape Photographs**

Location Index to Landscape Photographs



Watson McGillion House



1. View of from the north driveway at Cormack Crescent looking east and south

2. View of from the south driveway at Cormack Crescent looking east and north



Watson McGillion House



3. View of from south of the stable looking north and west

4. View of from south of the stable looking north and west





5. View of from south-east of the stable looking north and west

6. View of from north-east of the stable looking south and west





7. View of from south-east of the stable looking north and west

8. View of from north-east of the stable looking south and east





9. View of from the south side of the property, towards the rear looking north and east

10. View of from the rear of the property looking west





11. View of from towards the rear of the property looking east to the properties fronting on Marionville Drive

Appendix I: Property Ownership History

Page 1 Municipality Mississauga (formerly Toronto twp) Lot 5 – west half Concession 2 SDS

No. of Instrument	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
	Patent	11/7/1817		The Crown	Samuel Smith		100 acres
38178	B & S	1/12/1846	8/10/1850	James A Smith	Augustus N. Heward	£51	100 acres
38179	B & S	1/12/1846	8/10/1850	Augustus N. Heward	Samuel B. Smith	£51	100 acres
4242	Confirmation	24/4/1857	16/9/1857	James A Smith	Samuel B. Smith		100 acres
5633	B & S	23/7/1858	11/5/1858	Jasper T. Gilkinson at al	Samuel B. Smith	£2000	100 acres & O. L.
5633	B & S.	23/7/1858	26/7/1858	Samuel B. Smith	Great Western Railway	£575	Co. Pt.
66	B & S	6/7/1870	15/7/1870	Trustees Bank Upper Canada	S. B. Smith	\$1200	100 ac W ½
67	Quit Claim	20/5/1867	18/7/1870	William Polly	Bank of Upper Canada	\$1	W ½ & O. L. re mort. 2723
925	B & S	16/3/1872	19/3/1872	Samuel B. Smith	John Watson	\$4100	Part and O. L.
4023	B & S	1/4/1883	19/11/1883	John Watson et ux	Charles H. Watson	\$2750	18 acres
6216	B & S	1/9/1887	22/9/1887	Charles H. Watson et ux	John Watson	\$450	Part
7778	B & S	8/1/1892	9/1/1892	Charles H. Watson et ux	John Watson	\$1700	6 acres
11067	Reo. Will & Codicil	16/11/1901 30/12/1901	3/4/1903	John Watson	Wm Geo Watson & Charles Pallett exrs upon certain trusts ac & O. L.		
11078	Election & Q C	9/4/1903	14/4/1903	Elizabeth Watson widow	W G Watson, Cs Pallett & S H Bradford exec of estate of John Watson dec'd.		Part 83 with other lands in consideration of the gifts & bequests
12163	Grant	18/1/1906	27/1/1906	W G Watson, Cs Pallett & S H Bradford exec of estate of John Watson dec'd.	Bernard J. McGillion	\$3225	Pt 7.36 described by metes and bounds
12208	Grant	1/3/1906	7/3/1906	W G Watson, Cs Pallett & S H Bradford exec of estate of John Watson dec'd.	Bernard J. McGillion	\$1600	Pt 2 pt lot 5 & O. L
R0184650	Grant	3/2/1995		Frank McGillion, executor, estate of Margaret McGillion	Boris Paletto	\$270,000	As in 12163

Appendix J: *Ontario Heritage Act* Regulation 9/06

CONFIDENTIAL
Until filed with the
Registrar of Regulations

REGISTRAR OF REGULATIONS	
Filed as O. Reg.	9/06
On	JAN 25 2006
Proposed source law publication dates:	
O-LWS	Jan - 27/06
Ontario Gazette	Feb. 11/06

Bilingual

reg2005.0571.e
3-CS/CO

ONTARIO REGULATION
made under the
ONTARIO HERITAGE ACT
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

Transition

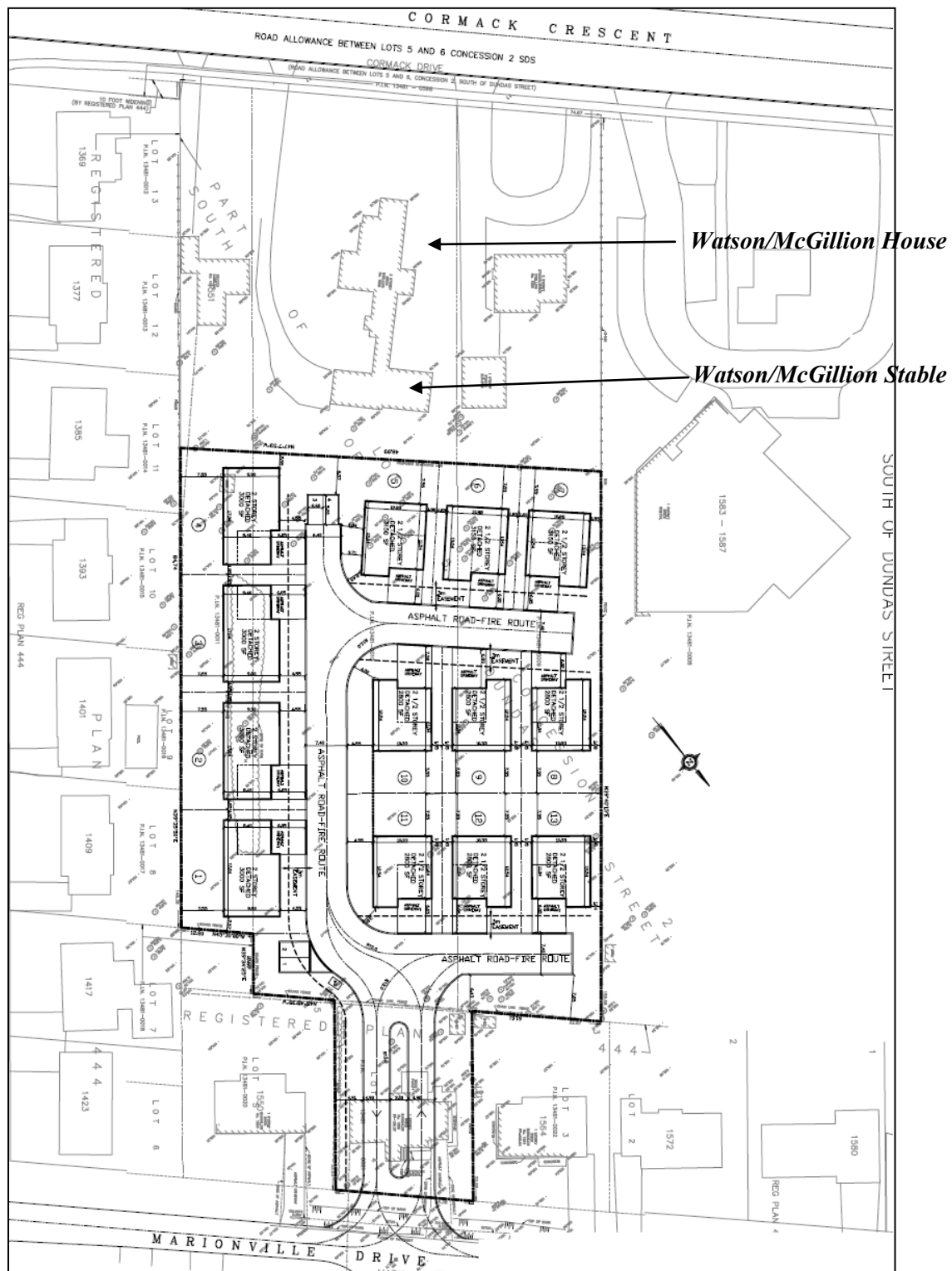
2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before ***insert the date of the day before the regulation is filed with the Registrar of Regulations***. Jan. 24/06

Appendix K: Adjacent/Nearby Heritage Properties



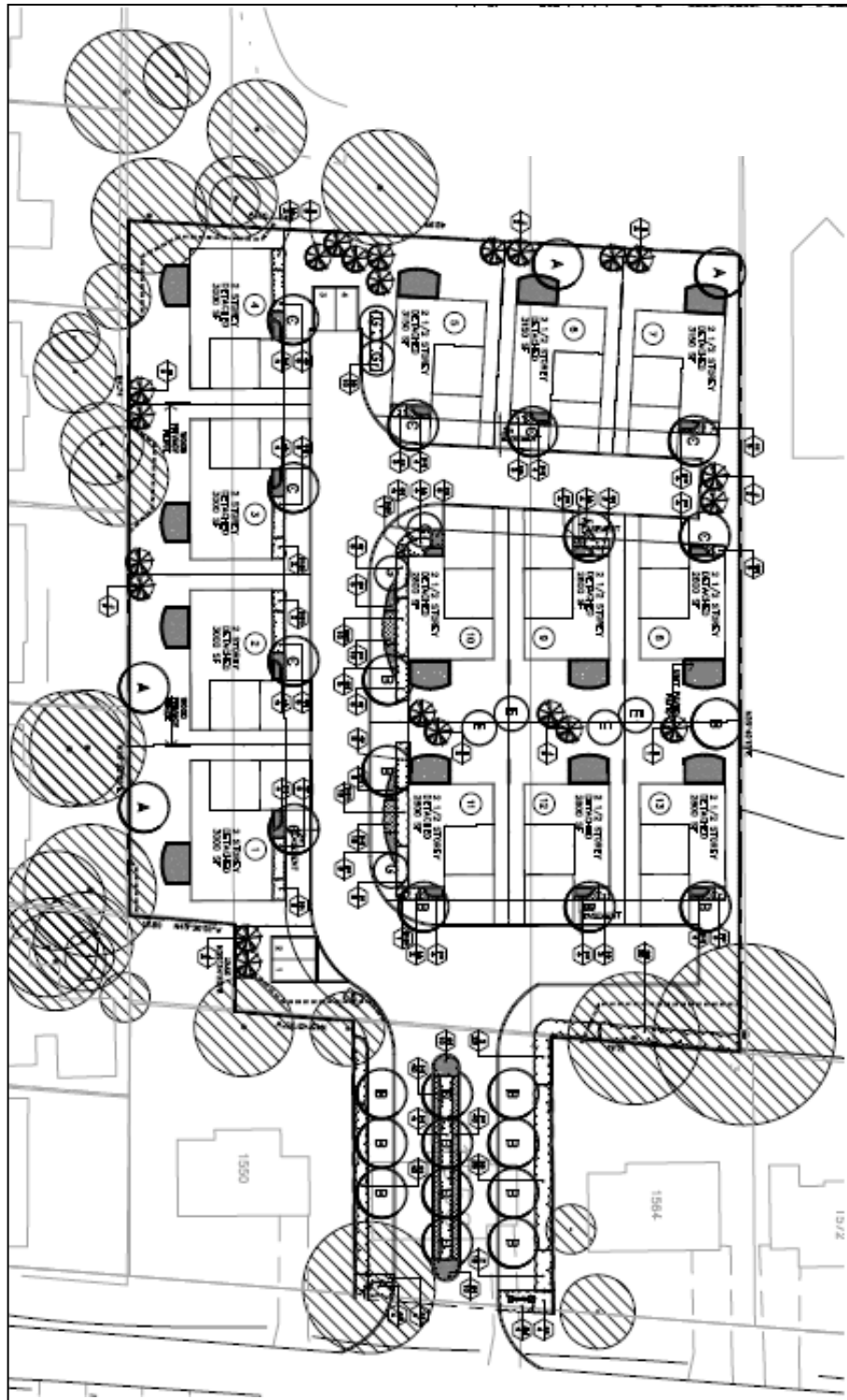
Appendix L: Development Proposal

Site Plan, Proposed Residential Condominium, Sedona Development Corp.



Source: flanagan, beresford & patterson architects, February 9, 2011

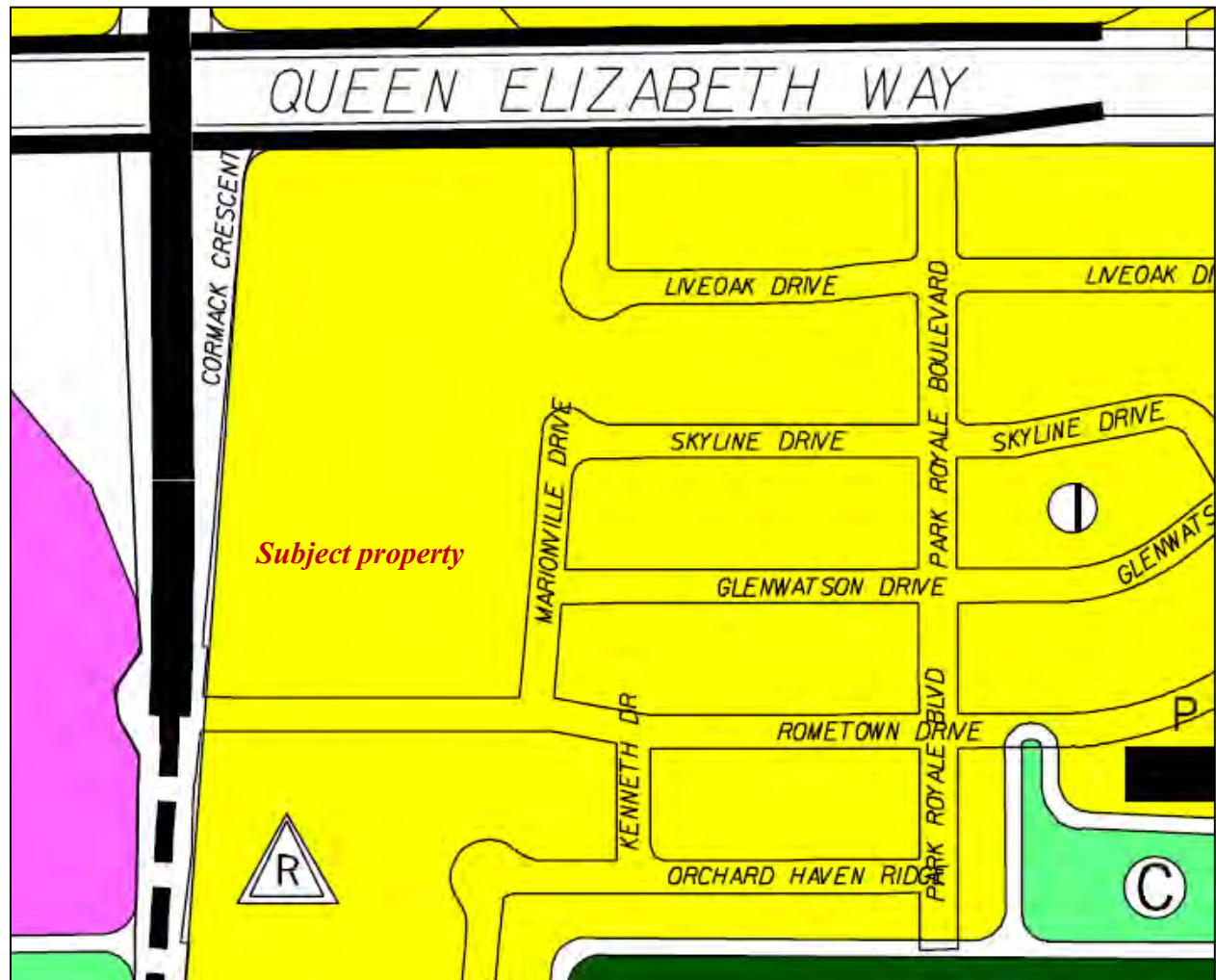
Landscape Plan, Proposed Residential Condominium, Sedona Development Corp.



