

**CULTURAL HERITAGE EVALUATION REPORT
7044 NINTH LINE**

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

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

FINAL REPORT

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ASI File: 19CH-165

March 2020 (revised April 2020)



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EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 7044 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W.P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several station locations.

The property at 7044 Ninth Line in the City of Mississauga features a late nineteenth-century one-and-a-half storey Gothic Revival frame farmhouse, garage, and agricultural fields. The property is owned by Infrastructure Ontario (IO) and is listed by the City of Mississauga. This property was identified as a potential cultural heritage resource (CHR #19) in the Cultural Heritage Resource Assessment (CHRA) completed for the 407 Transitway TPAP (ASI 2020). The subject property is expected to be directly impacted by the proposed transitway. As such, the CHRA (ASI 2020) recommended further work to determine if this property has cultural heritage value or interest. This report satisfies this requirement.

This CHER includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. The Ontario Regulation 9/06 evaluation determined that the property does not retain cultural heritage value. As such, the property should not be considered for designation under Part IV of the *Ontario Heritage Act*. The property at 7044 Ninth Line does not meet the criteria outlined in Ontario Regulation 10/06 which considers the property within the provincial context.

The following recommendations are proposed for the property at 7044 Ninth Line in the City of Mississauga:

1. This report should be submitted to Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant stakeholders that have an interest in the project.



PROJECT PERSONNEL

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
PROJECT PERSONNEL	ii
TABLE OF CONTENTS	iii
1.0 INTRODUCTION	1
1.1 Location and Study Area Description	1
1.2 Policy Framework	4
1.3 Cultural Heritage Evaluation Process	4
1.4 Project Consultation	5
2.0 HISTORICAL RESEARCH	6
2.1 Overview of Indigenous Land Use	7
2.2 Township and Settlement History	8
2.2.1 Township of Trafalgar	8
2.3 Land Use History of 7044 Ninth Line	9
2.3.1 Land Use History Summary	14
3.0 EXISTING CONDITIONS	14
3.1 Introduction	14
3.2 Landscape and Surrounding Environs	15
3.3 Exterior	16
3.4 Interior	19
4.0 CULTURAL HERITAGE VALUE	25
4.1 Existing Cultural Heritage Value	25
4.2 Comparative Analysis	25
4.3 Ontario Regulation 9/06 Evaluation	29
4.4 Ontario Regulation 10/06 Evaluation	31
5.0 CONCLUSION	32
6.0 REFERENCES	33

List of Figures

Figure 1: Location of the study area	2
Figure 2: Aerial photo. The property at 7044 Ninth Line is depicted in purple with the preferred design of the transitway in red (Google Earth Imagery)	3
Figure 3: The study area overlaid on the 1858 Tremaine's Map of the County of Halton	11
Figure 4: The study area overlaid on the 1877 Historical Atlas of the County of Halton	11
Figure 5: The study area overlaid on the 1909 topographic map of Brampton	12
Figure 6: The study area overlaid on the 1942 topographic map of Brampton	12
Figure 7: The study area overlaid on the 1954 aerial photograph	13
Figure 8: The study area overlaid on the 1973 topographic map of Hornby	13
Figure 9: The study area overlaid on the 1994 topographic map of Brampton	14
Figure 10: A drawing of a Gothic farmhouse from the 1864 Canada Farmer (N.A. 1864)	26

List of Tables

Table 1: Results of Project Consultation	6
Table 2: Outline of Southern Ontario Indigenous History and Lifeways	7



Table 3: Properties designated under Part IV of the <i>Ontario Heritage Act</i> in the City of Mississauga with Gothic Revival architectural elements	27
Table 4: Evaluation of 7044 Ninth Line using Ontario Regulation 9/06	29
Table 5: Evaluation of 7044 Ninth Line using Ontario Regulation 10/06	31

List of Plates

Plate 1: Aerial view of the property (Source: Google Earth).	15
Plate 2: View of the property and garage, looking west.	16
Plate 3: Former fields adjacent to Ninth Line.	16
Plate 4: View of the driveway leading from Ninth Line to the property, looking west.	16
Plate 5: View of the forested area adjacent to the house with the cleared land and tall grasses.	16
Plate 6: Farmhouse, south elevation.	17
Plate 7: Farmhouse, west elevation.	17
Plate 8: Farmhouse, north elevation.	18
Plate 9: Farmhouse, east elevation.	18
Plate 10: Vergeboarding on the south elevation.	18
Plate 11: Wooden siding over original structure.	18
Plate 12: Garage, west elevation.	18
Plate 13: Garage, north elevation.	18
Plate 14: Garage, east elevation.	19
Plate 15: Garage, south elevation.	19
Plate 16: Large room in the original portion of the house*.	20
Plate 17: Bookshelf constructed into the wall of the large room.	20
Plate 18: Looking towards the kitchen from the large room, the door on the right is the bathroom.	20
Plate 19: Bedroom on the main floor.	20
Plate 20: Detail of the window in the bedroom on the main floor*.	21
Plate 21: Living room on the main floor.	21
Plate 22: Detail of tall baseboard and wood flooring.	21
Plate 23: Bathtub with ceramic tiles*.	21
Plate 24: Toilet in the bathroom, note the wood panels along the wall*.	21
Plate 25: Kitchen in the northern addition*.	21
Plate 26: View to the north room adjacent to the kitchen.	22
Plate 27: View to the western room adjacent to the kitchen*.	22
Plate 28: View from the main floor down to the basement.	22
Plate 29: Detail of flooded basement.	22
Plate 30: View from the top of the stairs to the landing in the addition of the house*.	22
Plate 31: View towards the stairs on the landing in the addition*.	22
Plate 32: Detail of the original structure's roof with cedar shingles.	23
Plate 33: View into the bathroom in the original structure.	23
Plate 34: View of the half-height door leading to the bathroom*.	23
Plate 35: Bedroom on the second floor in the original portion of the house*.	23
Plate 36: Detail of tall baseboard and wooden floor in the bedroom*.	23
Plate 37: Looking towards the western outer wall in the original portion of the house from the staircase.	23
Plate 38: Western bedroom in the original structure, looking to the boarded window.	24
Plate 39: Detail of the chimney from the second floor to the exposed ceiling.	24
Plate 40: Bedroom in the addition on the second floor.	24
Plate 41: Detail of flooring in one of the bedrooms on the second floor with tall baseboards.	24
Plate 42: Detail of carpeted flooring and the tall baseboards.	24

Plate 43: Detail of staircase and remnants of newel posts in the original portion of the house.	24
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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 7044 Ninth Line in the City of Mississauga, Ontario. This CHER is part of the Highway 407 Transitway Transit Project Assessment Process (TPAP) from west of Brant Street to west of Hurontario Street G.W. P. 16-20003. The 407 Transitway will be a two-lane, fully grade separated transit facility on an exclusive right-of-way, running along the Highway 407 Corridor. This section of the transitway facility will consist of 43 km of runningway and several station locations.

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

1.1 Location and Study Area Description

The subject property at 7044 Ninth Line is located on the west side of the Ninth Line, immediately east of the Highway 407 northbound onramp to the highway from Derry Road East (Figure 1). The property features a late nineteenth-century one-and-a-half storey frame farmhouse, garage, and agricultural fields. Historically, the property is located on Lot 11, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton, now the City of Mississauga in the Region of Peel. Residential development is northeast of the property, the Highway 407 is located to the west and southwest, agricultural fields are to the northwest, and a forested area is to the southeast.



