

HERITAGE IMPACT ASSESSMENT

**WATERDOWN TO FINCH PROJECT
4415 MISSISSAUGA ROAD: LESLIE LOG HOUSE, PINCHIN FARM, AND ADJACENT CREDIT RIVER
CITY OF MISSISSAUGA, ONTARIO**

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4415 MISSISSAUGA ROAD: LESLIE LOG HOUSE, PINCHIN FARM, AND ADJACENT CREDIT RIVER CITY OF MISSISSAUGA, ONTARIO

EXECUTIVE SUMMARY

In 2019, Archaeological Services Inc. (ASI) was contracted by ERM Consultants Canada Ltd to prepare a Heritage Impact Assessment (HIA) for the property at 4415 Mississauga Road in relation to the installation of a proposed pipeline which will extend through the subject property.

The subject property was identified in the Existing Conditions Report (ECR) for Imperial Oil Ltd.'s proposed Waterdown to Finch Project, which identified existing and potential cultural heritage resources along the existing pipeline and HydroOne Networks Inc. corridor which consists of a buffer of 62.5 metres on either side of the proposed pipeline location. This forms a study corridor 125 metres across, which runs through the City of Hamilton, the City of Burlington, the Town of Oakville, the Town of Milton, City of Mississauga and City of Toronto (Figure 1). The study corridor begins east of Highway 6 in the City of Hamilton to the west and extends to east of Keele Street in the City of Toronto.

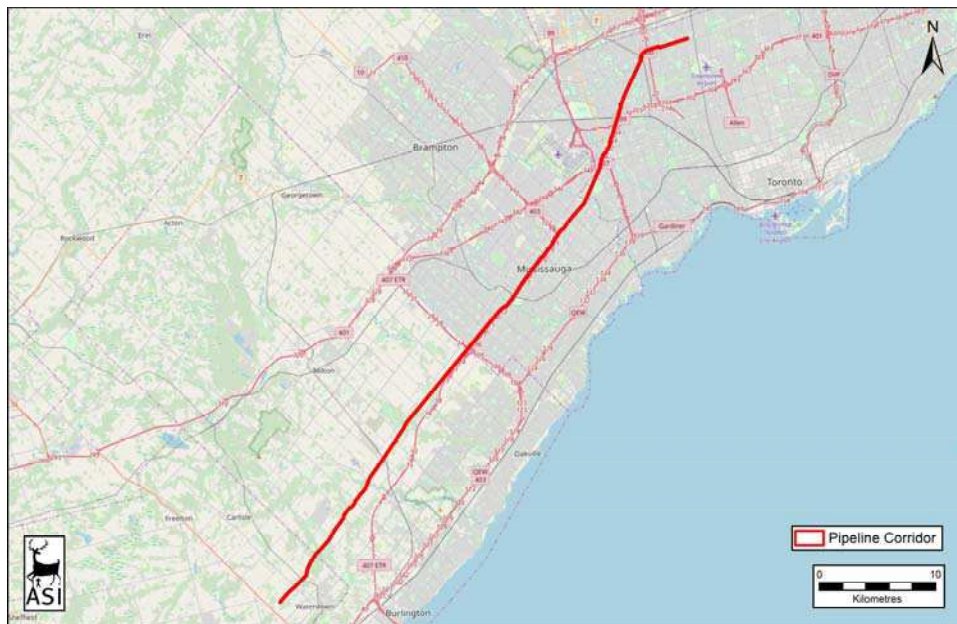


Figure 1: Map of the pipeline corridor

The subject property is the home of the Leslie Log House (Designation By-law 330-94) and Pinchin Farm Cultural Heritage Landscape (CHL), also known as Hewick Meadows, on the east side of Mississauga Road in the City of Mississauga, Regional Municipality of Peel. The Leslie Log House was relocated to the property in 1994. Adjacent to this property is the Credit River, part of the Credit River Corridor CHL. The proposed development consists of the laying of an underground pipeline along the HydroOne Networks Inc. corridor that is located between Highway 403 and Hewick Meadows. The proposed development is within the Pinchin Farm and Credit River Corridor CHLs, which are listed on the City of Mississauga's 2005 Cultural Landscape Inventory and adjacent to the Leslie Log House, which is designated by the City of

Mississauga under Part IV of the *Ontario Heritage Act*. Additionally, there is an area designated as a construction work space near the Leslie Log House, which will be used for storing materials and equipment and will allow for parking during construction.

The intent of this HIA is to measure the impacts of the proposed development on the cultural heritage attributes of the designated property, the Leslie Log House, at 4415 Mississauga Road, and two areas identified as Cultural Heritage Landscapes on the City of Mississauga's Cultural Landscape Inventory (2005) as per the City of Mississauga's Heritage Impact Assessment *Terms of Reference*.

The assessment of the property determined the Leslie Log House, Pinchin Farm CHL, and the Credit River Corridor CHL will retain their cultural heritage value, and the proposed pipeline development will not have significant direct impacts on the cultural heritage value of the property.

The following recommendations are based on the recognized heritage value of the identified cultural heritage resources:

1. Tree avoidance mitigation, through the establishment of a tree protection zone, shall be implemented to protect mature trees near areas of construction and near areas where construction vehicles are entering and departing the property and could impact mature trees.
2. Any landscape features identified as cultural heritage attributes temporarily impacted by the construction of the proposed pipeline development shall be returned to their previous state upon completion of the project.
3. In order to mitigate any indirect impacts to the subject properties, construction and staging activities shall be suitably planned and executed to ensure that the identified heritage attributes of the subject property are avoided and protected. Suitable staging activities may include temporary barriers and the establishment of no-go zones throughout construction. On-site workers shall be notified of the cultural heritage significance of the subject property in advance of the starting construction. Plans for construction and staging activities may be finalized in consultation with a qualified heritage professional and any changes to the proposed work shall undergo review for potential impacts to the subject properties.



PROJECT PERSONNEL

| | |
|--------------------------------------|---|
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1.0 INTRODUCTION

In 2019, Archaeological Services Inc. (ASI) was contracted by ERM Consultants Canada Ltd. to prepare a Heritage Impact Assessment (HIA) for the property at 4415 Mississauga Road. This site, home of the Leslie Log House and Pinchin Farm Cultural Heritage Landscape (CHL), is located on the grounds of Hewick Meadows, on the east side of Mississauga Road in the City of Mississauga, Regional Municipality of Peel. Adjacent to this property is the Credit River, part of the Credit River Corridor CHL (Figure 2). The proposed development consists of the laying of an underground pipeline along the HydroOne Networks Inc. corridor that is located between Highway 403 and Hewick Meadows. The proposed development is within the Pinchin Farm and Credit River Corridor CHLs, which are listed on the City of Mississauga's 2005 Cultural Landscape Inventory and adjacent to the Leslie Log House, which is designated by the City of Mississauga under Part IV of the *Ontario Heritage Act*, By-law 330-94.

The subject property was identified in the Existing Conditions Report (ECR) (Unterman McPhail Associates 2018) for Imperial Oil Ltd.'s proposed Waterdown to Finch Project, which identified existing and potential cultural heritage resources along the HydroOne Networks Inc. corridor which consists of a buffer of 62.5 metres on either side of the proposed pipeline location. This forms a study corridor 125 metres across, which runs through the City of Hamilton, the City of Burlington, the Town of Oakville, the Town of Milton, City of Mississauga and City of Toronto. The study corridor begins east of Highway 6 in the City of Hamilton to the west and extends to east of Keele Street in the City of Toronto.

