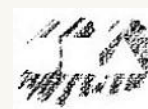


Heritage Impact Assessment related to 611 Derry Road West, Meadowvale



The Bell-Conover House



James Bailey Architect
April 2021

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This study has been commissioned by its current owner in support of an application for demolishing a house at 611 Derry Road West, Mississauga. It specifically addresses the architectural resources of the property which has been listed on the City's list of properties of historical interest. This study provides an evaluation of the house in respect to Ontario Regulation 9/06 made under the Ontario Heritage Act. The conclusions represent the independent opinions of the author.

Given that the study has been undertaken under the limitations of social distancing and stay-at-home orders due to the pandemic, some usual sources of information have not been available.

EXECUTIVE SUMMARY

In September, 2020, James Bailey was retained by one of the owners of this property, Mr. Jim Ghimery, to prepare a Heritage Impact Assessment as quickly as possible. In May of that year, the house had suffered a disastrous fire and our understanding was that both the Mississauga Fire Department and the City of Mississauga Building Department were exerting pressure on the Owner to demolish the remains of the structure in order to ensure public safety.

The house has been included on a list of properties that the City of Mississauga considered being of historical interest (that is, it is 'listed' but has not been "designated" under Ontario Regulation 9/06 of the Ontario Heritage Act). Because of this status, demolition is not permitted without a Heritage Impact Assessment.

Previous to our services being sought out, the Owner had retained a structural engineer to evaluate the stability of the house. SRK & Associates did not deliver a final assessment until November 29, 2020, after we were well along with our evaluation.

We had visited the site on September 22 to conduct our own investigations, however the Owner was clear that his engineer had provided clear instructions that we not enter the house. All our investigations, therefore, had to be from the exterior..

In addition, we were provided with a set of photographs that the Owner indicated had been taken by the fire investigators. The picture properties indicate that these were only taken on September 4, 2020, however that might have been the date of when they were copied. Some of these photographs have been included in this report, given that they are the only views we have of the interior fire damage.

Our evaluation of the SRK & Associates report was that Samesh Rajkarnikar, P.Eng. had had little experience with nineteenth century construction, which was confirmed by a review of that firm's webpage.

For this reason, and with the encouragement of John Dunlop, the City of Mississauga Heritage Officer responsible for Meadowvale Village, we proposed to Mr. Ghimery, that he retain a second structural engineer, and one who could better interpret the remains of this house, whether he might enter or not.

Gerry Zegerius, P. Eng., CAHP, a Senior Associate of Tacoma Engineers, was retained in early February, 2021 and a subsequent inspection was conducted on March 15th. His report confirmed our own conclusion—that the house was beyond savings.

Our own historical investigations established that, based on the criteria established under Regulation 9/06 of the Ontario Heritage Act, the house had some significant historical associations with early Meadowvale families and as well, has over time become a landmark along Derry Road West, but our conclusion is to support the demolition of this listed property.

For the record, we must add that the house suffered a future conflagration on March 31, 2021. The property has been impossible to secure, and in our view demolition must proceed as quickly as is possible.

1.0 Design Proposal and Report Objective

This is a study of a badly damaged house located on a 1.75 acre property located at the north edge of Mississauga, in the Old Meadowvale Village area. The Owners don't have any immediate plans for the property, but regard it more as a longer term investment.

There is a 19th century house on the property and during the night of May 4, 2020 a fire left the structure very badly damaged. Since that first fire, the unprotected house has experienced yet another fire set by intruders.

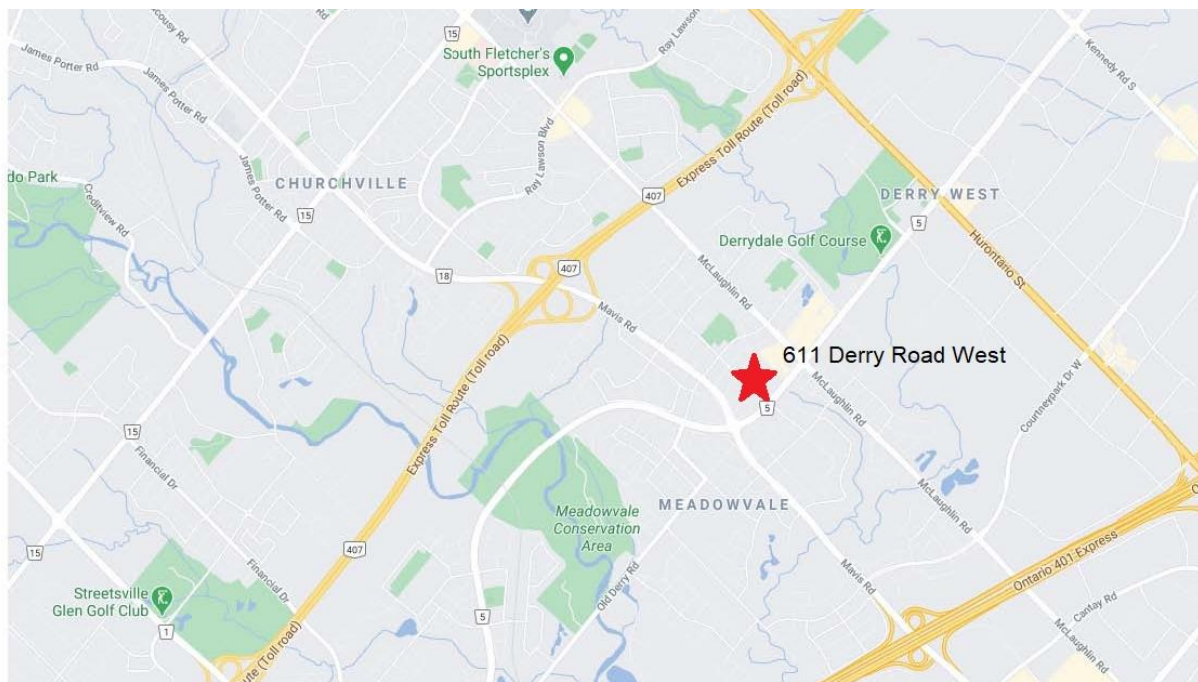
Because the house, as it stands, represents a public safety hazard, a City of Mississauga Building Inspector is asking that it be demolished. As this house has been listed on the City of Mississauga's Properties of Historical Interest, this status becomes an impediment to acting on this order without a Heritage Impact Assessment.

This study will, therefore, attempt to ascertain the importance of the house to the community, based on the criteria established by Regulation 9/06 under the Ontario Heritage act of 1986.

And while this study cannot be seen as being a condition audit, because of the very restricted access, it will document its present condition.

2.0 Location of Subject Property

611 Derry Road West is located on the north side of Derry Road West a bit over a mile (1.86 km) west of Hurontario Street. It sits on the eastern half of Lot 11, Concession 2, west of Hurontario, which was surveyed in 1818 (the "New Survey").



Map courtesy of Google Maps

While the neighborhood in which this property is located is known as Old Meadowvale Village, the nucleus of the Old Meadowvale Village Heritage Conservation District is to the west of Mavis Road and a half mile from the property under review. The Meadowvale Village HCD was designated by the City of Mississauga in 1980 under part V of the Ontario Heritage Act (By-law 453-80).

Old Meadowvale Village includes a large number of mostly (but not exclusively) residential properties which have been designated under the Ontario Heritage Act, either by virtue of their individual histories, or other merits, or they have been protected as part of an heritage landscape.

The planning guidelines set in place for properties within the Old Meadowvale Village Heritage Conservation District do not apply to this property.

Individual other properties designated in the area include:

- Derry West Cemetery, 25 Derry Road West
- Hunter-Holmes House, 185 Derry Road West
- Derrydale Golf Course; 185 Derry Road West
- Brown-Vooro House, 6970 Vicar Gate;

In addition, there are properties have been identified as having historical interest and have been listed by the City of Mississauga.

3.0 Name and address of Owner

The property is owned by a group of investors operating under the name of Realux Mississauga Inc.. The mailing address of the company is 251 Siderno Crescent, Vaughan, Ontario L4L 9M8. Jimmy Ghimery has been authorized to deal with the property as a property manager, and he can be reached at (647) 407-7876 or jim.ghimery@gmail.com.

4.0 Description of the Property and House

4.1 Description of the Property

The subject of this study is a badly damaged 19th century house on a sizable property which seems to have been left over after the abutting properties were developed with tightly packed middle-of-the-road housing, both medium- and low-density.

It is located on Derry Road West just to the west of McLaughlin Road and just east of where Derry Road—a significant arterial road—has been diverted northwards through the Meadowvale Conservation Area, in order to minimize car traffic through Old Meadowvale.

Our understanding is that the last use of this house and the adjacent land was as a fruit and vegetable stand as well as a seasonal garden centre. It was known as CM Minifarms, owned and operated by Cosimo Triumbari. It was reported that this business has relocated to 13540 Kennedy Road, Caledon in 2017.

The property features a number of mature hardwood trees. The lot around the house and to the west is sodded. To the northeast is a graveled parking lot which was useful when the property had a commercial use.

The legal description of the property is PT LT 11, CON 2 WEST OF HURONTARIO ST, AS IN RO796202, EXCEPT PT 1, EXPROP PL RO1025844 CITY OF MISSISSAUGA



CM MINI FARMS

QUALITY AND VARIETY

Like 6

Home Our Selection Fruits and Vegetables Gardening Tips & Useful Links About

Suppliers Directory

CM MINI FARMS
Store Line
(905)-564-2379

COSIMO TRIUMBARI
Owner

Get In Touch

Email:
triumband@gmail.com

Address:
611 Derry Road West,
Mississauga, Ontario

Hours of Operation:
Mon-Fri: 9:00-7:00
Sat-Sun: 9:00-7:30

To better understand the description which follows, we ask that you take Old Derry Road as following an east-west alignment when directions are being referred to.

Pictured below is a condominium development which abuts the property on the western side. The housing units are side by side, semi-detached units standing two stories in height.

Housing to the east is single family homes, similar in vintage and architecture to those to the north and east.

Housing to the West of 611 Derry Road West



Housing to the North of 611 Derry Road W.



4.1 Description of the House

It is a challenge to begin to describe a house which has been so disfigured by last May's fire last May. Access to the interior has been restricted.

This is a storey-and-a-half brick house which sits centered on its 1.75 acre (7102.8 m²) lot. It faces Derry Road which has been a significant thoroughfare for two centuries---although not the higher speed arterial road that it is today.

The main façade facing Derry is a well balanced composition with a central door set in a paneled embrasure with what remains of a transom window and sidelights. Matched flat headed window openings are placed central to the parged brick walls either side of this entrance. Above the doorway is a single pointed head window, the only window providing light to the second livable floor area (although not a second floor as defined in the tax laws of 1807 in Upper Canada.)

Either the result of work by the fire-fighters, or since the fire, the existing windows have all been destroyed. From what remains, they are no longer original wood windows.

The main body of the house is under a gable roof which runs east to west. A further gabled wing runs northward on the axis of the main house. Whether this wing is original cannot be determined without access into the house and below it.

Looking at the west façade, the main body of the house has two identical windows at the main floor level, and two similar windows placed above these serving the second floor. Alongside the rear wing is what could have been a sunroom. It has a shed (or lean-to) roof. Large window openings have been covered with plywood for security reasons.

What could have been either a garage, a barn or a machine shed is what first catches the eye when examining the north elevation of the house. It extends more than 40 feet eastward from the house. It is of wood construction with vertical boards as its cladding. It is a small wonder that this part of the ensemble was not damaged by the fire, because it has the look of a tinder-box.

The east side of the house is close to being a mirror image of the west elevation with two exceptions. Where the west has the sunroom, there is a large roof area open on two sides--likely an area used for outdoor garden sales if we examine the history of the property. Also, the main floor window opening nearest Derry Road on this facade is a bay window (which appears to have been a modification at some point in the history of the house).

The roof of the house (we would think a 4:5) slope, is clad in asphalt shingles. There are three brick chimneys. One is located to the east of where the rear wing joins the front part of the house (that portion under the east-west ridge). A second is at the north end of the north-south ridge. A third chimney seems to serve the rear shed placed as it is at the intersection of the house and the shed.

Due to the fragile condition of the house, we were unable to enter the house. This prevented us from preparing the record drawings which would be usual for a report such as this. No floor plans can be included in this report.

There is one additional building on the property--a chicken coop is our guess. It is located along the north property line. It is of wood frame construction, unfinished wood siding, and an asphalt-shingle gable roof.



Front Façade (south)



West Façade



Rear (north) façade



Driveshed to East of Main House (view from the North)



East Façade (view from parking lot)



Secondary Building along North Property Line (Chicken Coop?)

INTERIOR PHOTOGRAPHS (provided by the Owner following the fire).



View toward the NW into living room



View of central stairway



View to the east (bay window opening)



Wall construction detail

5.0 Historical Research

The focus of the archival research on this property has been to confirm when the existing house was built and subsequently modified, who has occupied the house and its relationship to the historic village of Meadowvale.

Based on sources that are listed in the references listed elsewhere in this study, we have concluded that ownership and/or occupancy of the house has been as follows. (*Items in italic text are not specific to the house, but to other addresses for assumed occupants.*)

YEAR	OWNER/OCCUPANT	DETAILS	SOURCE
1851(?)	Hugh Bell (1810-1866) takes patent for the full lot 11 from the Crown	Patent	Land Title records
1839	William Bell (1839-?)	Is willed the full lot 11	
1857	Robert Bell (1812-	Purchase of the E½ of lot 11 from the crown by Robert Bell for £200	Land Title records Transaction #2345
1859	William Cawthra	William Cawthra carries a mortgage on the E½ of lot 11 for Robert Bell et al for £400	Land Title records Transaction #6351
1859	<i>Tremaine Map shows a farmstead and attributes it to Robert Bell</i>		1859 Tremaine Map
1861	<i>Hugh Bell (farmer) is listed in this Canada Census as age 50 with a son William aged 22 and wife Susanna aged 51</i> <i>A Robert Bell is listed as a school teacher and a bachelor. Catholic rather than Church of England....a different family</i>		1861 Canada Census
1867	George Love	Purchases the E½ of lot 11 from Robert Bell for \$4,100 (\$400 Cawthra mortgage taken on)	Land Title records Transaction #15946
	<i>Susanna Bell (wife of William Bell) is indicated as being "head of the household".</i>		1871 Canada Census
1877	<i>George Love is indicated as being the owner of the east half of lot 11 and Gooderham & Worts owning the west half of both lots 11 and 12</i>		<i>Peel County Map Walker & Miles, 1877</i>
1878	James Hunter (1834-1881)	Purchased E½ from George Love for \$5000	Land Title records Transaction #2335
	<i>*Death of James Hunter registered in both Brampton and in Toronto Township on August 13, 1881</i>		Ancestry.ca
1879	William D. Hunter (1851-)	East half is willed this property by his father	Land Title records Transaction #2743
1881	George Evans (1795-1886)	Purchased E½ from estate of W.D. Hunter for \$7000	Land Title records Transaction #3476
1886	William B. Gardner (1849-1918)	Purchased E½ from estate of George Evans for \$7300	Land Title records Transaction #6059

YEAR	OWNER/OCCUPANT	DETAILS	SOURCE
1910	William J. Torrens (1875-1947)	Purchased E½ from W. B. Garner for \$2600	Land Title records Transaction #13815
1910	<i>*William Gardner is listed as a Merchant and Charles H. Gardner as a Farmer on the 1910 Marriage Register of Charles and Christine Sibbald.</i>		Ancestry.ca
1916	General Francis L. Lessard (1860-1927)	Purchased E½ from W.J. Torrens for \$9000	Land Title records Transaction #17850
	<i>General Francis L. Lessard was a distinguished Canadian military figure and a Director of the CNE who retired to Meadowvale in 1919 and died of stomach cancer in 1927</i>		Dictionary of Canadian Biography
1920	Charles H. Gardner (1881-1944?)	Purchased E½ from F. L. Lessard for \$1 & C.	Land Title records Transaction #20463
	<i>The 1921 Canada Census lists both General Lessard and Charles Gardner. Gardner is listed as "farmer"; Lessard shows "income" (which likely means other sources of income)</i>		1921 Canada Census
1944	Sarah Franklin and Harry Franklin (1906- ?) joint tenants	Purchased the E½ from the estate of Charles C.H. Gardner for \$1	Land Title records Transaction #49688
1945	<i>Peel County Voter's list shows Harry Franklin (farmer) and Mrs. Franklin in Meadowvale; Charles Gardner (gentleman) and Mrs. Gardner also listed.</i>		Ancestry.ca
1947	Director of the Federal Land Act	5 acres purchased from Sarah and Harry Franklin for \$5000	Land Title record transaction #49921
1948	Director of the Federal Land Act	5 acres purchased from Sarah and Harry Franklin for \$5000 Part E½ commencing 1243.5' (409.5M) from E line then N 264' (80M) x E. 825' (251M) x S 264' x W825'	Land Title records Transaction #117806 which corrected description in transaction #
1958	Col. Reginald V. Coroner (1891-1969)	From the Director of the Federal Land Act.	Land Title records transaction #117806, cross-referenced to #49921
1960	County of Peel requiring ROW for Derry Road West		Land Title records
1961	Edward F. Coroner		Land Title records Transaction #138932

YEAR	OWNER/OCCUPANT	DETAILS	SOURCE
1972	Renzo Taverne & Vincenza Taverne (nee Vavenna) as joint tenants	Granted by Edward F. Coroner and Garnet Britton, executors of Reginald V. Coroner's estate. Cross referenced to transaction #138932	Land Title records Transaction #224838VS
1982	Remortgaging by Renzo Taverne & Vincenza Taverne	\$50,000 mortgage on property they bought in 1972. Description describes current lot.	Land Title records Transaction #600836
1984	<i>Designated as Heritage Conservation Area on April 5, 1984. Details recorded on Land Title records of Lot 10 Conc 2 WHS</i>		By-law 453-80 Land Title records Transaction #677042
1987	Cosimo Triumbari and Maria Triumbari	For many years the Triumbari's operated CM Minimart	Land Titles record Transaction #796202 Cross-referenced to #224838VS
2017	Realux Mississauga Inc.	Purchased from the Triumbari's	

An analysis of this material is included under Section 6.2

6.0 Statement of Significance of the Property

Ontario Regulation 9/06 made under the Ontario Heritage Act establishes three criteria for determining Cultural Heritage Value or Interest.