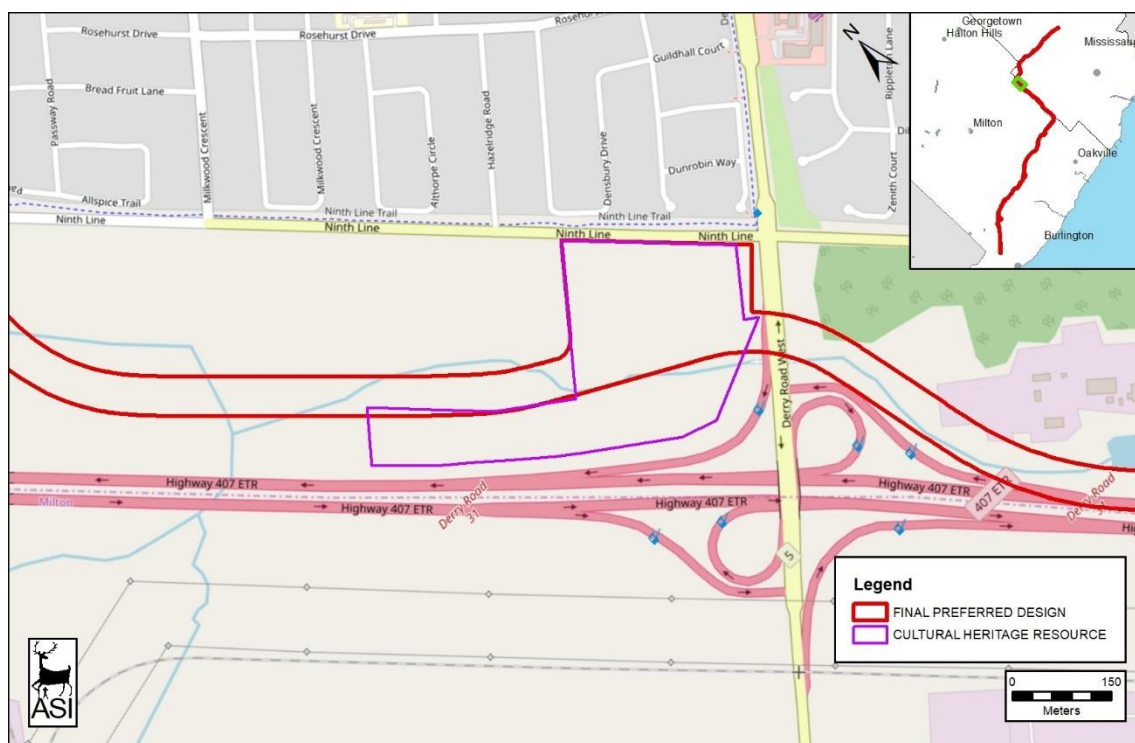


Figure 1: Location of the study area

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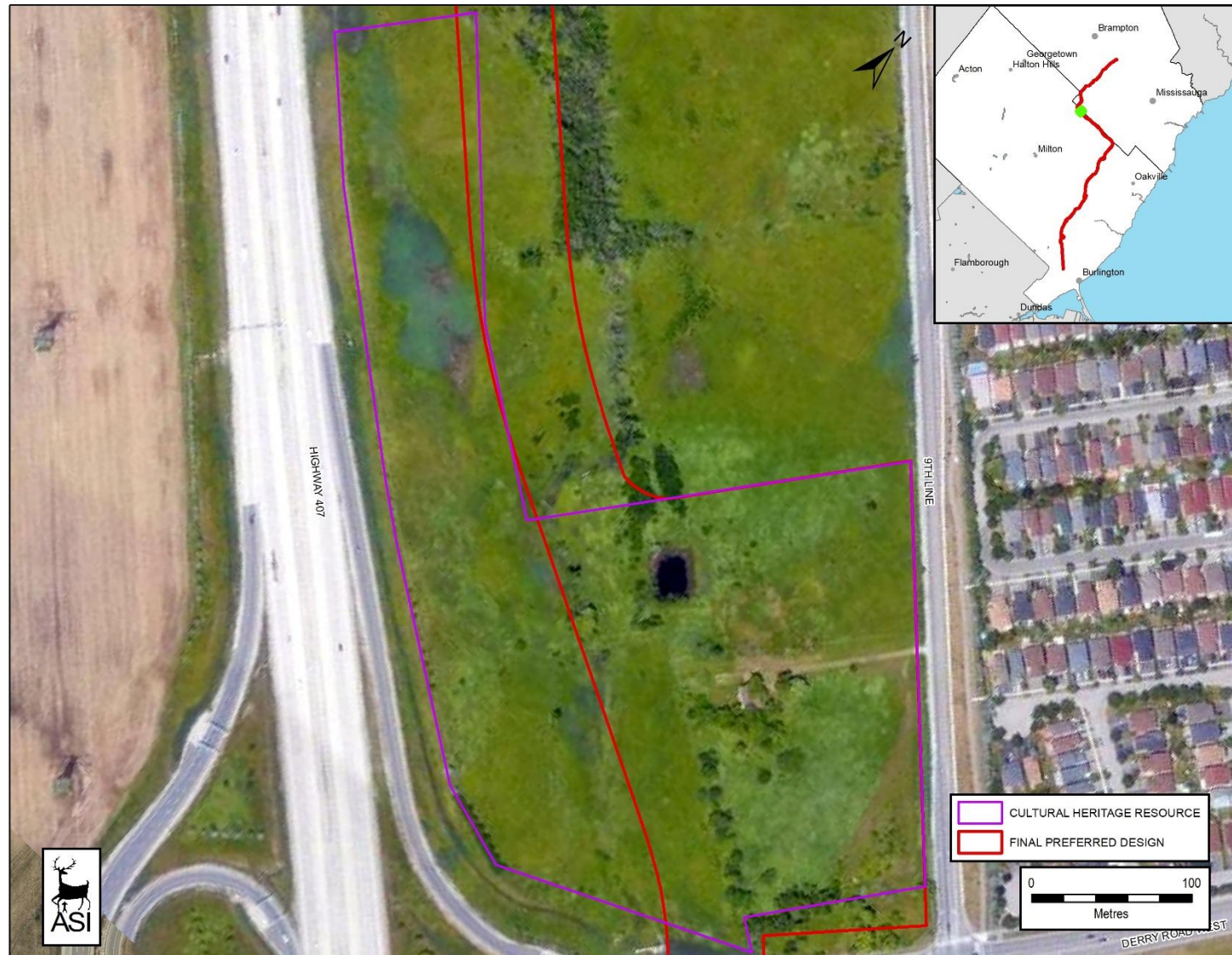


Figure 2: Aerial photo. The property at 7044 Ninth Line is depicted in purple with the preferred design of the transitway in red (Google Earth Imagery)

1.2 Policy Framework

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

1.3 Cultural Heritage Evaluation Process

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

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

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

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

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

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

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



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

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

1.4 Project Consultation

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

- *The Heritage Register for Mississauga* (City of Mississauga 2018);
- *The Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- *The Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- *Ontario's Historical Plaques* website (Brown 2019);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- Parks Canada's *Canada's Historic Places* website (Parks Canada n.d.);
- Parks Canada's *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Canadian Heritage River System (Canadian Heritage Rivers Board and Technical Planning Committee n.d.); and,
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites (UNESCO World Heritage Centre n.d.);
- Ontario Land Property Records (Teranet Property & Registration Services 2020); and
- Historical and genealogical records at Ancestry.com.

The following stakeholders were contacted during the preparation of the CHRA in 2017 (ASI 2020) with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1). Additional consultation with planning staff at the City of Mississauga was conducted by ASI in 2020 during the completion of this CHER. Planning staff confirmed that the property is listed but the City of Mississauga. No further information was available for the property at this time.