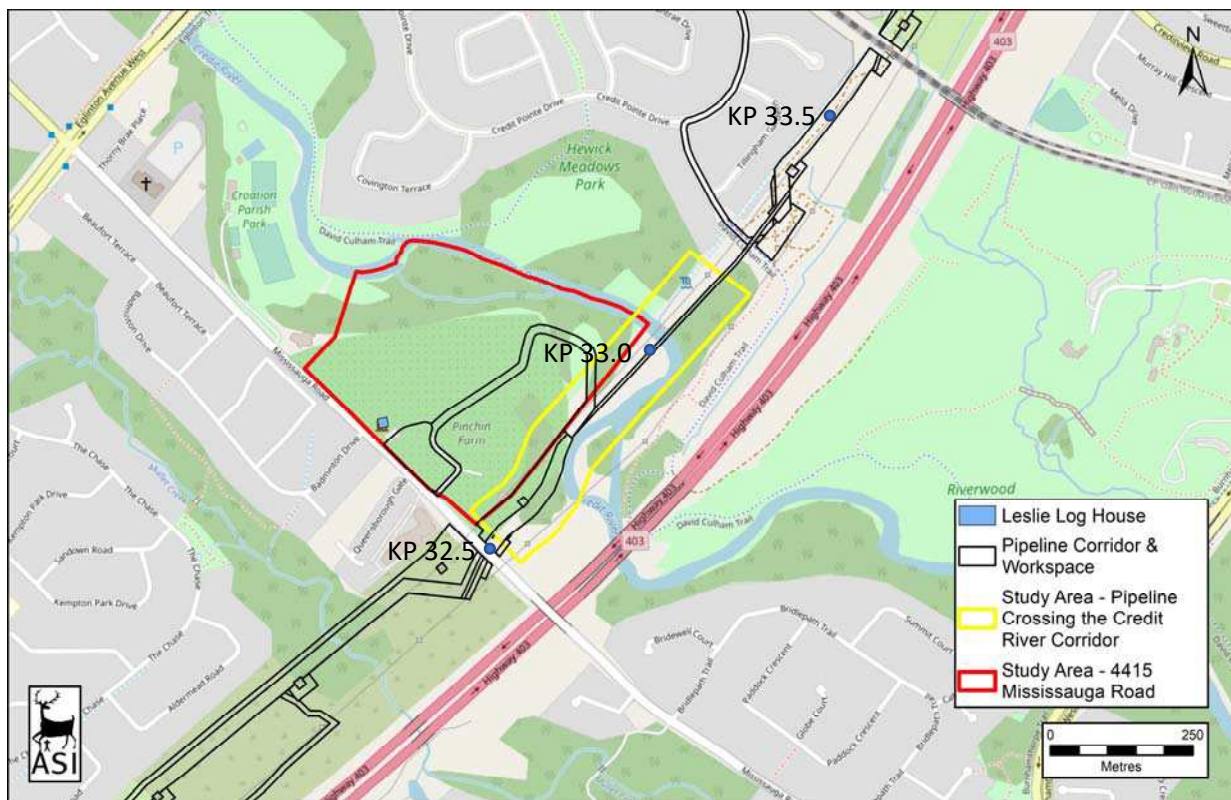


Figure 2: Study Area (Open Street Maps, Annotated by ASI)

The research, analysis, and site visits were conducted by Kristina Martens, Cultural Heritage Specialist and Michael Wilcox, Cultural Heritage Assistant, under the senior project direction of Annie Veilleux, Manager, Cultural Heritage Division, ASI. This HIA follows the Ministry of Tourism, Cultural and Sports' *Ontario Heritage Toolkit* (2006), the City of Mississauga's *Official Plan* (2010), and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document, evaluate and measure the impact of the proposed development on the heritage property.

This document will provide:

- A historical overview and analysis of the property, including a detailed land use history and photographic documentation
- An evaluation of the property at 4415 Mississauga Road under Ontario Regulation 9/06 criteria and proposed Statement of Significance for the Pinchin Farm CHL and Credit River CHL;
- A copy of the Statement of Significance for the Leslie Log House
- A description of the proposed development
- An assessment of the impacts of the proposed development
- A description of potential mitigation measures and recommendations

1.1 Location and Study Area Description

1.1.1 4415 Mississauga Road: Leslie Log House and Pinchin Farm

This study area consists of the property at 4415 Mississauga Road. This site, home of the Leslie Log House and the former Pinchin Farm, is located on the grounds of Hewick Meadows in the City of Mississauga, Regional Municipality of Peel. The borders roughly consist of Mississauga Road on the west, a HydroOne Networks Inc. corridor on the south, the Credit River on the east, and the side and rear of a residential property at 4495 Mississauga Road on the north (Figure 3).

1.1.2 Credit River

This study area consists of the Credit River Corridor on the southern boundary with the property at 4415 Mississauga Road. This portion of the Credit River runs below the power lines of HydroOne Networks Inc. corridor. The borders roughly consist of Mississauga Road on the west, Highway 403 on the south, Culham Trail on the east, and the southern property line of Hewick Meadows on the north (Figure 3).





Figure 3: Aerial Photograph of the Subject Property. The Leslie Log House is sited near Mississauga Road, the former Pinchin Farmhouse was to the northeast of the log house and the foundation of the Pinchin barn is at the end of the L-shaped driveway.



Figure 4: Hewick Meadows looking north from Mississauga Road near proposed pipeline (ASI)

1.2 Policy Framework

The authority to request this Heritage Impact Assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act* (Ministry of Municipal Affairs and Housing 1990), the *Provincial Policy Statement* (2014), and the City of Mississauga's *Official Plan* (2017).

1.2.1 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative bases for applying heritage easements to real property (Ministry of Culture 1990).

1.2.2 Ontario Energy Board Act, Planning Act and Provincial Policy Statement

The Ontario Energy Board (OEB) document *Environmental Guidelines of the Location, Construction and Operation of Hydrocarbon Pipelines and Facilities in Ontario* (2016) provides direction in the preparation for an Environmental Report (ER). The Guidelines are not statutory regulations, but a rule or code issued under the authority of the OEB. The Guidelines represent current knowledge and practice concerning matters that should be considered when applying to the EB for the approval of hydrocarbon facilities development in Ontario.

The Guidelines are applicable to transmission pipelines and ancillary facilities. Transmission pipelines require an application to the OEB for permission to construct under subsection 90 (1) of the Act. In particular the Guidelines prescribe the environmental analysis and reporting related to a gas facilities application including hydrocarbon pipelines leave to construct applications under sections 90, 91, 95 and 96 of the Act. The OEB must be satisfied the application is in the public interest prior to authorizing the facility development. Environmental impacts are broadly defined to include all impacts on the components of the environment including cultural heritage.

Chapter 4 of the Guidelines describes the process for selecting pipeline routes and sites, provides mapping requirements, outlines the methods of evaluating alternatives and describes the types of impacts to be assessed in evaluating alternatives. It emphasizes the need to assess all types of environmental impacts (e.g. natural, built, cultural, social, economic) including their cumulative impact. Subsection 4.3.4 Cultural Heritage Resources states the following with regard to potential effects resulting from pipeline development.

The possible effects or impacts resulting from pipeline development that could affect cultural heritage resources include:

- (a) Destruction or removal of any – or any part of – significant heritage attributes or features;



- (b) Alteration that is not sympathetic, or is not compatible, with heritage character or appearance;
- (c) Isolation of heritage attributes or features from their surrounding environment, context or a significant relationship;
- (d) Visual intrusions, direct or indirect obstruction of significant views or vistas from, within, or to a built or natural feature;
- (e) Shadows created by new development that alter the appearance or character of a heritage resource;
- (f) A change in physical character, such as when development fills in formerly open spaces, or when significant vegetation is removed; and
- (g) Ground disturbances or land alterations, such as a change in grade, alteration of soil composition or drainage patterns that could adversely affect a cultural heritage resource.

As well, the Guidelines state:

Any pipeline project that may affect a known or potential built heritage resource, cultural heritage landscape, a known archaeological site, or an area of archaeological potential may require further technical heritage studies by qualified persons. The MTCS recommends heritage evaluations and impact assessments be undertaken by qualified persons with relevant, recent experience in work of similar scope in Ontario.

In addition, subsection 4.3.4 Cultural Heritage Resources notes the OHA “provides for the conservation, protection and preservation of the heritage of Ontario and the Province Criteria for determining cultural heritage value or interest” under Ontario Regulation 9/06 and 10/06 under the OHA. The MTCS is responsible for the administration of the OHA. The assessment of impacts to cultural heritage resources due to a proposed gas pipeline project should inform decisions in the pipeline development planning stage. With regard to cultural heritage resources, the Guidelines state pipeline proponents must self-assess and demonstrate appropriate due diligence by:

- (a) recognizing cultural heritage resources that may be affected by pipeline development, identifying significant cultural heritage resources and understanding their cultural heritage value or interest;
- (b) assessing the effects or impacts that could result from proposed pipeline development; and
- (c) protecting cultural heritage resources by appropriate conservation, avoidance and mitigation.