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

We will evaluate this property based on these criteria, on the following pages.

6.1 Design or physical value

There are challenges in assessing the design or physical value of a house which has been very badly damaged by fire, and then has been sitting unprotected for a number of months.

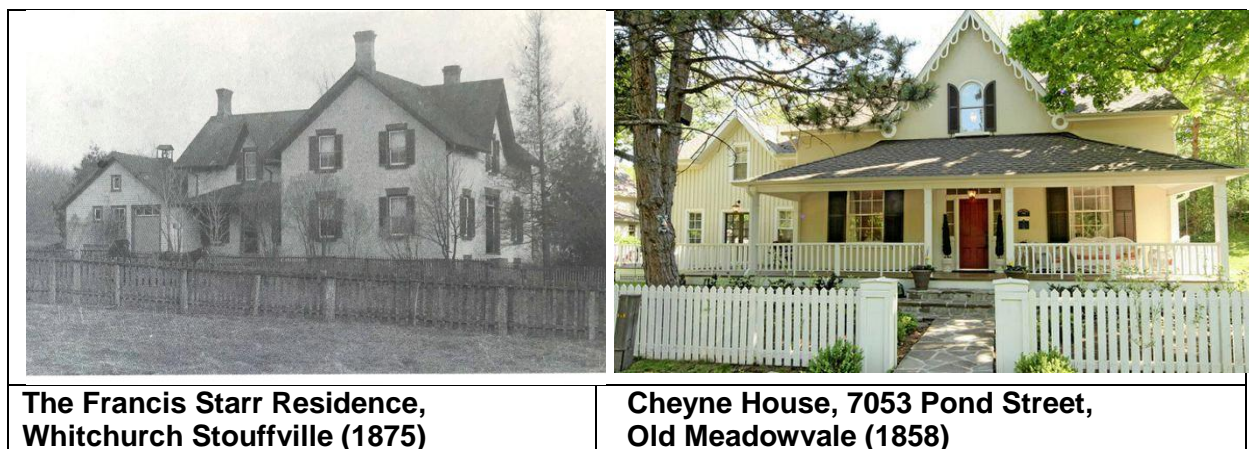
The exterior is stucco over masonry. Based on the one photograph where a bay window was introduced, there is evidence of that the walls are bearing masonry (double brick), however an interior picture (we don't know where in the building it has been taken) shows evidence of an insulated wood stud wall.



This one and half storey house is an example of how building styles were influenced by taxation in the Ontario of the day. Taxes were based on the number of stories, the number of fireplaces and building materials. This house would have been taxed at the rate of one and a half stories even though there were two full floors.

It is very similar to other homes of similar vintage found both in Meadowvale and elsewhere.

Both in terms of establishing the age of the house as well as understanding how it might have been detailed including the fenestration, we have researched a couple of existing, 19th century Ontario homes which approximate the gutted house on this property. The similarities to the Cheyne house is striking.



Without access, we are unable to undertake the kinds of physical inspection that would be usual for such a report.

In terms of its style, the house is not unique architecturally--in fact, it is the archetypal Ontario farmhouse. It also finds itself no longer in the context for which it was conceived—that is, as a rural farmhouse and part of a farmstead.

DESIGN OR PHYSICAL VALUE	
Is it a rare, unique, representative or early example of a style, type, expression, material or construction method	NO This house is one of several in the immediate area which represent an archetypal Ontario Gothic Vernacular farm house.
Displays a high degree of craftsmanship or artistic merit	NO If there were elements of this house that were beautifully crafted, they are not apparent in the current state of the house.
Demonstrates a high degree of technical or scientific achievement	NO Without closer examination it is not possible to determine how the house has been built, however we doubt that we will find any demonstration of technical or scientific achievement in this house.
CONCLUSION: The house cannot be considered as having high design and physical value	

6.2 Historical or associative value

The title to this property has passed through many hands since the patent for the land was taken by Hugh Bell in 1851. Owners of note include the following:

The Bell family

After consultation with Matthew Wilkinson of Heritage Mississauga, we have concluded that the patent for the East ½ of Lot 11, Concession 2 WHS was issued to Robert Bell.

Hugh (1810-1866) and Robert (1812- ?) were brothers. Their father was William Bell (1777-1839), who with his wife Flora Ann Little (1779-1856), came to Canada from Fermanagh, Ireland with these two boys in c. 1836. Hugh was listed as a farmer and hotel keeper; Robert listed as a blacksmith.

On the land title transcripts for the property Hugh is recorded as having the patent for the full 100 acres of Lot 11 Con. 2 WHS but a further correction seems to reduce this patent to the W ½ of Lot 11 Con 2.

The 1871 Canada Census confirms Love was a farmer, who was born in Ireland and was Presbyterian.

George Love kept ownership until 1876 when he sold it to James Hunter for \$5000, which indicates that he could have resided in the house for 17 years.

James and William Hunter

William, the son of James Hunter, was willed the property in 1879, however when George Evans, the next owner purchased the property in 1881 it was recorded that he had bought the property from James and not William.

In our research we came across two death certificates for William with the same date of August 13, 1881--one for Toronto Township, and the second for the Town of Brampton.

Our research through the 1851 Canada census shows us a George Evans who was born in 1795 working as a farmer and living with his wife Jane (on who's gravestone George's date of death is indicated). He bought the farm at an old age, and was only on it for five years before his death.

William B. Gardner bought the house from the Estate of George Evans in 1886 and lived on the property until 1910 when it was purchased by William Torrens. William Gardner was listed as a Merchant on the marriage register of his son, Charles, to Christine Sibbald in 1910. Was this the year that he gave up farming?

William J. Torrens sold the property to General Francois Louis Lessard in 1916--effectively only owning it for six years. General Lessard was a distinguished Canadian military leader, who purchased this property in retirement, however Heritage Mississauga has noted that General Lessard didn't live at the 611 Derry Road West address, but rather took over the Gooderham Estate in Historic Meadowvale Village. He died there in 1927.

Charles H. Gardner purchased this property from General Lessard in 1920 for \$1 and c. (consideration). The house was the one he lived in during his childhood, and he could well have rented it from Lessard and then arranged to buy it. He was listed as a farmer on his marriage register.

Harry and Sarah Franklin purchased the property from Charles Gardner in 1944. They appear as farmers on the 1945 Peel County Voter's list but are no longer on the 1949 Voter's List. (Charles Gardner appears on both lists as "Gentleman", which we believe means that he was retired.

Colonel Reginald Van Every Conover bought the property from the Franklins by way of the Federal Land Act. He didn't hold clear title until 1958 but the Franklins seem to have lost possession in 1947.

In the view of Heritage Mississauga, Colonel Conover is the most illustrious personality to have occupied the house, living there with his spouse, Mary Luella McClelland (1892-1972) and his children James McClelland, Edward (Ted) and Ethel Grace. For this reason, in the records of Heritage Mississauga, the house is referred to as the Bell-Conover House.

Reginald Conover Served as a Major during the First World War, attained rank of Lt-Colonel with the Lorne Scots in 1922, and Colonel in 1939. Reginald was a teacher, school trustee, commanding officer of Lorne Scots Regiment, and a past Master of the Grand Chapter of the Royal Masons of Canada

His son, James Conover lost his life during the Second World War, while son Edward (1923-2019) Conover attained rank of Lt-Colonel with the Lorne Scots in 1961. Edward Conover also raised Hereford cattle.

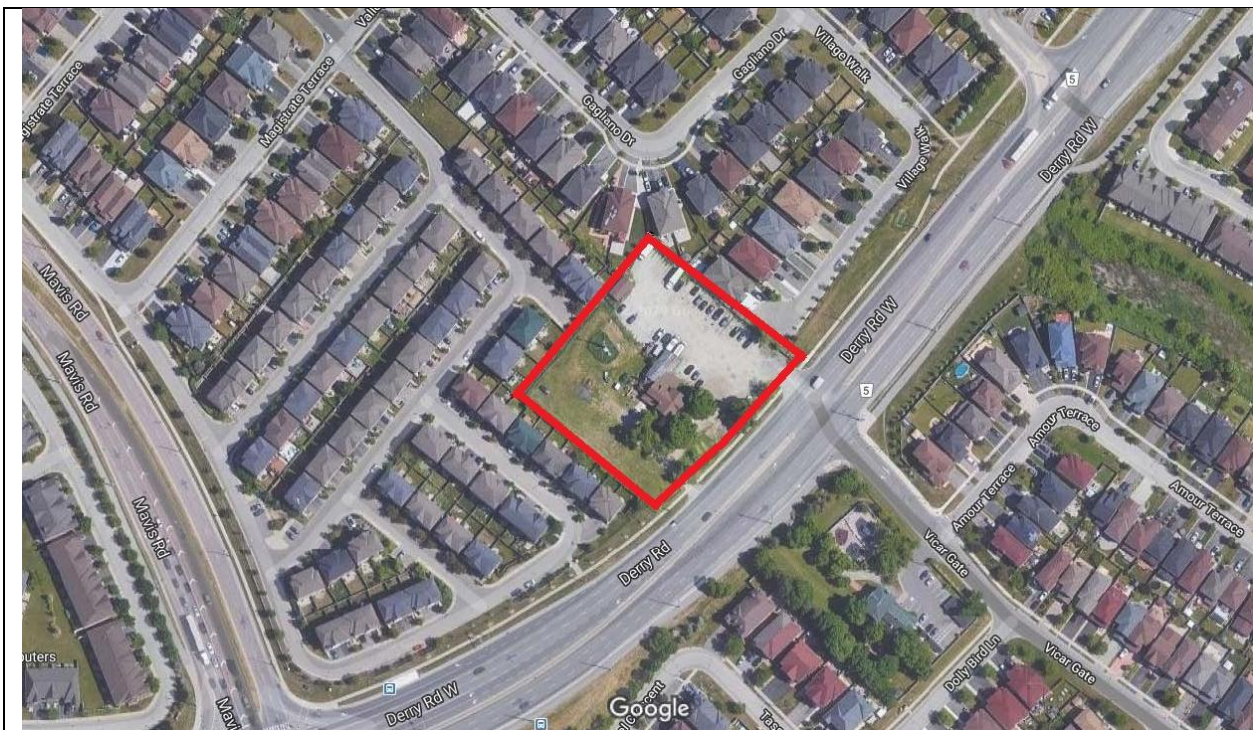
HISTORICAL OR ASSOCIATIVE VALUE	
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	YES The Bell family, as first owners of this house, and more recently Colonel Conover an important Canadian military figure, are significant associations.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO Little is known of the roll of the Bell family in the community. The Conover's military distinctions are not associated with the house.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO The house was likely based on a catalogue design, used popularly at the time.
CONCLUSION The occupancy of Colonel Reginald Van Every Conover imparts a small degree of associative value to this house.	

6.3 Contextual Value / Landmark Status

611 Derry Road West is somewhat of an anomaly in a neighborhood that has been "packed" with developer housing: both single family, and multi-family units.

In the past, the visibility of the site to considerable volume of vehicular traffic along Derry Road West has been useful for its commercial use (fruit and vegetable stand). The house itself sits behind a screen of mature trees. To its west is open green space; to the east a large gravel parking lot.





Aerial View of the Site (from Google Earth)



View northward from Derry Road



View westward behind the historic house

CONTEXTUAL VALUE / LANDMARK STATUS	
Is important in defining, maintaining or supporting the character of an area,	NO The development of the adjacent subdivision has done nothing to respond to 611 Derry Road West.
Is physically, functionally, visually or historically linked to its surroundings,	NO The neighborhood surrounding the house is distinctly suburban. The house was constructed as a farmhouse

Is a landmark	YES If only because the property represents a break from the monotony of late 20 th century builders housing, and is a reminder of the earlier use of this part of Ontario.
CONCLUSION: We do not feel that the house represents a significant landmark, but the surrounding 1.75 acres of open space gives the home stature. It reminds us of the historical beginnings of Meadowvale Village.	

7.0 Summary of relevant municipal/agency requirements

The current zoning of the property is as follows:

Zone Code: D
 Zone Description: Existing Use
 Zone Category: Development
 Greenlands Overlay:
 By-Law: 0225-2007
 Z-Area: 52w
 Holding Provision: N



City of Mississauga Zoning Map

This property is also controlled by the Ontario Heritage Act, Regulation 9/06, which is addressed by this study.

8.0 Proposed redevelopment plan

The current Owners do not have any specific plans for redevelopment. The property has been purchased as a longer term investment.

However, the remains of the house at 611 Derry Road West have been deemed to be unsafe since the fire of last spring and Mississauga Fire and Building Departments are both asking that the structure be demolished.

A Demolition Permit is required for the building to be demolished. This study is, in fact, an investigation of whether an assessment under Regulation 09/06 under the Ontario Heritage Act supports the loss of this historical artifact.

9.0 Conclusion

The house has been reviewed by Jerry Zegerius, P.Eng., CAHP, Senior Associate of Tacoma Engineering most recently on April 9th, 2021. The conclusion of the report (included in the appendices of Heritage Impact Assessment) reads as follows:

The condition of the building has deteriorated to the extent that, in the opinion of the undersigned, the building is beyond salvage and should be demolished. There are many safety risks associated with the building and the site has proven difficult to secure, resulting in repeated unauthorized access to the structure.

It has been established that the value of this house has been more as a landmark and by association with Colonel Reginald Van Every Conover, than for architectural uniqueness or design merit.

10.0 Recommendation

We were able to determine that 611 Derry Road West has had some significant historical associations with early Meadowvale families (notably the Bell family, as first owners of this house, and more recently Colonel Conover an important Canadian military figure).

To an extend it has also over time become a landmark along Derry Road West (by virtue of how it stands out against the 20th century, non-descript housing surrounding it).

But given the condition that the house is in, following two successive fires, it is with great regret that, in our opinion, this house and ancillary structures are beyond saving.

It is our recommendation, supported by that of Jerry Zegerius, P. Eng., that the house be demolished.

APPENDIX A1 Sources of Information

City of Mississauga Services Online: Property Information

Service Ontario Land Registry Office #43

Government of Ontario land-titles repository at <https://onland.ca>

1859 Tremaine Illustrated Historical Atlas of Peel (U of T historical maps)

1877 Peel County Map, Walker & Miles (Canadian County Digital Project)

Ancestry.com

Dictionary of Canadian Biography, University of Toronto Press, 1979-2016

Standards and Guidelines for the Conservation of Historic Places in Canada,
Parks Canada, 2003

Meadowvale: Mills to Millennium, Kathleen A. Hicks, Friends of Mississauga
Library System, 2004

APPENDIX A2 Tacoma Engineers Structural Report

Date: April 9, 2021

No. of Pages: 9 + Encl.