Table 1: Results of Project Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Sport, Tourism and Culture Industries	20 March and 2 April 2020	Response received on 2 April 2020 confirmed that there were no provincial heritage properties within or adjacent to the subject property.
Registrar, Ontario Heritage Trust	Ontario Heritage Trust	20 March 2020	Response received 24 March 2020 confirmed that there are no OHT easements within or adjacent to the subject property.
Paula Wubbenhorst, Senior Heritage Coordinator	City of Mississauga	4 October 2017 4 and 9 March 2020	Response received. Confirmed that the subject property is listed by the City of Mississauga. No further information was available for the property at this time.

2.0 HISTORICAL RESEARCH

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

The property is located in Lot 11, Concession 9 New Survey in the former Township of Trafalgar, currently in the City of Mississauga, Ontario.

2.1 Overview of Indigenous Land Use

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

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

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

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

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



2.2 Township and Settlement History

2.2.1 *Township of Trafalgar*

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

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

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

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



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

2.3 Land Use History of 7044 Ninth Line

7044 Ninth Line is located in the southeast portion of Lot 11, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton. The following land use history provides a brief overview of the history of the property and the people who lived there, as available. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, assessment rolls, directories, genealogies, archival images and historic photographs, and community histories.

The Crown Patent for this 200-acre lot and concession went to King's College in 1828. The property was ultimately sold by the University of Toronto (which had taken over the King's College name in 1850) to Isaac Askin in 1855 (OLRA n.d.). Askin was born in Ireland about 1798, and it is his name which appears on the 1858 *Tremaine Map for the County of Halton*, with the added note that the property was called Rowenhill (Figure 3) (Tremaine 1858; LAC 1871). According to the 1861 Census, there was a log house on the property where the family lived (LAC 1861).

In 1869, Askin and his wife Jane agreed to lease a half-acre on the corner of their land to the Trustees of Common School Section No. 8, Trafalgar, though the school itself was built in the 1830s and appears on the Tremaine map. In 1875, the Trustees purchased this half-acre property outright from the Askins, and a school appears on the 1877 Illustrated Historical Atlas (Figure 4) (Pope 1877). The small property remained a schoolhouse until the 1960s, when it was converted into a community hall and then a residence in 1969. It burned down in 2007 and was demolished the following year (Trafalgar Township Historical Society).

Upon his death in 1876, Isaac Askin's will divided the property into three plots – one for each of his sons – each one of 66 and 2/3 acres. The southeast corner, where the subject property now lies, belonged to Richard Askin and his wife. The Askins owned the property, which included a house and orchard in addition to agricultural lands depicted on the 1877 Illustrated Historical Atlas (Figure 4). The extant house was likely built by Richard Askin circa 1877, as there were mortgages taken out against the property that year and when the property was sold in 1880, the value of the property had doubled (OLRA n.d.). The property was located at the northwest corner of the intersection of what is now Ninth Line and Derry Road, which was known as McCurdy's Corner. Besides the school on the northwest corner, there was a Methodist Church on the southwest corner (Figure 4) (Pope 1877). The small community also had a debating and literary society and published the McCurdy's Corners Herald newspaper for a short period in the late nineteenth century (Heritage Mississauga).



Beginning in 1880, a series of sales occurred on the 66- and 2/3-acre property:

- The Askins sold to Albert Hall in 1880
- Albert Hall and his wife sold to Robert Leslie in 1882
- Robert Leslie sold to Benjamin Tuck in 1885
- Benjamin Tuck and his wife sold to Charles Wesley Tuck in 1890
- Charles Wesley Tuck and his wife sold to John May in 1906
- John May, now a widow, sold to Marcus James Bussell in 1910

The Bussells were a prominent family in the area through much of the nineteenth century. In 1865, James Bussell had a gothic revival home built just north of the subject property which stayed in the Bussell family until 1908 and which was designated by the Town of Milton in 1996 and which is now part of the City of Mississauga (Canada's Historic Places). Born in 1874, Marcus James Bussell, a farmer, came to own the subject property in 1910 and, following his marriage to Annie Alfaretta Anderson in 1911, bought another 66 2/3 acres on Lot 11 in 1912 (OLRA n.d.; Ancestry.com). The 1909 NTS map (Figure 5) depicts a single structure on the subject property. From 1942 to 1954 (Figure 6 - Figure 7) the area remained a rural agricultural property, with an increase in structures on the property in 1954. Both properties remained in the Bussell family until 1965, when John Elliott Bussell and his wife sold 132.5 acres to a partnership of five people (Thomas Tamos, Peter Eutoshenko, Thomas Orłowsky, Andreja Ilich and Ljubesa Mitrovic). By the end of 1969, the property had gone through several development and investment companies before Amass Investments Limited held the mortgage. This firm then granted the land to the Crown in January 1975 which sold sections to Ontario Hydro and TransCanada Pipelines Limited construction (OLRA n.d.). In the 1973 NTS there are seven structures depicted on the property (Figure 8), however, by the 1994 NTS map (Figure 9), only the house remains. Other surrounding lands were expropriated or transferred to the Ontario Transportation Capital Corporation in 1996 in anticipation of the new Highway 407 construction (OLRA n.d.).



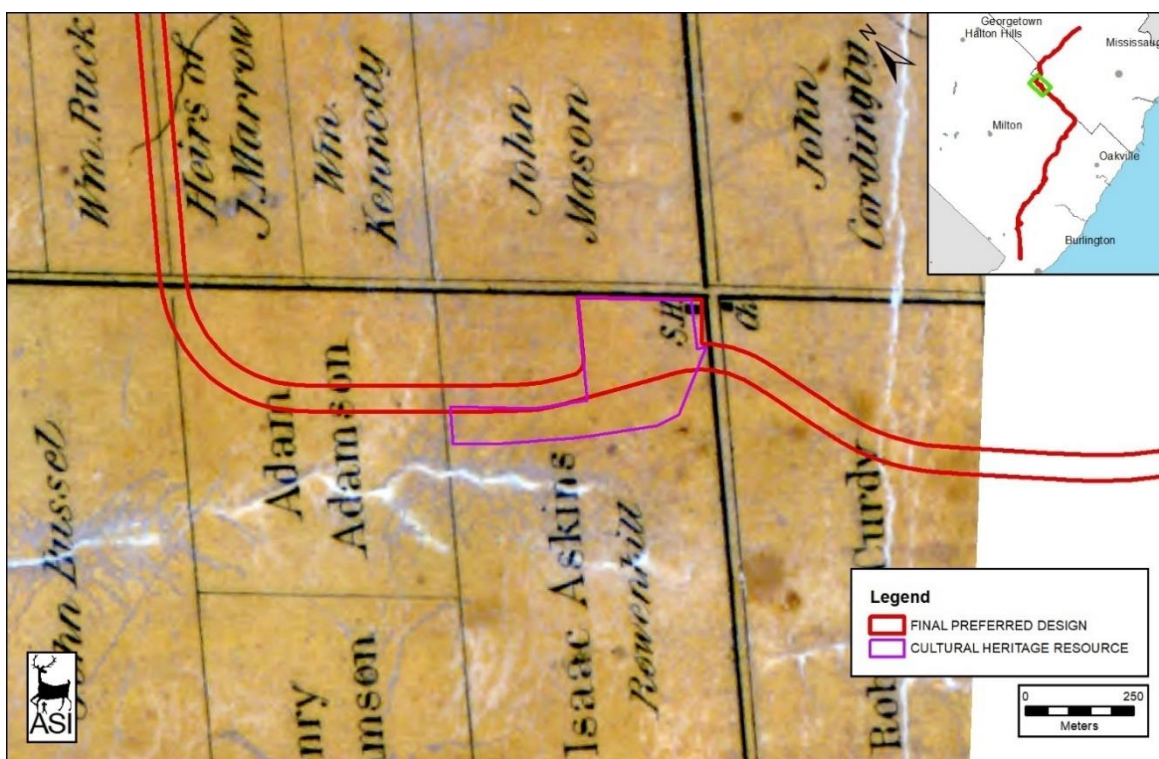


Figure 3: The study area overlaid on the 1858 Tremaine's Map of the County of Halton