Additionally, the *Planning Act* (MMAH 1990) and related *Provincial Policy Statement (PPS)* (Ministry of Municipal Affairs and Housing 2014), which was updated in 2014, make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of



provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

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

Part 4.7 of the *PPS* states that:

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

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

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

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

Those policies of relevance for the conservation of heritage features are contained in Section 2- Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

Several definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

A *built heritage resource* is defined as: “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community” (Ministry of Municipal Affairs and Housing 2014).

A *cultural heritage landscape* is defined as “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites



or natural elements that are valued together for their interrelationship, meaning or association” (Ministry of Municipal Affairs and Housing 2014). Examples may include, but are not limited to farmscapes, historical settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways, and industrial complexes of cultural heritage value.

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. Regarding cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (Ministry of Municipal Affairs and Housing 2014).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Ministry of Municipal Affairs and Housing 2014).

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

1.2.3 The City of Mississauga Official Plan (2017)

The following policies, outlined in the City of Mississauga’s *Official Plan* (dated March 13, 2017), direct the undertaking of Heritage Impact Assessments within the City:

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

The City of Mississauga’s *Official Plan* provides policy direction for development on or adjacent to cultural heritage resources. These policies include:

- 7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.
- 7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
- 7.4.1.11 Cultural heritage resources designated under the *Ontario Heritage Act*, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the *Ontario Heritage Tool Kit*, the



Ontario Ministry of Culture, and the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada.

- 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.
- 9.5.1.15 Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:
- a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and
 - b. ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.

1.3 Project Consultation

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

- Matthew Wilkinson, Historian, City of Mississauga [Contacted 17 July 2019]
- Barbara Murck, Professor, Department of Geography, University of Toronto at Mississauga [Contacted 6 June 2019]
- Anne Byard, Archives, Display, Volunteers, City Contact, Streetsville Historical Society [Contacted 27 June 2019]
- City of Mississauga's Heritage Register [Accessed 11 June 2019 at: https://www7.mississauga.ca/documents/culture/heritage/2018-07-01_Mississauga_Heritage_Register_Web.pdf]
- Canadian Register of Historic Places [Accessed 17 July 2019 at: <http://www.historicplaces.ca/en/pages/about-apropos.aspx>]
- Parks Canada website (National Historic Sites) [Accessed 17 July 2019 at: <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>]
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques [Accessed 11 June 2019 at: <https://www.heritagetrust.on.ca/en/online-plaque-guide>]
- *Ontario's Historical Plaques* website [Accessed 11 June 2019 at: www.ontarioplaques.com]
- Parks Canada's *Directory of Federal Heritage Designations* [Accessed 11 June 2019 at: http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx]
- Canadian Heritage Rivers System [Accessed 11 June 2019 at: <http://chrs.ca/the-rivers/>]



1.4 Cultural Heritage Value

The proposed pipeline development is adjacent to Hewick Meadows, the property on which the Leslie Log House and the former Pinchin Farm is found. The Leslie Log House, at 4415 Mississauga Road, is designated under Part IV of the *Ontario Heritage Act* By-law 330-94. The Statement of Significance for the Leslie Log House can be found in Section 4.2.2 below. Pinchin Farm and the Credit River Corridor were identified as cultural heritage landscapes in the City of Mississauga's Cultural Landscape Inventory (2005) and described as excerpted below.¹

1.4.1 Pinchin Farm Site Description

The City of Mississauga's 2005 Cultural Landscape Inventory includes the following Site Description:

SITE DESCRIPTION

The Pinchin Farm, like the Sandford and Madhill Farms, is one of the last active farms in the City of Mississauga and one of the few farms that was within the Credit River Valley. This scenic farm is sandwiched between Mississauga Road and the west bank of the Credit River. It is made up of tableland, alluvial benches created by glacial lakes and the flood plain of the Credit River. The house, barn and orchards are relatively intact with the orchards planted in apple, pear and plum trees. The farm has been in operation since 1833 and in the Pinchin family since 1926. Average production is about 400 bushels/acre annually. Its significance is that it is one of the last remaining active orchards within the City of Mississauga of approximately 1500 orchard farms that predominated the north shore of Lake Ontario between Burlington and Toronto, prior to extensive urbanization beginning in the 1950s and 1960s. The farm is in the ownership of the City of Mississauga. The Leslie Log House, which was moved to the farm by the City, is a designated structure. A management plan will be implemented that will determine the future purpose of the farm landscape.

1.4.2 Credit River Corridor Site Description

The City of Mississauga's 2005 Cultural Landscape Inventory includes the following Site Description:

SITE DESCRIPTION

The Credit River is 58 miles long in total and has a drainage area of 328 square miles. From south of Georgetown to Erindale, the river cuts through the boulder till of the Peel Plain and in some areas exposes the underlying Paleozoic bedrock of shales and sandstones. The River flows through a wide alluvial terrace at Meadowvale where its banks are gentle and tree covered. As it approaches the old Shoreline of glacial Lake Iroquois at Erindale it cuts deeper and deeper into the Peel Plain creating steep valley walls in excess of 75 feet deep. In several locations, such as on the former Bird property north of Burnhamthorpe, intermediate benches were formed as the water levels of the glacial lakes receded. These benches and alluvial terraces provide wonderful natural and recreational settings for trails and other recreational activities. South of the Iroquois shoreline the River cuts through the sands and boulder till of the Iroquois Plain. The last mile of the river is drowned and marshy. The wave action of Lake Ontario continues in its efforts to build a bar across the mouth of the river which is periodically removed by dredging. Despite its size, the River has had significant impact on the settlement of the area. At one time, Erindale had a mill and for a short while a small hydroelectric generating station. At Streetsville, four flour mills operated some of which remain today as modern mills. Two sawmills and a carding mill were built in Meadowvale. The banks of the river continue to be developed for attractive residential neighborhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. (excerpts from *The Physiography of Southern Ontario*)

¹ The 2005 Cultural Landscape Inventory is currently under review by ASI and the results of the study have not yet been made public.



2.0 HISTORICAL RESEARCH

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

2.1 Physiography

The subject property is located within the Peel Plain physiographic region. The Peel Plain is a level-to-undulating area of clay soil which covers an area of approximately 77,700 hectares across the central portions of the Regional Municipalities of York, Peel, and Halton. The Peel Plain has a general elevation of between 500 and 750 feet above sea level with a gradual uniform slope towards Lake Ontario. The Peel Plain is sectioned by the Credit, Humber, Don, and Rouge Rivers with deep valleys as well as a number of other streams such as the Bronte, Oakville, and Etobicoke Creeks. These valleys are in places bordered by trains of sandy alluvium. The region is devoid of large undrained depressions, swamps, and bogs though nevertheless the dominant soil possesses imperfect drainage.

The Peel Plain overlies shale and limestone till which in many places is veneered by occasionally varved clay. This clay is heavy in texture and more calcareous than the underlying till and was presumably deposited by meltwater from limestone regions and deposited in a temporary lake impounded by higher ground and the ice lobe of the Lake Ontario basin. The Peel Plain straddles across the contact of the grey and red shales of the Georgian Bay and Queenston Formations, respectively, which consequently gives the clay southwest of the Credit River a more reddish hue and lower lime content than the clay in the eastern part of the plain. Additionally, the region exhibits exceptional isolated tracts of sandy soil specifically in Trafalgar Township, near Unionville, and north of Brampton where in the latter location there is a partly buried esker. The region does not possess any good aquifers and the high level of evaporation from the clay's now deforested surface is a disabling factor in ground-water recharge. Further, deep groundwater accessed by boring is often found to be saline (Chapman and Putnam 1984: 174-175).