Project: 611 Derry Road West Condition Assessment

Project No.: TE-37877-21

Address: 611 Derry Road West, Mississauga

Permit No.: n/a

Client: Jimmy Ghimery

Distribution: Jimmy Ghimery

Jim.ghimery@gmail.com

Background

Tacoma Engineers has been retained by Jimmy Ghimery to provide structural engineering for a house located at 611 Derry Road West, Mississauga.

The house is currently unoccupied and is in an advanced state of deterioration. It was reported that the building has been empty for approximately 12 months and has been repeatedly vandalized in spite of efforts to secure the property.

A site visit was carried out by the undersigned on March 15th, 2021, accompanied by Jimmy Ghimery. Due to safety concerns, interior access was limited to the ground floor and portions of the basement near the stair.

Comments

The original house is constructed as a one-and-a-half storey front peak gable house, currently finished on the exterior with a cementitious parge coat.



Photograph 1: Front (south) elevation

Red brick is visible at areas where the parging has failed, specifically below the central front windowsill, where loose brick is visible behind the parging.



Photograph 2: Destabilization below gable window

While it was not possible to determine the exact construction of the original building due to limited access, it is likely that, based on the building location, function, and vintage, the exterior walls are multi-wythe loadbearing brick with lock-coursing at 6-7 courses vertically, wood floors and roof framing, and wood-framed interior walls on the upper floors.

Several single storey additions have been constructed with a variety of materials around the perimeter of the building, including porch or mud room additions towards the rear of the original house on both the east and west elevations.



Photograph 3: Northeast corner, concrete block mud room addition

A kitchen addition at the rear of the building is constructed with a lean-to wood roof and an unusually tall and slender brick chimney. It is assumed that the walls of this addition are constructed with brick of a similar vintage to that of the original building.



Photograph 4: Rear addition; slender chimney

A wood-clad drive shed garage is attached to the building on the east end of the house. The drive shed is framed with a combination of wood stud and concrete block walls, a wood-framed mezzanine, and a light wood-framed roof.



Photograph 5a, 5b: Drive shed; exterior and interior

The extent of the basement and second floor spaces could not be determined at the time of the review as access to these spaces was determined to be unsafe at the time of the review.

There have been at least two (2) fires over the last 12 months and it was reported that the basement has recently been flooded to near the underside of the ground floor joists. Structurally significant deterioration of floor and wall framing was noted on the ground floor, due both to fire and water damage.



Photograph 6: Fire damage; ground floor

Fire damage on the ground floor appeared to be concentrated primarily in the original house, and the stairs to the second storey were damaged to the extent that they were impassable. Smoke and fire damage was visible from the ground floor up to the second storey.



Photograph 7: Fire damage at stair opening

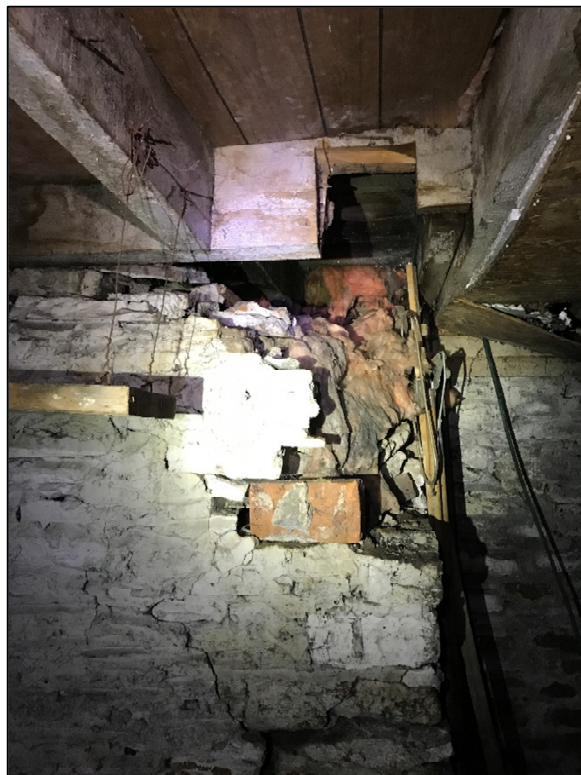
Windows have been damaged around the perimeter of the main building, and water and animal damage is likely throughout spaces that were inaccessible at the time of the review.

The headroom in the basement is limited to approximately 6'-0", and access was available primarily under the front section of the main house. Exterior foundation walls are constructed with rubblestone, and interior loadbearing foundation walls are constructed with red brick.



Photograph 8a, 8b: Exterior and interior foundation walls

Both exterior and interior foundation walls are spalling, and mortar was found to be in relatively poor condition. Several beams and joists were found to be damaged either due to previous interventions or due to ongoing deterioration.



Photograph 9: Damaged floor framing; foundation walls

The drive shed is in very poor condition. The roof has completely failed, and the framing of the roof and mezzanine is not adequate to support the anticipated design loads. The entrance to the drive shed is on the south elevation through a concrete block addition which supports the overhead doors.



Photograph 10a, 10b: Drive shed block addition; exterior and interior

The block construction of this section of the drive shed has been badly damaged by vandalism and ongoing deterioration.

Summary of Conditions

The building is generally in poor condition; however these conditions vary throughout the building.

Original house

The original house appears to be relatively stable when viewed from the exterior, with cracking in parge finishes found to be relatively limited around the perimeter of the building. However, it should be noted that the interior structure of the building has been badly damaged by fire and water to the extent that repair of this section of the building is, in the opinion of the undersigned, impracticable. The majority of the interior framing of the ground and second floors will require replacement, extensive repair of the roof framing is anticipated, and the foundations will require widespread remediation. Furthermore, as can be seen in photograph 2, destabilization of the interior brick structure has likely resulted from the ongoing stresses to the building.

Additions

Several of the additions were found to be in fair condition, with all finishes damaged by fire, smoke, or water to the point that complete removal and replacement would be required. Access to many of these spaces was limited at the time of the review, and it would be prudent to assume a gut renovation would uncover further structural deterioration.

Drive Shed

The drive shed is unstable and should be considered unsafe for access. The damage to the block walls and the overloading of the wood framing has destabilized the structure to the point that the likelihood of a sudden failure has increased to the extent that this section is beyond salvage under any condition.

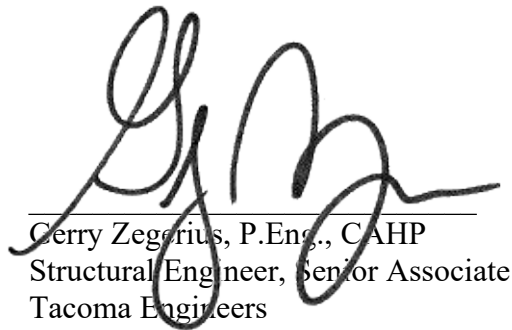
Recommendations

The condition of the building has deteriorated to the extent that, in the opinion of the undersigned, the building is beyond salvage and should be demolished. There are many safety risks associated with the building and the site has proven difficult to secure, resulting in repeated unauthorized access to the structure.

While the property at 611 Derry Road West is not designated under the Ontario Heritage Act, it should be noted that it is listed on the municipal heritage register of the City of Mississauga. The owner is advised that additional actions related to the significance of the building may be required as part of a demolition or building permit. Ensure that all requirements of the associated permits are discharged prior to undertaking any demolition or construction on the site in question.

Please do not hesitate to contact the undersigned with any further questions.

Per



Gerry Zegerius, P.Eng., CAHP
Structural Engineer, Senior Associate
Tacoma Engineers



Encl. none

APPENDIX A3 Selected Reference Documents

- a) City of Mississauga Heritage Listing for 611 Derry Road West
- b) Land-title transcripts for Lot 11, Concession 2, WHS
- c) Tremaine Atlas of Peel County 1859
- d) Walker and Miles Map of Peel County 1877
- d) Canada Censuses for 1851, 1861, 1871 and 1921
- e) Selected archival documents related to past ownership

Property Information

Mississauga's heritage, which extends over 10,000 years, includes archaeological resources, numerous residential, commercial and industrial buildings, views, vistas, ridge lines, scenic routes and a variety of natural heritage properties.

To view details about the inventory item, please click on the INV # link.

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
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PROPERTY HERITAGE DETAILS

▫ [View Another Property](#)

Please visit www.mississauga.ca/portal/discover/culture-planning-heritage for more information.

Address: 611 DERRY RD W
Legal Description: CON 2 WHS PT LOT 11
Roll Number: 21-05-040-098-19300-0000



[Print Friendly Page](#)

Heritage Status

Status: LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED
Conservation District:
Bylaw:
Bylaw Date:

Inventory Item

INV #	Property Name	Constructed	Decade	Demolished	Year Demolished
471	ROBERT BELL HOUSE		1850	N	

Designation Statement

Designation Statement not available

Property Information

All recognized heritage properties are listed on the City's Heritage Register. Some of these properties are designated under the Ontario Heritage Act. For more information visit [Heritage Planning](#).

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
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PROPERTY HERITAGE DETAIL

[View Another Property](#)

Property Heritage Detail

Address: 611 DERRY RD
Type: RESIDENTIAL
Style: NEOCLASSICAL

Area: DERRY WEST
Reason: ARCHITECTURAL

[Print Friendly Page](#)

Images



History

A storey and a half structure in the Neoclassical style, with a stucco finish, centre gable and Gothic window. There have been alterations to the structure, but the original features can still be seen. It is estimated that this structure predates 1859 as it appears on the Tremaine's Map of the County of Peel. Thus, it must have been commissioned by Robert Bell.

No. of Instrument	Instrument	In Date	Date of Registration	GRANTOR	GRANTEE	QUANTITY OF LAND	Consideration or Amount of Mortgage	REMARKS
	PATENT	12 APR 1851		THE CROWN	HUGH BELL	100 ACRES.		
32430	B.S.	13 OCT 1847	5 SEP 1848	RICHARD THOMPSON ET UX	OSAC THOMPSON	"	E200.	
33100	WILL	19 MAR 1839	14 OCT 1849	WILLIAM BELL	WILLIAM LAWRENCE	E+2	E400.	
3251	M.	17 JAN 1852	16 JAN 1853	ROBERT BELL ET UX	FREEHOLD PERMANENT	W+2	E700.00	
7256	"	29 SEP 1859	1 OCT 1859	HUGH BELL ET UX	SAVINGS-SOCIETY	"	E900.00	
41768	"	1 DEC 1863	1 DEC 1863	HUGH BELL ET UX	FREEHOLD PERMANENT	"	E3300.00	
13803	B.S.	23 OCT 1865	24 OCT 1865	HUGH BELL ET UX	WILLIAM GOODERHAM ET AL	"	"	
43816	D.M.	27 " " "	28 " " "	FREEHOLD-BUILDING-SOC.	HUGH BELL	"	"	11768- see above
43821	D.M.	" " " "	" " " "	FREEHOLD-BUILDING-SOC.	HUGH BELL	"	"	7256- see above
6281	SEE ABOVE.							
No. of Instrument	Instrument	In Date	Date of Registration	GRANTOR	GRANTEE	QUANTITY OF LAND	Consideration or Amount of Mortgage	REMARKS
15946	B.S.	11 May 1867	12 Nov 1867	Robert Bell et ux	George Love		\$4100.00	E4
16479	Not Recorded in File	27 Mar 1868	28 Mar 1868	George Love et ux	Wm. Cawthra		400.00	see above
458	Lease	11 Feb 1870	21 Feb 1870	Wm. Gooderham et al	George Gooderham		800.00	per annum. W4 and O.L.
2147	B.S.	20 Oct 1876	20 Mar 1877	Wm. Gooderham Sr. et ux	Horace Gooderham		5/	W4 and O.L. Undivided 4
2259	MORTGAGES Not Recorded in File	26 Mar 1877	3 Apr 1877	Geo. Love et ux	James Allison		\$1000.00	see above
2335	Agreet.	1 Nov 1876	8 Jan 1878	George Love	James Hunter		5000.00	E4
2345	B.S.	26 Jun 1857	17 Jan 1878	The Crown	Robert Bell		4200	E4
2346	D "	18 Jan 1878	18 Jan 1878	James Allison	George Love			Discharging No. 2257
2347	B.S.	17 Jan 1878	18 Jan 1878	George Love et ux	James Hunter		5064.21	E4
2348	MORTGAGES Not Recorded in File	18 Jan 1878	18 Jan 1878	James Hunter et ux	George Love		2300.00	see above
2349	D "	19 Jan 1878	21 Jan 1878	Wm. Cawthra	George Love			Discharging No. 16479
2446	AGREEMENT Not Recorded in File	9 Apr 1878	9 Apr 1878	George Love	Jesse Watson		2123.00	
2698	Lease	27 Oct 1878	7 Mar 1879	J. G. Worts et al	George Gooderham		800.00	per annum E4 and O.L.
2743	B.S.	29 Jan 1879	10 Apr 1879	James Hunter et ux	Wm. D. Hunter			E4
2789	MORTGAGES Not Recorded in File	13 Jun 1879	13 Jun 1879	W. D. Hunter et ux	Thomas Sharp et al		300.00	see above
3373	Ext.	2 May 1881	16 May 1881	W. D. Hunter	Jas. Crowther et al		2688.00	Ext. of Mortgage

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LOT

CONCESSION

02 WHS

No. of INSTRUMENT	INSTRUMENT	Its DATE	DATE OF REDEMPTION	QUANTUM	GRANTEE	QUANTITY OF LAND	Conditions of Mortgage	REMARKS
1476	B.S.	29Nov1881	30Nov1881	W. D. Hunter et ux	George Evans	7000.00	£3	
1476	D.S.	1 Apr1882	11Apr1882	Thos. Sharp et al	Wm. Hunter	1.00		Discharging No. 2787
3888	SofL	26Mar1883	9 Apr1883	George Gooderham	C. H. Gooderham et al	12001.00	Wt and O.L. Surrender of Lease.	
3889	B.S.	26Mar1883	9 Apr1883	C. H. Gooderham et al	George Gooderham	4500.00	6 ac. of Wt	
5167	B.S.	1 Oct1884	10Oct1884	C. H. Gooderham et al	Angelique H. Douglas	7300.00	£3	
6059	B.S.	1 Apr1886	1 Apr1887	George Evans et ux	William B. Gardner	3600.00	6 ac. of Wt	Discharging No. 2348 (registe: 7002)
6060	D.S.	8 Apr1886	1 Apr1887	Jesse Watson	James Hunter	2000.00	6 ac. of Wt	Discharging No. 6281 ed in 1895
6061	D.S.	1 Apr1886	1 Apr1887	James Watson et al	William B. Gardner	3000.00	6 ac. of Wt	
6547	B.S.	29Aug1888	30Aug1888	Angelique H. Douglas et al	Thomas Graham	3500.00	6 ac. of Wt	
8886	B.S.	26Jun1895	24Jul1895	Mary J. Graham et al	John Watt Sr.	3500.00	6 ac. of Wt	
11734	B.S.	6 Jun1904	5 Dec1904	John Watt Sr. et ux	George Chavignaud	3500.00	6 ac. of Wt	
12043	Agreet.	12Oct1905	17Oct1905	George Chavignaud	Samuel G. Curry	3500.00	6 ac. of Wt	Agreet. for Sale.
12249	B.S.	23Sep1905	4 Apr1906	George Chavignaud et ux	Samuel G. Curry	3500.00	6 ac. of Wt	
12559	Agreet.	7 Feb1907	21Feb1907	Wm. G. Gooderham et al Exrs. George Gooderham Estate.	George Gooderham	11000.00	Wt except 6 ac. and O.L.	Re: division of Mort. etc.
13815	B.S.	31Jan1910	19Feb1910	Wm. B. Gardner et ux	Wm. J. Torrens	9000.00	£3	
13892	B.S.	31Mar1910	31Mar1910	George Gooderham	Stephen G. South	11000.00	Wt less 6 ac. and O.L.	
17850	B.S.	1 Nov1916	6 Nov1916	Wm. J. Torrens	Francis L. Lessard	5.00	6 ac. of Wt	
18423	B.S.	21Feb1918	6 Mar1918	Samuel G. Curry et ux	Amy M. Curry	18485.00	£3	
19974	Agreet.	20May1920	4 Jun1920	Francis L. Lessard	Chas. H. Gardner	9000.00	6 ac. of Wt	
20450	B.S.	8 Jun1920	18Nov1920	Amy M. Curry	Francis L. Lessard	6000.00	£3	
20462	Mortgage	23Nov1920	25Nov1920	Chas. H. Gardner et ux	Wm. J. Switzer	1.0000	£3	
20463	B.S.	15Jun1920	25Nov1920	Francis L. Lessard et ux	Chas. H. Gardner	1.0000	£3	
LOT 11 SECOND CONCESSION WEST HURONTARIO STREET								
20921	M.	25May1921	30May1921	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22730	J.M.	28DEC1922	27DEC1922	EDMUND H. WILSON	FRANCOIS L. LESSARD	6AC	1500.00	11 1/2
22739	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD ETUX	EDMUND H. WILSON	6AC	2500.00	21 1/2
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22808	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22809	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22810	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22811	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22812	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22813	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22814	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22815	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22816	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22817	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22818	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22819	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22820	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22821	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22822	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22823	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22824	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22825	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22826	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22827	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22828	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22829	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22830	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22831	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22832	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22833	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22834	M.	18EC1922	27DEC1922	FRANCOIS L. LESSARD	EDMUND H. WILSON	6AC	1500.00	11 1/2
22835	M.	18EC19						