Base Map: (Tremaine 1858)

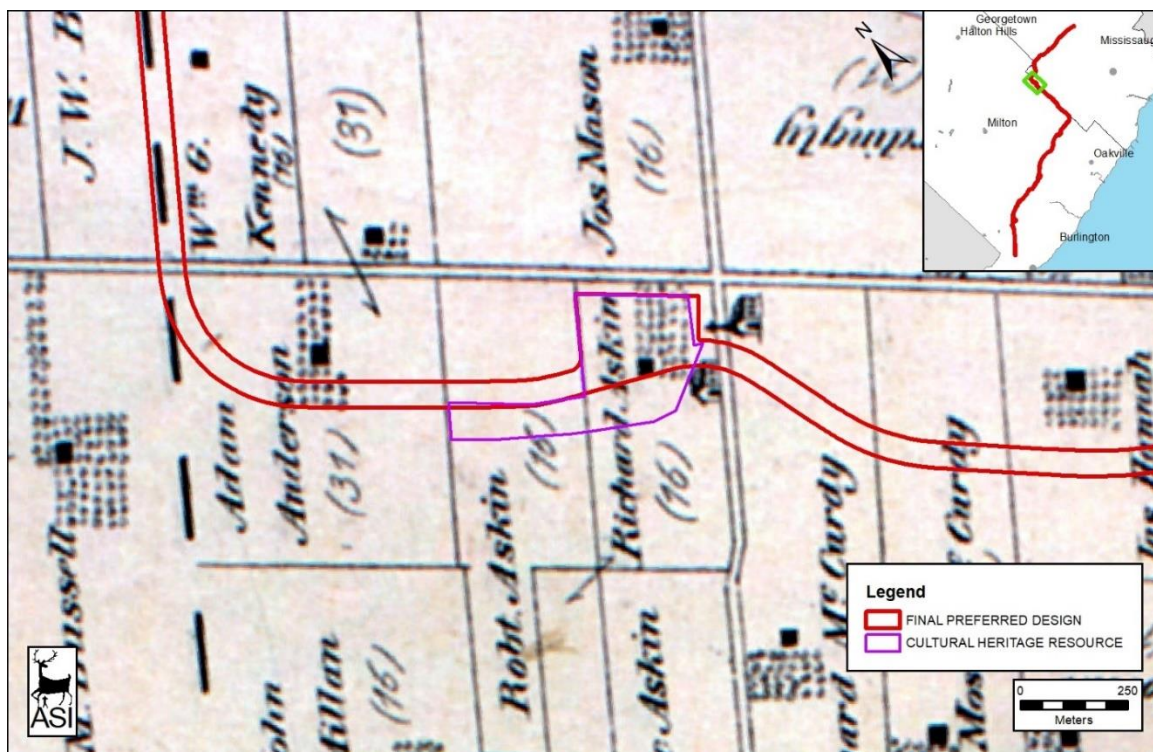


Figure 4: The study area overlaid on the 1877 Historical Atlas of the County of Halton

Base Map: (Pope 1877)

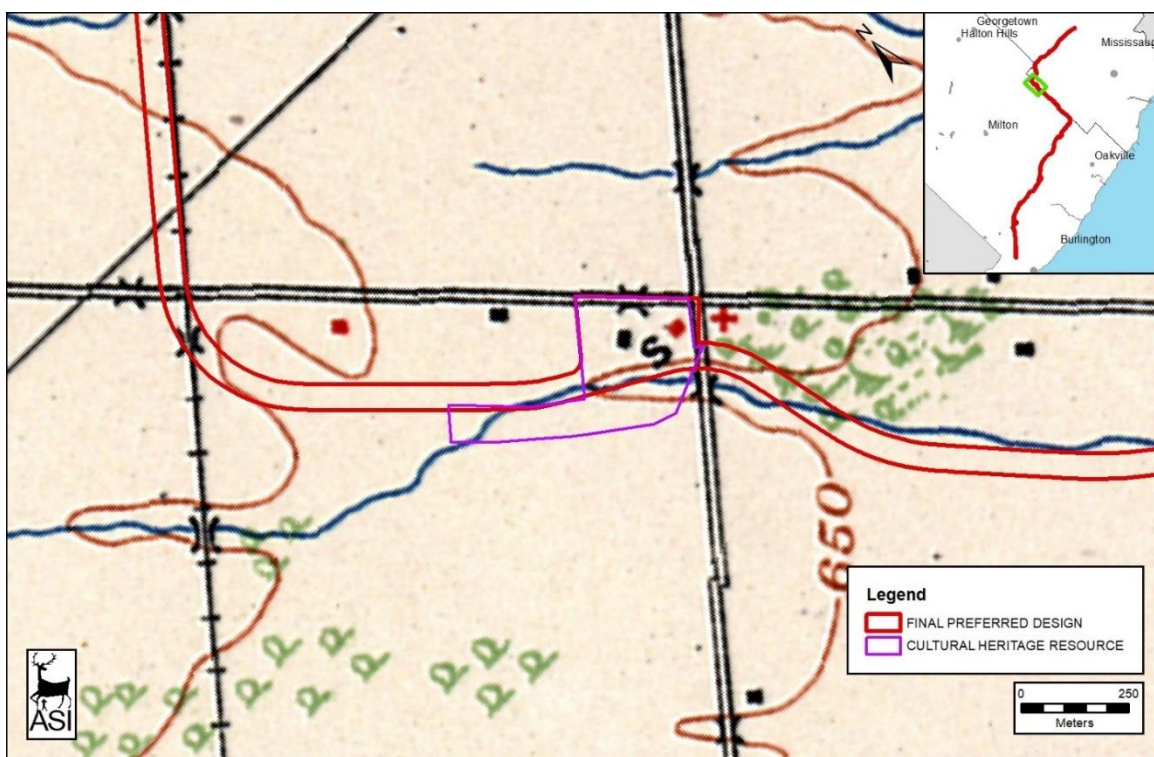


Figure 5: The study area overlaid on the 1909 topographic map of Brampton
 Base Map: Brampton Sheet No. 35 (Department of Militia and Defence 1909)