2.2 Overview of Indigenous Land Use

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

² While many types of information can inform the precontact settlement of the City of Mississauga, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Table 1: Outline of Southern Ontario Prehistory

| 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 1650-1800's | |
| | Euro-Canadian | CE 1800-present | European settlement |

The subject property is located within Treaty Nos. 22 and 23, signed in 1820 between the Mississaugas and the Crown wherein the Mississaugas surrendered the last of their small reserves at 12 Mile Creek, 16 Mile Creek, and the Credit River in exchange for a 200-acre plot of land on the Credit River to be used as a village site: the Credit Mission Reserve (Mississauga of the New Credit First Nation 2017).



2.3 Township and Settlement History

2.3.1 *Toronto Township*

At the conclusion of the American War of Independence (1775-1783), the British were forced to recognize the emergence of a new political frontier, one that had to be maintained by a strong military presence. In addition, thousands of British loyalists had travelled north and crossed the border in order to remain in British territory. Many of them were given land grants by the Crown in exchange for loyal service. These new developments ultimately led to several treaties between the Crown and the Mississaugas between 1781 and 1820. In 1791, the British organized the colony of Upper Canada and quickly subdivided the land into nineteen counties – themselves divided into townships – by its first Lieutenant Governor, Colonel John Graves Simcoe. With an agreement between the Crown and the Mississaugas of the Credit negotiated in 1805 (ultimately signed in 1806 as the Head of the Lake Treaty), land was made available for white settlement in the area now called Mississauga (Mississauga of the New Credit First Nation 2017).

Toronto Township, originally part of York County, was formed in 1805 and surveyed in 1806. The population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased as the number of land grants grew. When war broke out in 1812, there was a considerable slowdown in Toronto Township's progress. However, when the war ended in 1814, the township's growth revived. Over the course of the following few decades, there was more surveying, higher immigration, municipal organizing, community services, and road building. Local roads were initially cleared by the grantees of adjacent land as part of their settlement duties. At the same time, many rivers and creeks posed a challenge to the gridded road system, and nineteenth-century maps detail the many jags and detours necessary to avoid bad crossing points.

Toronto Township contained excellent, rolling land. The soil condition varied from sandy loam to stiff loam and clay and the primary farm products and crops grown included wheat, barley, oats, peas, potatoes, turnips, wool and butter. The timber consisted of a mixture of hardwood and pine. The Credit River proved to be especially important to the township's development throughout the nineteenth century, as it was useful for transportation, fishing, recreation, and mill development. By 1849-1850, the township contained seven grist mills and 17 sawmills to serve the approximately 6,200 inhabitants (Smith 1851:277-278).

In 1851, Toronto Township became a part of Peel County. Several villages of varying sizes had developed by the end of the nineteenth century, including Streetsville, Meadowvale, Churchville, and Malton. Several crossroad communities also began to grow. These included Britannia, Derry, Palestine, Mt. Charles, and Grahamsville. The political municipality of Toronto Township stayed in effect until 1967 when it changed to the Town of Mississauga, an amalgam of all the former township's small villages and rural hamlets except Streetsville and Port Credit who joined in 1974. As the population grew, Mississauga became a City in 1974. Peel County was succeeded by the Regional Municipality of Peel in 1973-74 (Armstrong 1985:138-148, 152; Jonasson 2006:191-209).



2.4 Land Use History

2.4.1 Pinchin Farm Property

The subject property at 4415 Mississauga Road is located on Lots 3 and 4, Range 5 North of Dundas Street in the former Toronto Township in the County of Peel (now in the City of Mississauga, in the Region of Peel).

Historical mapping, topographic maps, aerial photography, and land registry abstracts, along with archival materials and secondary sources, were reviewed to prepare a land-use history for the subject property.³

The subject property was part of the large swath of land negotiated between the British and the Mississaugas in 1805. The Crown land grant for the subject property was to Thomas Silverthorn in 1832, and it's likely that a small farm began operation shortly thereafter. Silverthorn had been a British private during the War of 1812, first in the York Militia and later with the Norfolk Militia, fighting in the battles of Stoney Creek and Queenston Heights, amongst others. Following the war's end, he petitioned the Crown for land as recognition for his military efforts. Silverthorn ultimately received 300 acres – Lots 3, 4, and 5 in Range 5 – in 1832. Before he died in 1834, Silverthorn conveyed his property to Jannet Douglass, Elizabeth Butter, and General Peter Adamson (Wilkinson 2011). Douglass' portion of the property likely stayed in the family, as the 1859 Tremaine Map of Peel County shows a William Douglass on the north-western portion of the property, west of Mississauga Road (Figure 5). To the east, the Butter and Adamson portions (and a part of the Douglass portion) were ultimately united between 1847 and 1856 by Alexander McGlashan, who was likely married to Butter (Wilkinson 2011).

The 1859 Tremaine Map demonstrates that Mississauga Road was a concession road, dividing the lot in two. A brick yard is illustrated on the left (west) side. The Credit River is depicted as flowing in the north-eastern corner of the subject property, though primarily in the McGlashan estate property, which also included a saw mill (Figure 5). No further cultural features are decipherable on the map.

³ It should be noted that not all features of interest appear on historical mapping. Features such as farmhouses were generally not illustrated on the Tremaine series of maps and features of interest were not mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the maps.



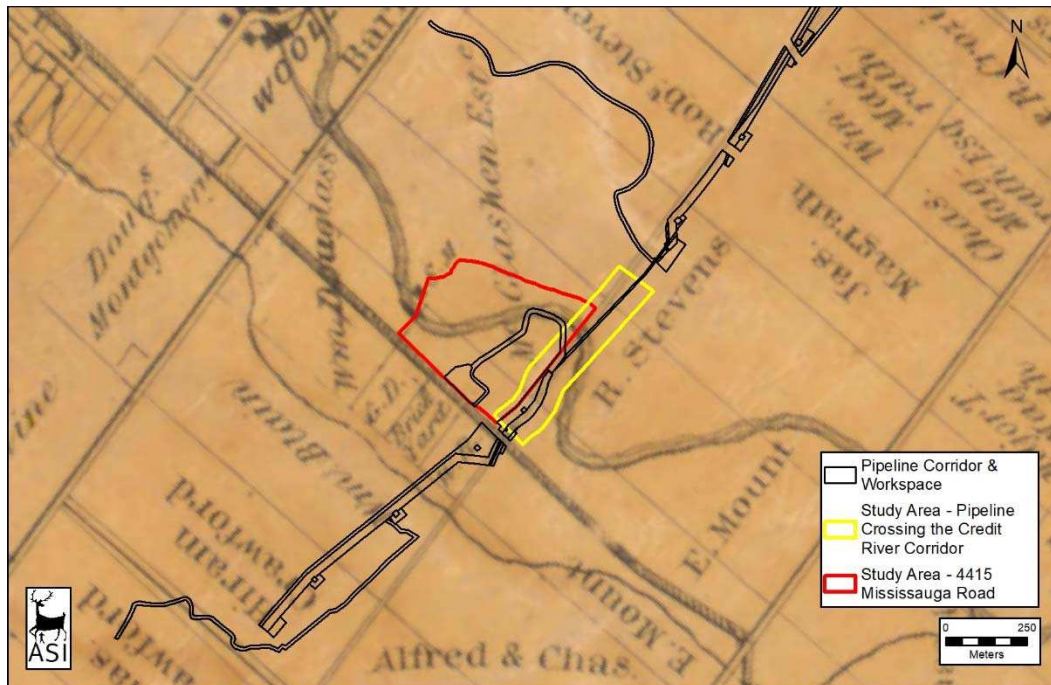


Figure 5: 1859 Tremaine Map of Peel County (Tremaine 1859)

When McGlashan died in 1861, his estate lands were rented out briefly until English immigrant Henry Rundle and his Irish immigrant father-in-law James O'Neill mortgaged some of the property in 1864 and built a rare plank-on-plank style centre-gable farmhouse from 1865 to 1868. Rundle and O'Neill ultimately purchased 44 acres, parts of Lots 3 and 4, in 1871, and added a barn c. 1875 (Wilkinson 2011). Remnants of the barn are still on-site today (Figure 31). The 1877 *Illustrated Historical Atlas of the County of Peel* still identifies McGlashan as the owner of the east side of the subject property, while James O'Neill is listed on the west side (Figure 6).⁴ The map also confirms that the same road network was in place during the mid-late nineteenth century with Mississauga Road acting as a primary thoroughfare.