Source: Strybos Barron King Landscape Architecture, March 7, 2011.

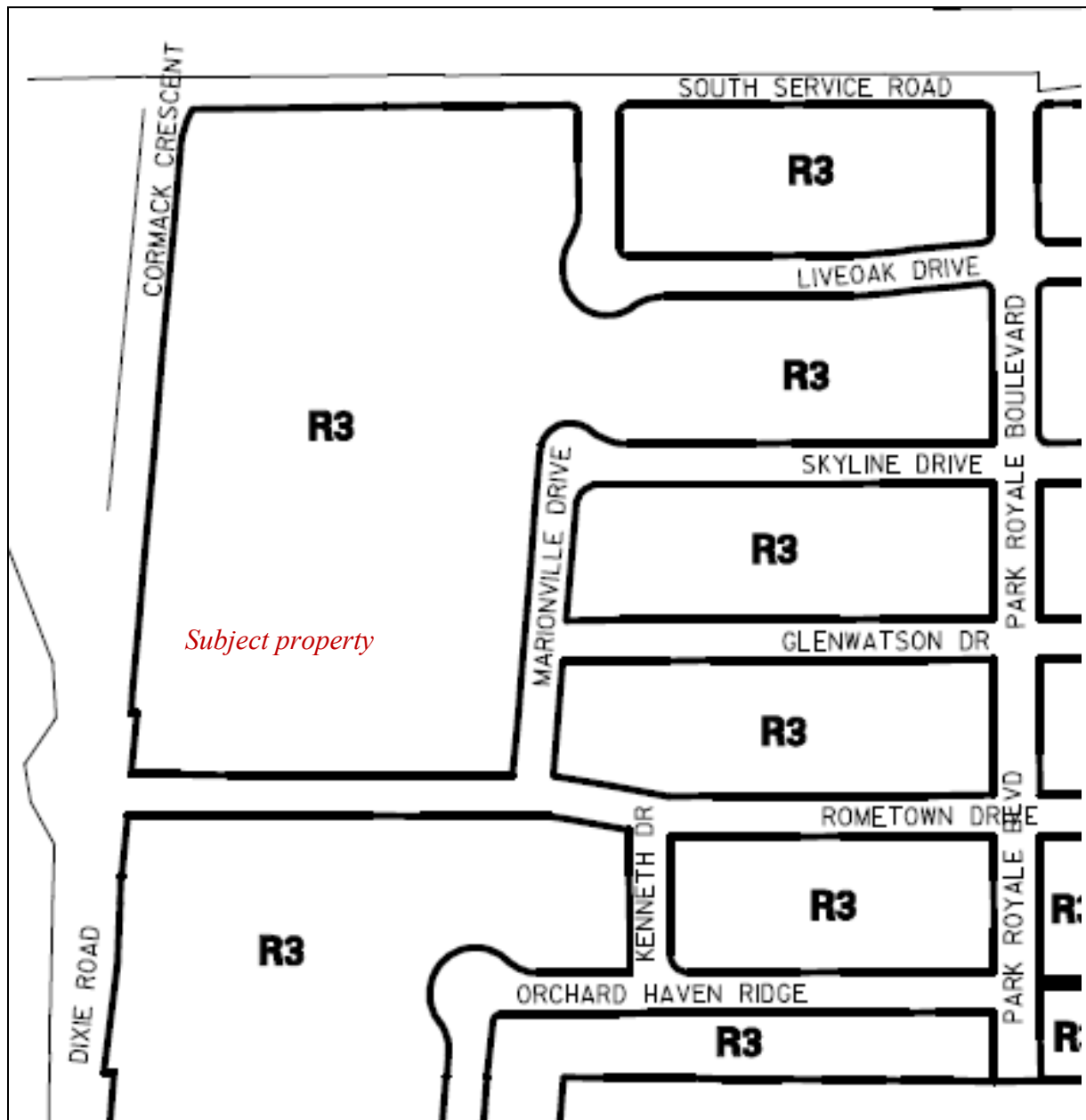
Appendix M: City of Mississauga Planning Document Maps

City of Mississauga Official Plan
Part of Lakeview District
Land Use Map
Amendment No. 11 to City Plan. 2002 March



LAND USE DESIGNATIONS	
	Residential – Low Density I
	Residential – Low Density II

City of Mississauga
Zoning By-law, By-law No. 0225-2007
Part of Map 5, Schedule “B” to the Zoning By-law



Appendix N: Curriculum Vitae : Wayne Morgan

Wayne Morgan – Curriculum Vitae

Work Experience	2006 –	Consultant
	Principal, Wayne Morgan Heritage Planner	
	• Heritage character statements and impact assessments • Heritage Conservation Districts • Heritage planning policies	
	2000–2006	City of Toronto, City Planning
	Senior Co-ordinator, Heritage Preservation Services	
	• Managed review and approval of proposals involving heritage properties in the City – under the following Acts – Planning, Heritage and Building Code. • Secured and administered heritage easement agreements (more than 200) and letters of credit to the City (in excess of \$10 million annually). • Established 4 Heritage Conservation Districts involving in excess of 1500 properties – Yorkville and the Cabbagetowns -Metcalf, North and South. • Managed the listing and designation of individual heritage properties. • Provided technical advice to City Council and its advisory committees and represented the City in negotiations and before Provincial tribunals.	
Related Experience	1998 - 2000	City of Toronto, Urban Development Services
	Senior Community Planner	
	• Managed approval process of planning proposals and preparation of community plans, involving liaison with City staff and the public; provided professional advice to City Council and Provincial tribunals.	
	1989–1997	Metropolitan Toronto, Planning Department
	Manager, Research Division	
	1976–1989	Region of York, Planning Department
Education	Senior Planner, long range planning	
	1974–1976	Region of Hamilton Wentworth, Planning Department
	Planner, Official Plan team	
	1973–1974	Acres Engineering
	Planner/Economist	
	1980 - 2000	Town of Newmarket
Professional Associations	Chair, Local Architectural Conservation Advisory Committee	
	• Appointed as a volunteer by Town Council to the municipal heritage advisory committee established under the Ontario Heritage Act	
	1968–1972 - University of Toronto - B.A., Geography	
	1972–1973 - Queen's University - M.A., Geography – Urban and Regional	
	Registered Professional Planner – member - Canadian Institute of Planner and the Ontario Professional Planners Institute.	
	Member – Canadian Association of Heritage Professionals	

Heritage Advisory Committee
OCT 25 2011

CULTURAL HERITAGE IMPACT STATEMENT
3650 Eglinton Avenue West
Part Lot 4, Concession 2 NDS
Part Lot 2, Registrar's Compiled Plan 1542
Part 2 on 43R25632
City of Mississauga, Former Township of Trafalgar
Former County of Halton (now RM of Peel), Ontario



Prepared for
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L4K 1Y2

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February 8, 2011

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Project Personnel

Project Manager
Principal Researcher and
Report Preparation

Scarlett Janusas, B.A., M.A.

Historic Researcher

Gina Martin, Land Conveyancer/Historian

Acknowledgments

Scarlett Janusas Archaeological & Heritage Consulting & Education (SJAHCe) extends our thanks to Mr. Frank Gasbarre of The Erin Mills Development Corporation for providing maps, photographs and additional data regarding the property. Data was also provided to SJAHCe by Mr. Matthew Wilkinson, the historian for Heritage Mississauga. Ms. Penny Young and Ms. Julie Lavertu of the City of Mississauga also assisted by providing guidance to the requirements and standardization of the report.

Executive Summary

Scarlett Janusas Archaeological & Heritage Consulting & Education (SJAHCE) was retained by The Erin Mills Development Corporation to conduct a cultural heritage impact statement for the property adjacent to their planned development. The heritage property is located on 3650 Eglinton Avenue West, in the City of Mississauga. This property has not been designated under the Ontario Heritage Act, although it is “listed” on the City of Mississauga’s heritage inventory list (the property was listed in 1989).

The proposed development of Eglinton Ridgeway Commercial Centre does **not** include the property located at 3650 Eglinton Avenue West, legally known as Part Lot 2, RCP 1542 and Part 2 on 43R-25632, Part Lot 4, Concession 2 NDS, City of Mississauga, Ontario. The area was once part of the former Trafalgar Township, County of Halton, but now is part of the Regional Municipality of Peel. The City of Mississauga required that the proponent undertake an Heritage Impact Statement because of the interface of this development and the heritage property it surrounds.

Historic research (1861 agricultural census) determined that there was an earlier house located on the property – a one storey frame house. There is no above grade evidence of this former residence. The property history indicated early ownership of the property by 1855 by the Armstrong family. The property passes through the Armstrong family until 1892, when it was transferred to Thomas Wright Stevenson, and then to the Near family, and eventually to the current owners.

The property was listed in 1989 on the heritage register but may not warrant conservation based on changes to property (removal of outbuildings, changes to the landscape, and alterations to the residence). However, this can not be determined in the absence of an actual on site visit or examination of the interior.

The property located at 3650 Eglinton Avenue West could not be accessed because it is not the property of the proponent. There are no known plans for the development of this property. The following recommended options for the listed property have been identified:

- Option 1. Do nothing.
- Option 2. Provide partial screening of the property at 3650 Eglinton Avenue West with planting and landscaping.

CULTURAL HERITAGE IMPACT STATEMENT
3650 Eglinton Avenue West
Part Lot 4, Concession 2 NDS
Part Lot 2, Registrar's Compiled Plan 1542
Part 2 on 43R25632
City of Mississauga, Former Township of Trafalgar
Former County of Halton (now RM of Peel), Ontario

1.0 INTRODUCTION

Scarlett Janusas Archaeological & Heritage Consulting & Education (SJAHCE) was retained by The Erin Mills Development Corporation to conduct a cultural heritage impact statement for the property adjacent to their planned development. The heritage property is located on 3650 Eglinton Avenue West, in the City of Mississauga. This property has not been designated under the Ontario Heritage Act, although it is “listed” on the City of Mississauga’s heritage inventory list (listed in 1989).

The proposed development of Eglinton Ridgeway Commercial Centre does not include the property located at 3650 Eglinton Avenue West, legally known as Plan 1542, Part of Lots 1 and 2, 43R25632 Parts 2 and 3. However, the City of Mississauga (Ms. Lisa Christie, Planner) required that the proponent undertake an Heritage Impact Statement because of the interface this development and the heritage property it surrounds. The study area is a parcel of land approximately 1.03 acres in size (Figures 1 – 4). Figure 5 presents the concept plan for the Eglinton Ridgeway Commercial Centre in relation to the property at 3650 Eglinton Avenue West.

The proposed development immediately adjacent to the property is zoned as C3 (general commercial) and further west it is zoned as C5 (motor vehicle commercial). The property located at 3650 Eglinton Avenue West is zoned as D (Development). A D Zone designation “recognizes vacant lands not yet developed and/or to permit the use that legally existed on the date of passing of this By-law, until such time as the lands are rezoned in conformity with the Mississauga (Official Plan), ... Part 12, City of Mississauga Zoning By-Law BL-0225/07 (Figure 6).

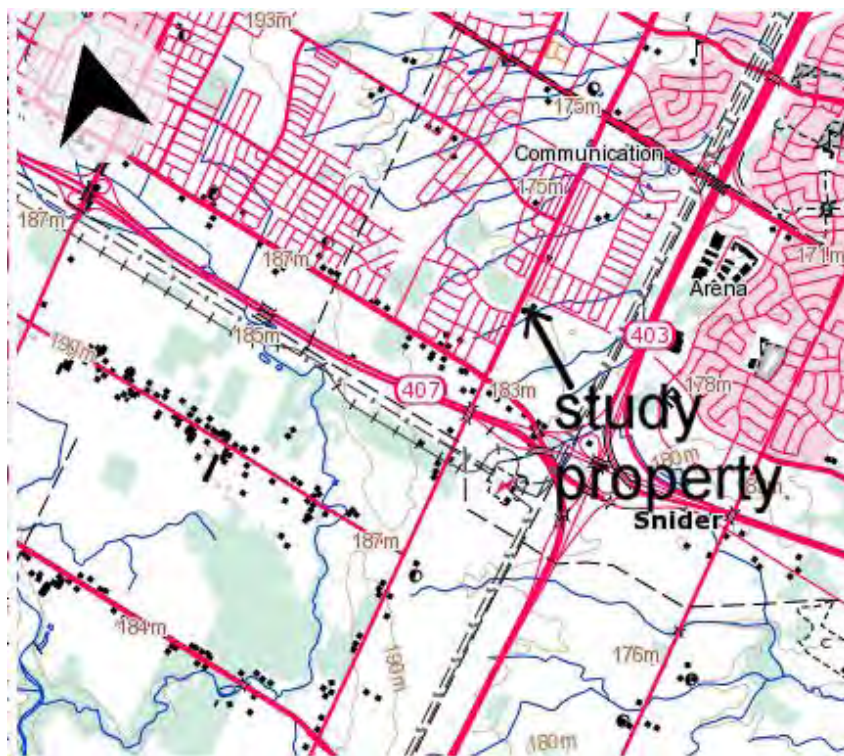
An archaeological resource assessment of the larger development area was conducted for the proposed Eglinton Ridgeway Commercial Centre. The proponent, however, was unable to locate the archeological assessment report, and SJAHCE’s request for the report (without title, author or date) from the Ministry of Tourism and Culture was equally unsuccessful.

The purpose of a Heritage Impact Statement is “...to determine the impacts to known and potential heritage resources within a defined area proposed for future development” (Mississauga Heritage Impact Statement Terms of Reference 2009: 1). There are no current plans filed with the City of Mississauga to develop the property located at 3650 Eglinton Avenue West. The property is located adjacent to the development property, as

illustrated in Figure 4. The proponent was required to conduct a Heritage Impact Statement for 3650 Eglinton Avenue West as it relates to the development adjacent to the property at 3650 Eglinton Avenue West. The proponent does not own the property, and there was no access to the property or to the structures on the property.

The purpose of this study, therefore, is to obtain information regarding the heritage and heritage significance of the property located at 3650 Eglinton Avenue West, and to make recommendations toward mitigative measures to ensure that impacts (if any) from the adjacent development are minimized.

