

## HERITAGE IMPACT ASSESSMENT

**BRITANNIA FARM PROPERTY  
5490-5576 HURONTARIO STREET, MISSISSAUGA, ON  
LOT 3, CONCESSION 1 WEST OF CENTRE ROAD (HURONTARIO STREET)  
CITY OF MISSISSAUGA, ONTARIO**

Prepared for:

**IBI GROUP**  
100-175 Galaxy Boulevard  
Toronto, ON  
Tel. 519-585-2255  
Fax. 416-675-4620

ASI File: 15EA-163

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528 Bathurst Street Toronto, ONTARIO M5S 2P9  
T 416-966-1069 F 416-966-9723 ASIheritage.ca

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### **EXECUTIVE SUMMARY**

ASI was contracted by IBI Group to conduct a Heritage Impact Assessment (HIA) of the property located at 5490-5576 Hurontario Street, Mississauga, Ontario. The following report was completed following the recommendations presented in the Cultural Heritage Assessment Report for the McLaughlin Road Environmental Assessment (ASI 2013). This HIA is structured to determine the heritage value of the Britannia Farm Property as well as the impact of the proposed widening of McLaughlin Road on the western boundary of the property. The property is currently owned by the Peel Board of Education.

The proposed development at the Britannia Farm Property in the City of Mississauga will remove approximately 195 to 215 square metres of mature plantings along the edge of the property adjacent to McLaughlin Road. Based on the review of the City of Mississauga's designation By-Laws for the Britannia School House, the Britannia Farm House, and the Gardner-Dunton House, as well as the City of Mississauga's Cultural Landscape Inventory and the McLaughlin Road 'Streetscape Design Guidelines', the heritage value of the property was firmly established. Further archival research, field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes confirmed this heritage value. The following recommendations have been made based on the determined heritage values of the identified cultural heritage resource and in consideration of overall impacts to the property and surrounding environs:

1. The proposed development should attempt to avoid direct and indirect impacts to heritage attributes associated with the Britannia Farm Property to result in compatible alterations to the property.
2. If the western portion of the property along McLaughlin Road is to be impacted through the removal of mature plantings, a landscapedocumentation report should be completed to document th existing conditions of the subject property prior to construction.This report should be completed by a qualified cultural heritage professional to serve as a final record of this resource once it has been removed. The report should include input from a certified arborist to catalogue the size, species and location of individual mature trees on the lot.

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**PROJECT PERSONNEL**

<i>Senior Project Manager:</i>	Annie Veilleux, MA Cultural Heritage Specialist Manager, Cultural Heritage Division
<i>Cultural Heritage Specialist:</i>	Joel Konrad, PhD Cultural Heritage Specialist
<i>Project Coordinator:</i>	Sarah Jagelewski, Hon. BA Staff Archaeologist Assistant Manager, Environmental Assessment Division
<i>Project Administrator</i>	Carol Bella, Hon. BA Research Archaeologist and Administrative Assistant
<i>Report Preparation:</i>	Joel Konrad
<i>Graphics Preparation:</i>	Blake Williams, MLitt Staff Archaeologist and Geomatics Specialist
	Joel Konrad
<i>Report Reviewer:</i>	Annie Veilleux

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## 1.0 INTRODUCTION

ASI was contracted by IBI Group to conduct a Heritage Impact Assessment (HIA) of the property located at 5490-5576 Hurontario Street, Mississauga, Ontario. The following report was completed following the recommendations presented in the Cultural Heritage Assessment Report for the McLaughlin Road Environmental Assessment (ASI 2013). This HIA is structured to determine the heritage value of the Britannia Farm Property as well as the impact of the proposed widening of McLaughlin Road on the western boundary of the property (Figure 1). The property is currently owned by the Peel Board of Education.

The Britannia Farm property is bordered by Hurontario Street on the northeast, Briston Road and Faith Drive on the southeast, McLaughlin Road on the southwest, and commercial and educational properties to the northeast. Three existing structures on the property are designated by the City of Mississauga under the *Ontario Heritage Act* and the entire property is itself identified as a Cultural Heritage Landscape in the City of Mississauga's *Cultural Landscape Inventory*.

This research was conducted under the project direction of Annie Veilleux, Cultural Heritage Specialist and Manager of the Cultural Heritage Division, ASI. The present heritage impact assessment follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), the City of Mississauga's *Cultural Landscape Heritage Impact Statement Terms of Reference*, and the City of Mississauga's *Heritage Impact Assessment Terms of Reference* (2014). Research was completed to investigate, document and evaluate the cultural heritage resources within and adjacent to the study area.



Figure 1: Location of the study area in the City of Mississauga.

Base Map: ESRI

This document will provide:

- a description of the cultural heritage resources, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value as based on archival research, site analysis, and municipally accepted criteria for establishing cultural heritage significance;
- assessment of impacts of the proposed undertaking; and,
- appropriate conservation measures and intervention strategies.

The following documents have been consulted as part of this study:

- McLaughlin – Design Implementation (IBI 2015);
- City of Mississauga, *McLaughlin Road Environmental Assessment Study* (<http://www.mississauga.ca/portal/residents/mclaughlinroadenvironmentalassessmentstudy>)
- City of Mississauga By-Laws 0442-2001 (Britannia Farm House), 634-78 (Britannia School House), and 166-92 (Gardner-Dunton House);
- City of Mississauga, *Cultural Landscape Inventory* (2005);
- City of Mississauga *Official Plan* (2014);
- City of Mississauga *Cultural Landscape Heritage Impact Statement Terms of Reference*; and,
- City of Mississauga *Heritage Impact Assessment: Terms of Reference* (2014).

## 1.1 Location and Study Area Description

The study area is located close to Mississauga's downtown core, approximately two-and-a-half kilometres northwest of Square One Shopping Centre in Mississauga, Ontario (Figure 2). The property consists of two nineteenth-century brick residences, one nineteenth-century barn, and a schoolhouse built in 1852. Landscape features include farmland under cultivation to the southwest of the buildings and a forested 'sugar bush' abutting McLaughlin Road at the northwest quarter of the property.

## 1.2 Present Owner Contact

The Britannia Farm Property is presently owned by Peel Board of Education.





Figure 2: Site Context showing the study area.

Source: Bing Maps.

### 1.3 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the City of Mississauga's *Official Plan* (Section 7.4).

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

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

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:



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

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

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

## 1.4 City of Mississauga Municipal Policies Regarding Heritage

The City of Mississauga's *Official Plan* (2015) sets out a number of policies with regard to cultural heritage resources. Policies that are relevant to this study are included below:

- 7.4.1.1 The heritage policies are based on two principles:
- heritage planning will be an integral part of the planning process; and,
  - cultural heritage resources of significant value will be identified, protected, and preserved.



7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.

7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.

7.4.1.10 Applications for development involving cultural heritage resources will be required to include a *Heritage Impact Statement* prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

7.4.1.12 The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a *Heritage Impact Statement*, prepared by the City and other appropriate authorities having jurisdiction.