⁴ However, a Corporate Report written by Paul A. Mitcham in 2006 as part of the proposed Heritage Designation for the "Rundle Farmhouse" notes that the Rundle family lived in the house until 1890 and then was followed by the family of O'Neill's youngest son from 1891-1896.



Figure 6: 1877 Illustrated Historical Atlas of the County of Peel (Pope 1877)

By the turn of the twentieth century, the subject property changed ownership from Robert Greig (1901) to William Crozier (1905) to Frank Steen (1926). It was Steen who sold the property to James Herbert (J.H.) Pinchin in 1931. Pinchin, a World War I veteran who had been the Reeve (mayor) of Toronto Township in 1930-31, soon opened an orchard and turkey farm, later to be called Riviere Farm (Wilkinson 2011). Pinchin soon began to plant apple trees, as well as pear and plum trees. By 1942, a full-scale orchard was in operation, with a storage shed and barn slightly south of the house (Figure 7). The surrounding landscape remained primarily agricultural into the 1950s (Figure 8). However, beginning in the 1960s, significant suburban development was occurring in the surrounding area. By the 1990s, the Pinchin property was virtually surrounded by residential development (Figure 9).

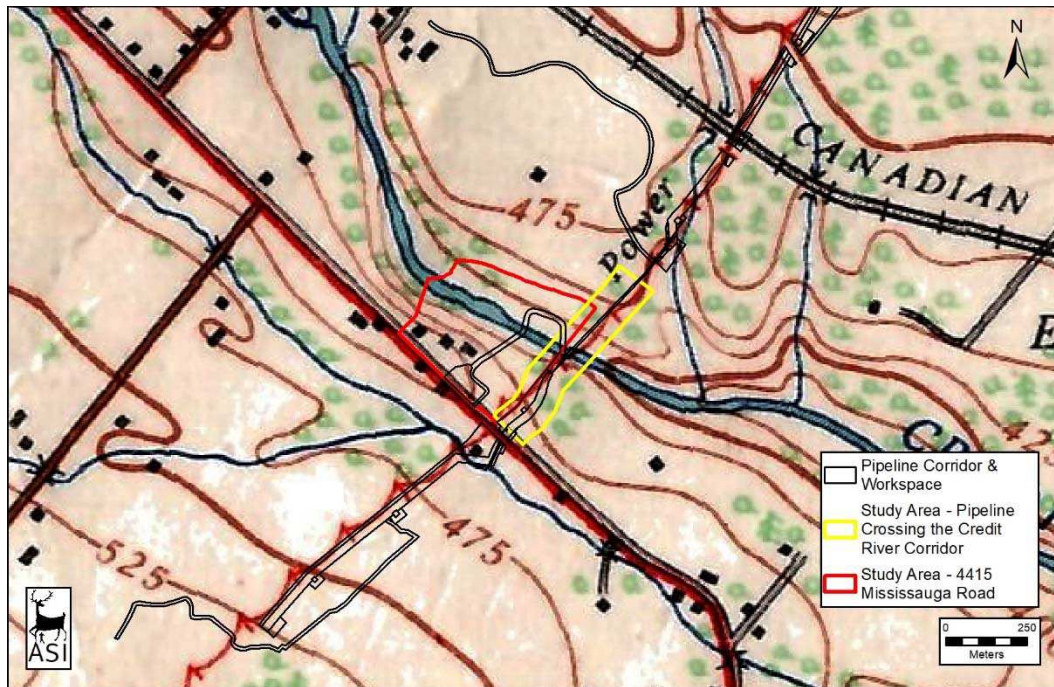


Figure 7: 1942 National Topographic Map (Department of National Defence 1942)

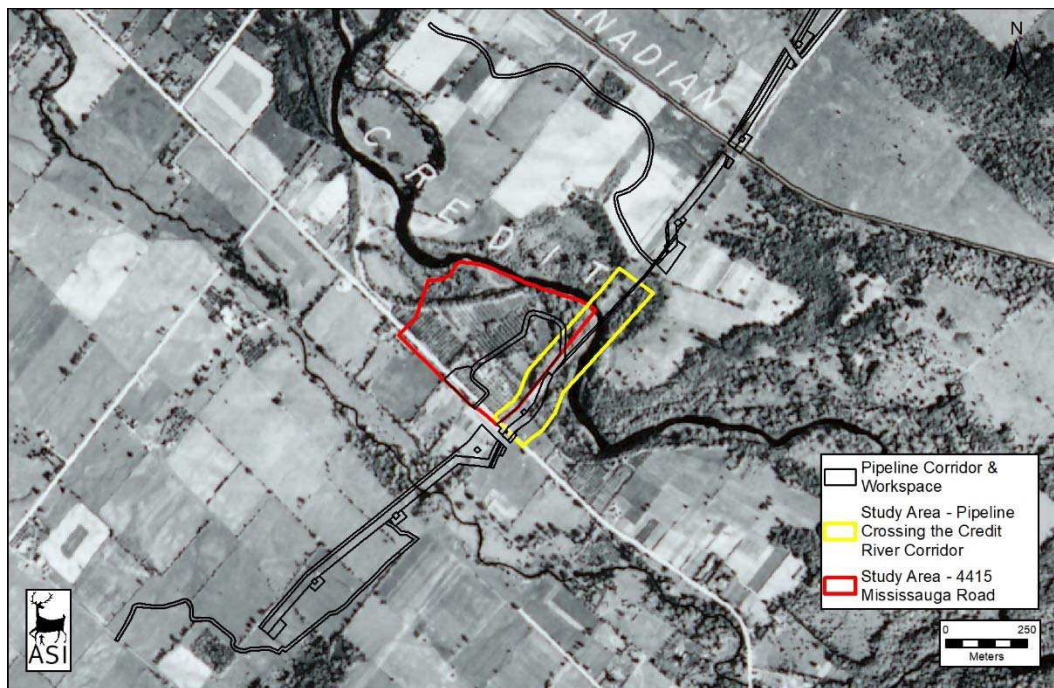


Figure 8: 1954 Aerial Photograph (Hunting Survey Corporation Limited 1954)

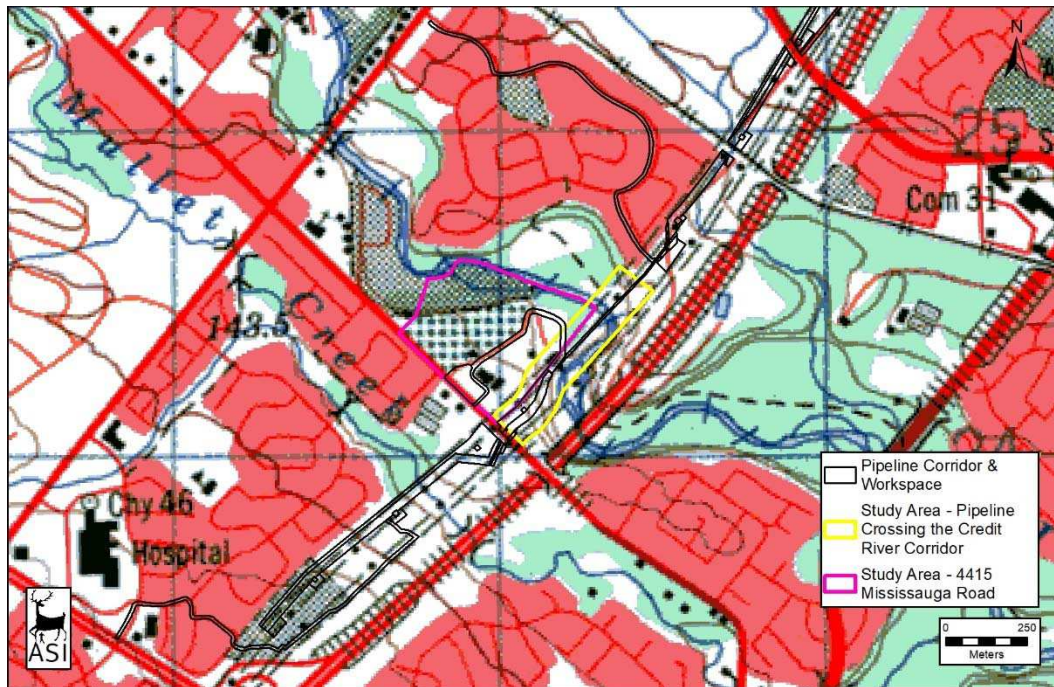


Figure 9: 1994 National Topographic Map (Department of Energy, Mines and Resources 1994)

James Pinchin's son Victor Pinchin sold the property to the Cadillac Fairview Corporation in 1969. It was then conveyed to the province in 1979 and purchased by the City of Mississauga in 1992. All the while, Pinchin continued to lease the land and the orchard remained operational until 2004 (Wilkinson 2011). The land continued to be popularly known as the Pinchin property.