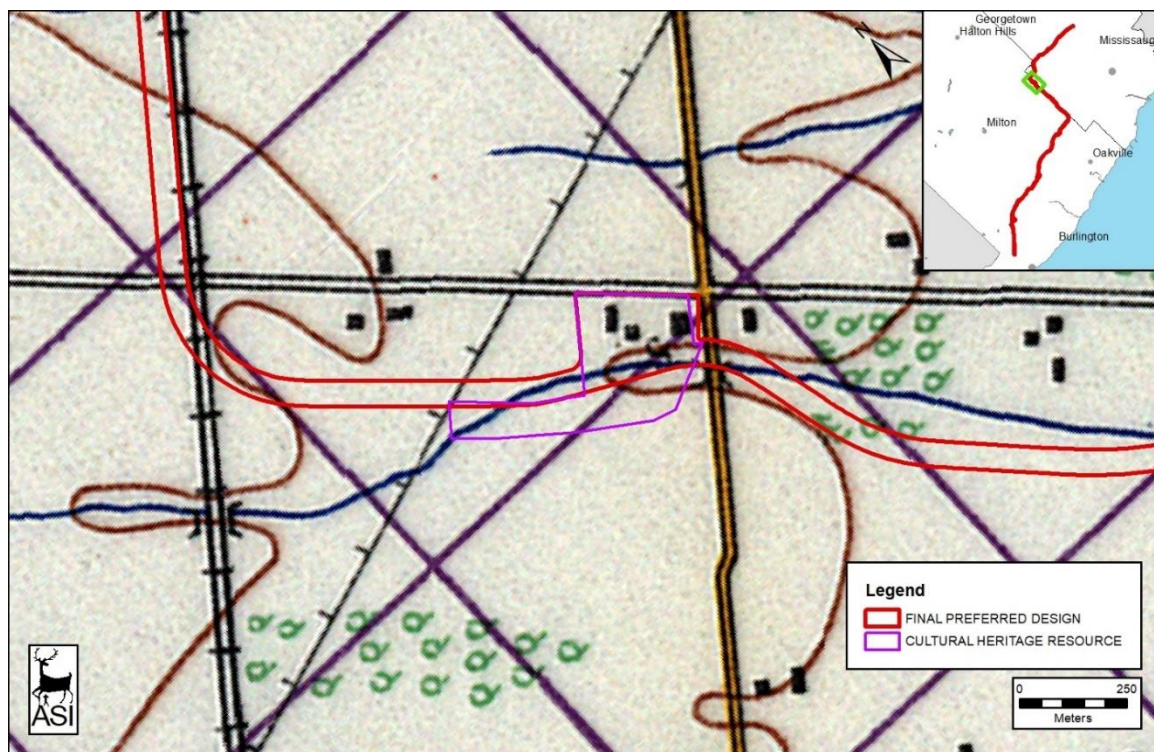


Figure 6: The study area overlaid on the 1942 topographic map of Brampton
 Base Map: Brampton Sheet 30M/12 (Department of National Defence 1942)



Figure 7: The study area overlaid on the 1954 aerial photograph
 Base Map: Plate 435.794 (Hunting Survey Corporation Limited 1954)

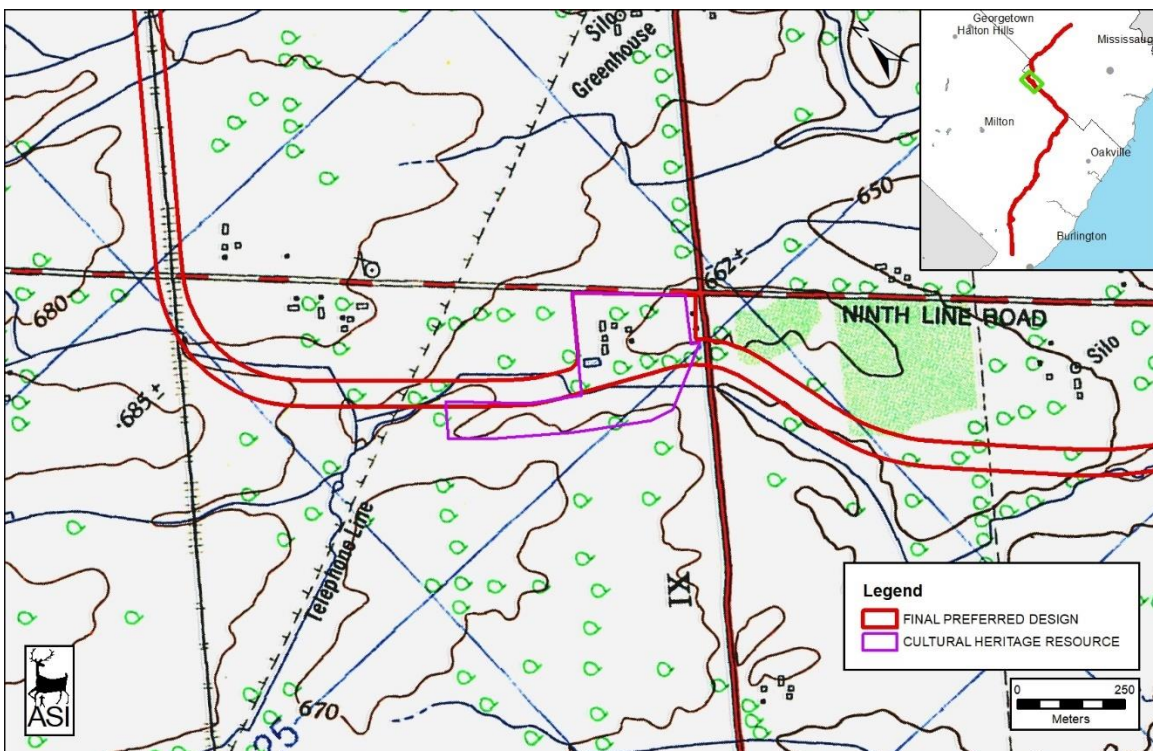


Figure 8: The study area overlaid on the 1973 topographic map of Hornby
 Base Map: Hornby Sheet 30M/12c (Department of Energy, Mines and Resources 1973)

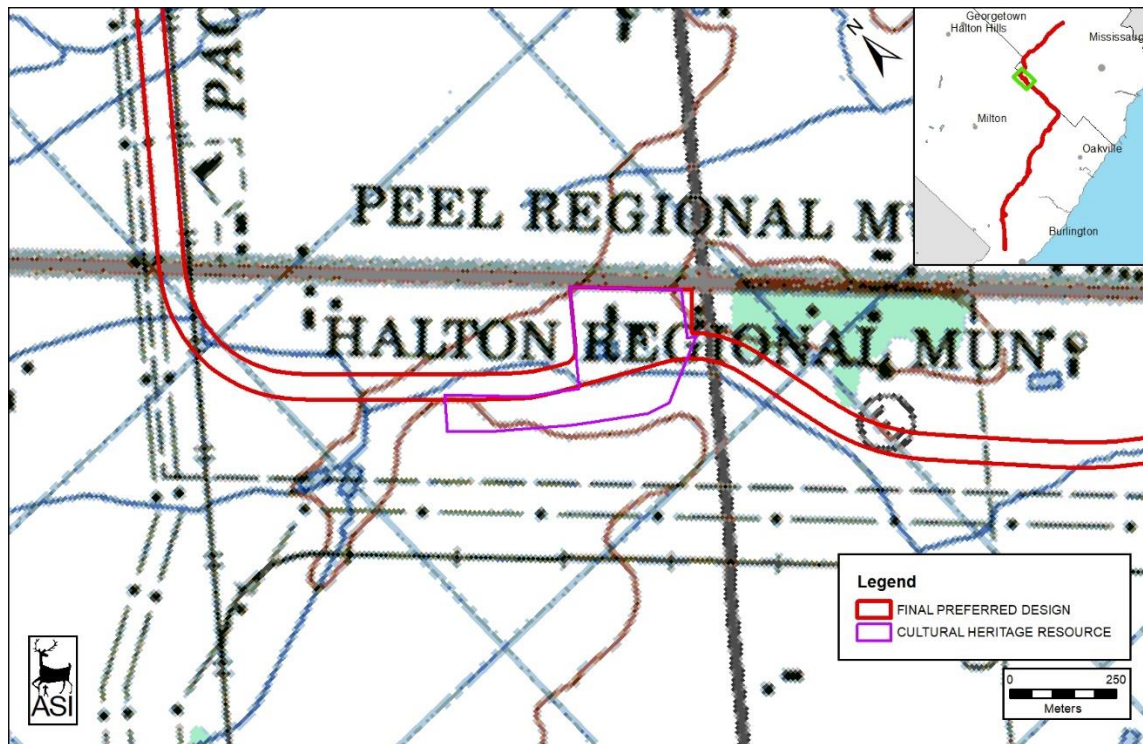


Figure 9: The study area overlaid on the 1994 topographic map of Brampton
 Base Map: Brampton Sheet 30M/12 (Department of Energy, Mines and Resources 1994)