Figure 1
General Location of Subject Property



Scale 1:40 000 N↑

Figure 2
Satellite Imagery of Development and Study Property
Google Earth 2010, Imagery Date, September 1, 2009

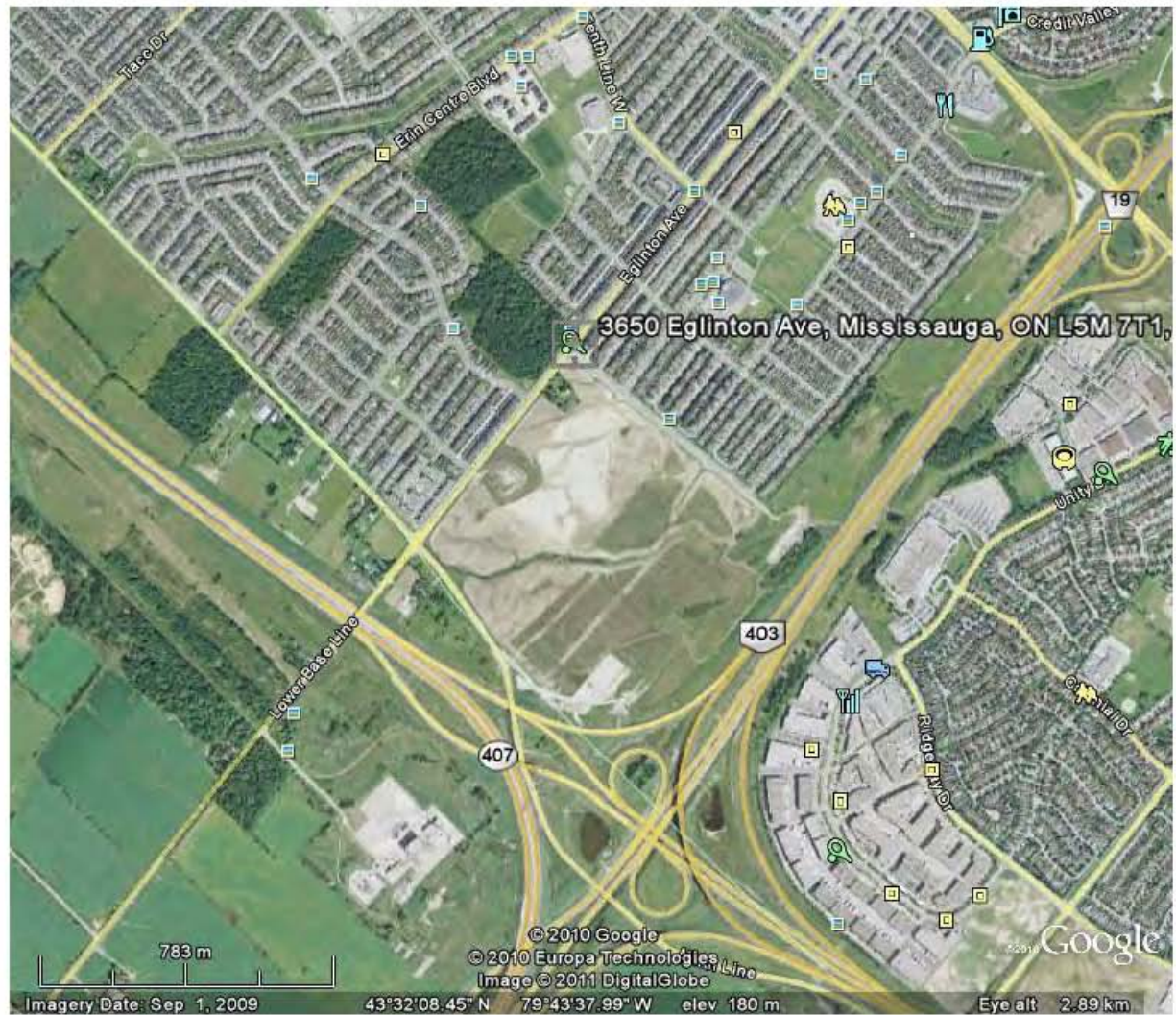


Figure 3
Satellite Imagery of 3650 Eglinton Avenue West
Google Earth 2010, Imagery Date, September 1, 2009



Figure 4
Survey for 3650 Eglinton Ave. W., Part 2 on 43R-25632 (Sept. 7, 2001)

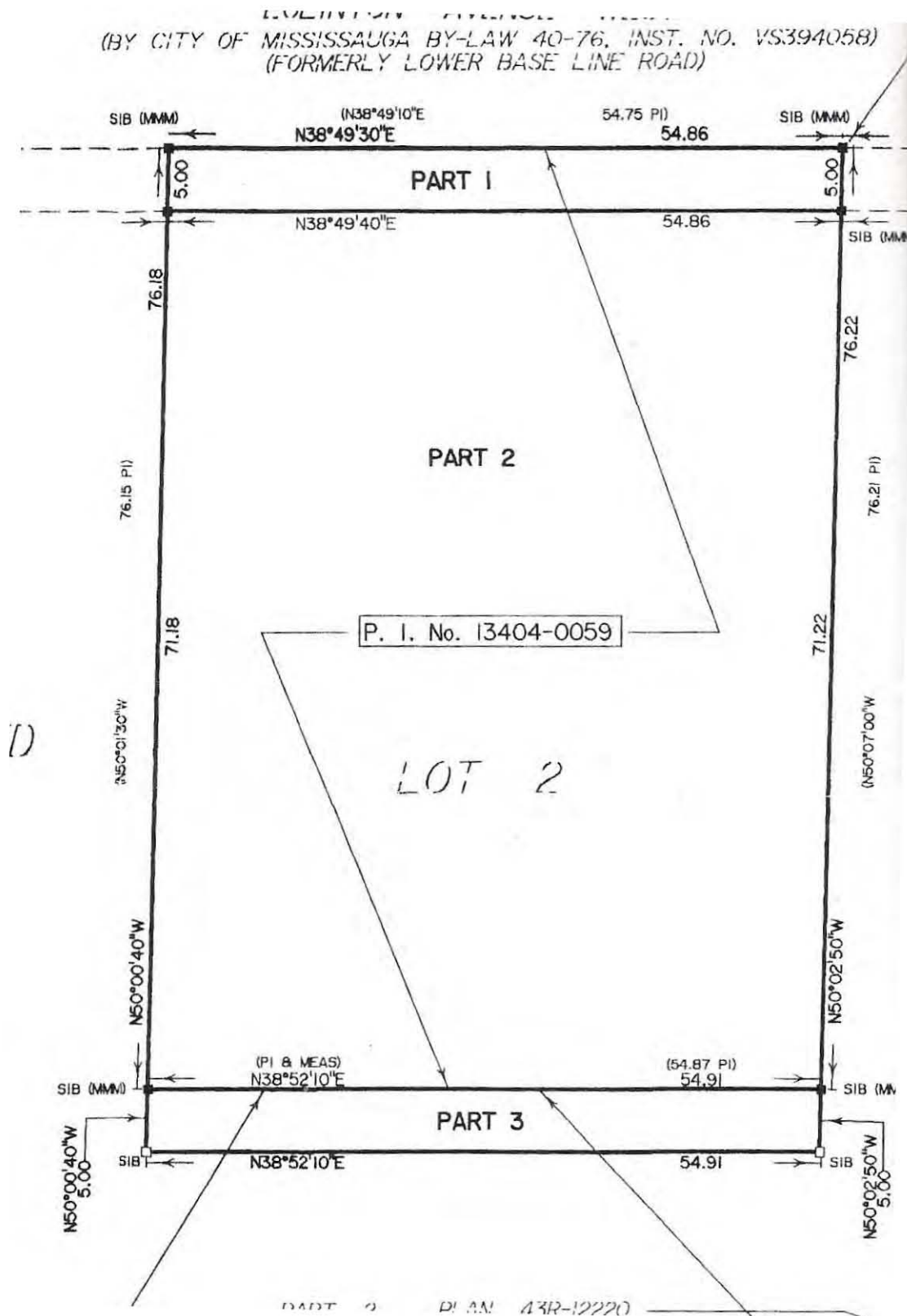
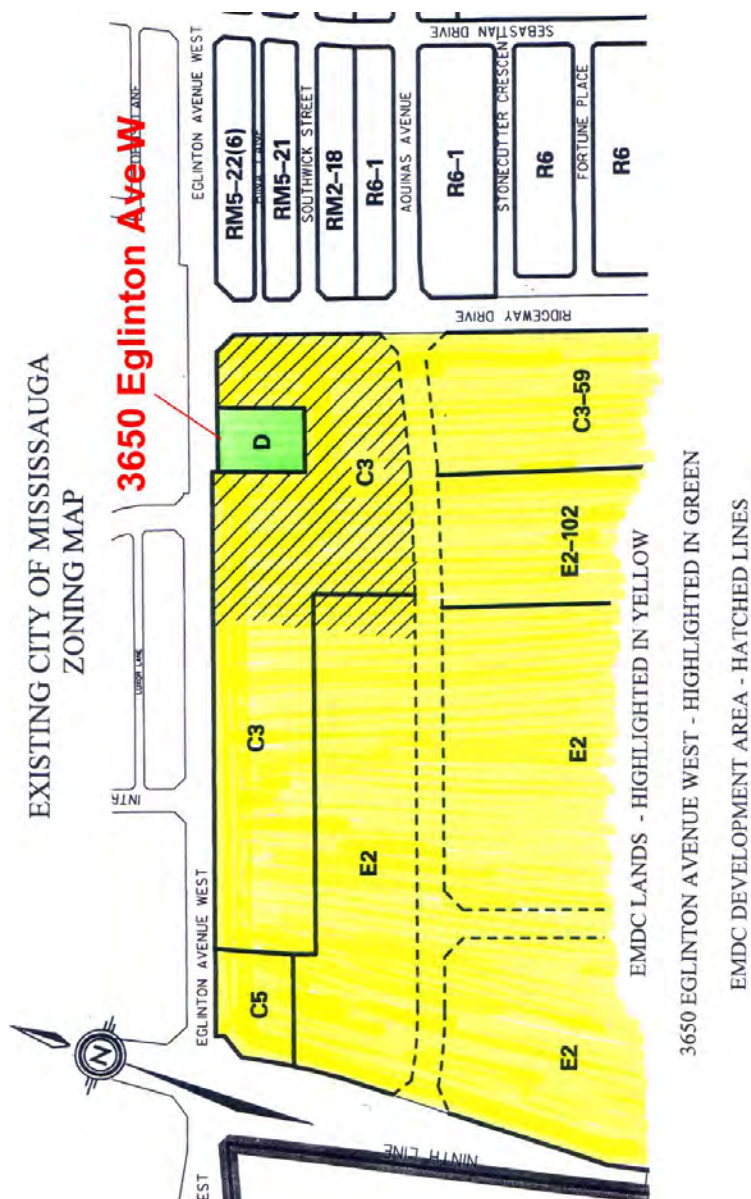


Figure 6
Zoning of Development and Heritage Property

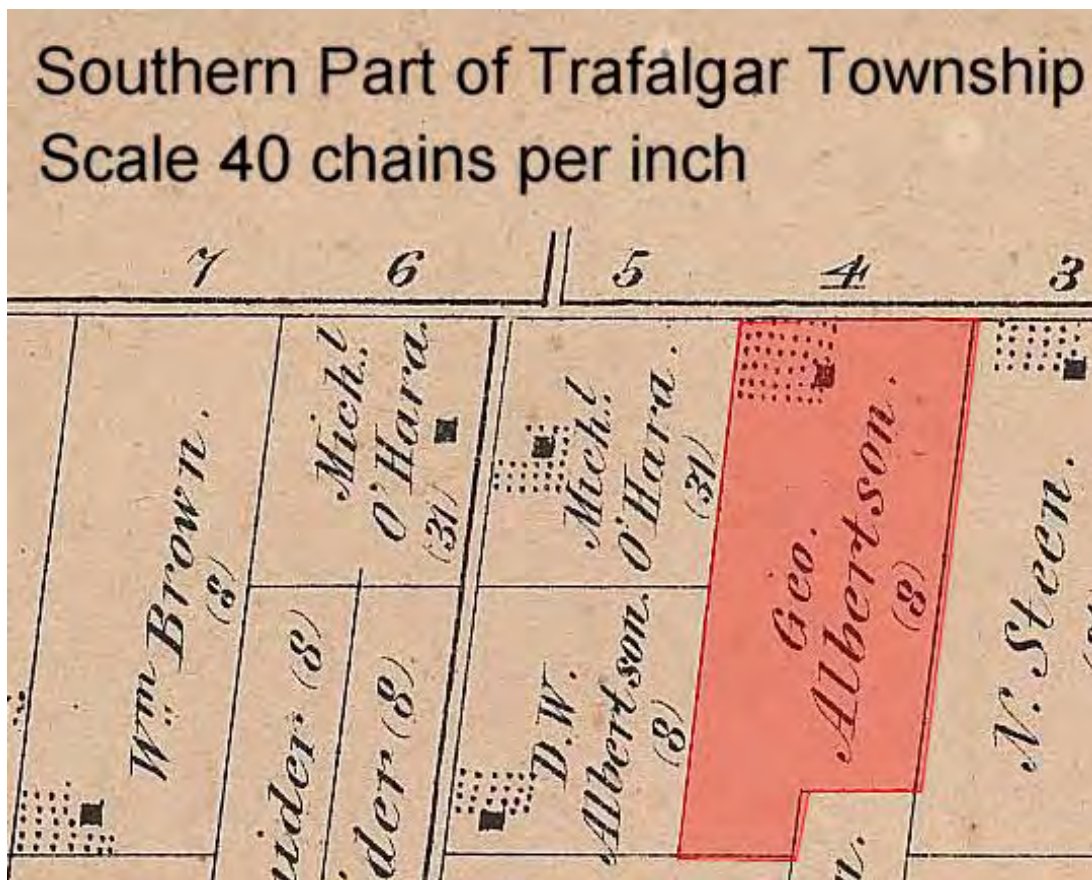


2.0 CURRENT OWNERSHIP

The study area occupies part of the north half of lot 4 in the 2nd concession North of Dundas Street in the former Township of Trafalgar and now a part of the City of Mississauga (Figure 7). There is a 1½-story century house constructed of red brick located on the property. Photographs 1 – 3 illustrate the study property. The house has not been designated under Part IV of the Ontario Heritage Act but, since 1989, has been placed on a heritage register for the City of Mississauga as part of an inventory of buildings of historical interest worthy of preservation. On the register, the house is referred to as the “Near House”.

The current owner is listed as Haroon Mahmud Minhas and Shela Haroon Minhas (April 30, 2010 Land Registry Office).

Figure 7
Section of 1877 Illustrated Atlas Map of Trafalgar Township



Photographs 1 -3
3650 Eglinton Avenue West and Outbuilding



Photos Courtesy of Trafalgar Historical Society

This photographs are not a representation of the current state of the property.
The date of these photographs is unknown.

3.0 HISTORIC SETTLEMENT AND DEVELOPMENT

The history of human occupation in this area of Ontario dates back to between 9,000 and 7,000 BC when Paleo-Indian hunting bands began moving into southern Ontario after the retreat of the Laurentide Ice Sheet. They came to take advantage of the hunting and fishing provided by the system of streams and glacial lakes extending north from Lake Ontario and gradually moved into what is now the Halton and Peel Regions. They probably first came into the Mississauga area somewhat sporadically to follow the herds of caribou.

During the following Archaic period, many of the coniferous forests were replaced with a more deciduous cover and the area was replete with deer, moose, bears, raccoon, beaver and turkeys. The Credit River system teemed with trout and salmon. With such attractions, groups of hunter-gatherers moved north from the Lake Ontario region in search of seasonal hunting and fishing. They built villages, grew fruits and vegetables, and left evidence of their existence in the form of campsites and resource extraction sites.

During the early to mid 1700s, the Iroquois occupied part of the land extending north from Lake Ontario. Once the Iroquois began moving up to the Georgian Bay area, a group from the Chippewa tribe known as the Mississauga began to move into the area in search of better hunting and fishing and soon became the main native group in the area that became known as The Mississauga Tract. This tract extended well up into future Halton and Peel Counties and beyond. Along with their hunting and fishing practices, the Mississauga took part in a very lucrative fur trade business with the French at Fort Rouille, now the site of the Canadian National Exhibition grounds in Toronto.

During the mid 1700s, what is now known as Ontario was still part of the Province of Quebec. On July 24, 1788, the Governor General to the Crown, Lord Dorchester, issued a proclamation dividing Quebec into a series of geographic regions. The future Halton County, including the whole of the Township of Trafalgar, fell within the Nassau District, extending from the Bay of Quinte near present day Belleville down into the Lake Erie region. In 1792 the Province of Quebec was divided into Upper and Lower Canada at which time Lord John Graves Simcoe assumed the government of Upper Canada. At the first session of the first parliament of Upper Canada, the Nassua District became known as the Home District. A further proclamation issued at Kingston on July 16, 1792 divided Upper Canada into nineteen counties with the future Halton County becoming part of the West Riding of the County of York.