NO. OF INSTRUMENT	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	Consolidation or Amount of Mortgage	REMARKS
02 55667	D.M.	16 JAN 1925	16 JAN 1925	EDMUND H. WILSON	FRANCIS L. LESSARD	6AC		211/1131
02 30444	D.M.	15 JUN 1928	16 JUN 1928	EDMUND H. WILSON ET AL	FRANCIS L. LESSARD	6AC		215010. 22979
30443	EXRS CRT	15 JUN 1928	16 JUN 1928	BLANCHE WALKER E.B. GRAHAM EXRS OF F.L. LESSARD	HUBERT PAGE	6AC	0750.00	PT JUL 15 1938 915010. 22979
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
GR 4737	Probate	23 Oct 1936	4 Jun 1936	Stephen G. South	Harold South	94		Subject to payments etc.
37456	Grant	1 Apr 1936	24 Nov 1936	Jane South et al Exrs. of S. G. South	Harold South		1 00	Wt except 6 acres at South west angle 7.27 chs. x 8.25 chs. Treas. Consent attached.
38397	Release	10 May 1938	12 May 1938	Harold A. South et al	Howard P. Graham		4000.00	Wt except 6 ac. at SW angle
38430	Release	10 May 1938	26 May 1938	Wm. Speck Exr. S. G. South and Hattie Ella et al	Harold South		4000.00	Wt except 6 ac. at SW angle
39090	Grant	15 Mar 1939	14 Apr 1939	Hubert Page et al	Mary Gillespie	6	2 0030 C.	Part Wt 6 ac. at SW angle
44047	Grant	2 May 1944	2 May 1944	Wm J. Livingston	Robert S. South		7.27 chs. x 8.25 chs.	
47437	Grant	2 May 1944	2 May 1944	Howard P. Graham	Harold A. South		discussing to 28377	
49688	Grant	1 May 1944	11 Apr 1947	Chas. H. Stanton et al	Sam Franklin & Harry Franklin	1000	1/2	
49689	Grant	1 Apr 1947	11 Apr 1947	Robert S. South	Sam Franklin et al		1/2	
49921	Grant	53 Oct 1947	12 May 1947	Sam Franklin et al	Reginald V.E. Conover	5AC	5400.00	Part E.H. Conover 12435
51030	Grant	16 Aug 1947	1 Oct 1947	Reginald V.E. Conover et al	The Director, The Veterans' Land, Det.	5AC	4800.00	Part E.H. Conover 12435
51377	Grant	18 Sep 1947	21 Nov 1947	Reginald V.E. Conover et al	The Director, The Veterans' Land, Det.	5AC	4800.00	Part E.H. Conover 12435
51851	Grant	15 Feb 1948	11 Feb 1948	Sam Franklin & Harry Franklin	The Director, The Veterans' Land, Det.	5AC	4800.00	Part E.H. Conover 12435
51851	Grant	15 Feb 1948	11 Feb 1948	Sam Franklin & Harry Franklin	The Director, The Veterans' Land, Det.	5AC	4800.00	Part E.H. Conover 12435

RIGHT-OF-WAY NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
19132915	Grant	15 Oct. 1971	19 Nov. 1971	The Ukrainian Catholic Mission of the First Holy Ruler	Rd. of P. Bond Contractors Limited	2.005	Part. as in 65558 (6.00.50) Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50) Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)
19148515	MORTGAGE	14 Oct. 1971	22 Nov. 1971	Rd. of P. Bond Contractors Limited	Ukrainian Catholic Mission of the First Holy Ruler		Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)
19148615	MORTGAGE	14 Oct. 1971	22 Nov. 1971	Rd. of P. Bond Contractors Limited	Ukrainian Catholic Mission of the First Holy Ruler		Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)
6R 21266415	Beit.	24 May 1972	31 May 1972	Harold A. South estate	Harold A. South estate		Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)
21332015	Grant	18 May 1972	5 June 1972	Thomas I. Copeland and admistr. of Harold A. South estate	Annie I. South estate	2.00	Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)
21375115	Grant	15 May 1972	19 June 1972	Edward F. Conover, Emma J. Gray, James I. Copeland and admistr. of Harold A. South estate	Edward F. Conover, Emma J. Gray, James I. Copeland and admistr. of Harold A. South estate	2.00.10	Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)
22483715	Grant	11 Aug. 1972	14 Aug. 1972	Thomas I. Copeland and admistr. of Harold A. South estate	Thomas I. Copeland and admistr. of Harold A. South estate		Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)
22483815	Grant	1 Aug. 1972	14 Aug. 1972	Edward F. Conover, Emma J. Gray, James I. Copeland and admistr. of Harold A. South estate	Edward F. Conover, Emma J. Gray, James I. Copeland and admistr. of Harold A. South estate		Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)
22542515	Grant	14 Aug. 1972	18 Aug. 1972	Thomas I. Copeland and admistr. of Harold A. South estate	Thomas I. Copeland and admistr. of Harold A. South estate		Part. as in 65558 (6.00.50) DISCHARGED BY NO. 32149715 (6.00.50)

FORM AO-3-TM

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
RO 1014080	Grant	92 08 06	GRAY, Anna Jane GRAY, John Phillip	BOTICKI, Nada BOTICKI, Joe as jt	2.00	Pt. as in no. 850075 except 2nd course should be NW 291.30' & 4th course should be SE 291.30'
RO 1014083	Grant	92 08 06	BOTICKI, Joe BOTICKI, Nada	THE Region of Pee	43,819.34	Pt. designated as 4 on 43R-18398
RO 1014084	Mort	92 08 06	BOTICKI, Joe BOTICKI, Nada	CANADA Trustco Mortgage Co.	180,000.00	Pt. as in no. RO 1014080 save & except Pt. 4 on 43R-18398
RO 1014085	Mort	92 08 06	BOTICKI, Joe BOTICKI, Nada	COMMUNITY Trust Co., Ltd. in trust	70,000.00	Pt. as in no. RO 1014080 save & except Pt. 4 on 43R-18398
RO 1018325	Mort	92 09 24	TRIUMBARI, Cosimo TRIUMBARI, Maria	THE Equitable Trust Co.	220,000.00	Part as in no. 796202
RO 1019126	A.M.	92 10 01	Solon Capital Inc.	Canadian Imperial Bank of Commerce		Re: Mort No. 889908
RO 1024542	Mort	92 11 27	HOGGUS, Grego	Royal Bank of Canada	85,666.66	Part as in no. 833882
RO 1025081	Agreement	92 12 01	DALEBRIGHT Development Corp.	TERSIGNI, Federico TERSIGNI, Stella TERSIGNI, Frank TERSIGNI, Barbara	Discharged by # 80035083	Asst. Dep. Land Reg. 75-13-111 to extend mort. no. 845618
RO 1025944	Plan of Expropriation	1992 12 09				PART 1 - 796202
43R-19722	R-Plan	93 03 01				Pt 1 & OL ---- 889907 Pt 7 & OL ---- 811042 & OL in Land Titles

Abstract Index Répertoire par lot

Lot 11 Plan/Concession 2 West of HURONTARIO Page 37

Sheet

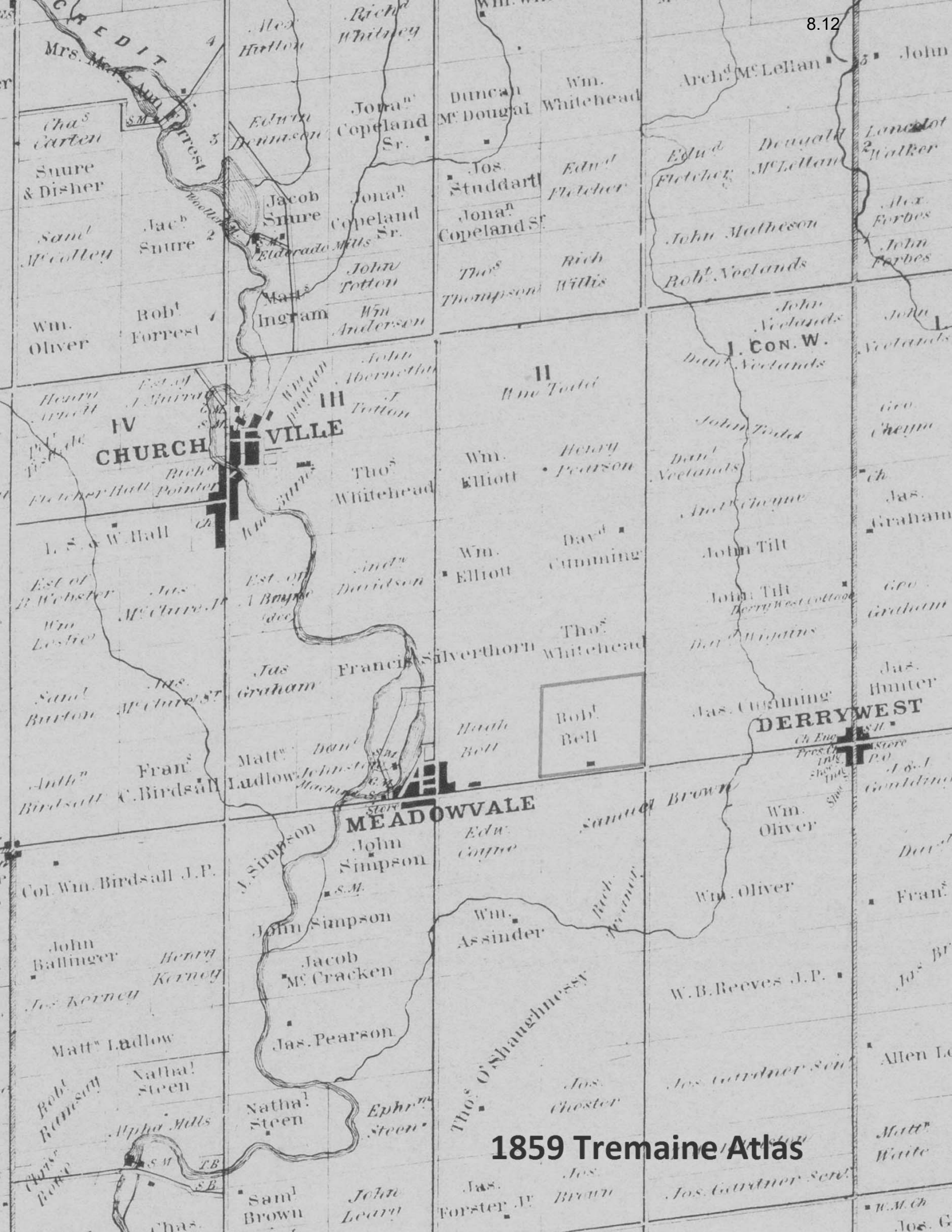
Ontario RO 1085352

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO 1087355	Lien	95 03 24		Lehman & Associates Inc. Claimant	33,709.26	Part of W ₂ as in RO 1085851
RO 1087526	Charge	95 03 29	TRIUMBARI, Cosimo TRIUMBARI, Maria	Beneficial Realty Ltd.	60,000.00	Part Comm 1023.15' Wly distant 17.10' to SE L Thence SW 290.00' x NW 298.30' x NE 290.00' x SE 298.30' to pofc Save and Except part 1 on RO 1025844
RO 1087605	Lien	95 03 30	J.D. Barnes Limited (C)		3,010.00	Part as in no. 889907 Save & Except pt 1 on 43R-19722.
	Deposit	95 03 31	See Deposit No. RO 1087770			Re: No. 796202
RO 1088314	Lien	95 04 11	R.A.N.D. Engineering Corporation (C)		3,745.00	1stly: Part as in No. 519712. 2ndly: Part as in No. 521717.
RO 1088357	Lien	95 04 11	<i>la 16/04/94</i> DS-LEA Associates Ltd (C)	McCLYMONT & RAK Engineers Inc. -Claimant	11,767.55	AS IN NO. 889907 AND C-95-11 Part designated as pt 1 on 43R-19722 Save & Except pt 1 on 43R-19722
RO 1090101	Lien	95 05 22			15,016.49	Part as in No. RO 1085851.
RO 1091035	Certificate	95 05 29	OC	McClymont & Rak Engineers Inc. (P)		re: lien-no.-RO-1088357
RO 1091457	Assignment	95 06 01	Canadian Imperial Bank of Commerce	Trizec Properties Limited	2.00	Part re: no. RO 1085852
RO 1091523	Certificate	95 06 02		J. D. Barnes Limited (Plaintiffs)		Re: RO 1087605

FORM 1

Continued on Suite à la page

8.12



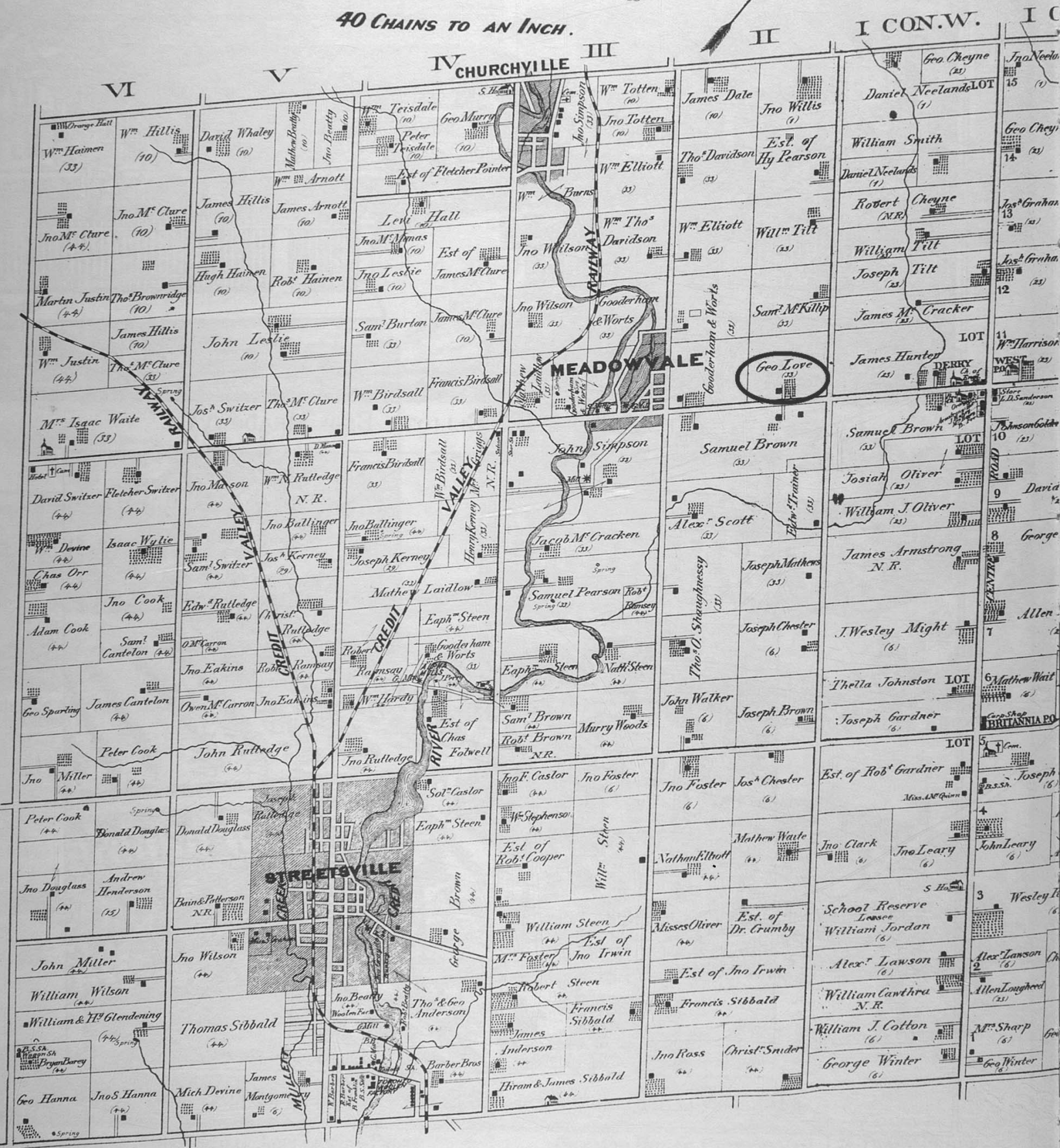
Peel County Historical Map

Walker and Miles, 1877

NORTH PART
OF

TORONTO

40 CHAINS TO AN INCH.



PERSONAL CENSUS—ENUMERATION DISTRICT, No. 2 Township OF

1851

EXAMINATOR.