2.3.1 Land Use History Summary

7044 Ninth Line is located in the southeast portion of Lot 11, Concession 9 New Survey, in the former Township of Trafalgar, County of Halton. The property features a one-and-a-half storey farmhouse on land once owned by Marcus James Bussell, a farmer and member of the prominent local Bussell family in the early settlement of Mississauga. The building was likely constructed by Richard Askin circa 1877 and changed owners several times from 1880 to 1910 when it was purchased by Marcus James Bussell. The property remained in the Bussell family until 1965 when it was sold to a partnership of five people. Since that time the property has been owned by various development and investment companies. In 1996 the property was purchased by the Ontario Transportation Capital Corporation in anticipation of the new Highway 407 construction.

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by John Sleath, Kirstyn Allam, and Meredith Stewart, all of ASI, on 2 March 2020 to survey and document the study area and environs. Permission to enter the property was approved, and the property management company representing IO assisted with the board removals at the east entrance of the house. All other windows and doors were boarded up. Electrical service to the house was disconnected at the time of field inspection, and so the interior assessment was conducted

using flashlights. Despite securing the structural openings with plywood, significant vandalism in the form of graffiti and physical damage to the structure had taken place. Further, termination of electrical service rendered the sump pump in the basement inoperable which caused significant flooding in the basement. This flooding could have caused the structural damage to the foundation in the northwest corner of the structure, however this could not be confirmed at the time of field inspection.

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



Plate 1: Aerial view of the property (Source: Google Earth).

3.2 Landscape and Surrounding Environs

7044 Ninth Line is a remnant agricultural property located east of Highway 407, near the border of the Town of Milton and the City of Mississauga (Plate 2 - Plate 5). The property forms part of an undeveloped green space corridor located east of Highway 407. This stretch of land is provincially-owned and has been maintained as such since construction of Highway 407 in the 1990s to accommodate the planned transitway alongside the highway. Prior to construction of Highway 407, this

area was agricultural land. Following construction of the highway, the areas to the northeast of the property were redeveloped as residential industrial properties.

The subject property retains remnant landscape features including the garage to the north of the house, the long driveway from Ninth Line, the small forested area adjacent to the house and some other mature trees around the house, and the treeline to the south of the house. Former fields surround the house. The yard area is largely clear with tall grasses and the occasional bushes and overgrown vegetation. A schoolhouse was formerly located on the eastern portion of the property had suffered a fire in 2007 and was demolished a year after (Trafalgar Township Historical Society).



Plate 2: View of the property and garage, looking west.



Plate 3: Former fields adjacent to Ninth Line.



Plate 4: View of the driveway leading from Ninth Line to the property, looking west.



Plate 5: View of the forested area adjacent to the house with the cleared land and tall grasses.

3.3 Exterior

The property at 7044 Ninth Line in the City of Mississauga features a one-and-a-half storey vernacular Gothic Revival farmhouse with a gable roof, wooden siding over larger wooden planks and an “L”-

shaped footprint (Plate 6 - Plate 9). The original structure had a rectangular footprint and a rear addition was constructed on the north side. A single storey garage is located northeast of the farmhouse (Plate 12 - Plate 15). The original frame portion of the residence features a rectangular footprint, sits on a stone foundation, and faces southeast towards Derry Road East. The rear addition appears to date to a later time than the front as it sits on a concrete foundation, however, the exact date of the addition is unknown at this time.

The front façade (southern elevation) features a covered front porch with square brick pillars, a centre gable with remnants of vergeboarding, a window below the gable and symmetrical windows on either side of the porch. The west elevation of the original structure features two windows on the second floor, a single window on the main floor, and a centrally-located brick chimney. The northern window on the second floor and the main floor window have both been boarded over. The west elevation of the addition has a small window on the second storey and a door on the main floor to cement steps. The door has been boarded over. The north elevation of the original farmhouse features a window on the main floor. The north elevation of the addition features a central window on the second storey and a central window on the main floor. The main floor window and much of that level has been boarded over. The foundation on the northeast corner of the addition was crumbling at the time of field inspection, causing concern regarding the structural integrity of the residence. ASI staff were advised to avoid this area in the interior of the residence. The east elevation of the frame house features two windows on the second floor, a door on the main floor, and a covered window on the main floor. The east elevation of the addition features a central gable with dormer on the second floor. The main floor features a door and two windows which have all been boarded over. The door leads to a patio with cement patio stones.

Some elevations feature remnants of a vergeboarding along the eaves. The roof of the structure has been covered in asphalt shingles. The original structure has slightly pedimented surrounds on doors and windows that are not featured on the addition. There are original window frames in the original structure and some in the addition. Storm windows have been added throughout. There is wood siding over larger wood planks and the siding is slightly different between original building and the addition.



Plate 6: Farmhouse, south elevation.



Plate 7: Farmhouse, west elevation.



Plate 8: Farmhouse, north elevation.



Plate 9: Farmhouse, east elevation.



Plate 10: Vergeboarding on the south elevation.

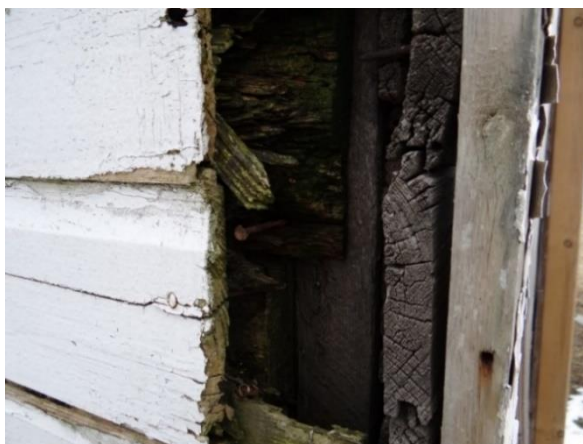


Plate 11: Wooden siding over original structure.



Plate 12: Garage, west elevation.



Plate 13: Garage, north elevation.



Plate 14: Garage, east elevation.



Plate 15: Garage, south elevation.

3.4 Interior

The original portion of the residence rests on stone foundations. The main floor of the original structure features: one large room accessed by the entrance on the west elevation, a living room with a sunroom addition, a bedroom, and bathroom. Interior walls are lath and plaster and are exposed in many areas from damage caused by vandalism. The northern addition has a kitchen, and two rooms on the northern portion of the house (Plate 16 - Plate 27). These two rooms were not fully investigated due to the concerns regarding the structural integrity of the house at the northwest corner. The house has three sets of staircases. The kitchen of the house contains wooden cabinets and wooden panels on the lower half of the wall. The bathroom contains ceramic tiles along the walls surrounding the bathtub and wooden panels along the rest of the walls. A bookcase has been constructed into the wall of the large room on the main floor. The original portion of the house has a staircase going up near the middle of the southern elevation and the addition has two staircases. One of the staircases goes down to the basement adjacent to the kitchen and the other staircase goes upstairs from the kitchen along the western elevation. The door leading to the basement appears to be original to the time of construction with the original hardware remaining. The basement was not entered due to significant flooding, where approximately one metre of water had pooled and frozen at the time of the site visit (Plate 28 - Plate 29). The exterior doors have been removed and replaced with boards.