In 1816, the Gore District was formed taking in the entire Home District including all of the newly formed Halton County, so named for Major William Mathew Halton who was appointed in 1805 as Secretary to Upper Canada provincial Lieutenant-Governor, Sir Francis Gore. Halton County remained with the Gore District until May 1849 when the Baldwin Act officially ended the district system. Between 1850 and 1853, low population densities meant that Wentworth and Halton briefly amalgamated to form the United Counties of Wentworth and Halton although, for administrative purposes, they remained separate. The 1853 Act formalized the separation of Halton and Wentworth and the

municipality of Milton was named as the county seat of Halton. In 1974, Halton County was reorganized into the Regional Municipality of Halton and Trafalgar and municipal boundaries were realigned. Trafalgar Township now ceased to exist and the portion containing the study area became a part of the current City of Mississauga within the Regional Municipality of Peel where it remains today.

In 1783, the first of the United Empire Loyalists (UEL) began arriving from the United States into the region north of Lake Ontario. Having lost their land after the American Revolution, they were anxious to secure new tracts of land in Canada. As a result, the Crown started to negotiate with the Indians to purchase large portions of land from the Mississauga Tract. In 1805, what is now referred to as the First Mississauga Tract Purchase, secured for the British a strip of land on the north shore of Lake Ontario extending north four concessions and running easterly from Burlington Bay to an area east of the Credit River (Figure 8). This provided contact with British settlement beyond the head of Lake Ontario. That portion of Trafalgar Township within Halton County containing the study land was included in this purchase. The subsequent influx of UELs over the next few years lead to negotiations for a second purchase from the Mississauga.

On October 28, 1818, Articles of Provisional Agreement secured the remaining 648,000 acres of the Mississauga Tract for the Crown. This became known as The Second Purchase and comprised a huge tract of land extending back from Burlington Bay along the north boundary of the lands from the first purchase and north to King Township. As a result of this second purchase, both Halton County and Trafalgar Township grew in size and area (Figure 9).

Soon after the completion of the First Purchase, the Government of Upper Canada called for bids to make surveys. Samuel Wilmot secured the contract for the survey of Halton County and, in June 1806, completed the survey for the Township of Trafalgar. On the survey, the area was referred to simply as “Township #2” and was later briefly called “Alexander Township” for Alexander Grant, the administrator of Upper Canada between September 1805 and August 1806. The township was finally renamed Trafalgar in honour of Lord Nelson’s October 21, 1805 victory over the French. Wilmot’s survey work today is referred to as the “Old Survey”, being a survey of the First Mississauga Tract purchase. The “New Survey” refers to the 1819 survey of the Second Mississauga Tract purchase.

Figure 8
First Purchase – Mississauga Tract – 1805
 A History of Peel County to Mark Its Centenary, C. W. Charters, pg. 19
 Red area

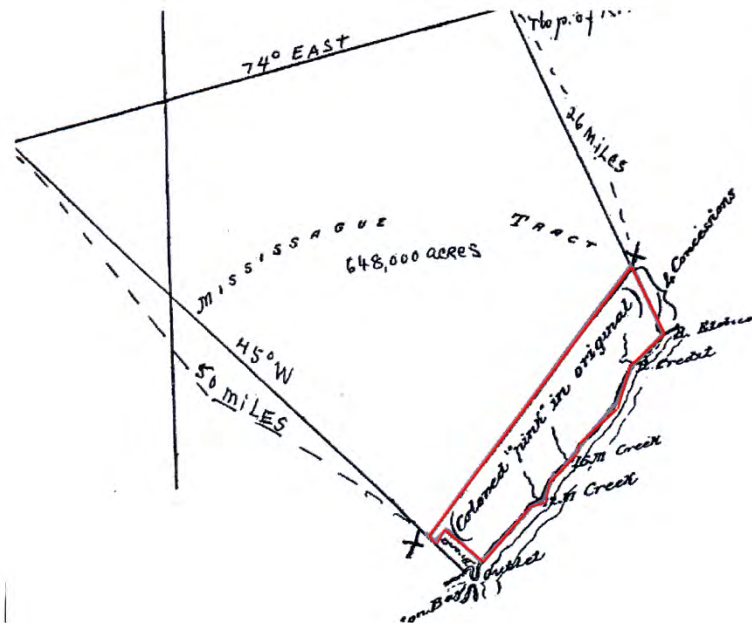
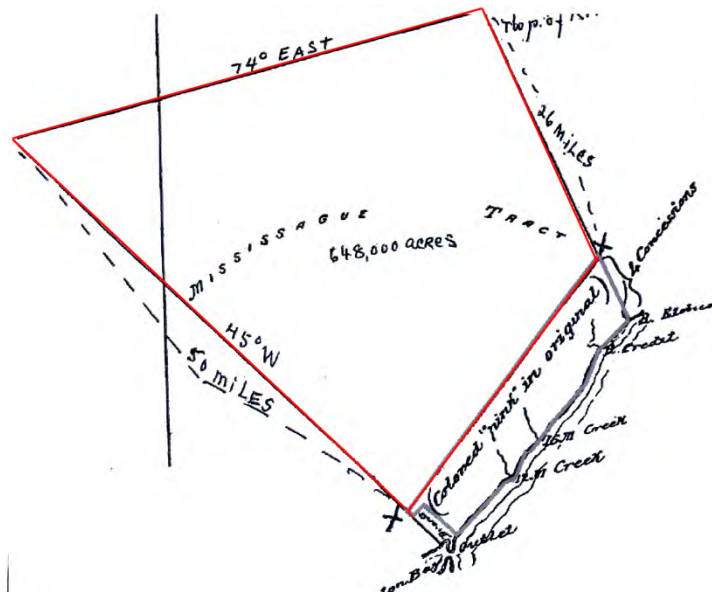


Figure 9
Second Purchase – Mississauga Tract – 1818
 A History of Peel County to Mark Its Centenary, C. W. Charters, pg. 19
 Red Area



3.1 Individual Property History

Ownership of the study lands began on January 3, 1828 when the Crown granted all 200 acres of lot 4 in the 2nd concession North of Dundas Street (NDS) to the newly formed King's College (Table 1). This was a small part of a patent for thousands of acres of land stretching from the current Durham Region to Hamilton-Wentworth. The forerunner of the University of Toronto, King's College council intended to secure funds by renting out these lands. However, most evidence points to the fact that occupation of this particular lot prior to the mid 1840s was probably minimal. The census report of 1841 showed the lot to be vacant, as did assessments from the same era. However, tax records for 1851 showed one William Albertson as a "non-resident proprietor" of this lot and it was Mr. Albertson who, on March 27, 1855, subsequently purchased the lot from the University of Toronto (Instrument #954B).

Table 1
Land Records – Chain of Title

PATENT ▼	Jan. 3, 1828	King's College	Lot 4, Conc. 2 NDS (200 acres)
DEED #954B	Mar. 27, 1855	William Albertson ▼	" " " " " "
DEED #275M	Mar. 7, 1873	George Albertson ▼	North part of lot, 95 acres
DEED #5986 ▼	June 27, 1892	Thomas Wright Stevenson	" " " " " "
DEED #7266 ▼	Apr. 6, 1899	Wilbert Clark Andrew	NW ½ except 5 acres.
DEED #9274Y ▼	Feb. 17, 1908	Alexander Stevenson	" " " " " "
DEED #99813 ▼	April 29, 1910	William Arthur Greensides	" " " " " "
DEED #18894 ▼	July 26, 1938	Mary Elizabeth Greensides Horace Edward Greensides Edna Greensides William Greensides Alice Barnstaple Hazel Evelyn Greensides	" " " "
DEED #19228	April 21, 1939	Frederick Josiah Near Verna Evelina Near	" " " " "



DEED Mar. 30, 1998 Dragan Marjanovic Pt. N ½ - 1.033 acres
 #RO1173017 Verica Marjanovic

Although William Albertson did not purchase lot 4 until 1855, he was hardly new to the area, having purchased the neighbouring lot 5 in 1824 where he had built an impressive home and was operating a very successful farm. He was born in 1794 in Monmouth County, New Jersey to David Albertson and his wife Sophia Clawson. Fiercely loyal to the British, David Albertson and his wife and children were part of a small group of families arriving in Canada from New Jersey about 1800, settling first in the Township of Proudfoot near Parry Sound and moving into Trafalgar in 1809. The group settled at a crossroads just south of the study lands at present day Ninth Line and Burnhamthorpe Road West where they spent the next number of years clearing the forest, building roads and setting up farms. The ensuing hamlet came to be known as “Snider’s Corners” after the Snider family who also made the trek from New Jersey and settled on lot 6. Snider’s Corners eventually boasted a schoolhouse and a Wesleyan Methodist church and soon became known as a social Mecca for area residents (Figure 10).

Figure 10
1961 Map of Halton County showing Snider’s Corners



During the War of 1812, William Albertson served with the Second Regiment Gore Militia and received a head injury while serving alongside Sir Isaac Brock at the Battle of Queenston Heights. Family lore says that Albertson was one of the men who helped carry the mortally wounded Brock from the battlefield, a theory that may have some credence given the fact that it is documented that he and Brock knew one another fairly well. Albertson again showed his loyalty to the British when, during the Rebellion of 1837, he helped drive out the rebel forces of William Lyon McKenzie from Navy Island. When William Albertson died on August 30, 1877 it was recorded on his death certificate that the “deceased was a Militia man and served in war of A.D 1812” (Figure 11).

Figure 11
Death Registration of William Albertson

Name and surname of Deceased	No. 52 ✓ William Albertson
When Died	30 th August 1877
Sex—Male or Female	Male
Age	Nearly 55 years
Rank or Profession	A. Farmer
Where Born	New Jersey U.S.A.
Certified cause of Death, and Duration of Illness	Dysentery! about 9 days ✓
Name of Physician, if any	Dr. Doane
Signature, description and residence of Informant	William Albertson Son of Deceased Baptist
When Registered	20 th Oct 1877
Religious Denomination of Deceased	Congregational
Signature of Registrar	John H. Applebe
REMARKS	Deceased was a Militia man, or served in war of A.D. 1812 034163

On March 4, 1816, William Albertson married Amelia Shain, the daughter of another New Jersey settler, and, in 1824, purchased and moved to lot 5, concession 2 NDS, next to the study lands. There, between 1846 and 1851, they built the home today known municipally as 2095 Burnhamthorpe Road West and raised a family of six sons and three daughters, most of whom remained in the area throughout their lives.

During the 18 years that William Albertson owned lot 4, it appears as though he only occupied certain parts of the lot and allowed his sons to clear and cultivate the remainder. The Tremaine map of 1858 showed William occupying the southwest fifty acres as well as the south fifty acres of the north half of the lot (Figure 12). His son Garrett occupied the southeast 50 acres and his son George the north fifty acres with 45 acres under cultivation. The agricultural census for 1861 showed the same arrangement and noted that George and his family were living in a one-story frame house on the study lands (Table 2). This structure would predate the house that is presently located on the land.

Figure 12
Section of 1858 Tremaine Map

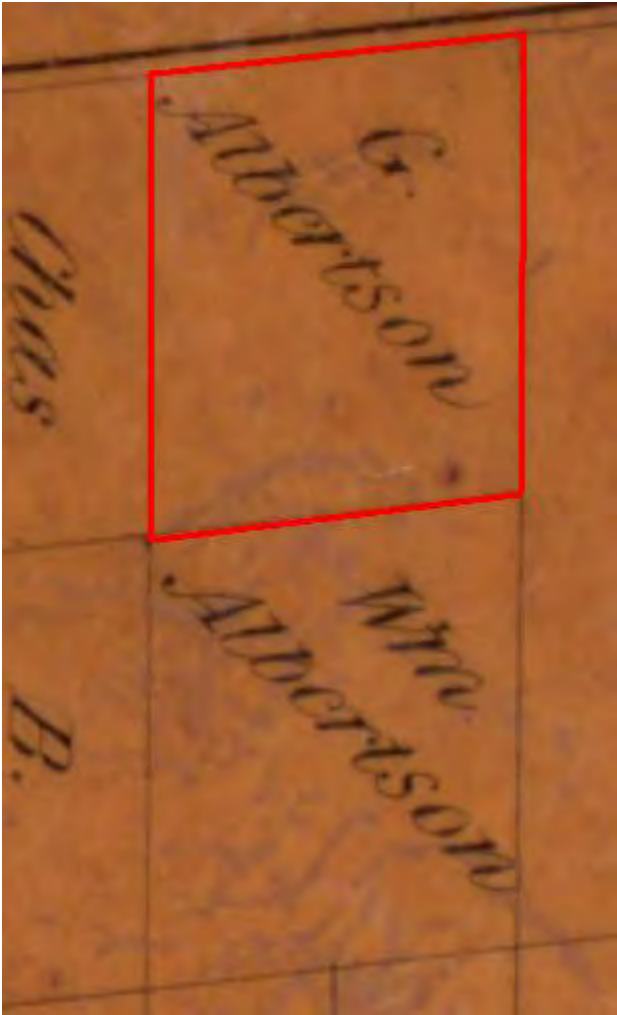


Table 2
1861 Agricultural Census

¹⁰ John Elland	2	4	100	45	26	16	3	5	\$3000	\$100.	5
¹¹ Geo Albertson	2	21	50	45	62	10	3	25	\$4000	\$100.	4
¹² Mark Stephenson	2	3	100	75							16

Eventually, William Albertson sold the farms contained on lot 4 to three of his sons. On October 16, 1860, he deeded the southeast 51 acres of lot 4 to his son, Garrett Wesley Albertson (Instrument #513). Hiram Albertson purchased the southwest 50 acres on September 27, 1875 (Instrument #1791) and, on March 7, 1873, George Albertson purchased the north 95 acres which included the study land (Instrument #275).

It was, presumably, George Albertson who built the house known today as 3650 Eglinton Avenue West. At the time of the purchase from his father, George was a widower with two young sons, Hiram (b. 1852) and William (b. 1855). His wife Margaret died between 1861 and 1871 and, on December 30, 1875, he married Mariah Jane McKinnon (Figure 13).

Figure 13
George Albertson – Marriage Registration

	003515 No. 1
His Name.	George Albertson
Age.	57
Residence when Married.	Tp of Trafalgar
Place of Birth.	Trafalgar
Bachelor or Widower. (B. or W.)	B
Rank or Profession.	Farmer
Names of Parents.	William & Amelia Albertson
Her Name.	Mariah Jane McKinnon
Age.	24
Residence when Married.	Tp of Trafalgar
Place of Birth.	Tp of Trafalgar
Spinster or Widow. (S. or W.)	S
Names of Parents.	John & Catherine McKinnon
Names and Residences of Witnesses.	Hiram Albertson Rebecca McKinnon both of Trafalgar
Date and Place of Marriage.	Township of Trafalgar 30 th Decr. 1875

The 1877 Historic Atlas (refer to Figure 7) depicts a farmhouse and orchard on the property of George Albertson, Lot 4, Concession 2, North of Dundas Street, Trafalgar Township.

Their daughter Ulla was born in 1878 and son George in 1883. It seems logical that he would perhaps build a new house for his new family. George and his family stayed on the farm until his death on December 19, 1891 and then sold it from his estate to neighbour Thomas Wright Stevenson on June 27, 1892 (Instrument #5986). The family chart for William Albertson is presented in Table 3.