7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.

7.4.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources.

7.4.1.18 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance.

7.4.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a *Heritage Impact Statement*.

7.4.3.3 Applications for development within a Heritage Conservation District will be required to include a *Heritage Impact Statement* and Heritage Permit, prepared to the satisfaction of the City and the appropriate authorities having jurisdiction.

The City of Mississauga's *Heritage Impact Assessment: Terms of Reference* states that:

A Heritage Impact Assessment is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigation measures that would minimize negative to those resources. A Heritage Impact Assessment may be required on a Designated or individually Listed property on the City's Heritage Register or where development is proposed adjacent to a known heritage resource. The requirement may also apply to unknown or recorded heritage resources which are discovered during the development application stage or construction.



The *Terms of Reference* also details the content, scope, and mechanics of HIAs submitted to the City.

In addition, the City of Mississauga's *Cultural Landscape Heritage Impact Statement Terms of Reference* states that the assessment of landscapes should take account of the following:

**Landscape Environment**

- scenic and visual quality
- natural environment
- horticultural interest
- landscape design, type and technological interest

**Built Environment**

- aesthetic/visual quality
- consistent with pre World War I environs
- consistent scale of built features
- unique architectural features/buildings
- designated structures

**Historical Associations**

- illustrates a style, trend or pattern
- direct association with important person or event
- illustrates an important phase of social or physical development
- illustrate the work of an important designer

**Other**

- historical or archaeological interest
- outstanding features/interest
- significant ecological interest
- landmark value

## 1.6 Project Consultation

The following organizations, websites, online heritage documents, online heritage mapping tools, and heritage staff were contacted to confirm the level of significance of the Britannia Farm property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga on 15 September 2015 (via email, [paula.wubbenhorst@mississauga.ca](mailto:paula.wubbenhorst@mississauga.ca))
- City of Mississauga's *Heritage Designated Properties* @ <http://www.mississauga.ca/portal/discover/heritagedesignatedproperties> [Accessed 15 September 2015]
- Canadian Register of Historic Places @ <http://www.historicplaces.ca/en/pages/about-apropos.aspx> [Accessed 15 September 2015]
- Parks Canada website (national historic sites) @ <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 15 September 2015]

## 2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. The property consists of two nineteenth-century brick residences, one nineteenth-century barn, and a schoolhouse built in 1852. Landscape features include farmland under cultivation to the southwest of the southwest of the buildings and a forested ‘sugar bush’ abutting McLaughlin Road at the southwest quarter of the property.

### 2.1 Township Survey and Settlement

#### 2.2.1 *Township of Toronto*

The Township of Toronto was originally surveyed in 1806 by Mr. Wilmot, Deputy Surveyor. The first settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll. The whole population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the War of 1812, which checked growth considerably. When the war was over, interest in settlement was revived, and the ‘rear’ or northern portion of the Township was surveyed and called the “New Survey”. The greater part of the New Survey was granted to a colony of Irish settlers from New York City who suffered persecution during the war.

Tributaries of the Credit River run through the western portion of the Township, and this proved to be a great source of wealth to its inhabitants. The river was not only a good watering stream, but there were endless mill privileges along the entire length of the river system.

Within the Township of Toronto, several villages of varying sizes had developed by the end of the nineteenth century, including Port Credit, Streetsville, Meadowvale, Churchville, and Malton. A number of crossroad communities also began to grow by the end of the nineteenth century. These included Clarkson, Cooksville, Dixie, Summerville, Britannia, and Burnhamthorpe (MHF [...]).

#### 3.2.2 *City of Mississauga*

In 1968, the Township of Toronto was incorporated as the Town of Mississauga. In 1974, Mississauga was incorporated as a City through the amalgamation of the Town of Mississauga and the villages of Port Credit and Streetsville, as well as portions of the Townships of Toronto Gore and Trafalgar. It has since grown to become the sixth largest city in Canada.

### 2.2 Mapping Overview

A number of maps from the early and mid-nineteenth century were examined; however, not all were reproduced in this report given that they tended to have generalized depictions of the study area in which only the prominent buildings were illustrated or mentioned. The following is a list of historic maps and aerial photographs reviewed as part of archival research and which are described further below.

**Table 1: List of maps reviewed as part of archival research**

Figure #	Date	Name	Description
3	1860	<i>Tremaine's Map of the County of Peel</i>	Depicts Toronto Township and the study area.
4	1877	<i>Illustrated Historical Atlas of the County of Peel</i>	Depicts Toronto Township and the study area.
Not Included	1941	<i>National Topographic Survey</i>	Detailed views of the study area and environs, including contour lines and some landscape and cultural features (i.e. schools).
Not Included	1951	<i>National Topographic Survey</i>	Detailed views of the study area and environs, including contour lines and some landscape and cultural features (i.e. schools).
5	1954	<i>Aerial Photography</i>	Detailed views of the contour lines and some landscape features in and around the study area.
6	1964	<i>National Topographic Survey</i>	Detailed views of the study area and environs, including contour lines and some landscape and cultural features (i.e. schools).
7	1979	<i>National Topographic Survey</i>	Detailed views of the study area and environs, including contour lines and some landscape and cultural features (i.e. schools).
8	1989	<i>Aerial Photography</i>	Detailed views of the contour lines and some landscape features in and around the study area.

## 2.3 Land Use History

The following land use history is based on a combination of land registry records, historic mapping, historic photographs, city directories, and local history resources where available. Additional archival research was conducted at the Canadiana Room of the City of Mississauga Central Public Library and public documents were forwarded from the City of Mississauga's planning offices.

### 2.3.1 1833-1885

The study area comprises the 200 acre lot located at Lot 3, Concession 1 West of Centre Road in former Toronto Township, County of Peel. The Crown granted the entirety of the study area to William Thompson, James McGrath, and Joseph Gardner in 1833 as an endowment for the support and maintenance of a school in Toronto Township. The land, comprising nearly 200 acres, was rented to tenant farmers throughout the nineteenth century. A permanent, brick schoolhouse was built at the north corner of the property in 1852 and a brick farmhouse was built sometime in the mid-nineteenth century. According to the Heritage Designation Report for the Britannia Farm House, the money from the tenant farmer residing in the farmhouse was to be "used to support a teacher" (Mississauga 2001: 1).

The *Tremaine Map* for Toronto Township (Figure 3), published in 1859, records John Wilson as residing on the property as a tenant farmer. In addition, the map indicates that the land was held in School Reserve. Two structures are depicted on the property: A schoolhouse located at the north of the property,



generally where the present Britannia Schoolhouse sits, and a farmhouse located generally where the present Britannia Farm House sits. Both McLaughlin and Hurontario roads are recorded as settlement thoroughfares, indicating that they are both nineteenth-century alignments.