Remarks of the Enumerator.

41

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 John Clappford	Farmen	Ireland	Methodist W	X	56	1	
2 Mary Ann Clappford	Spinstry	"	"	X	54		1
3 Eliza Jane Clappford	"	Canada	"		18		1
4 William Henry Clappford	"	"	"		17	1	
5 Mary Ann Clappford	"	"	"		14		1
6 John Wesley Clappford	"	"	"		11	1	
7 Sarah Clappford	"	"	"		8		1
8 Thomas Clappford	"	"	"		8	1	
9 Condy Howard Clappford	"	"	"		6	1	
10 George Peter Clappford	"	"	"		3	1	
11 George Evans	Farmen	Ireland	Church of England	X	56	1	
12 Jane Evans	Spinstry	"	"	X	41		1
13 Thomas Carbury	Settler	Canada	"	Expressing	26	1	
14 William Carbury	Labourer	"	"		19	1	
15 Jane Evans	"	"	"		13		1
16 Eliza Evans	"	"	"		9		1
17 George Evans	"	"	"		5	1	
18 Mary Ann Evans	"	"	"		4		1
19 John Evans	"	"	"		2	1	
20 John Linsay	Servant	Ireland	"		29	1	
21 John Mathew	Farmen	"	"	X	41	1	
22 Ellenora Mathew	Spinstry	"	"	X	39		1
23 William Mathew	"	Canada	"		13	1	
24 Maria Mathew	"	"	"		11		1
25 Sarah Mathew	"	"	"		9		1
26 Eliza Jane Mathew	"	"	"		6		1
27 George Mathew	"	"	"		2	1	
28 Thomas Kearns	Farmen	Ireland	"	X	40	1	
29 Jim Kearns	Spinstry	"	"	X	40		1
30 Mary Jane Kearns	"	Canada	"		16		1
31 Richard Kearns	"	"	"		14	1	
32 Charles Kearns	"	"	"		12	1	
33 Simon Van Hornum	Cartman	"	"		16	1	
34 James Follin	Farmen	Ireland	Methodist W	X	57	1	
35 Hester Follin	Spinstry	"	"	X	49		1
36 William Follin	Labourer	Canada	"	Caladon	22	1	
37 Stuart Follin	"	"	"		19	1	
38 Isaac Follin	"	"	"		17		1
39 George Follin	"	"	"		15	1	
40 James Follin	"	"	"		13	1	
41 Nathan Follin	"	"	"		10		1
42 Robert Follin	"	"	"		7	1	
43 Benjamin Follin	"	"	"		4	1	
44 William Pedlow	Farmen	Engl. Island of Guernsey	Church of England		57	1	
45 Thomas Pedlow	"	Ireland	"		46	1	
46 Isaac M. Main	Spinstry	"	"		24		1
47 Nancy M. Main	"	"	"		26		1
48 John Conaly	"	"	"		18	1	
49 Sarah M. Main	"	Canada	"	1	1		1
50 Mary Lally	Servant	Ireland	"		23		1

30 20

30 20

PERSONAL CENSUS.

Enumeration District, No. 3

in the County of *Paul*

1861

[illegible]

NAMES OF INMATES.	PROFESSION, TRADE, OR OCCUPATION.	PLACE OF BIRTH.	Married during the year.	RELIGION.	RESIDENCE, IF OUT OF LIMITS.	Age next Birthday.	SEX.		Widowed.	Widowers.	Colored Persons.	RESIDENTS.			Members of Family Absent.		Blind.	Lunatics or Idiots.	Persons over 20, who cannot read or write.				Deaths in 1860.				HOUSES.				Baling built.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
							Male.	Female.				M.	F.	M.	F.	M.			F.	M.	F.	M.	F.	M.	F.	M.	F.	M.	F.	M.		F.	M.	F.	M.	F.	No. of families living in house.	Vacant.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
1 John Abernethy	Farmer	Ireland		C. C.	✓	44	1	72																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

[illegible]

MEADOWVALE—A post village in the township of Toronto, county of Peel, situated on the river Credit 23 miles from Toronto, and 5½ from Brampton. The post office was first established about the year 1854 Luther Cheynie being appointed postmaster; the office is now conducted by Mr. C. H. Gooderham. The village contains one Common School, William Leslie teacher, and one church, viz: Wesleyan Methodist, of brick, built about the year 1860, Rev. Mr. Fawcett circuit minister; the Primitive Methodist also hold meetings in the schoolhouse; an Orange Lodge is held at the hotel once a month. The business of the village consists of a saw mill, a flour mill and an oatmeal mill, Messrs. Gooderham & Worts proprietors. The flour mill contains a run of stone and is capable of turning out 200 bbls of flour per day, the brands of which are justly celebrated. Messrs. G. & W., also keep a large assortment of general merchandise, there is also another general store, one tavern, a saddlers shop and a blacksmiths shop. Daily mail. Population 250.

Ballagh, Thomas, miller, Gooderham & Worts
Barry, Edward, cooper, Gooderham & Worts
Baskerville, H., farm manager, Gooderham & Worts

Bell, William, laborer
Boyle, John H., clerk, Gooderham & Worts
Braddley, carpenter, Gooderham & Worts
Carthew, William, millwright
Cheney, Christopher, gentleman
Creig, James, laborer, Gooderham & Worts
Darby, John, clerk, Gooderham & Worts
Duggan, John, laborer
Eccles, James, laborer, Gooderham & Worts
Elliott, Thomas, general blacksmith
Fleetham, John, tailor
Holwell, Joseph, clerk, Gooderham & Worts
Fullmer, David, tailor

GOODERHAM, CHARLES H., post master
and general merchant

GOODERHAM & WORTS, flour, oatmeal and
sawmill proprietors and general merchants

Gordon, Thomas, laborer

Griffin, James, foreman miller, Gooderham & Worts

Griffiths, Arthur, saddler and harness maker

Hardy, J., carpenter and waggon maker

Hardy, Joseph, farm hand, Gooderham & Worts

Hardy, Launcelot, gardener

Henry, James, sawmill, Gooderham & Worts

Mewson, James, deputy post master and book-keeper, Gooderham & Worts, also issuer of marriage licenses

Hicks, William, miller, Gooderham & Worts

Hutchinson, Daniel, laborer, Gooderham & Worts

Ireland, William, miller Gooderham & Worts

Irwin, Alexander, laborer

Johnson, James, cooper, Gooderham & Worts

Johnson, Thomas, cooper, Gooderham & Worts

Kirby, Henry, farm hand, Gooderham & Worts

Laidlaw, Mathew, general merchant

Leslie, William, school teacher

ROCKSIDE—A post village of the township of Caledon, county of Peel, 16 miles from Brampton and 42 from Toronto. The post office was established in 1864, David Kirkwood, the present official being the first postmaster appointed. The village contains a common school and Temperance Society. Mails Tuesdays and Fridays. Population, 40.

Bilgrove, Mr. waggon maker
Bonnasteel, E. hotel keeper
Harrass, John, shoemaker
Kirkwood, A. deputy postmaster

Kirkwood, D. postmaster
McDonald, A. lime burner and farmer
McLeod, John, shoemaker
Mitchell, James, blacksmith

SAND HILL—A post village in the township of Chinguacousy, county of Peel, 14 miles from Brampton, and 29 miles from Toronto. Henry Yeoman, was appointed first postmaster. The village contains one common school, with an average attendance of 80 pupils, a Methodist Wesleyan church and the English Church denomination hold meetings in the school house every two weeks, there are also two Orange lodges held in the village. Daily Mail. Population, 125.

Bermett, Mrs. (widow N.)

Boyle, E. tailor

Clark, James, farmer

Clifford, E. laborer

COMMERCIAL HOTEL, George Parker, proprietor (See advertisement)

Daley, James, farmer

DWYER, ROBERT, postmaster, and general store

Elliott, J. shoemaker

Elliott, James, carpenter

Harrington, T. saddler

HENERY, THOMAS, M. D.

Hodgson, Robert, blacksmith

Huett, John, J. P. and farmer

McLean, John, shoemaker

Mitchell, Wm. blacksmith

PARKER, GEORGE, prop. Commercial Hotel

Robinson, Thomas, retired

Robson, William, laborer

Rutherford, William, farmer

Thompson, A. waggon maker

Wells, W. W. chicken dealer

Wier, David, shoemaker

County of Peel

Division of Toronto Township

No. 7	No. 8	No. 9	No.	No.	No.
<p>Name and Surname of Deceased. <i>Edna Edith Garbutt</i></p> <p>When Died. <i>17 months</i></p> <p>Sex—Male or Female. <i>F</i></p> <p>Age. <i>17 months</i></p> <p>Rank or Profession. <i>Infant Daughter</i></p> <p>Where Born. <i>Toronto Township</i></p> <p>Certified cause of Death, and duration of Illness. <i>Whooping Cough with inflammation of lungs & cholera infantum</i></p> <p>Name of Physician, if any. <i>Dr. H. A. Perkins</i></p> <p>Signature, Description and Residence of Informant. <i>Dr. H. A. Perkins Toronto Township</i></p> <p>When Registered. <i>6th August 1881</i></p> <p>Religious Denomination of Deceased. <i>Presbyterian</i></p> <p>Signature of Registrar. <i>J. G. McKim</i></p> <p>REMARKS.</p>	<p>Name and Surname of Deceased. <i>Deville A. Heavis</i></p> <p>When Died. <i>10th August 1881</i></p> <p>Sex—Male or Female. <i>M</i></p> <p>Age. <i>6 m and 7 days</i></p> <p>Rank or Profession. <i>Sailors child</i></p> <p>Where Born. <i>Toronto Township</i></p> <p>Certified cause of Death, and duration of Illness. <i>Cholera Infantum</i></p> <p>Name of Physician, if any. <i>J. Knight Riddell M.D.</i></p> <p>Signature, Description and Residence of Informant. <i>Dr. Riddell Toronto Township</i></p> <p>When Registered. <i>12th August 1881</i></p> <p>Religious Denomination of Deceased. <i>Episcopal of England</i></p> <p>Signature of Registrar. <i>J. G. McKim</i></p> <p>REMARKS.</p>	<p>Name and Surname of Deceased. <i>James McLachlan</i></p> <p>When Died. <i>10 August 1881</i></p> <p>Sex—Male or Female. <i>M</i></p> <p>Age. <i>3 months</i></p> <p>Rank or Profession. <i>Toronto Township</i></p> <p>Where Born. <i>Toronto Township</i></p> <p>Certified cause of Death, and duration of Illness.</p> <p>Name of Physician, if any. <i>Dr. Miller</i></p> <p>Signature, Description and Residence of Informant. <i>J. P. McLachlan Presbyterian Minister Toronto Township</i></p> <p>When Registered. <i>12th August 1881</i></p> <p>Religious Denomination of Deceased. <i>Presbyterian</i></p> <p>Signature of Registrar. <i>J. G. McKim</i></p> <p>REMARKS.</p>	<p>No.</p> <p>Name and Surname of Deceased. <i>Ann Beemrose</i></p> <p>When Died. <i>July 22^d 1881</i></p> <p>Sex—Male or Female. <i>F</i></p> <p>Age. <i>67 years & 5 months</i></p> <p>Rank or Profession. <i>Married</i></p> <p>Where Born. <i>England</i></p> <p>Certified cause of Death, and duration of Illness. <i>Softening of Brain about 3 months</i></p> <p>Name of Physician, if any. <i>Dr. Miller</i></p> <p>Signature, Description and Residence of Informant. <i>Dr. Miller Woodville</i></p> <p>When Registered. <i>13th August 1881</i></p> <p>Religious Denomination of Deceased. <i>Baptist</i></p> <p>Signature of Registrar. <i>J. G. McKim</i></p> <p>REMARKS.</p>	<p>No.</p> <p>Name and Surname of Deceased. <i>James Hunter</i></p> <p>When Died. <i>13th August 1881</i></p> <p>Sex—Male or Female. <i>M</i></p> <p>Age. <i>47 years</i></p> <p>Rank or Profession. <i>Mechanic</i></p> <p>Where Born. <i>Toronto Township</i></p> <p>Certified cause of Death, and duration of Illness.</p> <p>Name of Physician, if any. <i>Dr. Alexander Pattullo</i></p> <p>Signature, Description and Residence of Informant. <i>James Pangle Presbyterian Minister Brampton</i></p> <p>When Registered. <i>22^d August 1881</i></p> <p>Religious Denomination of Deceased. <i>Presbyterian</i></p> <p>Signature of Registrar. <i>J. G. McKim</i></p> <p>REMARKS.</p>	<p>No.</p> <p>Name and Surname of Deceased. <i>Silena Ireland</i></p> <p>When Died. <i>22 August 1881</i></p> <p>Sex—Male or Female. <i>F</i></p> <p>Age. <i>12 months</i></p> <p>Rank or Profession. <i>Labourer's child</i></p> <p>Where Born. <i>Toronto Township</i></p> <p>Certified cause of Death, and duration of Illness. <i>Diarrhea about 2 weeks</i></p> <p>Name of Physician, if any. <i>None</i></p> <p>Signature, Description and Residence of Informant. <i>James Loady Shoe Maker Cooksville</i></p> <p>When Registered. <i>30th August 1881</i></p> <p>Religious Denomination of Deceased. <i>Parents Baptists</i></p> <p>Signature of Registrar. <i>J. G. McKim</i></p> <p>REMARKS.</p>

I hereby certify the foregoing to be the true and correct entries of all Deaths returned to me for the half-year ending 31 December 1881

Given under my hand, this Twenty second day of December A.D. 1881
J. G. McKim
Division Registrar of Toronto Township

No.	No.	No.
<i>John B. Beynon</i>	<i>Anna Glen</i>	<i>Isa Hunter</i>
When Died. <i>9th April 1881</i>	<i>7th August 1881</i>	<i>13th Aug 1881</i>
Sex—Male or Female. <i>M</i>	<i>F</i>	<i>M</i>
Age. <i>4 Months</i>	<i>48 years</i>	<i>47 yrs</i>
Rank or Profession. <i>Infant</i>	<i>Married</i>	<i>groom</i>
Where Born. <i>Beaumont</i>	<i>Delaware County</i>	<i>Delaware County</i>
Certified cause of Death and duration of illness. <i>Whooping Cough</i>	<i>Consumption</i>	<i>Cancer in Throat</i>
Name of Physician, if any. <i>Dr. Paine & Patten</i>	<i>Dr. Mullin & Higgins</i>	<i>Dr. Higgins</i>
Signature, Description and Residence of Informant. <i>John B. Beynon Beaumont</i>	<i>Anna Glen</i>	<i>Superintendent County</i>
When Registered. <i>31st Dec 1881</i>	<i>31 Dec 1881</i>	<i>31 Dec 1881</i>
Religious Denomination of Deceased. <i>C Methodist</i>	<i>P. Methodist</i>	<i>Baptist</i>
Signature of Registrar. <i>J. Mullin</i>	<i>J. Mullin</i>	<i>J. Mullin</i>
REMARKS. <i>014745</i>	 <i>014746</i>	 <i>014747</i>
<i>Robert Barclay</i>	<i>Elaine Wilcox</i>	<i>Holmes & Paine</i>
When Died. <i>17 August 1881</i>	<i>22 August 1881</i>	<i>24 August 1881</i>
Sex—Male or Female. <i>F</i>	<i>F</i>	<i>M</i>
Age. <i>3 Months</i>	<i>24 years</i>	<i>78 years</i>
Rank or Profession. <i>Infant</i>	<i>Spinster</i>	<i>Gentleman</i>
Where Born. <i>Beaumont</i>	<i>Chingussing</i>	<i>Delaware</i>
Certified cause of Death and duration of illness. <i>Whooping Cough</i>	<i>Consumption</i>	<i>Palsy</i>
Name of Physician, if any. <i>Dr. Paine</i>	<i>Dr. Patten</i>	<i>Dr. Higgins</i>
Signature, Description and Residence of Informant. <i>John Paine, Registrar</i>	<i>John Paine, Registrar</i>	<i>May Ellen Paine Beaumont</i>
When Registered. <i>31 Dec 1881</i>	<i>31 Dec 1881</i>	<i>31 Dec 1881</i>
Religious Denomination of Deceased. <i>C Methodist</i>	<i>Baptist</i>	<i>P Methodist</i>
Signature of Registrar. <i>J. Mullin</i>	<i>J. Mullin</i>	<i>J. Mullin</i>
REMARKS. <i>014748</i>	 <i>014749</i>	 <i>014750</i>

SCHEDULE B.-MARRIAGES.