Table 3
Family Chart for William Albertson

William Albertson Family

William Albertson, born 1794 @ Monmouth County, New Jersey, died Aug. 30, 1877, Trafalgar Twp., Ontario (son of David Albertson and Sophia Clawson).

+ (Married March 4, 1816 @ Trafalgar Twp.)

Amelia Shain, born January 31, 1798 @ Erindale, died May 14, 1870 @ Trafalgar Twp., Ontario (daughter of Johan Conrad Shain (Schoen) and Margareta Leissinger)

Their Children

- 1) Henry Albertson, (August 20, 1817 – March 9, 1893) m. Lydia Snider
- 2) Garrett Wesley Albertson (January 1, 1820 – January 26, 1908) m. Elizabeth Biggar on January 29, 1844.
- 3) Margaret Matilda Albertson (April 28, 1822 – February 5, 1882) m. William John Stevenson in 1846.
- 4) George Albertson (April 24, 1824 – December 19, 1892) m. 1) Margaret ? in 1854
2) Mariah Jane McKinnon on December 30, 1875.
- 5) Sophia Albertson (July 29, 1826 – March 19, 1911) m. James Robertson
- 6) Hiram Albertson (January 15, 1828 – April 10, 1910) unmarried
- 7) John Allen Albertson (July 9, 1830 – May 12, 1900) unmarried
- 8) Lydia Jane Albertson (January 9, 1833 – May 18, 1854) unmarried
- 9) William Nelson Albertson (May 18, 1836 – January 5, 1874) m. Martha Munn on June 6, 1872.

Thomas Wright Stevenson was born in Trafalgar on June 8, 1864 to Mark Stevenson and his wife Rebecca Steen. Thomas' uncle, William John Stevenson, was married to Margaret Matilda Albertson, daughter of William Albertson and Amelia Shain. Just two weeks before he purchased the farm, Thomas married Catherine Dolmage on June 14, 1892 (Figure 14). While living on the farm, two daughters were born to Thomas and

Catherine. Florence Margaret was born December 15, 1895 and Kathleen on May 27, 1898.

On April 6, 1899, twenty-three year old Wilbert Clark Andrew purchased the farm from Thomas Wright Stevenson (Instrument #7266). Two years later, he married Emma Jane Pickering with whom he eventually had at least two son (Figure 15). He sold the property on February 17, 1908 to Alexander Stevenson, a possible relative of Thomas (Instrument #9274). Just two years later, Alexander and his wife Mabel sold the property to William Arthur Greensides whose family would occupy the farm for the next twenty-eight years (Instrument #99813).

Figure 14
Marriage Registration of Thomas Wright Stevenson

Figure 15
Marriage Registration of Wilbert Clark Andrew

NAMES OF PARTIES. (Surname first.)	Age.	RESIDENCE WHERE MARRIED.	PLACE OF BIRTH.	Bachelor Widower, Spinster, Widow.	OCCUPATION OR PROFESSION.	NAMES OF PARENTS. (Father—F. Mother—M. N.B.—Always give Maiden Name of Mother.	
Groom. Andrew Wilbert Clark	23	Toronto Tp.	Toronto Tp.	B	Farmer	Sarah Clark	F.
Bride. Pietking Emma	24	Trafalgar Tp.	Elk Co.	S.		Charles Henry Pietking	F.
						Helena Post	F.
						Henry Pietking	M.
NAMES OF WITNESSES.	RESIDENCE OF WITNESSES.	DATE AND PLACE OF MARRIAGE.	RELIGIOUS DENOMINATION.	BY WHOM MARRIED.	Licence or Banns (L. or B.)	DATE OF REGISTRATION.	
W. C. Brauntow	Calderdale	June 27 01	Trafalgar	Meth	Jos H. Robinson	July 1 01	008964
Bertha Fish	Oakville			Meth			

William Arthur Greensides was born in Bracondale, a small community in the Christie St./Davenport Rd. area of Toronto, on May 9, 1870 to William G. Greensides and Elizabeth Powell. On April 29, 1899 he married Mary Elizabeth Rhodes who emigrated from England with her parents, Edward Rhodes and Sarah Peneston (Figure 16). They eventually had a family of six children, all of whom were raised on the farm. Like most in his family, William Greensides was a brick maker, a trade and business passed down to him by his maternal grandfather who for many years ran a brick-making yard in Bracondale. The two large brickyards within very close proximity to the farm in Trafalgar undoubtedly allowed William Greensides to carry on his family trade.

Figure 16
Marriage Registration of William Arthur Greensides

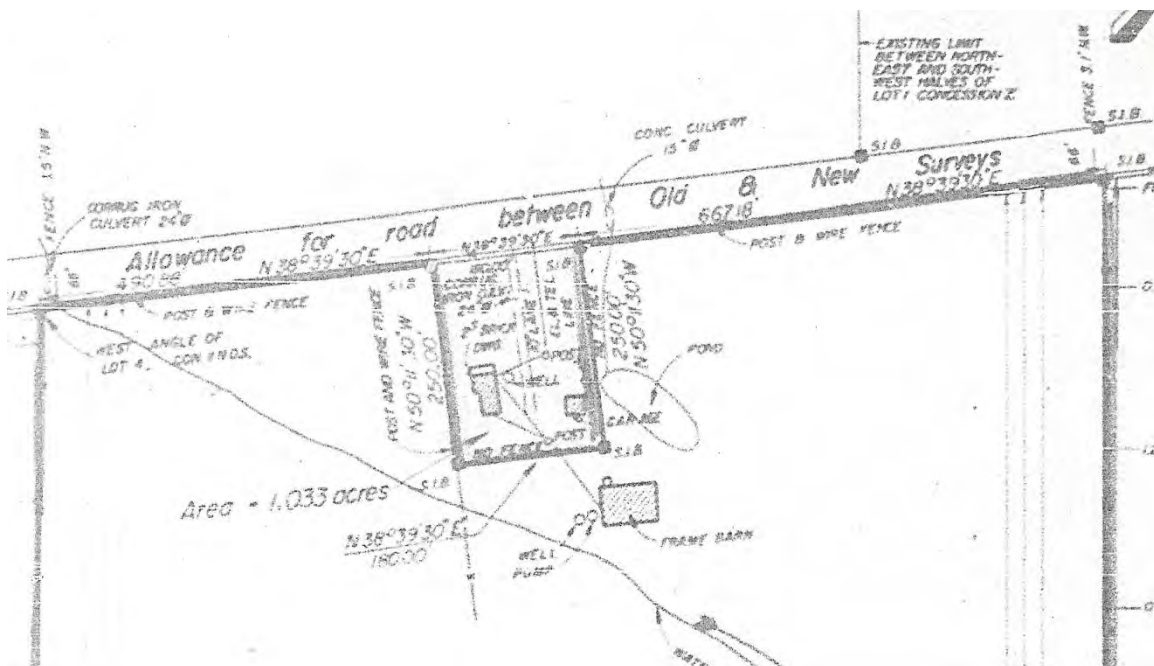
GROOM.	Greensides Wm. Arthur 29	Bracondale	Toronto	B.	Brickmaker	Wm. Greensides	Father.
BRIDE.	Rhodes Mary Elizabeth 27	Deer Park	England	S.	-	Elizabeth Powell	Mother
						Edward Rhodes	Father.
						Sarah Peneston	Mother
							Father.
Chas. Greensides	York Tp.	Apr. 19, 1899	Deer Park	ch. of Eng.	J. W. Paterson	S.	Apr. 29 1899
Agnes Jamieson	Bramanville			ch. of Eng.		017462	S.

The Greensides stayed on the farm until William's death in 1938. On November 21, 1939, William Greenside's family sold the farm to Frederick Josiah Near and his wife Verna (Instrument #19228). The Near family lived in the house for the next sixty years. It is in their honour that the house is referred to today as the "Near House".

Fred Near was born in nearby Esquesing Township on September 6, 1906 to William Near and Effie Townsend. They were direct descendants of Frantz Ludwig Naeher of Hebbuttel, Germany whose grandson, Johann Carl Naeher, went to Rhinebeck, New York with the Palatine settlers in 1710. The family name was eventually anglicized to "Near" and several branches of the family went north to Halton County. On August 17, 1935,

Frederick Josiah Near married Verna Evelina May and, four years later, they bought the north ninety-five acres lot 4, Concession 2 NDS. The couple had three children. Vernon Near was born in 1936, Frederick Laverne Near on July 4, 1937 and Earl Wayne Near on September 9, 1943. Fred Near farmed the property until he sold ninety-two acres of land to developers. Halton Oaks Estates Limited purchased the large acreage surrounding the house on October 5, 1956 (Instrument #5656). The family kept the house along with a 1.033-acre parcel of land where they remained until after the death of Fred Near in 1997 (Figure 17). On June 30, 1998, Dragan and Verica Marjanovic purchased the house from the Near estate (Instrument #RO1173017).

Figure 17
Survey – Marshall, Macklin and Monaghan, OLS – 1956



The property being investigated is located at street address 3650 Eglinton Avenue West. The address of the property has changed at least two previous times from 2136 Eglinton Avenue West and 2136 Lower Base Line. The house itself, has never moved, despite these address changes.

4.0 Municipal Contact

The requirement to conduct the Heritage Impact Statement came from Mr. Lisa Christie, Planner, of the City of Mississauga. Ms. Penny Young, Acting Senior Heritage Coordinator of the Culture Division, Heritage Planning, City of Mississauga, was contacted regarding this property. Ms. Young was made aware of the ownership of the property (that is, not the proponent's property) and the unavailability of access on the property and in the house.

The City of Mississauga's Official Plan describes heritage as:

The protection of heritage resources contributes to a sense of community by providing continuity between the past and the present (Mississauga Heritage Impact Statement Terms of Reference 2009:1).

The City of Mississauga's Official Plan policy 4.9.2.3 states:

Applications for development of a heritage resource will be required to include a Heritage Impact Statement which will be prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

4.1 3650 Eglinton Avenue West

The property at 3650 Eglinton Avenue West is listed on the heritage register of the City of Mississauga in 1989, but is not designated. It is listed as #155, and indicates that it was constructed in the 1870s. The listing provides the additional information.

The subject property was added to the City's Heritage Inventory in 1989. Believed to be a mid to late nineteenth century building, it is a one and a half storey red brick structure with a low pitched roof and small gable in the front roofline. Simple cornice and plain fascia with returned eaves on the gable ends. Windows varied, some six over six and other, probably added later to the enclosed portion of the front porch were six over one. A brick addition, two storey, had been added to the rear. A stone foundation and cellar.

The property was listed in 1989 based on architecture and was considered vernacular in style. Many changes have occurred to the structure and property since 1989 that impact on the former reasons for listing (i.e. garage demolished, and main structure altered through renovations). Photographs of the property accompanied the listing and are presented below (Photographs 4 – 6). The date of these photographs is unknown (suspected to be circa 1989 – time of listing) but were part of the listing file. These photographs are not a true representation of the current state of the property.

Photograph 4
3650 Eglinton Avenue West Facing South



Photograph 5
From Eglinton Avenue facing South, Paved Drive and Landscaping



Photograph 6
Former Garage



5.0 ASSESSMENT OF PRINCIPAL BUILDING COMPONENTS

The property located at 3650 Eglinton Avenue West consists of the original building (north elevation) and porch. The original building has return eaves, as illustrated in Photograph 7. The building is a 1 ½ storey house, red brick, with a low pitched roof and a central gable (Photograph 7). It appears that the windows in the original house have all been replaced, and the roof is not original to the building.

The original porch would have been a verandah running along the front façade of the building. The original porch was probably not originally enclosed, and this is supported by the “central” door (Photograph 7). The original doorway is directly beneath the gable. The age of the enclosed partial porch is unknown.

Photograph 7
Original Structure and Porch facing South



Directly behind (to the south) of the original house is a two storey addition (Photograph 8). The addition is a two storey red brick which is centred along the rear wall (south side) of the original house. The south elevation has been painted red, but the underlying brick is still red brick. The addition has 2 windows on the second floor directly above two windows on the first floor, and two basement windows, which are largely underground in the present day. This window configuration occurs both on the east and west faces of the 2 storey addition (Photograph 9). All of the windows appear to have been replaced and are not original to the building. A skylight breaks the roof line on the west elevation of the addition (Photograph 10).

Photograph 8
South Elevation, Rear of 2 Storey Addition – 2010



Photograph 9
East Elevation - 2011

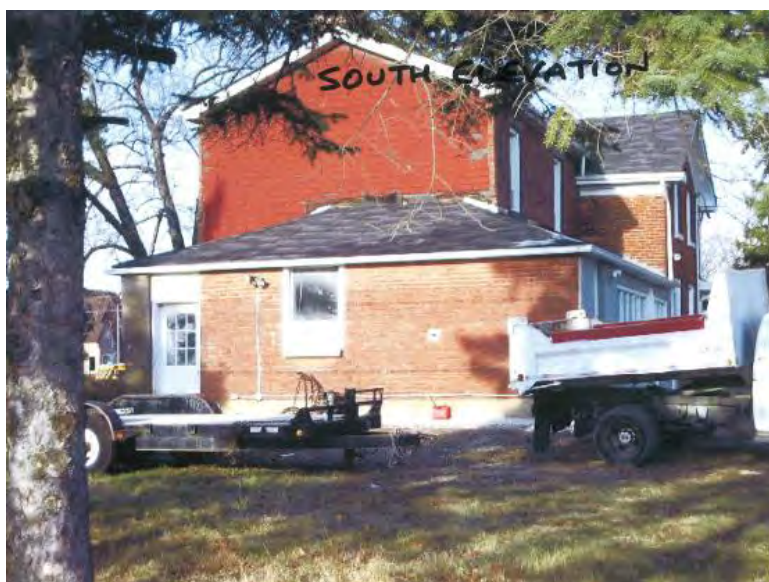


Photograph 10
East Elevation - 2010



To the rear (south) and east side of the 2 storey addition is a more recent addition of red brick, and parged foundation. The window configuration of this single storey addition are the same as in Photograph 1, but the windows have all been replaced (Photograph 11).

Photograph 11
South Elevation – 1 storey addition - 2010



There are no extant outbuildings located on the property. Photograph 3 and 6 illustrate the former 2 car garage which was located to the east of the house. Figure 3, a satellite image of the property, taken in September 2009, illustrates the driveway coming directly off Eglinton Road West, and then proceeding east to a pad for the former garage.

There was formerly a barn associated with this structure (refer to Figure 17) located to the southeast of the house. There is no evidence of any ruins associated with this former barn.