In 1864, the land was put in the care of the Trustee of School Section 12, with the purpose of supporting that section. The 1877 *Illustrated Atlas of Toronto Township North* (Figure 4) indicates that William Jordan was the lessee at that time. The atlas confirms that the land was still held as school reserve and that a schoolhouse was located at the north of the lot and a farmhouse was still extant along present day Hurontario Street. According to the 1885 school register, the one-room schoolhouse, formerly known as the School Section #12 Toronto Township School, had 62 students at that time (The Old Britannia School House 2015).

The Suburban Electric Radial Railway, which ran from Guelph to Toronto, passed through the property during the early twentieth century. According to the Mississauga Cultural Landscape Inventory portions of the railway still exist on the property.

### 2.3.2 1885-1959

Benson A. Madill's book *Britannia School and Farm* indicates that in the first decades of the twentieth century a man named Mr. Hayward leased the farm property from the school board, followed by Mr. Cyril Clark, "who later moved to Chinguacousy Township where he eventually became Reeve for many years" (Madill 1992: 32). Madill recounts his memories of Albert Ellis, who rented the farm from 1933 to 1953 at which time his son John took it over. John moved from the property in 1971 though he continued to work the land until 1990.

Aerial photography dating to 1954 (Figure 5) indicates that the Britannia Farm property and surrounding environs had changed little from the late eighteenth-century mapping. While development appears to have begun on the northeast side of Hurontario Road, all other routes surrounding the subject property remain generally underdeveloped. While the majority of the property is made up of agricultural land under cultivation, a rectangular wooded area is visible at the west corner of the property. This corresponds with the sugar bush currently located at the same location. It is unclear whether an access route into the wooded area was extant at this time.

### 2.3.3 1959-Present

The Britannia School House was closed in 1959 and fell into a state of disrepair for over a decade. According to the Heritage Designation Report for the Britannia Farm House, the Township of Toronto school section amalgamated with the South Peel Board of Education in 1963 to form the Board of Education for the Township of Toronto (Mississauga 2001: 1). In April 1966 the Peel District School Board was granted full discretionary authority over the Britannia Farm Property for public school purposes.

Topographic mapping from 1964 (Figure 6) indicates that the rectangular wooded area at the west corner of the property was still extant. In addition, a number of outbuildings surround the Britannia Farm House at this time. However, no significant development is indicated along McLaughlin Road.



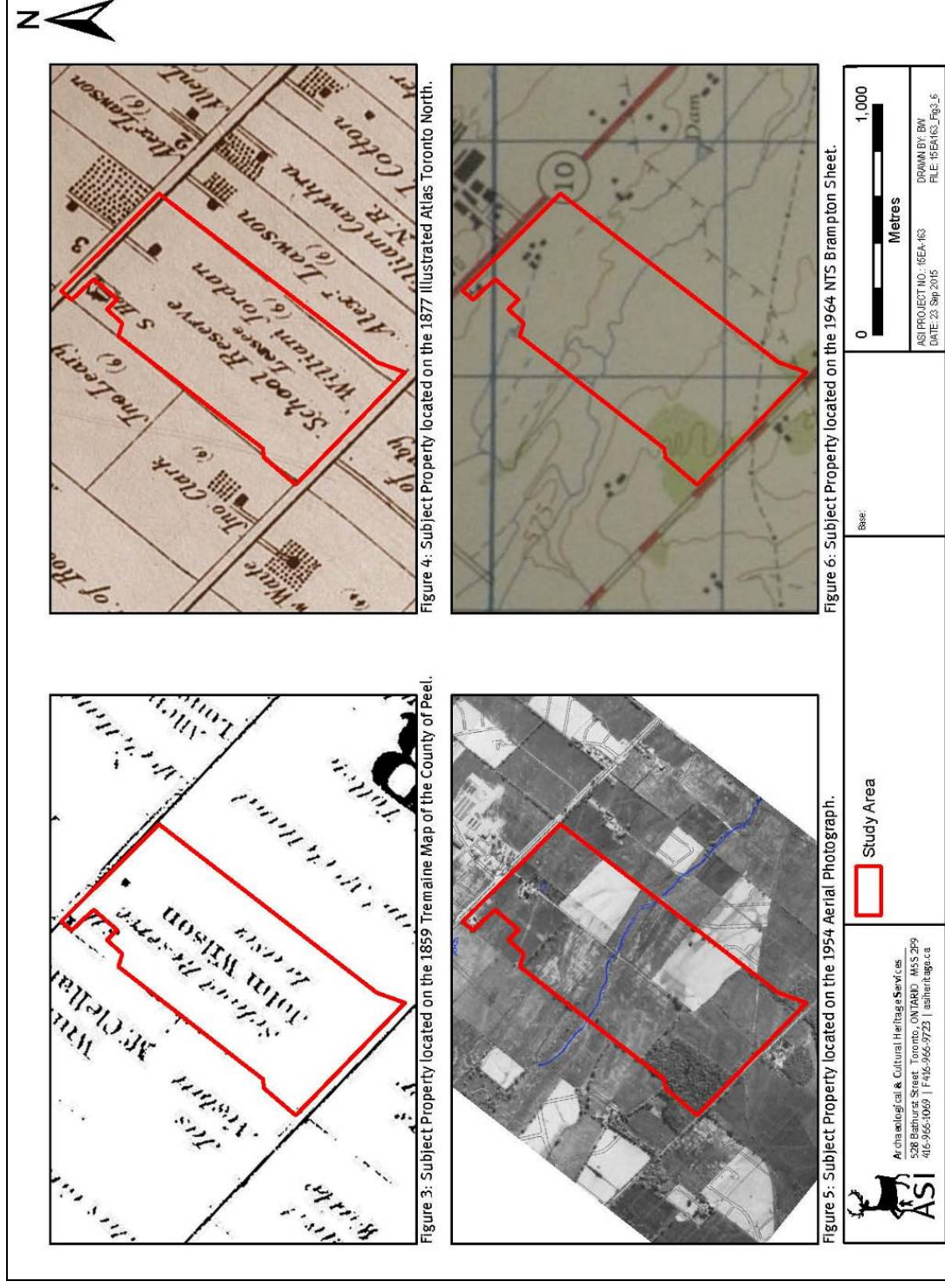
Topographic mapping produced in 1979 (Figure 7) indicates that, apart from the removal of a number of outbuildings adjacent to the Britannia Farmhouse, little had changed on the property or surrounding environs.

Aerial photography from 1989 (Figure 8) reveals a number of substantial changes to the area. Suburban development extends to Bristol on the south of the property and McLaughlin on the west. The Britannia Farm Property is currently owned by the Peel District School Board.

### *2.3.5 Land Use History Summary*

The Britannia Farm Property was bequeathed to trustees as an endowment to support and maintain a local schoolhouse in Toronto Township in 1833. The land, comprising nearly 200 acres, was rented to tenant farmers throughout the nineteenth century with the proceeds funding the schoolhouse located the north of the property. A brick schoolhouse was built in 1852 at the north corner of the property and brick farmhouse was constructed to the south sometime in the mid-nineteenth century. The farmhouse was rented to tenant farmers, including John Wilson and William Jordan, in the second half the nineteenth century.