County of

Hallam

Division of

Georgetown

8.12

004161

No. 4.

004162

No. 5

004163

No. 6.

BRIDEGROOM.

BRIDE.

His Name.

John Harrop

William Cunningham

William Bell

Age.

26 years

28 years

44 years

Residence when Married.

Esquimaux

Toronto

Township of Esquimaux

Place of Birth.

near Minnie, Ontario

Township of Nottawasaga

Township of Toronto

Bachelor or Widower. (s. or w.)

B.

B.

W.

Rank or Profession.

Farmer

Merchant

Farmer

Names of Parents.

Benjamin Harrop
Mary Russell

John Cunningham
Isabella Cunningham

Freight Bell
Susanna Rydberg

Her Name.

Sarah Ann Newell

Annie Watson

Catherine Thompson

Age.

20 years

19 years

50 years

Residence when Married.

Esquimaux

Georgetown

Stewarttown, Esquimaux

Place of Birth.

Drapacqui

Georgetown

Township of Chingquacous

Spinster or Widow. (s. or w.)

S.

S.

W.

Names of Parents.

Robert Newell
Mary Jane McMurray

William Watson
Sarah Watson

James Coventry
Elizabeth Drown

Names and Residences of Witnesses.

Elizabeth Harrop, Esquimaux

John Cunningham, Toronto

Elizabeth J. Coventry, Stewarttown

John Newell, Esquimaux

Alfred Watson, Georgetown

George N. Atchison, Stewarttown

Date and Place of Marriage.

October 24th 1883.

November 13th 1883

December 12th 1883.

Georgetown

Georgetown

Stewarttown, Esquimaux

Religious Denomination of Bridegroom.

Presbyterian

Presbyterian

Methodist

Religious Denomination of Bride.

Presbyterian

Methodist

Presbyterian

By whom Married.

W. G. Wallace

George Abbs

W. G. Wallace

By License or Banns. (L. or B.)

L.

L.

L.

REMARKS.

County of (2) *Peel*Division of (1) *Chingquacung*

FULL NAME of Deceased. Initials only not accepted.		Surname first.	FULL NAME of Deceased. Initials only not accepted.		Surname first.	FULL NAME of Deceased. Initials only not accepted.		Surname first.
William James B		3. <i>McClure Margaret</i>	3. <i>Bell William</i>		3. <i>De Forest Adam</i>			
Sex, and Race.		4. <i>Female W</i>	4. <i>Male W</i>		4. <i>Male W</i>			
Date of Death.		5. <i>Feb 8th 1910</i>	5. <i>Feb 15th 1910</i>		5. <i>Feb 26th 1910</i>			
Date of Birth.		6. <i>1839</i>	6. <i>1839</i>		6. <i>1839</i>			
Age and Place of Birth.		7. <i>71 years Ireland</i>	7. <i>80 years England</i>		7. <i>93 years Cat</i>			
Place of Death, City, Town, Village, or Concession and Lot. If in Hospital, give name, how long deceased was in hospital, and former or usual place of residence.		8. <i>Lot 17-4th Ave Chingquacung</i>	8. <i>Peel House of Refuge</i>		8. <i>Peel House of Refuge</i>			
Occupation.		9. <i>Widow</i>	9. <i>Widow</i>		9. <i>Widow</i>			
Single, Widowed, or Divorced.		10. <i>Widow</i>	10. <i>Widow</i>		10. <i>Widow</i>			
Full Name of Father.		11. <i>McClure David</i>	11. <i>McClure David</i>		11. <i>McClure David</i>			
Birthplace of Father.		12. <i>Ireland</i>	12. <i>England</i>		12. <i>England</i>			
Maiden Name of Mother.		13. <i>Stelton Elizabeth</i>	13. <i>Stelton Elizabeth</i>		13. <i>Stelton Elizabeth</i>			
Birthplace of Mother.		14. <i>Ireland</i>	14. <i>Ireland</i>		14. <i>Ireland</i>			
Name of Physician who attended Deceased.		15. <i>Dr. McAndrew</i>	15. <i>Dr. Moore</i>		15. <i>Dr. Moore</i>			
Certified by		<i>Joseph McClure</i>	<i>James Crawford</i>		<i>James Crawford</i>			
Address		<i>McClure</i>	<i>Brampton</i>		<i>Brampton</i>			
Date		16. <i>Feb 1910</i>	16. <i>Feb 1910</i>		16. <i>Feb 1910</i>			
Medical Certificate of Death. I hereby certify that I attended the deceased.		Medical Certificate of Death. I hereby certify that I attended the deceased.		Medical Certificate of Death. I hereby certify that I attended the deceased.				
Name.		<i>McClure Margaret</i>		<i>Bell William</i>		<i>De Forest</i>		
From		<i>Jan 31st 1910</i>		<i>Jan 31st 1910</i>		<i>Jan 31st 1910</i>		
To		<i>Feb 8th 1910</i>		<i>Feb 15th 1910</i>		<i>Feb 26th 1910</i>		
That I last saw him..... alive on		<i>Feb 8th 1910</i>		<i>Feb 15th 1910</i>		<i>Feb 26th 1910</i>		
That the Death occurred on		<i>Feb 8th 1910</i>		<i>Feb 15th 1910</i>		<i>Feb 26th 1910</i>		
CAUSE OF DEATH.								
Primary.		<i>Diffuse arteriosclerosis</i>		<i>Old age</i>		<i>Old age</i>		
Duration.		<i>2 years</i>		<i>2 years</i>		<i>2 years</i>		
Immediate.		<i>Cardiac failure</i>		<i>General debility</i>		<i>General debility</i>		
Duration.		<i>3 to 4 hours</i>		<i>about two years</i>		<i>about two years</i>		
Physician's name.		<i>Dr. McAndrew</i>		<i>Dr. Moore</i>		<i>Dr. Moore</i>		
Address.		<i>Georgetown</i>		<i>Brampton</i>		<i>Brampton</i>		
Date.		<i>Feb 1910</i>		<i>Feb 1910</i>		<i>Feb 1910</i>		
Remarks.								

I hereby certify the foregoing to be the true and correct entries of all Deaths returned to me for the quarter year ending *March 31 1910*
 Given under my hand, this *31st* day of *March* 1910
Robert Hec Division Registrar of *Chingquacung*

FINALLY REVISED URBAN LIST OF ELECTORS

Electoral District of Peel. Township of Toronto. Urban Polling Division No. 20:

Comprising: Includes lots one to fifteen in first and second concessions west of Huron Street in the County of Peel.

The following names have been enumerated during a recent house-to-house visitation in the above mentioned polling division by a pair of urban enumerators:—

1945

- | | |
|--|---|
| 1 Andrews, Allen, farmer, Brampton 6 | 86 Kohler, J. R., farmer, Brampton 6 |
| 2 Andrews, Mrs. Allen — Brampton 6 | 87 Kohler, Mrs. J. R. — Brampton 6 |
| 3 Andrews, Thos., gentleman, Brampton 6 | 88 Kilpatrick, A. E., inspector, Brampton 6 |
| 4 Anderson, I. W., farmer, Brampton 6 | 89 Kilpatrick, Mrs. A. E., Brampton 6 |
| 5 Anderson, Wm. C., FS, Brampton 6 | 90 Martin, Robert, FS, Brampton 6 |
| 6 Anderson, M. M., FD, Brampton 6 | 91 Martin, Wilbert, farmer, Brampton 6 |
| 7 Bloor, Margaret, spinster, Brampton 6 | 92 Martin, Mrs. Wilbert — Brampton 6 |
| 8 Bentley, H. G., farmer, Meadowvale 1 | 93 McCarthy, L. E., salesman, Brampton 6 |
| 9 Bentley, Mrs. H. G. — Meadowvale 1 | 94 McCarthy, Mrs. L. E. — Brampton 6 |
| 10 Brown, Mrs. Mary, widow, Meadowvale | 95 Madill, Wilmer, farmer, Brampton 6 |
| 11 Brett, Mac, farmer, Brampton 2 | 96 Madill, Mrs. Wilmer — Brampton 6 |
| 12 Brett, Mrs. Mac, Brampton 2 | 97 Madill, Benson, FS, Brampton 6 |
| 13 Ball, Frank, farmer, Brampton 6 | 98 Madill, John, FS, Brampton 6 |
| 14 Ball, Mrs. Frank — Brampton 6 | 99 McVicar, John, farmer, Brampton 6 |
| 15 Beamish, Charles, labourer, Brampton 6 | 100 McVicar, Mrs. John — Brampton 6 |
| 16 Beamish, Mrs. Charles — Brampton 6 | 101 McVicar, Phyllis, spinster, Brampton 6 |
| 17 Baldwin, W. G., labourer, Brampton 6 | 102 McGregor, George, farmer, Meadowvale 1 |
| 18 Baldwin, Mrs. W. G. — Brampton 6 | 103 McBride, Fred, agent, Brampton 6 |
| 19 Copeland, Alex., airforce, Meadowvale 1 | 104 McBride, Mrs. Fred — Brampton 6 |
| 20 Copeland, Mrs. Alex — Meadowvale 1 | 105 McCracken, Mrs. Lillie, widow, Brampton 6 |
| 21 Costello, E., sailor, Meadowvale 1 | 106 McCracken, Russell, farmer, Brampton 6 |
| 22 Costello, Mrs. E. — Meadowvale 1 | 107 McCracken, Mrs. Russell — Brampton 6 |
| 23 Crowe, J. D., foreman, Brampton 6 | 108 O'Hara, Albert J., labourer, Meadowvale 1 |
| 24 Crowe, Mrs. J. D. — Brampton 6 | 109 O'Hara, Mrs. Albert J. — Meadowvale 1 |
| 25 Cole, Fred, ser. sta. attend., Brampton 6 | 110 Pegg, Haddon, farmer, Meadowvale |
| 26 Domelle, Jack, farmer, Brampton 6 | 111 Pegg, Mrs. Haddon — Meadowvale |
| 27 Drybrough, Ross W., labourer, Brampton 6 | 112 Pegg, Irma, FD, Meadowvale |
| 28 Dixon, Herb, operator, Brampton 6 | 113 Plant, Mrs. Joseph, widow, Brampton 6 |
| 29 Dixon, Mrs. Herb — Brampton 6 | 114 Plant, Arthur, farmer, Brampton 6 |
| 30 Dixon, Gordon, airforce, Meadowvale | 115 Plant, Mrs. Arthur — Brampton 6 |
| 31 Duntun, Douglas, farmer, Brampton 6 | 116 Rundle, W. H., gentleman, Brampton 2 |
| 32 Duntun, Mrs. Douglas — Brampton 6 | 117 Raine, Oliver, H., farmer, Brampton 6 |
| 33 Duntun, Mary, spinster, Brampton 6 | 118 Raine, Mrs. Oliver H. — Brampton 6 |
| 34 Dennis, Mrs. M. A., widow, Brampton 6 | 119 Rogerson, Thos., farmer, Meadowvale 1 |
| 35 Dennis, Clarence, farmer, Brampton 6 | 120 Rogerson, Mrs. Thos. — Meadowvale 1 |
| 36 Dennis, Mrs. Clarence — Brampton 6 | 121 South, Harold, farmer, Meadowvale 1 |
| 37 Davidson, John, labourer, Brampton 6 | 122 South, Mrs. Harold — Meadowvale 1 |
| 38 Davidson, Ian, FS, Meadowvale 1 | 123 South, Wm., farmer, Brampton 2 |
| 39 Davidson, Lorne, farmer, Meadowvale 1 | 124 South, Mrs. Wm. — Brampton 2 |
| 40 Davidson, Mrs. Lorne — Meadowvale 1 | 125 Steen, Wilfred, farmer, Meadowvale 1 |
| 41 Ellis, Fred, farmer, Brampton 6 | 126 Steen, Mrs. Wilfred — Meadowvale 1 |
| 42 Ellis, Mrs. Fred — Brampton 6 | 127 Steen, Eleanor, teacher, Meadowvale 1 |
| 43 Ellis, W. G., farmer, Brampton 6 | 128 Skelton, Jack, farmer, Brampton 6 |
| 44 Ellis, E. H., farmer, Brampton 6 | 129 Skelton, Mrs. Jack — Brampton 6 |
| 45 Ellis, Mrs. John, widow, Brampton 6 | 130 Sheffield, P., labourer, Meadowvale 1 |
| 46 Ellis, Albert, farmer, Brampton 6 | 131 Sheffield, Mrs. P. — Meadowvale 1 |
| 47 Ellis, Mrs. Albert — Brampton 6 | 132 Smith, A. P., foreman, Brampton 6 |
| 48 Ellis, John E., Brampton 6 | 133 Smith, Mrs. A. P. — Brampton 6 |
| 49 Ellis, Mrs. John E. — Brampton 6 | 134 Scott, John W., tinsmith, Brampton 6 |
| 50 Ellis, Wm., farmer, Brampton 6 | 135 Scott, Mrs. John W. — Brampton 6 |
| 51 Ellis, Mrs. Wm. — Brampton 6 | 136 Symonds, Mrs. E. J., widow, Brampton 6 |
| 52 Fay, Patrick, labourer, Brampton 2 | 137 Steed, W. J., farmer, Brampton 6 |
| 53 Fitzgerald, J. L., dentist | 138 Steed, Jack, farmer, Brampton 6 |
| 54 Fitzgerald, Mrs. J. L. — Brampton 6 | 139 Steed, Bill Jr., FS, Brampton 6 |
| 55 Franklin, Harry, farmer, Meadowvale | 140 Steed, Bella, housekeeper, Brampton 6 |
| 56 Franklin, Mrs. Harry, Meadowvale | 141 Steed, Anna, FD, Brampton 6 |
| 57 George, Frank, labourer, Brampton 6 | 142 Steed, Alice, FD, Brampton 6 |
| 58 Gowland, Elmer, farmer, Brampton 6 | 143 Sandor, Helen, labourer, Brampton 6 |
| 59 Gowland, Mrs. Elmer — Brampton 6 | 144 Sheard, Cameron, garage owner, Brampton 6 |
| 60 Gillespie, Cynthia, army, Meadowvale | 145 Sheard, Mrs. Cameron — Brampton 6 |
| 61 Gillespie, Helen, army, Meadowvale | 146 Sterritt, R. W., farmer, Brampton 6 |
| 62 Gillespie, J. K., gentleman, Meadowvale | 147 Sterritt, Mrs. R. W. — Brampton 6 |
| 63 Gillespie, Mrs. J. K. — Meadowvale | 148 Sterritt, W. D., FS, Brampton 6 |
| 64 Gardiner, Charles, gentleman, Meadowvale | 149 Sterritt, Russell, army, Brampton 6 |
| 65 Gardiner, Mrs. Charles — Meadowvale | 150 Thompson, Stanley, farmer, Brampton 6 |
| 66 Gardiner, Bill, army, Meadowvale | 151 Thompson, Mrs. Stanley — Brampton 6 |
| 67 Hillock, Kenneth, labourer, Brampton 6 | 152 Treanor, Clarence, farmer, Brampton 6 |
| 68 Hillock, Mrs. Kenneth — Brampton 6 | 153 Treanor, Mrs. Clarence — Brampton 6 |
| 69 Harrison, Margaret, teacher, Brampton 6 | 154 Treanor, Mark, farmer, Meadowvale 1 |
| 70 Irwin, Oswald, farmer, Meadowvale 1 | 155 Treanor, Mrs. Mark — Meadowvale 1 |
| 71 Irwin, Murray, farmer, Meadowvale 1 | 156 Treanor, Harold, farmer, Meadowvale 1 |
| 72 James, Albert, labourer, Brampton 6 | 157 Treanor, Mrs. Harold — Meadowvale 1 |
| 73 Jetters, Joseph, farmer, Brampton 6 | 158 Treanor, Mrs. Aletha, widow, Meadowvale 1 |
| 74 Jetters, Mrs. K., widow, Brampton 6 | 159 Treanor, Cecil, farmer, Meadowvale 1 |
| 75 Johnston, Charles, farmer, Brampton 6 | 160 Treanor, Mrs. Cecil — Meadowvale 1 |
| 76 Johnston, Allen, farmer, Brampton 6 | 161 Tyler, George, labourer, Brampton 6 |
| 77 Johnston, Mrs. Allen — Brampton 6 | 162 Thrasher, Mrs. Jessie, widow, Meadowvale |
| 78 Jack, Murray, labourer, Brampton 6 | 163 Tisdale, Mrs. N., widow, Brampton 6 |
| 79 Jack, Mrs. Murray — Brampton 6 | 164 Usher, Fred, farmer, Meadowvale 1 |
| 80 Jackson, Harold, sailor, Brampton 6 | 165 Usher, Mrs. Fred — Meadowvale 1 |
| 81 Jackson, Wm., farmer, Brampton 6 | 166 Weech, Jim, labourer, Brampton 6 |
| 82 Jackson, Clare, airforce, Brampton 6 | 167 Winter, Roy, farmer, Brampton 6 |
| 83 Jackson, Ruth, FD, Brampton 6 | 168 Winter, Mrs. Roy — Brampton 6 |
| 84 Jackson, Isaac, FD, Brampton 6 | 169 Young, Robert, Brampton 6 |

MARGIN RESERVED FOR BINDING. WRITE PLAINLY, WITH UNFADING INK. THIS IS A PERMANENT RECORD.