The farm produced an average of about 400 bushels of apples per year and was one of the last orchards within Mississauga's city limits when it closed in 2004. Despite a Proposed Heritage Designation for the Rundle Farmhouse in 2006, the house and barn were demolished in 2009 because of deterioration and a loss of structural integrity (Mackintosh 2009). The property was renamed Hewick Meadows in honour of Stephen and Laura Hewick, who owned property in the vicinity of the Pinchin Farm since 1945 and granted their land to the City of Mississauga in the late 1980s.

Select photos of the grounds, home, and barn as they appeared c. 1989, 2001, and 2009 are found below (Figure 10, Figure 11, Figure 12, Figure 13). An aerial photograph showing the layout and site locations of buildings on the Pinchin property from c. 2005 is also found below (Figure 14). Finally, two Google Earth images, from 2009 and 2019, are shown below to illustrate that the historical integrity of the site has significantly diminished (Figure 15 and Figure 16).



Figure 10: Pinchin Farm, Driveway, Streetsville, c. 1989 (City of Mississauga, Historic Images Gallery)



Figure 11: Barn on Pinchin Property, c. 1989 (City of Mississauga, Historic Images Gallery)



Figure 12: Pinchin Orchard, Streetsville, 2001 (City of Mississauga, Historic Images Gallery)



Figure 13: Pinchin Farmhouse, 2009 (Streetsville Historical Society)



Figure 14: Aerial photo of Pinchin Farm, c. 2005 facing south. Mississauga Road is in the location of the black line in the top right corner (Cropped from Cardin 2018)



Figure 15: Pinchin Farm, 2009 (Google Earth)

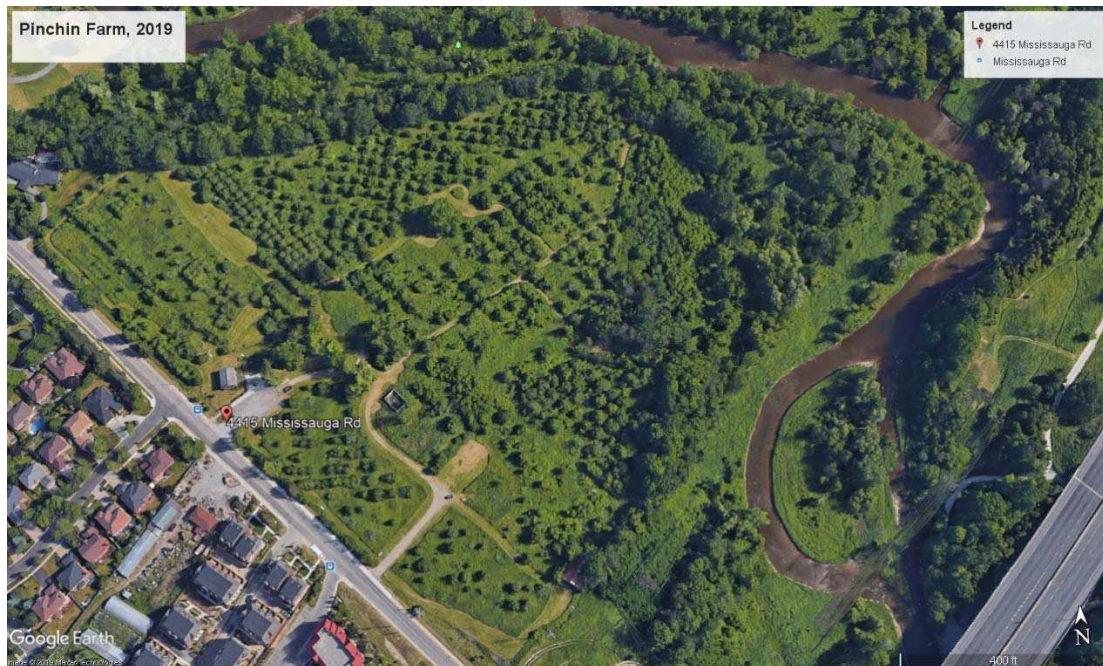


Figure 16: Pinchin Farm, 2019 (Google Earth)

2.4.2 Leslie Log House

Designated by the City of Mississauga for its architectural, cultural landscape, and historical value under Part IV of the *Ontario Heritage Act*, the Leslie Log House is located on the old Pinchin Farm property. Originally found at 7250 Mississauga Road on Lot 12, Concession 5 West of Hurontario Street (WHS) (now near the northwest corner of Mississauga Road and Derry Road West), the Leslie Log House was moved onto the Pinchin Farm by the City of Mississauga in 1994 in order to more suitably fit with its historic surroundings rather than remain in its original location which had become increasingly industrial (Streetsville Historical Society). The one-and-a-half storey, 26' by 36' rectangular log house was built in 1826 by John Leslie Sr. and his wife Esther Beattie Leslie (Canada's Historic Places). Later additions included the installation of a stone walled basement, clapboard siding (which was removed c. 1960), and summer kitchen (also removed). The character-defining elements of the house include its low-pitch gable roof, internally bracketed brick chimneys, dovetailed log joints, 12-over-12 pane windows on the façade and 9-over-9 pane windows at the rear and side, plain mouldings, and original wood trim. Renovations c. 1850-1860 widened the main entry – including a classically-inspired door surround and sidelights – giving the house a more neo-classical appearance. When the house was moved in 1994, a new concrete foundation was provided, replacing the original stone foundation (Canada's Historic Places). The Streetsville Historical Society and its archives and artifact collection are now located in the building, which provides educational programming and meeting opportunities. The Streetsville Horticultural Society maintain the shrubs and perennials around the house (Discover Mississauga).

2.4.3 Credit River

The Credit River is almost 90 km long, beginning in Orangeville, Mono, and Erin, flowing through nine municipalities before draining into Lake Ontario at Port Credit (Credit Valley Conservation 2018). Within the City of Mississauga itself the Credit River runs for approximately 24 km and has shaped the land, both physically and culturally, contributing largely to the region today.

The Credit River adjacent to 4415 Mississauga Road is located on Lots 3 and 4, Range 4 North of Dundas Street in the former Toronto Township in the County of Peel (now in the City of Mississauga, in the Region of Peel). This particular stretch of the river is immediately south of Hewick Meadows and runs underneath a HydroOne Networks Inc. corridor and parallel to Highway 403.

Historical mapping, topographic maps, aerial photography, and land registry abstracts, along with archival and secondary materials, were reviewed.

The subject river was part of the large swath of land negotiated between the British and the Mississaugas in 1805. Treaty negotiations, however, ensured that a one-mile strip of land on either side of the Credit River was to be reserved for the Mississaugas from Lake Ontario northward to what is now Eglinton Avenue. These Range Lands, as they came to be known, were only made available for settlement following new treaty negotiations in 1820. The following year, the land was surveyed and then steadily made available for settlement over the following decades (Wilkinson).

In 1859, the Tremaine Map shows E. Mount as owner of Lots 3 and R. Stevens as owner of Lot 4, possibly dividing the land ownership by the river rather than by the land grid (Figure 5).