By the early twentieth century the Suburban Electric Radial Railway had been constructed and ran through the property, a transportation scheme that was disbanded by the mid-twentieth century. In the first decades of the twentieth century a Mr. Hayward leased the farm property from the school board, followed by Mr. Cyril Clark, and Albert Ellis, who rented the farm from 1933 to 1953, at which time his son John took it over. John moved from the property in 1971 though he continued to work the land until 1990. The Britannia Farm Property is currently owned by the Peel District School Board.



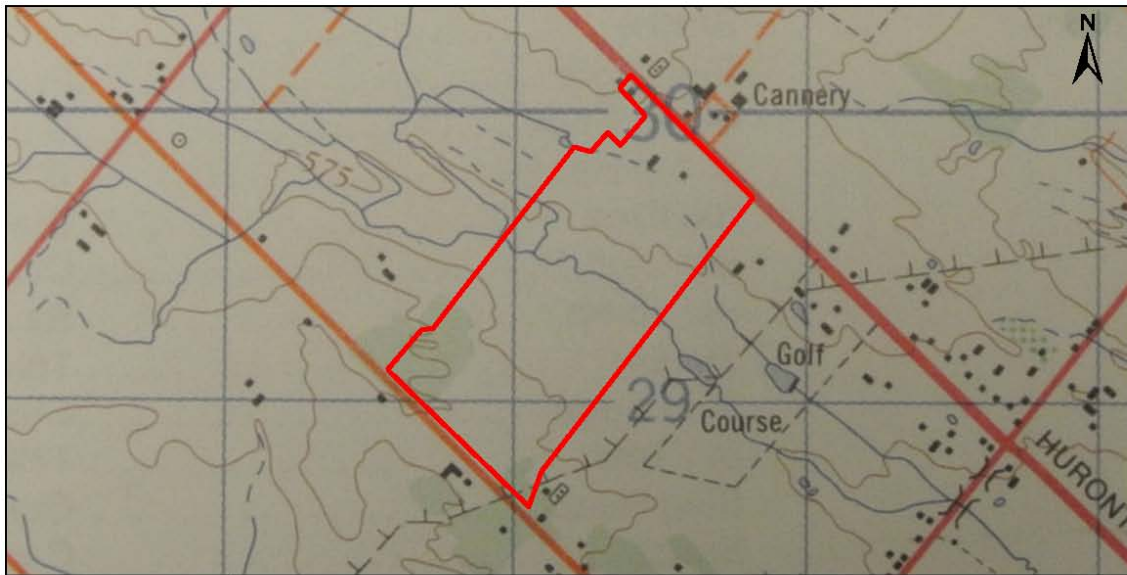
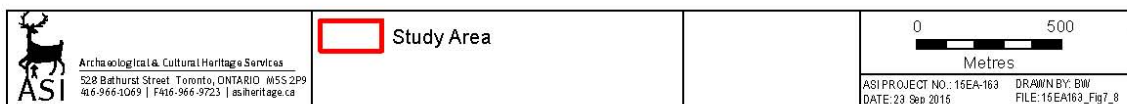


Figure 7: Subject Property located on the 1979 NTS Brampton Sheet.



Figure 8: Subject Property located on the 1989 Aerial Photograph.



Path: X:\2015 Projects\EA\15EA-163 Britannia Farm HIA\Drawings\15EA163\_hisL\_port.mxd

Figures 4-6: Subject Property Located on Historic Mapping.



### **3.0 EXISTING CONDITIONS**

#### **3.1 Introduction**

A field review was conducted by Joel Konrad, Cultural Heritage Specialist, ASI, on 4 September 2015 to survey and document the study area and environs. Entry to the property was not possible at the time of the scheduled field visit. Subsequently, the field review was conducted from the public right-of-way only. Data was collected to describe the existing conditions of the property, with particular emphasis on the southwest quarter of the property abutting McLaughlin Road, the area to be impacted by the proposed undertaking. Photographic documentation can be found in Appendix A.

#### **3.2 Britannia Road Property**

The existing property at 5490-5576 Hurontario Street is located on Lot 3, Concession 1 West of Centre Road (Hurontario Street), in the City of Mississauga. The property was donated to be held in trust for the local board of education in 1833 by King William IV. The land was intended to support the local Schoolhouse through rental revenue. Subsequently, most of the property retains its agricultural character. In addition, the property retains its original boundaries.

Four buildings are on the property. First, the single-room Britannia Schoolhouse is located at the north corner of the property (Plate 1). The rectangular brick building consists of a three-bay façade with one entrance and false rose window. The roof is gabled and retains a decorative cupola. A second two-storey, brick Georgian house is located to the southeast of the Britannia Schoolhouse (Plate 2). Named the Gardner-Dunton House, the residence consists of a primary, rectangular structure, a brick wing, and a rear stone addition. The roof is low-pitched with wood shingles and the gable ends retain cornice returns. The windows are a six-over-six pattern on the front elevation, with stone lintels and wooden lug sills. The Gardner-Dunton House is thought to be one of the best examples of the Georgian Survival style remaining in Mississauga. The Britannia Farmhouse is located to the southeast of the Gardner-Dunton house (Plate 3). The Designation By-Law for the Britannia Farmhouse describes the 200 acre property on which it sits, which was granted by the Crown to be held in trust for the “endowment, support and maintenance of a school in the Township of Toronto.” The house is a one-and-a-half storey, T-shaped Ontario Gothic frame structure with brick veneer. The brickwork is polychromatic and the house retains a high-pitched roof with wood shingles and a chimney at each gable end. The fenestration visible from Hurontario Street retains two-over-two sash windows and the front entrance has a double leaf door with a transom above. The final building, located to the southwest of the Gardner-Dunton House, is the Conover Barn (Plate 4). The barn features a gambrel roof, board cladding, and stone foundation.

To the south of the existing buildings, the landscape of the property is generally characterized by farmland, bisected by a tributary of Cooksville Creek (Plate 5), and separated by linear wooded areas. A single road runs generally northeast-southwest from Hurontario Street toward the south of the property. The southern quarter consists primarily of a wooded area stretching to McLaughlin Road (Plates 6-9). This woodland consists of primarily deciduous hardwood forest, including sugar maple and oak trees (Plates 10 and 11). The ‘Streetscape Design Guidelines for McLaughlin Road, Eglington Avenue to Britannia Road’, published in 1988, emphasises the importance of this corridor along McLaughlin Road, stating that the trees along the Peel Board of Education Lands “provide the aesthetic rhythm and enclosure of this scenic route” (City of Mississauga 1988: 2). The legal boundary of the property is demarcated by metal and wood post-and-wire fencing, much of it in a state of disrepair (Plates 12-14). Gabion slope protection is located along parts of the southwest border of the property along McLaughlin Road and a sidewalk



creates an informal boundary to the property (Plate 15). In addition, a concrete block retaining wall is located adjacent to the sidewalk stretching from Ceremonial Drive northwest to a laneway entry to the Britannia property (Plates 16 and 17). A metal gate spans the laneway and is attached to post-and-wire fencing on either side (Plates 18-21). The lane retains a sign indicating the entry to the Britannia Sugar Bush, Peel District School Board (Plate 22). Bristol Road and modern housing development comprise the south-eastern boundary of the property (Plates 23 and 24) while the north of the property borders commercial, educational and high density residential properties.