CITIZENSHIP (NATIONALITY) is defined in terms of the country to which the person owes allegiance. The term "Canadian" should be used as descriptive of a person who was born in Canada or who has rights of Citizenship in Canada, unless he or she has subsequently become the citizen of another country.

RACIAL ORIGIN is defined in terms of the people or race to which the person—traced through the father—belongs, whether English, Irish, Scottish, French, German, Russian, Ukrainian, etc. The terms "Canadian" or "American" should not be used for RACIAL ORIGIN, as they express CITIZENSHIP (NATIONALITY).

1. PLACE OF DEATH City, Town or Village of <u>Toronto</u> Street <u>Pharmaceutical Bldg 812</u> (If death occurred in a hospital or institution, give the name instead of street and number)		
Township of <u>York</u> County or District of <u>York</u>		
2. LENGTH OF STAY (in years, months and days) In Municipality where death occurred <u>21 yrs</u> In Province <u>21 yrs</u> In Canada (if immigrant) <u>21 yrs</u>		
3. PRINT FULL NAME OF DECEASED <u>Jordan Wilber</u> (Surname or last name) (Given or Christian names)		
4. PERMANENT RESIDENCE OF DECEASED: City, Town or Village of <u>Toronto</u> Street <u>529 Bloor</u> Township of <u>York</u> County or District of <u>York</u> Province of <u>Ont</u>		
5. SEX <u>M</u>	6. CITIZENSHIP (See marginal note) <u>Can</u>	7. RACIAL ORIGIN (See marginal note) <u>Irish</u>
8. Single, Married, Widowed or Divorced (Write the word) <u>Married</u>		
9. BIRTHPLACE (Province or Country) <u>Ireland</u>		
10. Date of Birth <u>April 2nd</u> 1875- (Month by name) (Day) (Year)		
11. AGE <u>72</u> Years Months Days If less than one day hrs. or min.		
12. (a) Trade, profession or kind of work as spinner, grader, clerk, etc. (b) Kind of industry or business, as paper mill, lumber, bank, etc. <u>Re mitter</u> <u>Aluminum Co.</u> (If "Labourer" specify kind of work above)		
13. Date deceased last worked at this occupation <u>May 1947</u> 14. Total years spent in this occupation <u>18 yrs</u>		
15. If married, widowed or divorced give name of husband or maiden name of wife of deceased <u>Margaret Kennedy</u>		
16. Name of father <u>Alexander Garrens</u> (Surname or last name) (Given or Christian names)		
17. Maiden name of mother <u>McKeown Elizabeth</u> (Surname or last name) (Given or Christian names)		
18. Birthplace: Father <u>Ireland</u> Mother <u>Ireland</u> (Province or Country) (Province or Country)		
19. I certify the foregoing to be true and correct to the best of my knowledge and belief. Given under my hand at <u>Toronto</u> , this <u>June</u> day of <u>1947</u> Signature of informant <u>J A Jordan</u> Relationship to deceased <u>nephew</u> Address <u>383 Seaton Rd Toronto</u>		
20. Burial, Cremation or Removal <u>Burial</u> Date <u>June 25th</u> 19 <u>47</u> Place of Burial <u>Toronto</u> Cemetery <u>Prospect</u> (Municipality) (Day) (Year)		
Burial Permit was issued by <u>E. W. Mayer</u> at <u>#7 Police Station</u> Name <u>Myers-Elliott Funeral Home</u> Address <u>715 Danvers Rd</u>		
21. Funeral Director		
22. Marginal notations (Office use only)		

MEDICAL CERTIFICATE OF DEATH		
23. DATE OF DEATH <u>June 22</u> 19 <u>47</u> (Month by name) (Day) (Year)		
24. I HEREBY CERTIFY that I attended deceased from <u>June 22</u> 19 <u>47</u> to <u>June 22</u> 19 <u>47</u> and last saw him alive on <u>June 22</u> 19 <u>47</u>		
I 107-0 Immediate cause Give disease, injury or complication which caused death, nor the mode of dying, such as heart failure, asphyxia, asthenia, etc. Morbid conditions, if any, giving rise to immediate cause (stated in order proceeding backwards from immediate cause). II 084-4 Other morbid conditions (if important) contributing to death but not causally related to immediate cause.		CAUSE OF DEATH (a) <u>Broncho Pneumonia</u> due to (b) <u>Agitated Depression</u> due to (c)
25. If a woman, was the death associated with pregnancy? Duration weeks. Was there a delivery?		DURATION Yrs. Mos. Dys.
26. Was there a surgical operation? Date of operation 19		Was there an autopsy?
27. If death was due to external causes (violence) fill in also the following:— Accident, suicide or homicide? (State which) Date of injury 19 Manner of injury (How sustained) Nature of injury Specify whether injury occurred in INDUSTRY, in HOME, or in PUBLIC PLACE.		
Signed by <u>McMooney</u> Designation <u>Coroner</u> M.D., Coroner, etc.		

of Stillbirth consult reverse side before making out certificate.

RURAL LIST OF ELECTORS

Electoral District of Peel.

Meadowvale East, Rural Polling Division No. 20

Includes lots one to fifteen in the First and Second Concessions west of Hurontario Street.

- 1 Andrews, Allen, farmer, Brampton RR 6
- 2 Andrews, Mrs. Allen — Brampton RR 6
- 3 Alexander, Mrs. J. F. — Brampton RR 6
- 4 Adachi, A., farmer, Brampton RR 6
- 5 Adachi, Mrs. A. — Brampton RR 6
- 6 Adachi, Miss Mitsuye, caterer, Brampton RR 6
- 7 Adachi, Rae, mechanic, Brampton RR 6
- 8 Ashdown, Melfort, secretary, Brampton RR 6
- 9 Ashdown, Mrs. Melfort — Brampton RR 6
- 10 Anderson, I. W., gentleman, Brampton RR 6
- 11 Anderson, Clifford, farmer, Brampton RR 6
- 12 Anderson, Mrs. Clifford — Brampton RR 6
- 13 Anderson, Miss M., saleslady, Brampton RR 6
- 14 Ainlay, Richard, retired, Brampton RR 6
- 15 Ainlay, Mrs. Richard — Brampton RR 6
- 16 Brown, Douglas, farmer, Meadowvale
- 17 Brown, Mrs. Douglas — Meadowvale
- 18 Barthorpe, Ernie, labourer, Brampton RR 6
- 19 Barthorpe, Mrs. Ernie — Brampton RR 6
- 20 Brett, Mack, farmer, Brampton RR 6
- 21 Brett, Mrs. Mack — Brampton RR 6
- 22 Briscoe, John, machinist, Meadowvale
- 23 Briscoe, Mrs. John — Meadowvale
- 24 Brown, Mrs. Mary J., housekeeper, Meadowvale
- 25 Bown, Albert, landscape gardener, Brampton 6
- 26 Bown, Mrs. Albert — Brampton RR 6
- 27 Ball, Frank, farmer, Brampton RR 6
- 28 Ball, Mrs. Frank — Brampton RR 6
- 29 Beanlands, Capt. H. L., army, Brampton RR 6
- 30 Beanlands, Mrs. H. L. — Brampton RR 6
- 31 Brown, Mrs. Lily — Brampton RR 6
- 32 Belrose, E., farmer, Brampton RR 6
- 33 Belrose, Harold, farmer, Brampton RR 6
- 34 Belrose, Mrs. Harold — Brampton RR 6
- 35 Boyd, D. L. G., postal clerk, Brampton RR 6
- 36 Boyd, Mrs. D. L. G. — Brampton RR 6
- 37 Conover, R. V., civil servant, Meadowvale
- 38 Conover, Mrs. R. V. — Meadowvale
- 39 Conover, E. T., farmer, Meadowvale
- 40 Crowe, J. D., B.A. foreman, Brampton RR 6
- 41 Crowe, Mrs. J. D. — Brampton RR 6
- 42 Crowe, Reid, driver, Brampton RR 6
- 43 Cole, Fred, service station, Brampton RR 6
- 44 Chater, G. H., T.T.C. operator, Brampton RR 6
- 45 Chater, Mrs. G. H. — Brampton RR 6
- 46 Davidson, John, labourer, Brampton RR 6
- 47 Damm, Tony, bricklayer, Brampton RR 6
- 48 Damm, Mrs. Tony — Brampton RR 6
- 49 Davidson, Ian, farmer, Meadowvale
- 50 Domelle, John, farmer, Brampton RR 6
- 51 Dunn, Wyman, auditor, Brampton RR 6
- 52 Dunn, Mrs. Wyman — Brampton RR 6
- 53 Dunn, Gordon, block layer, Brampton RR 6
- 54 Dunton, Douglas, farmer, Brampton RR 6
- 55 Dunton, Mrs. Douglas — Brampton RR 6
- 56 Dunton, Miss Mary — Brampton RR 6
- 57 Dennis, Clarence, farmer, Brampton RR 6
- 58 Dennis, Mrs. Clarence — Brampton RR 6
- 59 Ellis, Fred, farmer, Brampton RR 6
- 60 Ellis, Mrs. Fred — Brampton RR 6
- 61 Emerson, L. P., teacher, Brampton RR 6
- 62 Emerson, Mrs. L. P. — Brampton RR 6
- 63 Ellis, Wilfred, farmer, Brampton RR 6
- 64 Ellis, Ernest, farmer, Brampton RR 6
- 65 Ellis, Albert, farmer, Brampton RR 6
- 66 Ellis, Mrs. Albert — Brampton RR 6
- 67 Ellis, John, farmer, Brampton RR 6
- 68 Ellis, Mrs. John — Brampton RR 6
- 69 Ellis, Wm., farmer, Brampton RR 6
- 70 Ellis, Mrs. Wm. — Brampton RR 6
- 71 Fay, Patrick, labourer, Brampton RR 6
- 72 Fischer, T. J., garage operator, Brampton RR 6
- 73 Fischer, Mrs. T. J. — Brampton RR 6
- 74 Graham, Melville, brick yd. worker, Meadowvale
- 75 Graham, Mrs. Melville — Meadowvale
- 76 Graham, George, farmer, Meadowvale
- 77 Graham, Mrs. George — Meadowvale
- 78 Graham, J. L., farmer, Meadowvale
- 79 Gillespie, J. K., gentleman, Meadowvale
- 80 Gillespie, Mrs. J. K. — Meadowvale
- 81 Gowland, Elmer, farmer, Brampton RR 6
- 82 Gowland, Mrs. Elmer — Brampton RR 6
- 83 Gardner, Charles, gentleman, Meadowvale
- 84 Gardner, Mrs. Charles — Meadowvale
- 85 Haw, George, hunter, Brampton RR 6
- 86 Haw, Mrs. George — Brampton RR 6
- 87 Haw, Beverley, student, Brampton RR 6
- 88 Hunter, Harvey, labourer, Meadowvale
- 89 Hunter, Mrs. Harvey — Meadowvale
- 90 Hunter, Harold, labourer, Meadowvale
- 91 Hunter, Mrs. Harold — Meadowvale
- 92 Hillock, Kenneth, labourer, Brampton RR 6
- 93 Hillock, Mrs. Kenneth — Brampton RR 6
- 94 Hillock, Franklin, labourer, Brampton RR 6
- 97 Johnston, Ernest, farmer, Brampton RR 6
- 98 Johnston, Charles, farmer, Brampton RR 6
- 99 Jackson, W. W., farmer, Brampton RR 6
- 100 Jackson, Mrs. W. W. — Brampton RR 6
- 101 Kohler, Robert, farmer, Meadowvale
- 102 Kohler, Mrs. Robert — Meadowvale
- 103 Kohler, J. R., buyer, Brampton RR 6
- 104 Kohler, Mrs. J. R. — Brampton RR 6
- 105 Kemble, John, farmer, Brampton RR 6
- 106 Kilpatrick, Albert E., inspector, Brampton RR 6
- 107 Kilpatrick, Mrs. Albert E. — Brampton 6
- 108 Kemp, Albert, broadcaster, Brampton RR 6
- 109 Kemp, Mrs. Albert — Brampton RR 6
- 110 Lipsett, Dr. Francis G., doctor, Meadowvale
- 111 Ladd, Ernest, labourer, Meadowvale
- 112 Ladd, Mrs. Ernest — Meadowvale
- 113 Ladd, Cyril, labourer, Meadowvale
- 114 Leeson, Mrs. A. — Brampton RR 6
- 115 Little, Charles, farmer, Brampton RR 6
- 116 Little, Mrs. Charles — Brampton RR 6
- 117 Lawrance, Cyril, T.T.C. op., Brampton RR 6
- 118 Lawrance, Mrs. Cyril — Brampton RR 6
- 119 McGregor, George, gentleman, Meadowvale
- 120 Madill, Wilmer, farmer, Brampton RR 6
- 121 Madill, Mrs. Wilmer — Brampton RR 6
- 122 Madill, Mrs. Pearl, sten., Brampton RR 6
- 123 McVicar, John, farmer, Brampton RR 6
- 124 McVicar, Mrs. John — Brampton RR 6
- 125 Millar, Harold, plumber, Brampton RR 6
- 126 Millar, Mrs. Harold — Brampton RR 6
- 127 McCallum, Fred, farmer, Brampton RR 6
- 128 McCallum, Mrs. Fred — Brampton RR 6
- 129 Medland, Wm., plumber, Brampton RR 6
- 130 Medland, Mrs. Wm. — Brampton RR 6
- 131 McBride, Fred, agent, Brampton RR 6
- 132 McBride, Mrs. Fred — Brampton RR 6
- 133 McCracken, Russel, farmer, Brampton RR 6
- 134 McCracken, Mrs. Russel — RR 6 Brampton
- 135 McCracken, Hunter, student, Brampton RR 6
- 136 McCracken, Mrs. Lily — Brampton RR 6
- 137 McCracken, George, farmer, Brampton RR 6
- 138 McCarthy, Lorne E., salesman, Brampton RR 6
- 139 McCarthy, Mrs. Lorne E. — Brampton RR 6
- 140 Madill, Benson, farmer, Brampton RR 6
- 141 Madill, Mrs. Benson — Brampton RR 6
- 142 Martin, Wilbert, gentleman, Brampton RR 6
- 143 Martin, Mrs. Wilbert — Brampton RR 6
- 144 Moody, Arthur, mechanic, Brampton RR 6
- 145 Moody, Mrs. Arthur — Brampton RR 6
- 146 Moseley, Albert, postal clerk, Brampton RR 6
- 147 Moseley, Mrs. Albert — Brampton RR 6
- 148 Main, W. H., salesman, Brampton RR 6
- 149 Main, Mrs. W. H. — Brampton RR 6
- 150 Perry, John H., banker, Meadowvale
- 151 Perry, Mrs. John H. — Meadowvale
- 152 Perry, John H., Jr., farmer, Meadowvale
- 153 Pegg, Hadden, farmer, Meadowvale
- 154 Pegg, Mrs. Hadden — Meadowvale
- 155 Pegg, Miss Reva, greenhouse wkr., Meadowvale
- 156 Patterson, Gordon, farmer, Meadowvale
- 157 Pegg, Miss Irma, saleslady, Meadowvale
- 158 Rogerson, Thos., farmer, Meadowvale
- 159 Rogerson, Mrs. Thos. — Meadowvale
- 160 Raine, Oliver, farmer, Meadowvale
- 161 Raine, Mrs. Oliver — Meadowvale
- 162 Reed, Walter, salesman, Brampton RR 6
- 163 Reed, Mrs. Walter — Brampton RR 6
- 164 Steed, W. J., farmer, Brampton RR 6
- 165 Steed, John, farmer, Brampton RR 6
- 166 Steed, W. J. Jr., farmer, Brampton RR 6
- 167 Steed, Miss Bella — Brampton RR 6
- 168 Steed, Mrs. W. J. Jr. — Brampton RR 6
- 169 Steed, Miss Anna, radio factory, Brampton 6
- 170 Starret, Mrs. Ethel — Brampton RR 6
- 171 Starret, Russel, labourer, Brampton RR 6
- 172 Smith, Russel, labourer, Brampton RR 6
- 173 Smith, Peter, farmer, Meadowvale
- 174 Smith, Mrs. Peter — Meadowvale
- 175 South, Harold, farmer, Meadowvale
- 176 South, Mrs. Harold — Meadowvale
- 177 Smith, Reginald, machine operator, Meadowvale
- 178 Smith, Mrs. Reginald — Meadowvale
- 179 Steed, Miss Alice, office work, Brampton RR 6
- 180 Steen, W. N., farmer, Meadowvale
- 181 Steen, Mrs. W. N. — Meadowvale
- 182 Steen, W. S., farmer, Meadowvale
- 183 Sanderson, Cecil, carpenter, Brampton RR 6
- 184 Smith, E. D., garage worker, Brampton RR 6
- 185 Smith, Mrs. E. D. — Brampton RR 6
- 186 Salzman, Lorne, salesman, Meadowvale
- 187 Salzman, Mrs. Lorne — Meadowvale
- 188 Snelling, Clair, farmer, Meadowvale
- 189 Snelling, Mrs. Clair — Meadowvale
- 190 Treanor, Harold, farmer, Meadowvale