The 1877 *Illustrated Historical Atlas of the County of Peel* shows a John C. Crozier on Lot 3 and a George Staggall on Lot 4 (Figure 6). Lot 3 stayed in the Crozier family for generations (at least until the 1990s), with portions only beginning to be sold off in the 1930s and 1940s. The Hydro Electric Power Commission of Ontario purchased nearly 10 acres of land for the erection of a power line across the northern edge of the property in 1942. Save for this power line, the land on either side of the Credit River remained largely forested through the 1950s (Figure 8). In 1961-62, the Department of Highways purchased parts of the land immediately south of this portion of the Credit River for the creation of Highway 403 (Figure 9).

3.0 EXISTING CONDITIONS

On July 22, 2019, a field review was undertaken by Kristina Martens, Cultural Heritage Specialist, and Michael Wilcox, Cultural Heritage Assistant, both of ASI, to document the existing conditions of the subject property and to assess the built heritage resources or cultural heritage landscapes within and adjacent to the study area. The Credit River is located on the east side of Mississauga Road, immediately south of Hewick Meadows and runs parallel to a HydroOne Networks Inc. corridor and Highway 403. There was no access to this part of the Credit River.



3.1 4415 Mississauga Road: Leslie Log House and Pinchin Farm

The subject property is located on the east side of Mississauga Road, south of the historic town of Streetsville between Eglinton Avenue to the north and Highway 403 to the south (Figure 16).

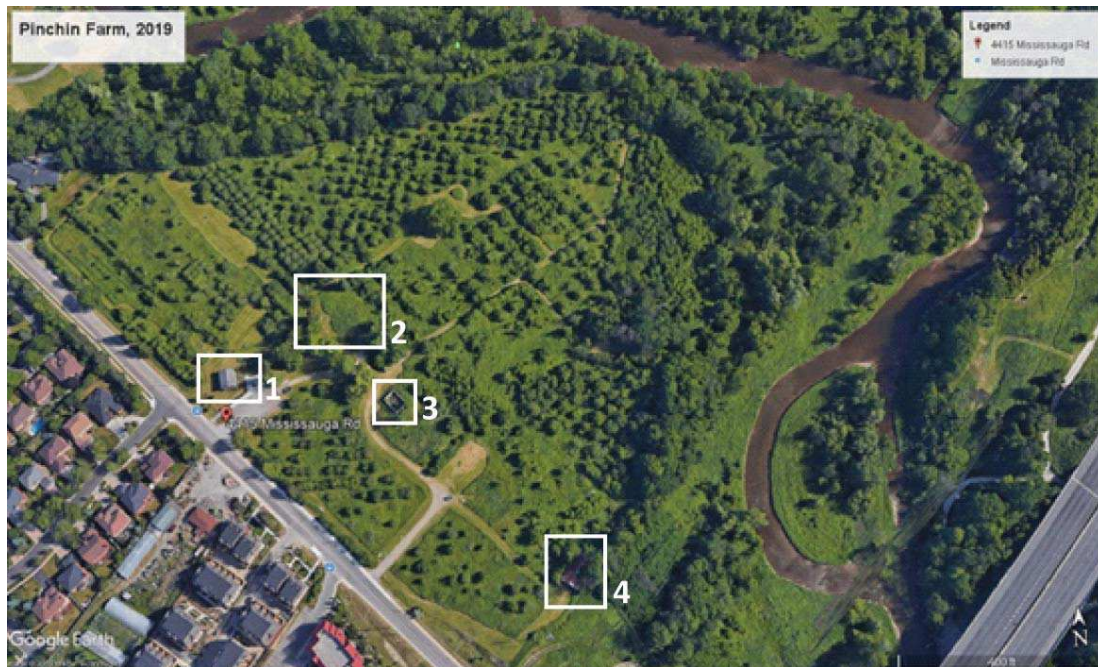


Figure 17: Pinchin Farm, 1. Leslie Log House, 2. Former location of farmhouse, 3. Barn foundation, 4. Shed, 2019 (Google Earth)

3.1.1 Landscape

Much of the property includes the remnants of an old orchard (Figure 18 and Figure 19). The vegetation, including trees, shrubs, brush, and long grasses, is dense (Figure 20 to Figure 22). Flowers and fruit bushes (wild raspberries and blackberries) can be found scattered throughout the property (Figure 22). The ground is uneven, with natural berms and there is a steep slope down to the waters of the Credit River (Figure 24). There is a limited amount of open space, found close to the Leslie Log House to the north and west (Figure 25 and Figure 26). There is one maintained grass trail (including the remnants of the old driveway) from the parking lot through to a large walnut tree near the middle of the grounds (Figure 27, Figure 28, Figure 29). A series of unmaintained trails can be found throughout the property, veering in every direction (Figure 30). The foundation of the old Pinchin Barn is found just to the southeast of the current parking lot (Figure 31). A metal sided shed is located in the south side of the property. The western boundary of the property, Mississauga Road, is largely residential on the west/opposite side of the street, including a retirement home, townhouses, and houses both north and south of the Leslie Log House and Pinchin Property (Figure 32 and Figure 33). Much of the southwest portion of the property is filled with long grasses and trees, while a HydroOne Networks Inc. corridor traverses through the entire southern end of the property (Figure 34 and Figure 35).



Figure 18: Remnants of old orchard (ASI)



Figure 19: Apples (ASI)



Figure 20: Thick vegetation (ASI)



Figure 21: Thick vegetation (ASI)



Figure 22: Thick trees and brush (ASI)



Figure 23: Flowers (ASI)



Figure 24: Shrubs, trees, and Credit River below (ASI)



Figure 25: Parkland to east of Leslie Log House (ASI)



Figure 26: Open expanse in front of old orchard (ASI)



Figure 27: Former driveway to Pinchin Farmhouse (ASI)



Figure 28: Pathway (ASI)



Figure 29: Pathway and large walnut tree (ASI)



Figure 30: Forest and unmaintained trail (ASI)



Figure 31: Remnant foundation of barn (ASI)



Figure 32: Mississauga Road, facing south from Leslie Log House (ASI)



Figure 33: Mississauga Road, facing north from Leslie Log House (ASI)



Figure 34: Trees and long grasses, facing northwest from Mississauga Road (ASI)



Figure 35: Old storage barn and hydro lines at southern edge of property line (ASI)

3.1.2 Building Exterior – Leslie Log House

The Leslie Log House is sited at an angle to Mississauga Road with the primary façade facing inwards to the property. The house is one-and-a-half storeys and constructed of cedar logs and plaster chinking on a concrete masonry foundation. It is rectangular in plan with a low-pitched, side gable roof. The logs are squared and rough hand-hewn with dovetailed joints at the corners. There are Neo-Classical details throughout the building including a wide central door framed by sidelights and an entablature above and gable end returns. Two 12-over-12 double hung sash windows flank the front door. The rear and side elevations have nine-over-nine casement windows (Figures 34 to 37).



Figure 36: Leslie Log House, side angle (ASI)



Figure 37: Leslie Log House, front facing (ASI)



Figure 38: Leslie Log House, from Mississauga Road (ASI)



Figure 39: Plaque and rear of Leslie Log House, from Mississauga Road (ASI)

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Heritage Protection

4.1.1 *Leslie Log House*

The Leslie Log House is designated on the City of Mississauga's Heritage Register, By-law 330-94. Details are provided in Section 4.2.2 below.

4.1.2 *Pinchin Farm*

Pinchin Farm is listed on the City of Mississauga's 2005 Cultural Landscape Inventory. The Inventory entry remarked on four key aspects of the site:

Landscape Environment:

Pinchin Farm is noted for: Scenic and Visual Quality; Natural Environment; and Horticultural Interest.

Built Environment:

Pinchin Farm is noted for: Aesthetic/Visual Quality; Consistent Early Environs (pre-World War II); Consistent Scale of Built Features; and Designated Structures.

Historical Association:

Pinchin Farm is notable because it: Illustrates Style, Trend or Pattern and Illustrates Important Phase in Mississauga's Social or Physical Development

Other:

Pinchin Farm is noted for: Historical and Archaeological Interest

4.1.3 Credit River Corridor

The Credit River Corridor is listed on the City of Mississauga's 2005 Cultural Landscape Inventory. The Inventory entry remarked on three key aspects of the site:

Landscape Environment:

The Credit River Corridor is noted for: Scenic and Visual Quality; Natural Environment; and Landscape Design, Type and Technological Interest.