### 3.3 The Surrounding Environs

The surrounding environs feature a concentration of suburban development to the northeast, southeast, and southwest. The northwest of the property is characterized by commercial, medium-density residential and institutional properties. McLaughlin Road, at the western boundary of the property, is identified as a Scenic Route in the City of Mississauga's *Official Plan*, and is characterized by its wooded corridor.

## 4.0 CULTURAL HERITAGE VALUE OF THE BRITANNIA FARM PROPERTY

### 4.1 Evaluation

The Britannia Farm Property, encompassing Lot 3, Concession 1 West of Centre Road, is subject to multiple designation By-Laws by the City of Mississauga. These include the By-Law number 0442-2001 designating the Britannia Farm House (2001); By-Law 634-78 designating the Britannia School House (1979); and By-Law 166-92 designating the Gardner-Dunton House (1991). In addition, the property is recognized as a cultural heritage landscape in the City of Mississauga's *Cultural Landscape Inventory* (2005). Consequently, the property is considered to be of significant cultural heritage interest (See Appendix D).

Table 2 contains the evaluation of the Britannia Farm Property against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

**Table 2: Evaluation of the Britannia Farm Property using *Ontario Heritage Act* Regulation 9/06**

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property retains four buildings, three of which have individual designation By-Laws enacted by the City of Mississauga: the single-room Britannia Schoolhouse, the Britannia Farm House, and the Gardner-Dunton House. The rectangular brick Britannia Schoolhouse consists of a three-bay façade with one entrance and false rose window. The roof is gabled and retains a decorative cupola. The Gardner-Dunton House is a two-storey, Georgian house located to the southeast of the Britannia Schoolhouse. Named the Gardner-Dunton House, the residence consists of a primary, rectangular structure, a brick wing, and a rear stone addition. The roof is low-pitched with wood shingles and the gable ends retain cornice returns. The windows are a six-over-six pattern on the front elevation, with stone lintels and wooden lug sills. The Gardner-Dunton House is thought to be one of the best examples of the Georgian Survival style remaining in Mississauga, of which only two remain.

**Table 2: Evaluation of the Britannia Farm Property using *Ontario Heritage Act* Regulation 9/06**

	<p>The Britannia Farmhouse is a one-and-a-half storey, T-shaped Ontario Gothic frame structure with brick veneer. The brickwork is polychromatic and the house retains a high-pitched roof with wood shingles and a chimney at each gable end. The fenestration visible from Hurontario Street retains two-over-two sash windows and the front entrance has a double leaf door with a transom above. The final building, located to the southwest of the Gardner-Dunton House, is the Conover Barn . The barn features a gambrel roof, board cladding, and stone foundation.</p> <p>In addition, the property includes fields under cultivation, a remnant watercourse, remnant rail line, and existing sugar bush and wood lot. Taken as a whole, the Britannia Farm Property is a unique example of an intact, nineteenth-century agricultural property.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	The subject property is not known to meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property is not known to meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	<p>The Britannia Farm Property has associations with education in the Toronto Township dating back to 1833 when the land was bequeathed by the Crown to be held in trust for the education of children in the area. The Britannia Schoolhouse was built in 1852 and was used as a one-room schoolhouse until its closure in 1959. The property is still retained by the Peel School Board and is used as a teaching facility, demonstrating the enduring educational function of the property.</p> <p>The Britannia Farmhouse and associated lands, which encompass nearly the entirety of the property, have retained their agricultural use since the mid-nineteenth century.</p>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The Britannia Farm property contributes substantially to the understanding of the former Toronto Township and the communities that make up the City of Mississauga, particularly the settlement at Britannia. The Britannia Property is especially important in this regard as it is actively used to educate students about the community's agricultural history.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The subject property is not known to meet this criterion.

**Table 2: Evaluation of the Britannia Farm Property using *Ontario Heritage Act* Regulation 9/06**

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The southwest portion of the property bounded by McLaughlin Road is critical in maintaining the character of that streetscape. Noted for its rural character, McLaughlin Road is defined largely by the mature oak and maple trees located on the western boundary of the Britannia Farm Property.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is not known to meet this criterion.
iii. is a landmark.	The Britannia Farm Property is considered to be a landmark as the rural nature of the property provides a marked contrast from the modern suburban development that surrounds it. The property thus provides a unique and singular agricultural vista along Hurontario, Bristol, and McLaughlin Roads.

The subject property met at least one of the criteria contained in Regulation 9/06. The heritage significance of the property is demonstrated by its historical associations with early education in Toronto Township, its maintenance of the character of McLaughlin Drive, and the architectural and historical value of the four buildings located at the east of the property, three of which are designated under Regulation 9/06

#### **4.2 Statement of Cultural Heritage Value or Interest for the Britannia Farm Property, Mississauga**

The following has been adapted from the City of Mississauga's Cultural Landscape Inventory (2005) regarding the subject property:

Britannia Farm is one of a few remaining agricultural properties with the City of Mississauga. The property includes 80 ha (200 acres) and four heritage structures, two of which are original to the site, the farmhouse and school house, and two which were moved to the site from other locations within the City in 1990. The farm buildings are of a consistent scale and are representative of their period of construction. An additional heritage feature on the site is the remnant rail bed of the Suburban Electric Radial Railway which ran from Guelph to Toronto. The original field pattern, hedgerows, sugar bush, and fence lines are also significant in terms of the agricultural history of the site. In 1989, a master plan to preserve the agricultural landscape as a teaching resource was prepared by the Landplan Collaborative Ltd. The farm was dedicated to the local board of Education in 1833 by William the Fourth of England as an educational trust. The heritage significance of the site remains, one of the last remaining agricultural landscapes in the City of Mississauga.

See Appendix D for the City of Mississauga Cultural Landscape Inventory entry for the Britannia Farm Property, as well as the individual By-Laws for the Britannia School House, the Britannia Farm House, and the Gardner-Dunton House.

Heritage attributes that express the values of the subject property include, but are not limited to:

- Britannia School House;
- Britannia Farm House;
- Gardner-Dunton House;
- Original hedgerows;
- Original field pattern;
- Mature oak and maple trees lining McLaughlin Road;
- Sugar bush; and
- Fence lines.