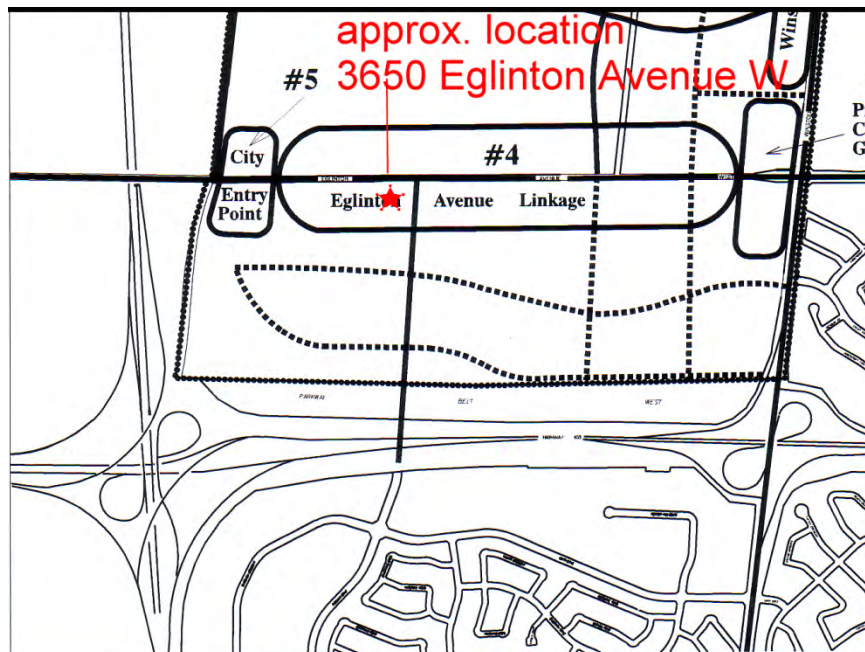
The interior of the house was not accessible to this study, as this is not part of the proposed development, but an adjacent property.

6.0 CULTURAL HERITAGE LANDSCAPE

According to the “Cultural Landscape Inventory” maintained by the City of Mississauga, “Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place” (City of Mississauga, accessed January 2011, From <http://www.mississauga.ca/portal/residents/culturallandscapeinventory>).

Churchill Meadows District lands are described in the Official Plan, Section 4.5 (2010: 4.5.1) as being mostly undeveloped, and that the primary theme is low density farming throughout the area, but on the south side of Eglinton Avenue, the area has non-farm residential units. The Plan further states in Section 4.5.3.1.4, that the area known as the Eglinton Avenue Linkage (Character Area 4 on Figure 19) “is to provide a coordinated built form image linking two characters areas, while having regard for the integration and significance of the retained woodlands west of Tenth Line West.” This includes the following points: 1) landscape adjacent to retained woodlands should be naturalized to integrate the development with the woodlands, and that buildings should be sympathetic in height and scale to these woodlands, wherever possible; 2) commercial facility is to avoid parking/loading on Eglinton Avenue, and instead to create a continuous landscape area between building and street line. While there are additional points, they do not relate to the property at 3650 Eglinton Avenue directly.

Figure 18
Official Plan Eglinton Avenue Linkage
 No scale or north arrow provided on map



The Churchill Meadows District is within the Sixteen Mile Creek, Sawmill Creek and Mullet Creek sub-watersheds.

6.1 Land Use and Activities

The Peel Plain physiographic region provided soils suitable for agricultural use, and its relatively flat topography also made it an ideal location for farming pursuits. Wheat farming was the prominent crop and prices for wheat rose to remarkable prices, and peaked in 1854-55 when crops in Europe failed and the Crimean War cut off supply to Russian wheat. This brought wealth to the farmers of the area.

The Reciprocity Treaty with the United States of America in (1854-1865), and the construction of the railway, encouraged farmers to diversify farming pursuits. Outbuildings now were built to accommodate more than just wheat, but also livestock. During 1854-1865 there was a growth in barn building to reflect the change in farming.

6.2 Spatial Organization

Samuel Wilmot secured the contract for the survey of Halton County and, in June 1806, completed the survey for the Township of Trafalgar. On the survey, the area was referred to simply as “Township #2” and was later briefly called “Alexander Township” for Alexander Grant, the administrator of Upper Canada between September 1805 and August 1806. The township was finally renamed Trafalgar in honour of Lord Nelson’s October 21, 1805 victory over the French. Wilmot’s survey work today is referred to as the “Old Survey”, being a survey of the First Mississauga Tract purchase. There were 162 lots assigned to settlers, 10 unassigned lots located on aboriginal land, 21 lots identified as clergy/crown land. Original lots were 200 acres in size.

The study area is bounded to the north by Eglinton Avenue West, to the east by Mayfield Road, to the west by Highway 410, to the south by Countryside Drive, and to the east by Ridgeway Drive, and to the south and west by agricultural fields (Photographs 12 -14).

Photograph 12
View facing West – 3650 Eglinton Ave W in Distance - 2011



A modern subdivision is seen in the distance, on the north side of Eglinton Avenue West, across from 3650 Eglinton Avenue West in Photographs 12 and 13. Figure 2, a satellite image taken in September 2009, clearly depicts modern subdivision to the north and east of the subject property.

Photograph 13
View Facing Northwest



Photograph 14
3650 Eglinton Avenue West facing Southeast



6.3 Vegetation Related to Land Use

The property is depicted as having an orchard in the late 19th century (1877 Historical Atlas of Halton County – refer to Figure 7). There is no longer any trace of an orchard visible on the property. There are remnants of the windrows sheltering the former farm lanes, but the aspect of the windrow is diminished from its original grandeur.

Agricultural fields are still extant to the south, west and partially to the east of 3650 Eglinton Avenue West. These fields lie within the proposed Eglinton Ridgeway Commercial Centre development.

6.4 Landscape of 3650 Eglinton Avenue West

The landscape of the lot has been altered significantly since historic times, and even more recently. Photographs 1 and 2 (date unknown) depict flowerbeds along the sides of the house and manicured bushes in the front. Photographs from 2010 (#'s 4, 5, 8, 10- and 11) illustrate the absence of these former garden/decorative landscapes. There are still the remnants of tree rows which would have lined the drive leading beside the house and back towards the former barn location. These trees are primarily coniferous but there are also a mix of deciduous trees around the periphery of the lot.

Access to the residence is from Eglinton Avenue along a small paved and gravel driveway which has its original turn towards the former garage location. Recent construction on the property (new windows) has also produced a larger gravel area on the

east side of the house. There is a small concrete walkway along the front and east side of the house.

7.0 PROPOSED DEVELOPMENT IMPACTS

There are no known proposed direct development impacts to the property at 3650 Eglinton Avenue West. The property adjacent to the house, on the south, west and east sides, is part of the proposed Eglinton Ridgeway Commercial Centre.

8.0 MITIGATION RECOMMENDATIONS

As per criteria set out in Regulation 9/06 of the Ontario Heritage Act, the following reasons indicate why the property at 3650 Eglinton Avenue West is not worthy of heritage designation and does not meet such criteria stated in Regulation 9/06.

1. Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?

The property has been listed on the heritage register as #155; however the property and residence have not been designated. The existing house does not meet criteria set out in Regulation 9/06 of the Ontario Heritage Act.

2. If the subject property does not meet the criteria for heritage designation then it must be clearly stated why it does not.
 - Design Value: The original house of the front wing is not rare or particularly representative of a residential type. The house structure does not incorporate any high level of style, craft or construction technique which might be an expression of nineteenth-century domestic architecture. There is no remarkable degree of craftsmanship or artistic merit nor is there a high degree of technical or scientific merit (this evaluation is made in the absence of an actual site visit, and based solely on photographs and windshield survey).
 - Historical Value: No notable themes, community or architectural significance are associated with this house. Among the previous farm owners is the locally known Armstrong family who are associated with the history of this area of rural former Trafalgar Township. The theme for the property historically was rural agricultural. Due to modifications of the adjacent cultural landscape, the theme value has diminished. These previous farm owners are known locally and without any broader historical importance on the provincial or national levels that would register significance in this category. The property is not considered rare, unique, representative or an early example of a style, type, expression, material or construction method.
 - Contextual Value: This house does not have a great potential to add appreciably to this historical character of the area. The property does not significantly define, maintain or support the character of the area. It does not physically, functionally, visually or historically link to its surroundings nor is it considered a landmark.
3. Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?

The property was listed in 1989 on the heritage register but may not warrant conservation based on changes to property (removal of outbuildings, changes to the landscape, and

alterations to the residence). However, this can not be absolutely determined in the absence of an actual on site visit or examination of the interior.

The property located at 3650 Eglinton Avenue West could not be accessed because it is not the property of the proponent. There are no known plans for the development of this property. The following recommended options for the listed property have been identified:

- Option 1. Do nothing.
- Option 2. Provide partial screening of the property at 3650 Eglinton Avenue West with planting and landscaping.

9.0 RESEARCH SOURCES

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Appendix A

Definition of Key Terms

From Standards and Guidelines for the Conservation of Historic Places in Canada (2003:2).

Character-defining elements: the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained in order to preserve its heritage value.

Conservation: all actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes.

Fascia: term used to describe the horizontal board which caps the end of rafters outside a building.

Guidelines: statements that provide practical guidance in applying the Standards for the Conservation of Historic Places. They are presented herein as recommended and non-recommended actions.

Heritage value: the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meaning.

Historic place: a structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Intervention: any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Maintenance: routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Minimal Intervention: the approach which allows functional goals to be met with the least physical intervention.

Muntin Bar: a strip of wood or metal separating or holding panes of glass in a window.

Parging: Parging is the application of a thin coat of a sticky cement over the wall surface.

Standards: Norms for the respectful conservation of historical places.

Appendix B – HIA Requirements

The following is taken from the Mississauga Heritage Impact Statement Terms of Reference and used as a checklist for the report.

Requirement	Completed or Not Applicable (n/a)
present owner contact information	completed
detailed site history – land abstract index	completed
detailed site history – history of site use	completed
listing and full written description of all existing structures	completed
chronological history of structure developments, e.g. additions, deletions, conversion, etc.	completed with limitations of no access
statement regarding significance and heritage attributes of the cultural heritage resource	completed
location map	completed
location map with existing land use, zoning, and zoning and land use of adjacent property	completed
current photographs from each elevation	completed
historical photos, drawings, archival information	completed
relevant municipal/agency requirements	completed
outline of proposed development	completed/not applicable to study property
drawing of subject property streetscape	not applicable
alternative development options and mitigation measures	not applicable; recommendations made for adjacent development to mitigate negative impact on 3650 Eglinton Avenue West
summary of conservation principles and how they will be used	not applicable
proposed demolition/alteration	not applicable
relocation of heritage resource	not applicable

qualifications of person completing HIS	completed
list of people contacted	completed

Appendix C
Curriculum Vitae – Scarlett Janusas

SCARLETT E. JANUSAS

269 Cameron Lake Road, Tobermory, Ontario N0H 2R0

Phone and fax 519-596-8243 cell 519-374-1119 jscarlett@amtelecom.net

EDUCATION B.A., Anthropology/Archaeology, University of Western Ontario,
 London, Ontario

 M.A., Anthropology/Archaeology, Trent University, Peterborough,
 Ontario

 National Museum of Canada, Ottawa, Ontario

 Basic Museum Management Certificate

 University of Waterloo, Waterloo, Ontario

 Courses towards a Certificate in Environmental Assessment

AFFILIATIONS Ontario Marine Heritage Committee

 Ontario Archaeological Society

 Society for Historical Archaeology

 Association of Professional Archaeologists (V.P. 2005-2009)

 (Pres. 2010-)

 Council for Northeastern Historic Archaeology

Experience:

2002 to date **SCARLETT JANUSAS ARCHAEOLOGICAL AND HERITAGE
 CONSULTING AND EDUCATION**

Ontario

President – Responsible for conducting cultural impact assessment and site mitigation and development of cultural resource management plans for clients in Ontario as part of the Ontario Heritage Act, the Planning Act, the Aggregates Act and as part of environmental impact assessment both on land and underwater. Compliance with the Ministry of Labour Regulations for work conducted underwater. Responsible for day to day management of above mentioned firm. Responsible for varied crew sizes, ranging from 1 to 16 persons depending on project needs. Experience includes writing proposals and schedules, administration, co-ordination of projects and crew, data collection and analysis, photography, graphics, report writing and preparation, invoicing, payroll, accounting, and compliance mitigation.

2009-2011 **THIS LAND ARCHAEOLOGY**

FIELD DIRECTOR/ASSOCIATE – STAGE 2, 3 AND 4 PROJECTS IN GREATER TORONTO AREA, RICHMOND HILL, AURORA, BOND HEAD, BRAMPTON, BRANTFORD, INNISFIL, BRADFORD, VAUGHAN, OSHAWA.

1995 to 2002 **MAYER HERITAGE CONSULTANTS London, Ontario**

Consulting Archaeologist – Responsible for conducting cultural impact assessment and site mitigation and development of cultural resource management plans for clients in Ontario as part of the Ontario Heritage Act, the Planning Act, and as part of environmental impact assessment both on land and underwater. Responsible for varied crew sizes, ranging from 1 to 16 persons, depending on project needs. Responsibilities include writing proposals, schedules, co-ordination of projects and crew, data collection and analysis, photography, graphics, and report writing and preparation.

1993 to 1995 **GOLDER ASSOCIATES LIMITED Mississauga, Ontario**

Senior Archaeologist – Responsible for eastern Canada, development of an archaeology section, preparation of proposals, field and laboratory work, preparation of reports, marketing and budgeting. Associate in environmental assessment projects.

1993 to 2002 **ONTARIO MARINE HERITAGE COMMITTEE Tobermory, Ontario**

Co-Principal in the Submerged Prehistoric Shoreline Study in Georgian Bay in cooperation with the Ontario Marine Heritage Committee, Parks Canada, Fathom Five National Marine Park and the Geological Survey of Canada. The study focused on the geological history of previously exposed watercourses and the archaeological potential of the former exposed areas for archaeological sites dating to the Paleo and Archaic periods of southwestern Ontario. The technical portion of the project includes the use of side scan sonar, GPS, depth sounders, navy submersibles, remote videos, SCUBA, and computers.

1991 to 2001 **ONTARIO MARINE HERITAGE COMMITTEE Tobermory, Ontario**

Chairperson – Responsibilities include scheduling, organization of workshops and meetings, administrative duties, chairing meetings and providing archaeological input into proposed and active projects.

1986 to 1993 **REGIONAL MUNICIPALITY OF WATERLOO Waterloo, Ontario**

Regional Archaeologist – Responsibilities included 1) the provision of expert advice on archaeological matters to municipalities, developers, planning, engineering and archaeological consultants regarding archaeological potential of the Region, and Planning and Development policy pertaining to heritage resource management; 2) undertaking research and special studies to support Regional decisions on archaeologically related matters; 3) acted as an archaeological consultant for the Region; 4) acted as the liaison between the Province of Ontario and the Municipality; 5) developed policy for the effective management of archaeological resources; 6) acted as an information source for private, business and public sectors on matters of archaeology; 7) initiated and conducted special projects a) the creation of a permanent Archaeology Division for the Regional Municipality of Waterloo b) researched, developed and published the **first** Archaeological Master Plan in the Province of Ontario c) invited participant for the

Federal Environmental Assessment Review Office Environmental Assessment and Heritage National Workshop, Ottawa; d) staff liaison for the Regional Official Policies Plan Heritage Advisory Committee (1991-1993); e) acquired the loan of the prehistoric and historic Lisso collection and conducted analysis of the collection f) organized and supervised the collection and analysis of urban historic archaeological potential data for urban centres in the Regional Municipality of Waterloo g) member of the Regional Official Policies Plan Management Team h) Regional courses in field archaeology i) volunteer program j) designation of an Aboriginal cemetery for remains located during development and k) field school at the Waterloo County Jail for primary grade students.

1984 to 1997 **SCARLETT JANUSAS AND ASSOCIATES INC. Tobermory, Ontario**

President of Archaeological Consulting Firm– Created firm in response to development pressures on archaeological resources. Services provided by the firm included background research studies, archaeological resource assessments, cultural impact studies, interpretative design projects, resource evaluation and interpretation models, extant artifact collection documentation, analysis and interpretation, archaeological excavation and monitoring, cultural resource management, historic research to locate environmental hazards, historic interpretation of properties (genealogy of historic properties). Scarlett Janusas and Associates Inc. was a Canadian heritage and archaeological consulting firm specializing in archaeological resource assessment, cultural impact studies, cultural resource management and interpretative studies for land and underwater heritage resources.