APPENDIX A4 Curriculum Vitae of the Author



James Bailey
Architect

49 MELBOURNE AVE
TORONTO, ONTARIO
M6K 1K6

VOICE: [416] 537 - 4140
E-MAIL:
jbarch@sympatico.ca

CURRICULUM VITAE: James R. Bailey

EDUCATION

- Bachelor of Architecture, Carleton University, Ottawa. 1975. General Scholarship in Architecture, 1971.
- Premier Degré Supérieur de Musique (Orgue), Schola Cantorum, Paris, 1978

PROFESSIONAL ASSOCIATIONS

- Ontario Association of Architects
- Royal Architectural Institute of Canada
- Canadian Association of Heritage Professionals (CAHP)
- Royal Canadian College of Organists

PROFESSIONAL WORK HISTORY

- 1992-present Principal of James Bailey Architect, Toronto
- 1989-1992 Managing Architect with C.A. Ventin Architect Ltd., in charge of the firm's Toronto office and projects
- 1988-1989 Managing Architect with Lambur Scott Architects Inc., in charge of the firm's Toronto office and projects
- 1987-1988 Senior Architect with Douglas J. Cardinal Architect Limited, in charge of the firm's Newmarket, Ontario, office
- 1983-1987 Senior Architect with Douglas J. Cardinal Architect Limited, in Edmonton, then in Ottawa (after office move)
- 1981-1983 Senior Architectural Designer with Briskie Kasian Architects, Edmonton
- 1978-1981 Project Coordinator with Douglas J. Cardinal Architect Limited, Edmonton
- 1975-1977 Architectural Designer, ARCOP Associates, Ottawa
- 1975 Architectural Designer, Urbanetics, Ottawa

James R. Bailey
O.A.A., M.R.A.I.C., C.A.H.P.
Albena Bakalov
O.A.A., M.R.A.I.C., C.A.H.P.

COMMUNITY INVOLVEMENTS & TEACHING

- Member of the Board of Directors, Canadian International Organ Competition
- Royal Canadian College of Organists, National President, 2014-16
- Canadian Association of Heritage Professionals, Member of the Board, 2003-2005.
- Sheridan College, Professor of Architecture, 2001-2012
- Public Complaints Committee, Ontario Association of Architects, 1998-2001.
- Standing Committee for the administration of the Fabric Fund of Holy Trinity Church, Toronto, 1995-2003.

AWARDS

- Award of Excellence, CAHP, “Small and Lovely” category, 2018
- Special Recognition Award, Heritage Mississauga, 2012
- Award of Merit, Heritage Toronto, The Allstream Centre, 2010
- Award of Distinction for Envelope Design, Allstream Centre, The Ontario Building Envelope Council, 2009
- Best of the Best Award, Toronto Construction Association, The Allstream Centre. 2009

SELECTED ARCHITECTURAL PROJECTS

Museums/Art Galleries

- *Edmonton Space Science Centre
- *Canadian Museum of Civilization, Hull
- *St. Albert Municipal Museum, Alberta
- Macaulay Church Museum, Picton

Performing Arts Centres

- *Arden Theatre, St. Albert, Alberta
- *Aurora Theatre, Spruce Grove, Alberta
- *Theatre of the CMC, Hull, Quebec
- Capitol Theatre, Port Hope, Ontario
- Artword Theatre, Toronto

Building Envelope Upgrades

- Buddies in Bad Times Theatre, Toronto
- **Peel Court House, Brampton
- **Metro West Detention Centre, Etobicoke
- **Locke Memorial Library, Toronto
- Allstream Centre, Toronto
- St. John's United Church, Alliston
- Food Building, Exhibition Place
- Princes' Gates, Exhibition Place
- Strategic Communications, Toronto
- Mackenzie House, Toronto

Barrier-free Access/Life-safety Upgrades

- **Toronto Old City Hall
- **Yorkville Branch Library, Toronto
- **Main Street Branch Library, Toronto
- Locke Memorial Library, Toronto
- Trinity Church, Port Credit
- St. John's United Church, Alliston
- Trace Manes Community Centre, Toronto
- Don Valley Bible Chapel, Toronto

Offices

- *St. Albert Civic and Cultural Centre
- Public Service Commission, Ottawa
- Globe & Mail, Toronto
- Hitchman & Sprigings, Toronto
- *York Administrative Centre, Newmarket

Housing/ Live-Work Facilities

- **Armagh House, Mississauga
- Garden Residence, Aurora
- Webb Residence, Toronto
- Looney Residence, Toronto
- Kersey Residence, Toronto
- Hamilton Studio, South Mountain
- Dubil Residence, Toronto
- 81 Portland Live/work Studios, Toronto
- Hitchman Residence, Toronto
- Rose Residence, Port Credit
- O'Leary Residence, Toronto

Schools: New/Renovations

- Bowmore Road School, Toronto
- **Charles Fraser P.S., Junior, Toronto
- George Harvey High School, City of York
- Jones Ave Adult Education Centre, Toronto
- Wycliffe College, U. of T., Toronto
- Island Public School, Toronto
- Palmerston Public School, Toronto
- Regal Road Public School, Toronto
- Alexander Muir Public School, Toronto

Schools: Exterior Upgrades

- Davisville Public School, Toronto
- North Toronto CI, Toronto
- Pape Public School, Toronto
- Palmerston Public School, Toronto
- John Ross Robertson Public School, Toronto

Public Library Renovations

- Parkdale Branch Library, Toronto
- Bloor Gladstone Branch Library, Toronto
- Yorkville Branch Library, Toronto
- Locke Memorial Library, Toronto
- Runnymede Branch Library, Toronto
- College Shaw Library, Toronto
- Saunderson Branch Library, Toronto
- Pape Danforth Library, Toronto
- Gerrard Ashdale Library, Toronto
- St. Clair/Silverthorn Library, Toronto
- Palmerston Branch Library, Toronto

Renovations for Exhibition Place, Toronto

- General Services Building
- Enercare Centre (Direct Energy)
- Allstream Centre (Automotive Building)
- Princes' Gates
- Food Building

Churches: New/Renovations/Additions

- Danish Lutheran Church, Toronto
- Devon Alliance Church, Alberta
- St. Luke's Church, East York
- St. Cuthbert's Church, Toronto
- St. John's Church, Whitby
- Faith United Church, Courtice
- Grace Ev. Lutheran Church, Oshawa
- Trinity Church, Port Credit
- St. Luke's Lutheran, Port Credit
- St. John's United Church, Alliston
- St. Paul's United Church, Bowmanville
- All Saints' Anglican Church, King City
- Knox Presbyterian Church, Burlington
- St. Andrew's Memorial P.C., Port Credit
- Trinity United, Peterborough
- St. John's Church, York Mills
- Don Valley Bible Chapel, Toronto
- Cathedral Church of St. James

Laboratories

- I-Fire Technology, Toronto
- Hemosol, Toronto
- Therapure, Mississauga

Historic Restorations

- **Peel County Court House, Brampton
- **St. John's Anglican Church, Ancaster
- St. John's Church, West Toronto
- St. John's United Church, Alliston
- 3 MacDowell Street, Toronto
- Allstream Centre, Exhibition Place
- Rackus Studio, Clarkson
- Boulder Villa, Clarkson
- Princes' Gates, Exhibition Place
- Macaulay Church Museum, Picton
- St. Clair Reservoir Valve House and Portal Building
- Harrison Waterworks Reservoir
- Church of the Holy Trinity, Toronto
- St. James' Cathedral, Toronto
- Scarborough Museum
- The Guild Monument Relocation
- Mackenzie House, Toronto
- Alexander Muir Gardens gateway
- Craigleigh Gardens Gates
- Carlsberg Carillon Tower, Toronto

* Work undertaken while in the employ of Douglas J. Cardinal Limited, Ottawa

** Work undertaken while Managing Architect, and Architect-of-Record, with Carlos Ventin Architect

STUDIES (Condition Studies/Heritage Impact Studies/Barrier-Free Access Studies)

- Heritage Impact Study for 43 John Street South, Port Credit for Pamir Rafiq, 2020
- Cultural Heritage Impact Study for 17360 Warden Avenue, Whitchurch-Stouffville for Matthew Marchese, 2020
- Heritage Impact Studies on 1800, 1808 and 1816 Mississauga Road, Mississauga for Moe Ahmed, 2020
- Heritage Impact Study for 1207 Lorne Park Road, for Pamir Rafiq, 2020
- Heritage Impact Study for 13 Thomas Street, Streetsville, 2019 for Mr. Carlos Valente
- A Study on a Proposed Move of “The Garden of the Greek Gods” to the Rose Garden, Exhibition Place, 2018
- Building Condition Assessment for the Beanfield Centre and for Three Heritage Towers (Fire Hall, BLC and Carillon), for Exhibition Place, 2017
- Building Condition Assessment for the Dempsey Store, for the City of Toronto Heritage and Museums, 2017
- Building Condition Assessment for 12 Alexander St., for the City of Toronto Heritage and Museums, 2017
- Heritage Statement for 75 Yorkville Avenue, for the Yorkville Ratepayer’s Association, 2015
- Heritage Impact Study of 1109 and 1115 Clarkson Road North, Mississauga, 2014
- Building Assessment Study for the Scarborough Historic Museum, Toronto, 2014
- Building Assessment Study for the Coliseum Complex and the Direct Energy Centre, Exhibition Place, 2013
- Building Code Conformance Study, Tarragon Theatre, Toronto, for the management and Board of Directors of Tarragon Theatre, 2013
- Heritage Impact Study for 1183 Dufferin Street, Toronto, for We Care Homes, 2012
- Heritage Impact Study for 1380 Glenwood Drive, Mississauga, Ontario, for Dr. Mehri Habib, 2012
- Building Code/Condition Assessment, Fulford Preparatory College, Merrickville, Ontario for Mr. Francois Bernard, Owner, 2012
- Heritage Impact Study for 149 Tremaine Road, Milton, for Royal Park Homes, 2011
- Heritage Impact Study for 94 Peru Road, Milton, for Humphries Planning Group, 2011
- Long-range Planning Study, Tarragon Theatre, Toronto, for the management and Board of Directors of Tarragon Theatre, 2010

- Heritage Impact Study for 5514 Fifth Line Road, Milton, for Sempronia Estates Inc., 2010
- Heritage Impact Study for 1336 Britannia Road, and 5553 Fourth Line Road, Milton, for Orianna Glen Home Corp., 2009
- Heritage Impact Study for 6390 Fifth Line Road, Milton, for Milton 7-5 Holdings Inc., 2009
- Heritage Impact Study for the Davis-Minardi House, 3079 Neyagawa Boulevard, Oakville for the Davis-Minardi Corporation, 2009
- Heritage Impact Study for 2554 Mississauga Road, Mississauga prepared for Dr. Alaa Al Tamimi, 2008
- Heritage Impact Study for a new development beside 1207 Lorne Park Road, Mississauga, prepared for Mr. Claudio Prosocco, 2008
- Heritage Impact Study for 3051 Victory Crescent, Mississauga prepared for Nirmal Sidhu, 2007
- Heritage Impact Study for 1190 Kane Road, Mississauga, prepared for Gemini, 2006
- Heritage Impact Studies for 1998 and 2030 Lakeshore Road, Mississauga, prepared for Gemini Urban Design, 2006
- Heritage Impact Statement, 2301/2303 Stanfield Road, Mississauga, prepared for Moldenhauer, 2006
- Automotive Building Condition Audit, prepared for the Board of Governors, Exhibition Place, Toronto, 2005
- A Masterplan Study for Knox Presbyterian Church, Burlington, Prepared for the Long-range Planning Committee, 2004
- Heritage Impact Statement, Horticulture Building, prepared for Musik Clubs Inc. who wished to use the Beaux Arts Exhibit Hall as a night club, 2004.
- A Condition Audit for Rosedale Presbyterian Church, Prepared for the Property Committee, Toronto, 2003
- Arts Centre Feasibility Study, prepared for the Town of Leamington, Ontario, 2003.
- A Barrier-Free Access Study for St. John's United Church, Alliston, prepared for the Property Committee, 2003.
- A Barrier-Free Access Study for Kimbourne Park United Church, Toronto, prepared for the Accessibility Committee, 2002.
- A Feasibility Study for the conversion of the Truax Lumber Building into a Performing Arts Centre for the Town of Leamington, Ontario, 2002.

- Long Range Redevelopment Master Plan for Christ Church, Stouffville”, for the Rector and Wardens of the Parish of Christ Church Anglican Church, Stouffville.
- Heritage Impact Statement, Two Georgian style, Pre-Confederation Houses, located at 72/74 Elm Street, Toronto, prepared for Toronto Hospital for Sick Children, 2000.
- A Barrier-Free Access Study for St. John’s Church, York Mills, prepared for the Rector and Wardens of St. John’s Church, York Mills, Toronto, 1999.
- A Space Needs Study and a Space Utilization Survey for the Parishes of St. John's Church, W.T. & St. Paul's Church, Runnymede for the Amalgamation Property Committee.
- Condition Surveys of three Branch Libraries: Deer Park, Northern District and Sanderson Branches for the Toronto Public Library, 1998.
- "A Feasibility Study for developing additional Residential Spaces at Wycliffe College, University of Toronto" prepared for the Property Committee of the College, 1997.
- "A Study of the Implications of accommodating Garbage Trucks inside the Food Building, Exhibition Place", prepared for the Capital Works Department of the CNE, 1997.
- "A Condition Survey of St. Bartholomew's Church", prepared for the Rector and Wardens of the Church of St. Bartholomew, Toronto, 1996.
- "A Building Study of Powell's House, Appleby College", prepared for the Board of Appleby College, Oakville, Ontario, 1995.
- "Condition Study of the Church of the Transfiguration, Toronto", prepared for the Rector and Wardens of the Church of the Transfiguration, Toronto, 1995
- "Pre-Engineering & Costing Study for Building Envelope Repairs & Barrier-free Access Improvements to the Food Building & Halls of Fame Building, Exhibition Place, Toronto", prepared for the Capital Works Department of Exhibition Place, 1995.
- "Condition Survey of the Buildings of the Parish of Georgina in the Diocese of Toronto", prepared for the Diocese of Toronto, 1994.
- "Building Code Impact Study related to the development of a Night Club in the MacLean Hunter Building, North York", prepared for Luxor Entertainment Corporation, 1994.