## **5.0 CONSERVATION STRATEGY**

### **5.1 Proposed Work**

Based on the available drawings (Appendix B), property acquisition will take place along the east side of McLaughlin Road from Ceremonial Drive northerly to the northern limits of the Britannia Farm property. This will result in alterations to the setting of the resource through encroachment, and direct impacts to character-defining elements, including: removal of established trees along the road and along the western edge of the Britannia Sugar Bush; and removal of part of the driveway leading into the Britannia Sugar Bush. The introduction of retaining walls will likely result in removal of the former gate/entrance associated with the former Guelph-Toronto Radial Railway alignment crossing at McLaughlin Road, located on the east side of McLaughlin Road to the south of Ceremonial Drive.

#### ***5.1.1 Measurement of Development or Site Alteration Impact***

According to the available documentation, the proposed plan will destroy approximately 195 square metres of mature plantings, with the greatest impact concentrated opposite the intersection with Ceremonial Drive. An additional 20 square metres is also required for a proposed bus pad in the same location.

#### ***5.1.2 Impact Assessment***

To assess the potential impacts of the proposed development on the cultural heritage value of the Britannia Farm Property, the identified heritage attributes were considered against a range of possible impacts as outlined in the *Ontario Heritage Tool Kit* (2006), which include:

- Destruction of any, or part of any, significant heritage attribute or feature.
- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden.
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.



- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature.
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- Soil Disturbance such as a change in grade, or an alteration of the drainage pattern or excavation.

Based on the current proposed development concept (Appendix B), the Britannia Farm Property will be directly impacted through removal of 195-215 square metres of mature plantings.

Table 3: Impact Assessment – Britannia Farm Property	
Impact	Potential impacts of the removal of mature plantings on the Britannia Farm Property along McLaughlin Road
Destruction, removal or relocation	<p>The proposed development will remove a portion of the mature plantings located along McLaughlin Road. These plantings are an identified attribute of the Britannia Farm Property, a recognized cultural heritage landscape in the City of Mississauga's Cultural Landscape Inventory, that maintains:</p> <ul style="list-style-type: none"> <li>- Associations with the agricultural character of the property</li> <li>- The context of McLaughlin Road, a designated Scenic Route in the City of Mississauga's Official Plan; and</li> <li>- Connections with the continuing function of the property's use as an educational tool for the immediate community.</li> </ul>
Alteration	<p>The proposed development will precipitate the following alterations to the subject property:</p> <ul style="list-style-type: none"> <li>- Removal identified attributes (i.e., mature trees) that contribute to the scenic character of the cultural heritage resource</li> </ul> <p>The Proposed Development Concept (see Appendix B) demonstrates alteration to the visual relationship of the subject property to the surrounding area. While the alteration is minor, it will likely alter the scenic nature of McLaughlin Road, which is identified as a Scenic Route by the City of Mississauga.</p>
Shadows	No impact anticipated.
Isolation	No impact anticipated as the trees proposed for removal are located at the edge of the property.
Direct or indirect obstruction of significant views	No impact anticipated as the trees proposed for removal are located at the edge of the property.
A change in land use	No impact anticipated.
Soil disturbance	There is expected soil disturbance involved in the removal of the mature plantings along McLaughlin Road.



## 5.2 Conservation Strategy Objectives

Based on the results of archival research, a site visit, heritage evaluation, and analysis of impacts of the proposed undertaking, the following conservation strategy has been developed. The conservation strategy has been developed in accordance with the Ministry of Culture's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (See Appendix D). In addition, Parks Canada's *Standards and Guidelines for the Conservation of Historic Places* recommendations have been considered, and in particular that the developer "use the gentlest means possible for any intervention" in order to "respect heritage value when undertaking an intervention" (Canada's Historic Places 2010: 22). Further, the conservation strategy builds upon the recommendations of the McLaughlin Streetscape study, and particularly the following statement:

Re-establishment and reinforcement of the Board of Education woodlot edge immediately after construction is of paramount importance. Loss of edge vegetation is a main cause of woodlot degradation through windthrow and sunscorch. Unless the edge receives substantial reinforcement plantings, a "domino effect" of tree loss takes place. Careful attention to tying existing grades within the woodlot to new grades within the McLaughlin Road R.O.W. is required to eliminate any chance of ponding and subsequent tree loss.

Trees which are indigenous to existing woodlots abutting McLaughlin Road are to be selected with regard for tolerance to urban conditions. For a list of recommended plant materials, proponents of development should consult with the Forestry Section of the Recreation and Parks Department.

Thus, the conservation strategy has been designed to:

- Avoid identified heritage attributes.

As such, the following conservation objective should be adopted:

- The proposed development should be planned to avoid direct and indirect impacts to heritage attributes associated with the Britannia Farm Property and to result in compatible alterations to the property.

## 6.0 CONSERVATION AND MITIGATION RECOMMENDATIONS

The proposed development at the Britannia Farm Property in the City of Mississauga will remove approximately 195 to 215 square metres of mature plantings along the edge of the property adjacent to McLaughlin Road. Based on the review of the City of Mississauga's designation By-Laws for the Britannia School House, the Britannia Farm House, and the Gardner-Dunton House, as well as the City of Mississauga's Cultural Landscape Inventory and the McLaughlin Road 'Streetscape Design Guidelines', the heritage value of the property was firmly established. Further archival research, field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes confirmed this heritage value. The following recommendations have been made based on the determined heritage values of the identified cultural heritage resource and in consideration of overall impacts to the property and surrounding environs:

1. The proposed development should attempt to avoid direct and indirect impacts to heritage attributes associated with the Britannia Farm Property to result in compatible alterations to the property.
2. If the western portion of the property along McLaughlin Road is to be impacted through the removal of mature plantings, a landscapedocumentation report should be completed to document th existing conditions of the subject property prior to construction.This report should be completed by a qualified cultural heritage professional to serve as a final record of this resource once it has been removed. The report should include input from a certified arborist to catalogue the size, species and location of individual mature trees on the lot.

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## APPENDIX A: Photographic Documentation



Plate 1: View  
west toward the  
Britannia School  
House.



Plate 2: View  
southwest  
toward the  
Gardner-Dunton  
House.



Plate 3: View  
southwest to the  
Britannia Farm  
House.



Plate 4: View  
northwest to the  
Conover Barn.





Plate 5: View  
west towards  
Cooksville  
Creek.



Plate 6: View  
north along  
McLaughlin Road  
with the study  
area on the left.



Plate 7: View  
south along  
McLaughlin Road  
with the study  
area on the right.