1992 to 1995 **MAYER HERITAGE CONSULTANTS INC. London, Ontario**
Marine Heritage Associate – Responsibilities included management of all marine heritage projects.

1990 **ONTARIO MARINE HERITAGE COMMITTEE Penetanguishene, Ontario**

Co-principal for the archaeological documentation of the HMS NEWASH.

1990 **ONTARIO HERITAGE FOUNDATION New Dundee, Ontario**

Principal Conservator – Responsible for the restoration of ceramic class from Inge Va, Perth County, Ontario.

1989 **CANADIAN PARKS SERVICE Tobermory, Ontario**

Volunteer – Mapping of the shipwreck the MINCH in Fathom Five National Marine Park.

1988 **SCARLETT JANUSAS AND ASSOCIATES INC. Christian Islands, Ontario**

Principal Investigator – Responsible for the underwater survey of Ste. Marie II, Christian Island and for research for the marine history of the Christian Islands for the Christian Island Archaeological Master Plan.

1987 **MAYER, PIHL, POULTON AND ASSOCIATES Hamilton, Ontario**

Principal Investigator – Responsible for conducting the TransCanada Kirkwell Pipeline Survey.

1987 **SCARLETT JANUSAS AND ASSOCIATES INC. Toronto, Ontario**

Principal Investigator – Responsible for the preliminary investigations of a scuttled ship located in the excavation of the Dome Stadium.

1986 **MAYER, PIHL, POULTON AND ASSOCIATES Ontario**

a) Field Assistant – Responsible for the Union Gas pipeline heritage assessment in Ancaster/Hamilton area, housing development.

b) Field Assistant – excavation of the Pengelly site near Mississauga, a Middle Woodland village.

c) Field Assistant – several housing subdivision heritage resource assessments in the cities of Kitchener and Waterloo.

1986 **EMPRESS OF IRELAND HISTORICAL SOCIETY Remouski, Quebec**

Archaeological Consultant – Providing archaeological advice to the Society.

1986 **ONTARIO MARINE HERITAGE COMMITTEE Port Stanley, Ontario**

Archaeological Assistant – Responsible for the preliminary mapping and excavation of an unidentified mid-19th century ship located in Lake Erie at a depth of 70’.

1986 **SCARLETT JANUSAS AND ASSOCIATES Penetanguishene, Ontario**

Principal – Responsible for investigation of a proposed dock area at Historic Naval and Military Establishments. Underwater archaeological survey.

1985 **TORONTO HISTORICAL BOARD Toronto, Ontario**

Senior Archaeologist – Developed a study report recommending a City Archaeology Policy and implementation guidelines. Two excavations were also conducted at the MacKenzie House and St. James Cathedral. Impact assessment of Toronto Island historic midden.

1984-1987 **MAYER, PIHL, POULTON AND ASSOCIATES Ontario**

Consulting Archaeologist – Conducting impact assessments and site mitigation on such projects as Union Gas Pipeline impact assessment in Ancaster/Hamilton area, subdivision in Niagara Region, excavation of the Pengelly site near Mississauga, subdivision assessment in Kitchener, excavation of 19th century mill (Elmdale Mill) in Ajax, and archaeological assessment along Moira River, Belleville.

1984 **CANADIAN PARKS SERVICE Ontario**

a) Archaeologist – Responsible for conducting an archaeological resource evaluation of Point Pelee National Park and the development of the Point Pelee National Park Cultural Resource Management Plan. Also conducted two field campaigns to Central Grenadier Island in St. Lawrence Islands National Park. Acted as co-leader in the presentation of a special seminar at Point Pelee National Park to inform staff of progress of the Archaeological Resource Management Plan and to aid in establishing and interpretation exhibition of the prehistory of man at the Park.

b) Marine Archaeologist (GT-2), Marine Heritage Unit – Red Bay project, Labrador. Responsible for the excavation of a 16th century Spanish Basque whaling ship locating in approximately 40’ of water including mapping and recording. Experience with airlifts, dry suits and hot water suits.

1983 **FATHOM FIVE PROVINCIAL PARK Tobermory, Ontario**

Docent – Aided visiting divers in orientation to the Park, its rules and regulations, and provided information of shipwrecks of the area.

1983 to 1986 **ONTARIO UNDERWATER COUNCIL Toronto, Ontario**
Vice-President of Marine Conservation – Responsible for providing initiative for the certifying agencies to include an underwater archaeological component in their teaching programs. Developed a slide show on underwater archaeology. Established the Marine Heritage Trust Fund. Hosted and organized numerous underwater archaeological seminars and workshops including Thunder Bay and Toronto.

1983 **MINISTRY OF CITIZENSHIP AND CULTURE Ontario**
Archaeologist – Assisted in various underwater archaeological projects across the province including Port Abino and Niagara-on-the-Lake.

1983 **ONTARIO MARINE HERITAGE COMMITTEE Penetanguishene, Ontario**
Consultant – Provided advice on submerged resource survey of waters off the Penetanguishene Naval and Military Establishments.

1983 **SAVE ONTARIO SHIPWRECKS Niagara-on-the-Lake, Ontario**
Consultant – Provided advice on the recording and survey of an 18th century wharf at Navy Hall.

1983 **ONTARIO HERITAGE FOUNDATION Toronto, Ontario**
Originator, Designer, Producer and Promoter – slide and cassette show on underwater archaeology, lecture material for various diving agencies in Ontario on marine conservation. Grant.

1983 **ONTARIO UNDERWATER COUNCIL Toronto, Ontario**
a) Program Chairperson – 3rd Annual Underwater Archaeological Seminar.
b) Originator and Developer – Ontario Underwater Council Heritage Trust Fund.
c) OUC Representative – Provided input for the National Marine Parks Policy.

1983 to 1991 **MAYER, POULTON AND ASSOCIATES Ontario**
Marine Heritage Associate – Provide advice on all marine projects.

1983 **MUSEUM OF INDIAN ARCHAEOLOGY Ontario**
Assistant Archaeologist – GO TRAIN (Ministry of Transportation and Communication) survey conducted near Oshawa, Ontario.

Field Director – Crawford Lake site, a Middle Woodland village for the Halton Region Conservation Authority. Supervision of a crew of 8 in the excavation and recording of a longhouse and test trenches.

Field Assistant – archaeological resource assessment of the McGrath Site, Middlesex County.

1982 **MUSEUM OF INDIAN ARCHAEOLOGY London, Ontario**
Assistant Field Director – Willcock site, Byron, Ontario. Responsible for the supervision of the excavation of an undisturbed prehistoric (circa 1250 A.D.) site, and the preliminary conservation and cataloguing of artifacts.

Field Director – Crawford Lake site, Halton Region Conservation Authority. Responsible for the excavation of a longhouse and the survey and excavation of a conservation roadway.

Assistant Field Director and Acting Director – Crawford Lake Village site, Halton Region Conservation Authority. Responsible for the excavation of the prehistoric Middleport village, preliminary conservation, cataloguing and flotation.

Assistant Photographer and Designer – Responsibilities included preparation of plates for publication, developing film and PMT production.

Principal Investigator – preliminary underwater archaeological survey of Crawford Lake, Halton Region.

Archaeological Assistant – archaeological resource assessment, City of London.

1981 **MUSEUM OF INDIAN ARCHAEOLOGY London, Ontario**

Assistant Contract Archaeologist – Responsible for conducting archaeological resource assessments on properties scheduled for development.

Contract Archaeologist – responsible for conducting archaeological resource assessment on properties scheduled for development.

Research Associate

1981-1983 SELF-EMPLOYED

Ipperwash, Ontario

Principal Investigator – Preliminary underwater survey of the Kettle Point chert outcrops off Kettle Point, Lambton County (part of Master's thesis).

1981 to 1982 SELF-EMPLOYED

Peterborough, Ontario

Principal Investigator – Kettle Point Chert project. Kettle Point chert samples were collected and used in a petrological study and spatial and temporal distribution analysis. Methods of investigation included thin section analysis, x-ray fluorescence, neutron activation analysis and isotopic composition analysis. Master's thesis.

1980 **MUSEUM OF INDIAN ARCHAEOLOGY London, Ontario**

Lab analyst – Conducted the preliminary conservation and cataloguing of the 19th century Van Egmond house materials (Seaforth, Ontario).

Assistant Field Director – prehistoric Neutral Lawson village site, London. Responsible for directing excavation, public relations and technical assistance.

Field Director – Archaic site was subject of salvage excavation utilizing waterscreens and heavy machinery.

Field Assistant – excavation of the 19th century Van Egmond House.

Assistant Field Director – multi-component site of Squaw Island in St. Lawrence Islands National park. In association with the Archaeological Survey of Canada, National Museum of Man.

1979 to 1980 **MUSEUM OF INDIAN ARCHAEOLOGY London, Ontario**

Research Assistant – Analysis of the Draper site castellations employing SPSS, using the DEC10 and PDP11 systems. Completed an edit of the Draper rim sherd file.

1979 **MUSEUM OF INDIAN ARCHAEOLOGY London, Ontario**

Research Associate.

Field Director – Upper Thames Conservation Authority. Conducted an intensive field survey of the prehistoric and historic resources in the Glengowan Dam project area and analyzed materials.

Project Director – Upper Thames Conservation Authority. Conducted a preliminary assessment of the prehistoric and historic cultural resources of the Glengowan Dam Project area.

Field Director – excavation of a Glen Meyer village located in Longwoods Conservation Area and acted as public relations liaison.

Volunteer – Fathom Five Provincial Park, Tobermory, Ontario. Mapping of the 19th

century shipwreck, WETMORE.

1978 **MUSEUM OF INDIAN ARCHAEOLOGY London, Ontario**

Research Assistant – Researching reference material for the Museum gallery, including such topics as trade networks, ceremonial goods, settlement patterns, burial practices, and artifact types and interpretation.

1977 **MUSEUM OF INDIAN ARCHAEOLOGY London, Ontario**

Curatorial Assistant – Inventory and preliminary analysis of the complete Wilfred Jury collection.

Archaeological Assistant – Survey of the New Toronto International Airport proposed location, Pickering. Project objectives included locating archaeological resources and preparing a site inventory. Also conducted preliminary conservation and cataloguing of recovered materials.

Research Assistant – analysis of material recovered from the New Toronto International Airport Survey.

SCARLETT E. JANUSAS

PUBLICATIONS

Author of 38 published manuscripts, reports or books including the following:

- 1979 Assessment of the Prehistoric and Historic Cultural Resources within the Glengowan Dam Project Area: Phase 1. **Research Report 9, Museum of Indian Archaeology (London).**

Archaeological Survey of the Glengowan Dam Project Area – Phase 2. **Background Report of the Glengowan Environmental Assessment.** Museum of Indian Archaeology, London.

- 1982 Underwater Archaeology in Ontario: An Overview. **Museum of Indian Archaeology (London) Newsletter**, Volume 4(2). Reprinted in **Ontario Underwater Council Newsletter**, July – August issue.

- 1983 Underwater Archaeology – A Better Way to Strip Wrecks? **NAUI News**. May-June issue.

Land to Water: The Transition in Archaeology. **Ontario Underwater Council Newsletter**. May-June issue.

Let Sleeping Dogs Lie: The Case for Leaving Artifacts on the Bottom. **Ontario Underwater Council Newsletter**. July-august issue.

- 1984 **A Petrological Analysis of Kettle Point Chert and Its Spatial and Temporal Distribution in Regional Prehistory.** National Museum of Man, Mercury Series, Archaeological Survey of Canada, Paper No. 128.

The Commercial Diving Industry and Archaeology? **Canadian Association of Diving Contractors Journal**.

Report on the 3rd Annual Underwater Archaeological Seminar. **Ontario Underwater Council Newsletter**, January issue.

Marine Heritage Conservation and Sport Diving: Is It Working? **Underwater Canada Program Book**: 40. Reprinted in **Ontario Underwater Council Newsletter**, June 9th.

The Case for Heritage Resource Management and Planning in Lake Erie. **Canadian Association of Diving Contractors Journal**. Summer issue:36.

Marine Life in the Great Lakes? **NAUI News**. Volume 1(2):9.

- 1985 Operation Raleigh. **Diver Magazine**. Volume 11 (2):12.
- Marine Museum of the Great Lakes at Kingston. **Ontario Underwater Council Newsletter**, February 85:7.
- 1987 **An Analysis of the Historic Vegetation of the Regional Municipality of Waterloo**. Regional Municipality of Waterloo, Planning Department.
- Archaeology and the Master Plan. **Regionews**. Volume 2, No. 3, the Regional Municipality of Waterloo.
- An Archaeological Master Plan for the Regional Municipality of Waterloo. **Birdstone**. The Newsletter of the Grand River/Waterloo Chapter of the Ontario Archaeological Society, Volume 2, No. 1.
- 1988 **The Cultural Implications of Drainage in the Regional Municipality of Waterloo**. Regional Municipality of Waterloo, Planning Department.
- An Archaeological Perspective of an Historic Overview of the Regional Municipality of Waterloo**. Regional Municipality of Waterloo, Planning Department.
- 1989 **An Archaeological Master Plan for the Regional Municipality of Waterloo**. The Regional Municipality of Waterloo.
- Urban Archaeological Heritage in the Regional Municipality of Waterloo. **Urban Heritage: Preserving, Planning and Managing Historical Heritage in Communities**. Ed. Gordon Nelson, John Carruthers and Alison Haworth. Occasional Paper No. 12, Heritage Resources Centre, University of Waterloo.
- Corduroy Roads Found in the Region of Waterloo. **Regionews**. Volume 4, No. 6:9.
- An Archaeological Facilities Master Plan for the Regional Municipality of Waterloo. **Arch Notes**. November/December 1989, 89-6.
- 1990 **An Archaeological Master Plan for the Regional Municipality of Waterloo**. In **Journal of Canadian Archaeology**.
- Consulting Work of Scarlett Janusas and Associates: Southern Ontario (1987)**. First Annual Archaeological Report of Ontario. The Ontario Heritage Foundation.

Archaeology Division, Regional Municipality of Waterloo: Results of the 1988 Field Season. First Annual Archaeological Report of Ontario. The Ontario Heritage Foundation.

Consulting Work of Scarlett Janusas and Associates: Southern Ontario (1989). First Annual Archaeological Report of Ontario. The Ontario Heritage Foundation.

Archaeology Division, Regional Municipality of Waterloo: Results of the 1989 Field Season. First Annual Archaeological Report of Ontario. The Ontario Heritage Foundation.

- 1991 **The Links That Bind: The Harvie Family Nineteenth Century Burying Ground.** Occasional Papers in Northeastern Archaeology, No. 5, Background to the Excavations.

Activities of the Archaeology Division of the Regional Municipality of Waterloo. Second Annual Archaeological Report, Ontario. The Ontario Heritage Foundation.

Signposts to a Better Future: Learning to Use Our Heritage for Understanding, Monitoring and Assessment Changes in Our Surroundings. Contributor. Principals: Rafal Serafin and J. Gordon Nelson. Occasional Paper 18, Heritage Resources Centre, University of Waterloo.

- 1994 Archaeological Work Conducted by Golder Associates Ltd. **Fifth Annual Archaeological Report, Ontario.** The Ontario Heritage Foundation.

Report on the Submerged Prehistoric Shoreline Survey, Georgian Bay. Co-author: Arthur Amos. **Fifth Annual Archaeological Report, Ontario.** The Ontario Heritage Foundation.