The second floor of the residence is divided into five bedrooms and one bathroom and is accessed by the two staircases from the main floor (Plate 20 - Plate 42). The stairs on the southern elevation in the original structure lead to a landing area from which four of the bedrooms are accessed along with the bathroom. In the original structure there are two larger bedrooms, which are located at the northern corner and the eastern corner, while two smaller bedrooms are at the southern and western corners. A chimney is located within the southern bedroom. A half-height door in the original portion of the house leads from the landing area to the bathroom which then leads into another landing area at the top of the second staircase. At the top of the staircase where the wall has been damaged the former roof of the house is visible and cedar shingles covered the roof. The last bedroom is along the northwestern elevation in the later addition.

Original or early baseboards remain in some of the second floor bedrooms in the original structure. In the rooms that are not carpeted, there is wood flooring, but these are not likely original. The newel posts are either damaged or removed from both staircases leading to the second floor (Plate 43).



Plate 16: Large room in the original portion of the house*.



Plate 17: Bookshelf constructed into the wall of the large room.



Plate 18: Looking towards the kitchen from the large room, the door on the right is the bathroom.



Plate 19: Bedroom on the main floor.



Plate 20: Detail of the window in the bedroom on the main floor*.



Plate 21: Living room on the main floor.



Plate 22: Detail of tall baseboard and wood flooring.



Plate 23: Bathtub with ceramic tiles*.



Plate 24: Toilet in the bathroom, note the wood panels along the wall*.



Plate 25: Kitchen in the northern addition*.



Plate 26: View to the north room adjacent to the kitchen.



Plate 27: View to the western room adjacent to the kitchen*.



Plate 28: View from the main floor down to the basement.



Plate 29: Detail of flooded basement.



Plate 30: View from the top of the stairs to the landing in the addition of the house*.



Plate 31: View towards the stairs on the landing in the addition*.



Plate 32: Detail of the original structure's roof with cedar shingles.



Plate 33: View into the bathroom in the original structure.



Plate 34: View of the half-height door leading to the bathroom*.



Plate 35: Bedroom on the second floor in the original portion of the house*.



Plate 36: Detail of tall baseboard and wooden floor in the bedroom*.



Plate 37: Looking towards the western outer wall in the original portion of the house from the staircase.



Plate 38: Western bedroom in the original structure, looking to the boarded window.



Plate 39: Detail of the chimney from the second floor to the exposed ceiling.



Plate 40: Bedroom in the addition on the second floor.



Plate 41: Detail of flooring in one of the bedrooms on the second floor with tall baseboards.



Plate 42: Detail of carpeted flooring and the tall baseboards.



Plate 43: Detail of staircase and remnants of newel posts in the original portion of the house.

*Indicates that the photograph has been edited to blur offensive graffiti.

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value

The property at 7044 Ninth Line is listed by the City of Mississauga.

4.2 Comparative Analysis

An analysis of the City of Mississauga's Heritage Register for Mississauga (City of Mississauga 2018) was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property. Due to the Heritage Register only including property addresses, the properties used for comparison came from Mississauga's Heritage Designated Properties², those designated under Part IV of the *Ontario Heritage Act*.

The City of Mississauga has 13 Gothic Revival houses that have been designated under Part IV of the *Ontario Heritage Act*. The year of construction for these buildings ranges from circa 1845 to circa 1895. The exact age of the Gothic Revival farmhouse extant on the property could not be confirmed but it was likely constructed circa 1877 by Richard Askin. This date range would make the house a mid-range example of this building type within the local context.

Gothic Revival residences are notable for their centre gables and use of Gothic detailing, including Gothic arched windows, vergeboarding and finials. This style was one of the most common styles in Ontario amongst European settlers, often taking the form of a vernacular cottage. This largely stemmed from a depiction of a Gothic Revival cottage in an 1864 issue of the *Canada Farmer* (Figure 10). While architect-designed Gothic Revival buildings are found throughout Ontario, the prevalence of the Gothic Revival style is owed more to the availability of plans and forms set in pattern books that were popular with the middle-class, farmers and other rural settlers (Mikel 2004). These houses were one-and-a-half storeys, would have a gable-end, symmetrically balanced with a central door flanked by a window on either side. The houses would be individualized with available details and finishes (Mikel 2004). Another feature was the use of two tones of brick, usually a red brick with buff or yellow brick to highlight. This is known as dichromatic brickwork, which was a vernacular attempt at producing the polychromatic effect (Blumenson 1990).

² Available online at <http://www.mississauga.ca/portal/discover/heritagedesignatedproperties?images=130>



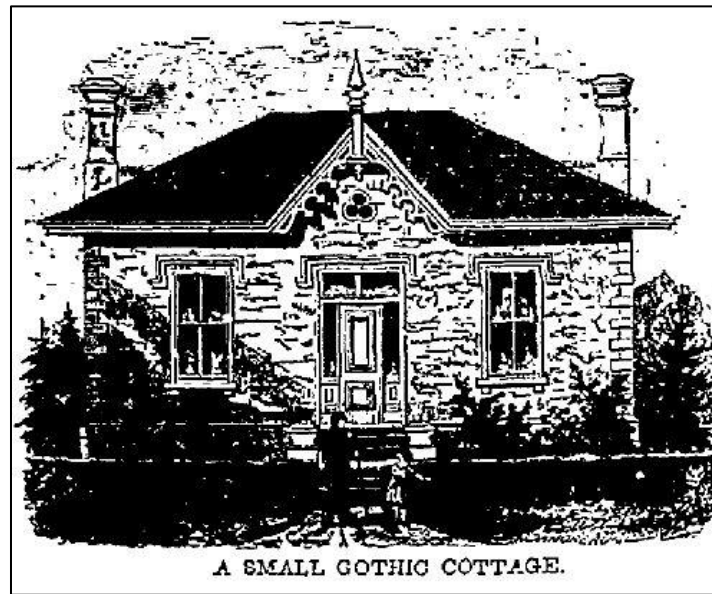


Figure 10: A drawing of a Gothic farmhouse from the 1864 Canada Farmer (N.A. 1864)



The structure at 7044 Ninth Line displays some characteristic architectural features that are typical of the Gothic Revival style, such as the vergeboarding, its one-and-a-half storeys, gable-end, and its symmetrically balanced southern elevation with a central entranceway flanked by a window on either side. However, subsequent modifications including the sunroom addition detract from the Gothic Revival style of the structure. As such, the subject structure is not considered an outstanding or representative example of Gothic Revival architecture within the local context.

An example of a representative Gothic Revival residential structure in the City of Mississauga is the Samuel Moore House at 1295 Burnhamthorpe Road West. The house was constructed circa 1882 – 1883 by Samuel Moore and features representative Gothic Revival architectural elements such as the arched windows, one-and-a-half storey massing, gable-end that is symmetrically balanced with a central door flanked by a window on either side, and dichromatic brickwork. Table 3 provides a sample list of other Gothic Revival houses within the City of Mississauga for comparison.