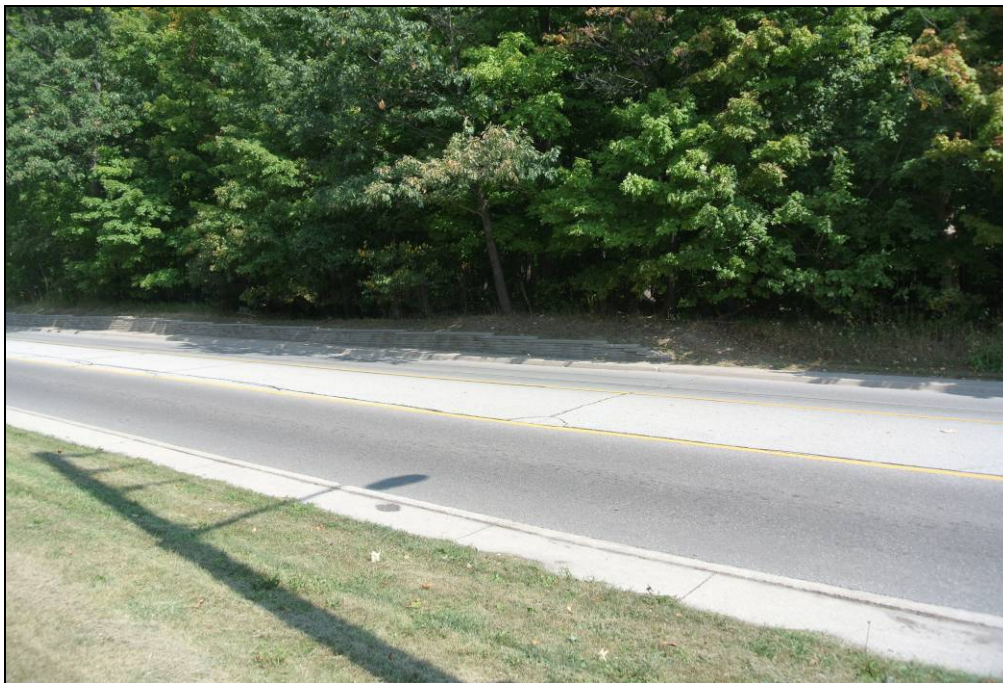


Plate 8: View  
north towards  
the study area  
from the  
southwest side  
of McLaughlin  
Road.





Plate 9: View east toward the study area from the southwest side of McLaughlin Road.

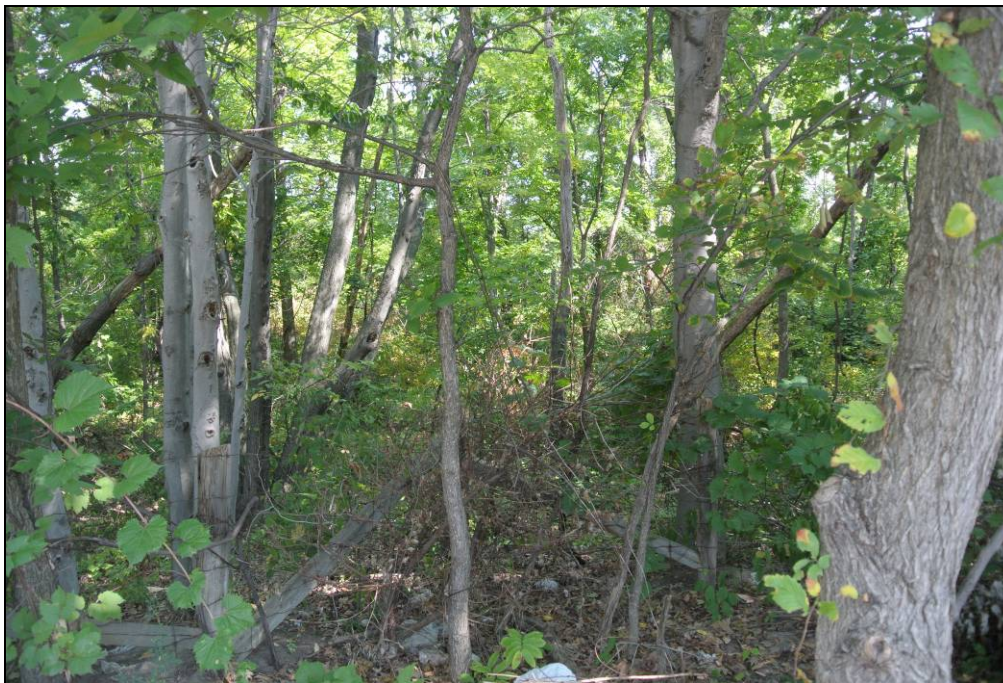


Plate 10: View into the study area, looking north. Note the Beech, Oak, and Maple trees.





Plate 11: Detail of the wooded portion of the study area along McLaughlin Road.



Plate 12: View toward a portion of the post-and-wire fencing along the study area border, looking north.





Plate 13: View of post-and-wire fencing within the study area, looking northeast.



Plate 14: Detail of the post-and-wire fencing at the southwestern border of the study area.





Plate 15: Detail of gabion slope protection located sporadically along the southwestern border of the study area.



Plate 16: View southeast along McLaughlin Road. Note the concrete block slope protection along the northwest side of McLaughlin Road.





Plate 17: Detail of the concrete block slope protection.



Plate 18: View northeast towards the laneway leading into the study area.





Plate 19: View of  
the laneway  
looking north..



Plate 20: Detail  
of the metal gate  
blocking the  
laneway.





Plate 21: Detail of the post-and-wire fencing on either side of the metal gate.



Plate 22: Detail of the sign located at the gateway. The sign reads "Britannia Sugarbush: The Peel School Board."



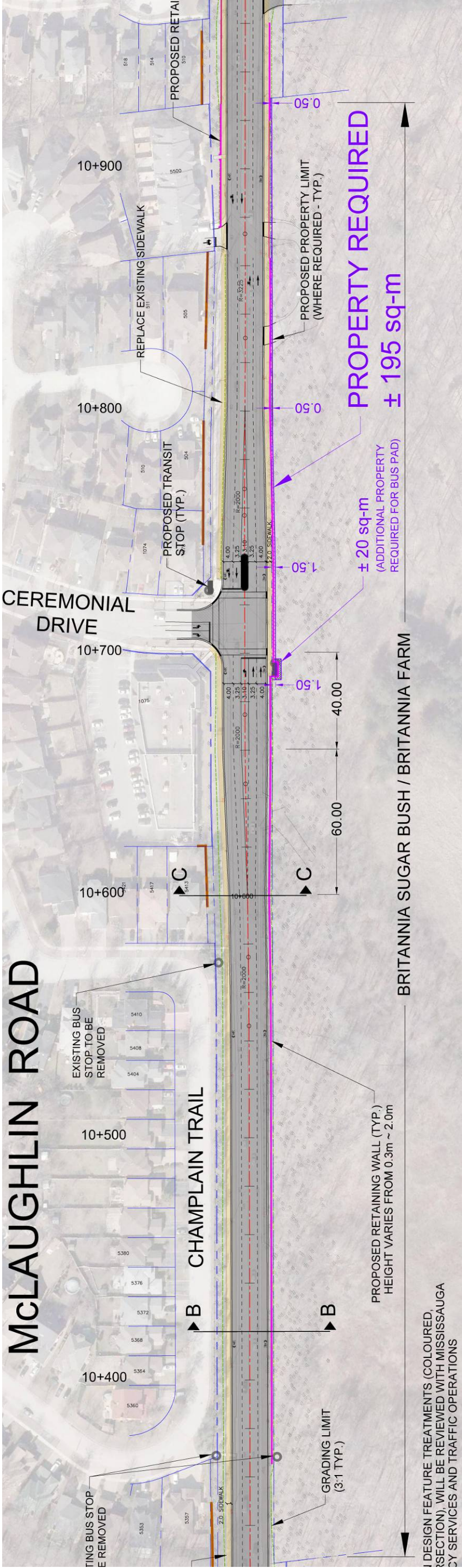
Plate 23: View  
west across  
Bristol Road.