- 1996 Submerged Prehistoric Shoreline Study – Georgian Bay. Co-author: Arthur Amos. **Seventh Annual Archaeological Report, Ontario.** Ontario Heritage Foundation.

- 1997 Submerged Prehistoric Shoreline Study – Georgian Bay. Co-authors: Arthur Amos, Steve Blasco and S. McClellan. **Eighth Annual Archaeological Report, Ontario.** Ontario Heritage Foundation.

Prehistoric Drainage Across the Submerged Niagara Escarpment North of Tobermory. In **Leading Edge '97: The Edge and the Point: Niagara Escarpment and Long Point: Conference Proceedings.** Co-author with S.M. Blasco, S. McClellan and A. Amos. Burlington, Ontario.

- 1998 Building on Old Foundations: Some Archaeological Mitigation and Heritage Projects Conducted in 1997 by Mayer Heritage Consultants Inc.. Co-authors: Robert G. Mayer, J. Trevor Hawkins and Sean Gouglas. **Ninth Annual Archaeological Report, Ontario.** Ontario Heritage Foundation.
- 2001 Native History of the Upper Bruce Peninsula through Archaeology. In **Ecology, Culture and Conservation of a Protected Area: Fathom Five National Marine Park, Canada.** Pp.35-43, co-author J.S. Molnar. Backhuys Publishers, The Netherlands.
- 2004 Prehistoric Drainage and Archaeological Implications Across the Submerged Niagara Escarpment North of Tobermory, Ontario. In, **“The Late Palaeo-Indian Great Lakes: Geological and Archaeological Investigations of Late Pleistocene and Early Holocene Environments.** Edited by Lawrence J. Jackson and Andrew Hinshelwood. **Mercury Series, Archaeology Paper 165. Canadian Museum of Civilization.** Gatineau, Quebec. Co-authors: Steve M. Blasco, Stan McClellan, Jessica Lusted.
- 2009 Marine Archaeology and Our Coastal Heritage. Published in **Sources of Knowledge Forum, Parks Canada.**

In addition, over 200 unpublished reports have been filed with the Ministry of Culture as part of licence requirements for the completion of impact assessments and/or site mitigation.

**PROJECT RELATED EXPERIENCE – REGIONAL RESOURCE
MANAGEMENT PLANS**

8 projects – details available on request

PROJECT RELATED EXPERIENCE – RECREATIONAL FACILITIES

4 projects – details available on request

**PROJECT RELATED EXPERIENCE – URBAN DEVELOPMENT AND RURAL
SUBDIVISIONS AND AGGREGATE EXPANSIONS**

Over 150 projects – details on request

**PROJECT RELATED EXPERIENCE – LINEAR PROJECTS (HIGHWAYS,
TRANSMISSION LINES, WATERLINES, REA's, ETC.)**

Over 70 projects – details available on request

PROJECT RELATED EXPERIENCE – MARINE BASED PROJECTS

Over 30 – details available on request

SCARLETT E. JANUSAS

PROJECT RELATED EXPERIENCE – CULTURAL HERITAGE BUILDING ASSESSMENT**AREA Architects**

2008 Cultural Heritage Assessment of former Ontario Bedding Company, Waterloo, Ontario.

AREA Architects

2009 Cultural Heritage Assessment of Hergott Cider Mill and Property, Waterloo, Ontario.

METRUS Development Inc.

2010 Cultural Heritage Impact Assessment of Two Properties in City of Brampton, Ontario.

METRUS Development Inc.

2010 Cultural Heritage Impact Assessment of Four Properties in City of Brampton, Ontario.

Penn Energy

2010 Cultural Heritage Assessment of Stewart South and Stewart North properties, Northumberland County.

Helimax

2010 Cultural Heritage Assessment of Capreol Solar Farm, Sudbury District.

Helimax

2010 Cultural Heritage Assessment of Glenarm Solar Farm, Kawartha Lakes.

Schneider Power

2010 Cultural Heritage Assessment of Trout Creek Wind farm, Parry Sound.

Appendix D
List of People Contacted

Mr. Frank Gasbarre
 The Erin Mills Development Corporation
 7501 Keele Street, Suite 500
 Concord, Ontario
 L4K 1Y2
 Phone 416-736-1809

Client

Ms. Penny Young
 Senior Heritage Coordinator (A)
 Culture Division, Heritage Planning
 City of Mississauga, 201 City Centre Drive, 9th Floor

City of Mississauga

Matthew Wilkinson
 Historian
 Heritage Mississauga
 905-828-8411 ext.29
history@heritagemississauga.org
www.heritagemississauga.com

Heritage Mississauga

Land Registry Office No. 43
 7765 Hurontario Street Brampton ON L6W 4S8
 Tel: (905) 874-4008
 Fax: (905) 874-4012

Land Registry Office

	Names of Inmates.	Profession, Trade or Occupation.	Place of Birth.	Religion.	Residence if out of limits.	Age next birth day.	Sex.	
							Male.	Female.
	1	2	3	4	5	6	7	8
1	Charles Allerson		Canada	W. B. M.		4	1	
2	Annella					2		1
3	Wm. Allerson		W. B. M.	Congregational	X	58	1	
4	Annella				X	17		1
5	Harriett		Canada			23	1	
6	Stephen					25		1
7	John					20	1	
8	Jane					18		1
9	William					19	1	
10	W. B. M.					8		1
11	Robert Manning			W. B. M.		26	1	
12	Henry Shaw	Farmer	W. B. M.		X	61		
13	Eugene			"	X	48		1
14	Eliza		Canada	"		24	1	
15	Henry C.		"	"		18	1	
16	Thomas Taylor		England	Episcopal		22		1
17	Thomas Timbiss		Ireland	R. C. Catholic		18	1	
18	Thomas Timbiss		Canada	Episcopal		17		1
19	Jane		"			16		1
20	Charlotte Taylor	Farmer	England		X	65	1	
21	Jane				X	48		1
22	Frederick		Canada			3		1
23	Charles					1		1
24	Joseph					14		1
25	Frederick H. H.	Teacher	"	Congregational	X	33	1	
26	Jane		Ireland		X	24		1
27	Frederick		Canada			9	1	
28	John					7	1	
29	John					5		1
30	John					4		1
31	Henry Morrison	Servant		W. B. M.		18	1	
32	John Herby	Laborer	Ireland	Episcopal	X	34	1	
33	Eliza				X	25		1
34	Frederick		Canada			7		1
35	Charles					5	1	
36	William					6	1	
37	Frederick				W. B. M.	26		1
38	Stephen Morrison	Farmer	Ireland	Canada		20	1	
39	Eliza Barrett	Servant	Ireland		W. B. M.	35		1
40	Henry		Canada			2	1	
41	Frederick Herby	Blacksmith	"	W. B. M.	X	24	1	
42	John		"		X	28		1
43	David		Canada			1		1
44	George Morrison	Farmer	England	R. C. Catholic	X	40		
45	Wm.			"	X	38		1
46	Elizabeth		Canada	"		17	1	
47	John		"	"		12		1
48	Joseph		"	"		9	1	
49	Frederick	Farmer	Ireland	W. B. M.	X	36	1	
50	John		"	"	X	54		1

1861 William Albertson – Personal Census

[illegible]

George Albertson 1861 Census

[illegible]

George Albertson 1881 Personal Census

[illegible][illegible]

William and George Albertson 1871 Personal Census

42 } Province of *Ontario*
of 1871. }

District No. 38 *Hutton*

Sub-District *B Division No 1 Jofayan*

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{ Census of 187

Schedule No. 1.—Nominal Return of the Living.

Standard in the order of valuation.						Immigrants																		
Age	Sex	Trade or occupation in former country.	Trade or occupation in this country.	Years in this country.	Years in this country.	Place of birth.	Country of previous residence.	Religion.	Origin.	Profession, occupation or trade.	Married within 12 months.	Married within 12 months.	Instruction.				Education.				Dates of Operation and Remarks.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		22	23	
136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160

n 43 } Province of Ontario
June of 1871.

District No. 38 *Hutton*

Sub-District *B Dinnon No 1 Jofulgar*

{ Page 4
{ Census of 18

Schedule No. 1—Nominal Return of the Living.

[illegible]

George Albertson 1891 Personal Census

[illegible]

CENSUS OF CANADA, 1891.

Province of *Ontario*

District No. *71 Haldon*

S. District *1 Township of Trafalgar*

PAGE 17

TABLEAU No. 1.—Nominal Return of the Living. Enumerated by me on the *17* day of *April* 1891.

PAGE 17

TABLEAU No. 1.—Dénombrement des Vivants. Enumeré par moi ce jour de *17* 1891.

Residence or the Name or Vocation.					NAMES.					NAMES.					NAMES.					NAMES.				
Male	Female	Male	Female	Female	Sex.	Age.	Married	Single	Country or Province of Birth.	French	Place of Birth of Father.	Place of Birth of Mother.	RELIGION.	Profession, Occupation or Trade.	Education.	Wage Earned.	Number of Children under 16 Years of Age.	Number of Children under 16 Years of Age.	Number of Children under 16 Years of Age.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
					<i>Settison Mary</i>	<i>32</i>	<i>M</i>	<i>L</i>	<i>O</i>	<i>-</i>	<i>O</i>	<i>O</i>	<i>Method.</i>	<i>Carpenter</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Clara</i>	<i>5</i>	<i>-</i>	<i>S</i>	<i>O</i>	<i>-</i>	<i>O</i>	<i>O</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Robert</i>	<i>35</i>	<i>M</i>	<i>-</i>	<i>O</i>	<i>-</i>	<i>Eng.</i>	<i>Eng.</i>	<i>"</i>	<i>Farmer</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Lewis</i>	<i>34</i>	<i>M</i>	<i>H</i>	<i>O</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Peter</i>	<i>57</i>	<i>M</i>	<i>-</i>	<i>Scotland.</i>	<i>-</i>	<i>Scotland.</i>	<i>Scotland.</i>	<i>Bapt.</i>	<i>Farmer</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Catherine</i>	<i>50</i>	<i>M</i>	<i>H</i>	<i>N. B.</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Robert</i>	<i>36</i>	<i>-</i>	<i>S</i>	<i>Scotland.</i>	<i>-</i>	<i>"</i>	<i>N. B.</i>	<i>"</i>	<i>Farmer</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Annie</i>	<i>16</i>	<i>-</i>	<i>D</i>	<i>Scotland.</i>	<i>-</i>	<i>"</i>	<i>N. B.</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Mary</i>	<i>15</i>	<i>-</i>	<i>D</i>	<i>Scotland.</i>	<i>-</i>	<i>"</i>	<i>N. B.</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Edward</i>	<i>39</i>	<i>M</i>	<i>-</i>	<i>O</i>	<i>-</i>	<i>O</i>	<i>O</i>	<i>Method.</i>	<i>Farmer</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Ella</i>	<i>25</i>	<i>M</i>	<i>H</i>	<i>O</i>	<i>-</i>	<i>O</i>	<i>O</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Maria Joseph</i>	<i>41</i>	<i>M</i>	<i>-</i>	<i>O</i>	<i>-</i>	<i>O</i>	<i>O</i>	<i>"</i>	<i>Farmer</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Ella</i>	<i>34</i>	<i>M</i>	<i>H</i>	<i>O</i>	<i>-</i>	<i>Eng.</i>	<i>Eng.</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Maggie</i>	<i>12</i>	<i>-</i>	<i>D</i>	<i>O</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Joseph</i>	<i>10</i>	<i>-</i>	<i>S</i>	<i>O</i>	<i>-</i>	<i>O</i>	<i>O</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Ethel</i>	<i>5</i>	<i>-</i>	<i>D</i>	<i>O</i>	<i>-</i>	<i>O</i>	<i>O</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Amy</i>	<i>2</i>	<i>-</i>	<i>D</i>	<i>O</i>	<i>-</i>	<i>O</i>	<i>O</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Andrew Wilson</i>	<i>53</i>	<i>M</i>	<i>-</i>	<i>O</i>	<i>-</i>	<i>U. S.</i>	<i>U. S.</i>	<i>"</i>	<i>Farmer</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Margaret</i>	<i>47</i>	<i>M</i>	<i>H</i>	<i>Ireland.</i>	<i>-</i>	<i>Ireland.</i>	<i>Ireland.</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Margaret</i>	<i>23</i>	<i>-</i>	<i>S</i>	<i>O</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>Farmer</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Michael</i>	<i>15</i>	<i>-</i>	<i>S</i>	<i>O</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Ethel</i>	<i>15</i>	<i>-</i>	<i>D</i>	<i>O</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Mable</i>	<i>13</i>	<i>-</i>	<i>D</i>	<i>O</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Rodgers James</i>	<i>38</i>	<i>-</i>	<i>S</i>	<i>O</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					
					<i>" Sarah Peter</i>	<i>23</i>	<i>-</i>	<i>Wm.</i>	<i>O</i>	<i>-</i>	<i>"</i>	<i>"</i>	<i>Quaker</i>	<i>Farmer</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>1</i>					


Ontario ServiceOntario

 LAND
 REGISTRY
 OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13404-0615 (LT)

 PAGE 1 OF 1
 PREPARED FOR Michael
 ON 2010/06/14 AT 15:49:03
 * CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LOT 2, REGISTRAR'S COMPILED PLAN 1542 TORONTO, PART 2, 43R25632; MISSISSAUGA.

PROPERTY REMARKS:

 ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

 RECENTLY:
 DIVISION FROM 13404-0059

 PIN CREATION DATE:
 2002/05/07

 OWNERS' NAMES
 SIDDIQUI, MUSHTAQ

 CAPACITY SHARE
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHERATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1999/03/26 ** 43R25632 2001/09/07 PLAN REFERENCE PR1814092 2010/04/30 TRANSFER \$1,060,000 MINHAS, HAROON MAHMUD MINHAS, SHEILA HAROON REMARKS: PLANNING ACT STATEMENTS PR1814093 2010/04/30 CHARGE \$665,000 SIDDIQUI, MUSHTAQ PR1814773 2010/05/03 NO ASSGN RENT GEN SIDDIQUI, MUSHTAQ REMARKS: PR1814093						
					SIDDIQUI, MUSHTAQ	C
					HOME TRUST COMPANY	C
					HOME TRUST COMPANY	C

PROPERTY DESCRIPTION: PT LOT 2, REGISTRAR'S COMPILED PLAN 1542 TORONTO, PART 2, 43R25632; MISSISSAUGA.

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

MINHAS, SHELA HAROON

MINHAS, HAROON MAHMUD

RECENTLY:

DIVISION FROM 13404-0059

CAPACITY SHARE

JTEN

JTEN

PIN CREATION DATE:

2002/05/07

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
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** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **						
43R25632	2001/09/07	PLAN REFERENCE				C
PR1346314	2007/10/01	TRANSFER		HUSAIN, MEHER HUSAIN, NUSRAT MINHAS, SHELA HAROON MINHAS, HAROON MAHMUD	MINHAS, SI MINHAS, HI	C
PR1346315	2007/10/01	CHARGE	\$711,112	MINHAS, HAROON MAHMUD MINHAS, SHELA HAROON	MAPLE TRUST COMPANY	C
PR1442347	2008/04/09	CHARGE	\$325,000	MINHAS, HAROON MAHMUD MINHAS, SHELA HAROON	HILSON, JANET LOUISE	C
PR1591863	2009/01/09	CHARGE	\$50,000	MINHAS, HAROON MAHMUD MINHAS, SHELA HAROON	FOREMAN, ELSIE	C

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