Table 3: Properties designated under Part IV of the *Ontario Heritage Act* in the City of Mississauga with Gothic Revival architectural elements

Property	Notes	Image
1295 Burnhamthorpe Road East (Samuel Moore House)	Constructed by Samuel Moore circa 1882 – 1883, the house exemplifies Ontario vernacular Gothic Revival style (City of Mississauga 2020a). The house is one-and-a-half storeys, features arched windows, a gable-end that is symmetrically balanced with a central door flanked by a window on either side, and dichromatic brickwork.	 <p>Photo Courtesy: (City of Mississauga 2020a)</p>
185 Derry Road West (Hunter House)	This two-storey Gothic Revival house with Italianate elements was constructed in 1870. It was believed to have been built by James Hunter, a farmer (City of Mississauga 2020b). The house features a centre gable, a Gothic arched window, and vergeboarding. Its gable-end is symmetrically balanced with a central door flanked by a window on either side, and it features dichromatic brickwork.	 <p>Photo Courtesy: (City of Mississauga 2020b)</p>
32 Peter Street South (McDonald Residence)	This Gothic Revival house was constructed circa 1860s by James McDonald. The house is believed to have been used as the first place of worship for Roman Catholics in Port Credit on its previous location on Lakeshore Road before it was moved to the corner of Bay and Peter Streets (City of Mississauga 2020c; City of Mississauga 2020d). This one-and-a-half storey house features centre gables, arched Gothic window, and a gable-end, symmetrically balanced with a central door flanked by a window on either side.	 <p>Photo Courtesy: (City of Mississauga 2020c)</p>

Property	Notes	Image
54 William Street (Brookbank House)	This one-and-a-half storey Gothic Revival house was constructed circa 1860 by Samuel Brookbank. It is a rare example in Mississauga for using stucco and brick infill between framing timbers (City of Mississauga 2020e). The house features a centre gable, arched windows, vergeboarding, and is symmetrically balanced with a central door flanked by a window on either side.	 <p>Photo Courtesy: (City of Mississauga 2020e)</p>
157 Queen Street South (Graydon-Atkinson House)	John Graydon, a Streetsville builder, constructed this "L"-shaped brick Gothic Revival house circa 1895 (City of Mississauga 2020f). This one-and-a-half storey house features centre gables, arched windows, and vergeboarding.	 <p>Photo Courtesy: (City of Mississauga 2020f)</p>
1362 Mississauga Road (Perrin-Bonner-Bluett Residence)	This residence combined the Gothic and Queen Anne architectural styles and was built by Addison Perrin in 1888 and remained in the family until 1971 (City of Mississauga 2020g). This one-and-a-half storey residence features centre gables, vergeboarding and finials.	 <p>Photo Courtesy: (City of Mississauga 2020g)</p>

Property	Notes	Image
2007 Burbank Drive (Alfred Adamson House)	This house was originally constructed in 1863 by Alfred Adamson. It suffered a fire in 1911 and was re-built as a blend of the original Gothic Revival elements and Edwardian Classicism elements (City of Mississauga 2020h). The two storey house features vergeboarding and finials.	 Photo Courtesy: (City of Mississauga 2020h)
4265 Perivale Road (Crozier Farmhouse)	The rear of the house was constructed circa 1845 by Christopher Crozier. The Gothic Revival front portion was added by him in 1905. The house was owned by the Crozier family until 2002 (City of Mississauga 2020i). This one-and-a-half storey house features a centre gable, arched windows, vergeboarding, finials, and is symmetrically balanced with a central door flanked by a window on either side.	 Photo Courtesy: (City of Mississauga 2020i)

4.3 Ontario Regulation 9/06 Evaluation

Table 4 contains the evaluation of the property at 7044 Ninth Line against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

Table 4: Evaluation of 7044 Ninth Line using Ontario Regulation 9/06

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

Ontario Heritage Act Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property at 7044 Ninth Line does not meet this criterion. The property contains an altered one-and-a-half storey Gothic Revival farmhouse that features vergeboarding, and is symmetrically balanced on the southern elevation with a central entranceway flanked by a window on either side. The subject property is not a rare, unique, or early example of a Gothic Revival residence in the local context when compared with other local examples, and the considerable damage due to vandalism at the time of field inspection (March 2020) detracts significantly from its physical and design value.

ii. displays a high degree of craftsmanship or artistic merit, or;	The property at 7044 Ninth Line does not meet this criterion. The house does not demonstrate a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	The property at 7044 Ninth Line does not meet this criterion. The farmhouse does not demonstrate a high degree of technical or scientific achievement.

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

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property at 7044 Ninth Line does not meet this criterion. The property is directly associated with the Askin family who initially leased the land for the schoolhouse and eventually sold it to the Trustees. The property is also associated with the Bussells family who were prominent in the nineteenth century and remained in their family until 1965. While both the Askin and Bussells families were successful families in the local area, neither of them are known to have held any notable public positions or appointments, and as such, are not considered to hold any particular significance to the local area apart from being long-time local residents.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property at 7044 Ninth Line does not meet this criterion. The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property at 7044 Ninth Line is not known to meet this criterion. The architect of the existing building is unknown.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	The property at 7044 Ninth Line does not meet this criterion. The subject property does not retain its historical agricultural function and is currently located in a remnant agricultural context adjacent to Highway 407 on the west and twentieth-century residences to the east.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property at 7044 Ninth Line does not meet this criterion. The remnant agricultural property is no longer situated in an agricultural context as adjacent development of Highway 407 to the west and residential subdivisions to the east have altered the historical agricultural context.
iii. is a landmark.	The property at 7044 Ninth Line does not meet this criterion. The property is not a landmark.

Following the completion of an evaluation using Ontario Regulation 9/06 it was determined that the subject property at 7044 Ninth Line does not retain cultural heritage value. As such, the subject property should not be considered a Provincial Heritage Property.



4.4 Ontario Regulation 10/06 Evaluation

Table 5 contains the evaluation of the property at 7044 Ninth Line against criteria as set out in Ontario Regulation 10/06 of the *Ontario Heritage Act*.

Table 5: Evaluation of 7044 Ninth Line using Ontario Regulation 10/06

Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	N	The subject property is associated with agricultural development within the City of Mississauga. However, the structure does not strongly or overtly evoke this theme at the provincial level.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	N	The subject property is one of a number of Gothic Revival houses within the City of Mississauga. This type of house construction is common on the provincial level, and the subject property does not have the potential to yield information that contributes to an understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	N	The subject property does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage.
iv. The property is of aesthetic, visual or contextual importance to the province;	N	The subject bridge does not demonstrate any elements which may be considered of aesthetic, visual or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	N	Following the review of secondary source material and comparing this house to similar structures (Section 4.2) it was determined that this structure does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;	N	The subject property does not retain a strong or special association with the entire province or with a specific community throughout the province. The subject property does not meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; and	N	The subject property is associated with the Askins and the Bussells in the City of Mississauga. However, this association is not considered to be strong or special. The subject property does not meet this criterion.

<i>Ontario Heritage Act Criteria</i>	Response (Y/N)	Analysis
viii. The property is located in unorganized territory and the Minister (MHSTCI) determines that there is a provincial interest in the protection of the property.	N	The property is located within the City of Mississauga (an incorporated municipality), therefore, Criterion 8 does not apply.

The property at 7044 Ninth Line does not meet the criteria outlined in Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property of Provincial Significance.

5.0 CONCLUSION

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulations 9/06 and 10/06 of the *Ontario Heritage Act*. The Ontario Regulation 9/06 evaluation determined that the property does not retain cultural heritage value and therefore should not be considered a Provincial Heritage Property. The property at 7044 Ninth Line also does not meet the criteria outlined in Ontario Regulation 10/06 which considers the property within the provincial context. As such, the property should not be considered a Provincial Heritage Property of Provincial Significance.

The following recommendations are proposed for the property at 7044 Ninth Line in the City of Mississauga:

1. This report should be submitted to Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, heritage staff at Infrastructure Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other relevant stakeholders that have an interest in the project.



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