Plate 24: View  
north into the  
study area from  
Bristol Road.



APPENDIX B: Proposed Road Improvements to McLaughlin Road  
(IBI 2015)





## **APPENDIX C: Conservation Principles**

- Ministry of Culture's Eight Guiding Principles in the Conservation of Built Heritage Properties
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada

### Eight Guiding Principles in the Conservation of Built Heritage Properties

#### **1. RESPECT FOR DOCUMENTARY EVIDENCE:**

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

#### **2. RESPECT FOR THE ORIGINAL LOCATION:**

Do not move buildings unless there is no other means to save them.

Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

#### **3. RESPECT FOR HISTORIC MATERIAL:**

Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

#### **4. RESPECT FOR ORIGINAL FABRIC:**

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

#### **5. RESPECT FOR THE BUILDING'S HISTORY:**

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

#### **6. REVERSIBILITY:**

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

#### **7. LEGIBILITY:**

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

#### **8. MAINTENANCE:**

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

(Source: [http://www.culture.gov.on.ca/english/heritage/info\\_sheets/info\\_sheet\\_8principles.htm](http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm))

### Standards for the Conservation of Historic Places in Canada

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.

### **Additional Standards Relating to Rehabilitation**

1. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
2. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

3. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

#### **Additional Standards Relating to Restoration**

1. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
2. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

(Source: Excerpted from Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2003)

## APPENDIX D: Property Designations



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER *166-92*

A by-law to designate the "Gardner-Dunton House" located at 5520 Hurontario Street, as being of architectural significance

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

WHEREAS Notice of Intention to so designate the "Gardner-Dunton House" located at 5520 Hurontario Street, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Council of the Corporation of the City of Mississauga.

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

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

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "Gardner-Dunton House" located at 5520 Hurontario Street, be designated as being of architectural significance under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this *13th* day of *April*, 1992.



*[Signature]*  
MAYOR  
*[Signature]*  
CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0442-2001

A by-law to designate the property located at 5520 Hurontario Street  
as being of historical, architectural and contextual significance

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

AND WHEREAS Notice of Intention to so designate the property located at 5520  
Hurontario Street, in the City of Mississauga, has been duly published and served, and  
no notice of objection to such designation has been received by the Clerk of The  
Corporation of the City of Mississauga;

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

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

1. That the real property located at 5520 Hurontario Street, City of Mississauga,  
and legally described in Schedule 'B' attached hereto, is hereby designated as  
being of historic value under Part IV of The Ontario Heritage Act, R.S.O. 1990,  
Chapter 0.18, as amended.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be  
served upon the owner of the aforesaid property, and upon the Ontario Heritage  
Foundation, and to cause notice of this by-law to be published in a newspaper  
having general circulation in the City of Mississauga.
3. That Schedules "A" and "B" form an integral part of this by-law.
4. That the Office of the City Solicitor is hereby directed to register a copy of this  
by-law against the property located at 5520 Hurontario Street in the proper land  
registry office.

ENACTED AND PASSED this 12th day of September, 2001.



MAYOR

CLERK

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 634-78

A By-law to designate the "Britannia School House"  
of architectural value and of historic interest.

WHEREAS the Ontario Heritage Act, S.O. 1974, Chapter 122,  
Section 29(6), authorizes the Council of a Municipality to enact  
by-laws to designate real property including all the buildings and  
structures thereon, to be of historic or architectural value or  
interest; and

WHEREAS notice of intention to so designate the "Britannia  
School House" located on the west side of Hurontario Street,  
south of Britannia Road, having been duly published and served  
and no notice of objection to such designation having been received  
by the Council of the Corporation of the City of Mississauga.

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

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

1. That the real property, more particularly described in  
Schedule 'B' hereto, known as the "Britannia School House"  
on the west side of Hurontario Street south of Britannia  
Road, be designated as being of architectural and historic  
value or interest.
2. That the City Clerk is hereby authorized to cause a copy  
of this by-law to be served upon the owner of the aforesaid  
property and upon the Ontario Heritage Foundation and to  
cause notice of this by-law to be published in a newspaper  
having general circulation in the City of Mississauga.

ENACTED and PASSED this 10th day of October, 1978.



[Signature] MAYOR  
[Signature] CLERK





## Cultural Landscape Inventory

### Britannia Farm

L-AG-3

**Location** Located on Hurontario Street and north of Bristol Road

**Heritage or Other Designation** Farmhouse and Britannia Schoolhouse 684-78

**Landscape Type** Agricultural

#### LANDSCAPE ENVIRONMENT

- ☐ Scenic and Visual Quality
- ☒ Natural Environment
- ☐ Horticultural Interest
- ☒ Landscape Design, Type and Technological Interest

#### HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

#### BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality
- ☒ Consistent Early Environs (pre-W/World War II)
- ☒ Consistent Scale of Built Features
- ☒ Unique Architectural Features/Buildings
- ☒ Designated Structures

#### OTHER

- ☒ Historical or Archaeological Interest
- ☒ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value





## Cultural Landscape Inventory

### Britannia Farm

L-AG-3

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#### SITE DESCRIPTION

Britannia Farm is one of a few remaining agricultural properties within the City of Mississauga. The property includes 80 ha (200 A) and four heritage structures, two of which are original to the site, the farmhouse and school house, and two which were moved to the site from other locations within the City in 1990. The farm buildings are of a consistent scale and are representative of their period of construction. An additional heritage feature on the site is the remnant rail bed of the Suburban Electric Radial Railway which ran from Guelph to Toronto. The original field pattern, hedge rows, sugar bush and fence lines are also significant in terms of the agricultural history of the site. In 1989, a master plan to preserve the agricultural landscape as a teaching resource was prepared by The Landplan Collaborative Ltd. The farm was dedicated to the local Board of Education in 1833 by William the Fourth of England as an educational trust. The heritage significance of the site remains, one of the last remaining agricultural landscapes in the City of Mississauga.  
For more information visit: [www.britanniashoolhouse.org](http://www.britanniashoolhouse.org)