Historical Association:

The Credit River Corridor is notable because it has a: Direct Association with an Important Person or Event and it Illustrates Important Phase in Mississauga's Social or Physical Development.

Other:

Credit River Corridor is noted for: Historical and Archaeological Interest; Outstanding Features/Interest; and Significant Ecological Interest.

4.2 Ontario Regulation 9/06 Evaluation and Statement of Significance

Table 2 contains the evaluation of the subject property at 4415 Mississauga Road against the criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*. While it is understood that the Credit River Corridor retains cultural heritage value for the reasons described in Section 1.4.2 above, Table 3 contains the evaluation of the section of the Credit River Corridor *within* the pipeline study area against criteria as set out in Ontario Regulation 9/06 in the *Ontario Heritage Act*.

4.2.1 Evaluation of 4415 Mississauga Road (Leslie Log House and Pinchin Farm CHL) Against Ontario Regulation 9/06

Table 2: Evaluation of 4415 Mississauga Road using Ontario Regulation 9/06

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

| <i>Ontario Heritage Act Criteria</i> | <i>Yes/No</i> | <i>Analysis</i> |
|--|---------------|--|
| i. is a rare, unique, representative or early example of a style, type, expression, material or construction method; | Yes | The property at 4415 Mississauga Road contains a rare surviving example of an early nineteenth century log house in the City of Mississauga. The |



Table 2: Evaluation of 4415 Mississauga Road using Ontario Regulation 9/06

| | | |
|---|----|---|
| | | log house demonstrates characteristics of log construction including squared, hand-hewn logs and dovetailed joints at the corners. |
| | | While Pinchin Farm was recognized in 2005 as a cultural heritage landscape due to its continued and ongoing agricultural uses within the City, these uses have since ceased. With the removal of the main farmhouse and the degradation of the barn structure and orchards this property no longer contains the representative elements of a farmstead. |
| ii. displays a high degree of craftsmanship or artistic merit, or; | No | The property at 4415 Mississauga Road does not display a high degree of craftsmanship or artistic merit as the log house, while rare is typical of this type of construction and there are no other surviving elements which demonstrate craftsmanship or artistic merit. |
| iii. demonstrates a high degree of technical or scientific achievement. | No | The property at 4415 Mississauga Road 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>Yes/No</i> | <i>Analysis</i> |
|---|---------------|---|
| i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community; | Yes | The Leslie Log House has direct associations with the pioneer settlers in the area, in particular the Leslie Family. The Leslie Family is significant to the City of Mississauga as an early settler family. While the property is associated with James Herbert Pinchin who served as Reeve of the Township of Toronto for a year, he is not known to have made significant contributions to the community. |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or; | No | The property at 4415 Mississauga Road does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture. |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | No | The property at 4415 Mississauga Road is not associated with a known builder. |

3. The property has contextual value because it:

| <i>Ontario Heritage Act Criteria</i> | <i>Yes/No</i> | <i>Analysis</i> |
|--------------------------------------|---------------|-----------------|
|--------------------------------------|---------------|-----------------|



Table 2: Evaluation of 4415 Mississauga Road using Ontario Regulation 9/06

| | | |
|---|-----|--|
| i. is important in defining, maintaining or supporting the character of an area; | No | The property at 4415 Mississauga Road does not contribute to defining, maintaining or supporting the character of the area. The character of the area is varied with a major highway, residential neighbourhoods and commercial properties. The rural nature of the property is not important to defining, maintaining or supporting the character of the area. |
| ii. is physically, functionally, visually or historically linked to its surroundings, or; | No | While the property at 4415 Mississauga Road is situated along the Credit River and Mississauga Road, there is no evidence that the property is physically, functionally, visually or historically linked to its surroundings. The Leslie Log House was relocated to the site and while the rural character is appropriate to the building's original siting, it does not provide a significant connection. There is also no evidence the Credit River featured highly in the farming operations of Pinchin Farm, nor is the river visible from the property. |
| iii. is a landmark. | Yes | The Leslie Log House at 4415 Mississauga Road is a landmark as the property's log construction is easily noted along Mississauga Road and signals the approach into Streetsville. |

The Leslie Log House has cultural heritage value for physical, historical and contextual reasons. The Pinchin Farm which is directly associated with the property at 4415 Mississauga Road has lost numerous built and landscape features which contributed to its listing on the 2005 Cultural Landscape Inventory as one of the last remaining active orchards in the City of Mississauga. Due to the loss of historical integrity, the Pinchin Farm is determined to no longer retain cultural heritage value. To ensure the intention that the Leslie Log House be conserved in a rural context, the property should be maintained with a rural character.

4.2.2 Leslie Log House Statement of Significance

While By-law 330-94 provides a short statement of the reasons for the designation of the Leslie Log House, the Canadian Register on Canada's Historic Places website provides long-form Statement of Significance for the Leslie Log House including character defining elements which is included below.

DESCRIPTION OF HISTORIC PLACE

The Leslie Log House is located at 4415 Mississauga Road, on the east side of the street, north of Highway 403, in the City of Mississauga. The one-and-a-half storey cedar log house was constructed in 1826.



The property was designated, by the City of Mississauga in 1994, for its architectural, cultural landscape and historical value, under Part IV of the Ontario Heritage Act, By-law 330-94.

HERITAGE VALUE

The Leslie Log House is associated with the lifestyle of Mississauga's pioneer settlers, specifically the Leslie family. John Leslie, his wife Esther and their seven sons emigrated to Streetsville, Upper Canada from the parish of Rogart in Sutherlandshire, Scotland. They likely came at the urging of Esther's brother John Beattie who was one of the founders of Victoria College in Cobourg. The Leslie family leased 200 acres of land for 21 years from King's College before purchasing it; the log house was built by John Leslie on the southern half of the land. The land and structure remained in the family for 100 years. After passing through various owners the property and house came into the hands of Markborough Properties Ltd. who agreed to designate the house in 1978 and donate it to the City of Mississauga seven years later.

In 1994, the house was moved to its present location, on an apple farm dating to 1833, which is owned by the City of Mississauga. This enabled the Leslie Log House to be preserved in a compatible setting, rather than the industrial area that had developed around its original location.

Most of the Leslie children remained in the area; Robert Leslie was a master builder and is credited with buildings such as the William Barber House, Oliver Hammond House and Benares. George Leslie became successful in the Toronto area now known as Leslieville.

The Leslie Log House is a rare surviving example of an early nineteenth century log house. The one-and-a-half storey cedar log house, built in 1826, is rectangular in plan, measuring 26 by 36 feet, and consists of architectural features that distinguished it from other log cabins. The house was renovated in circa 1850 to 1860, to give it more of a Neo-Classical Style, with a wide central door framed by sidelights and an entablature above. Despite alterations, over the years, the integrity of the original structure has been preserved.

The side gable roof is low pitched and a small return of the eaves is evident at the gable ends. Two internally bracketed chimneys are located at either end of the main block. The original stone foundation was replaced with concrete when the house was moved in 1994. The walls of the house are constructed from rough hand-hewn squared logs with joints dovetailed at the corners and plaster chinking. The purlins of the second floor beams are visible along the facade and rear elevation, illustrating the log house method for building a second storey. Two 12 over 12 double hung sash windows flank the front door and similar fenestration, some nine over nine, appears in the rear and side elevations with nine paned casement windows in the gable ends. True to the early log house style, all mouldings are very plain.



Sources: City of Mississauga By-law 330-94; Heritage Status Report, City of Mississauga; Streetsville Historical Society Report, September 1994.

CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Leslie Log House include its:

- one-and-a-half storey rectangular log construction
- low pitch gable roof
- internally bracketed brick chimneys
- return eaves at the gable ends
- dovetailed log joints
- externally visible second floor beams
- Neo-Classical Style front entrance
- 12 over 12 pane windows on the facade
- 9 over 9 pane windows at rear and side elevations
- nine pane windows in the gable ends
- plain mouldings
- original wood trim

4.2.3 Evaluation of the Credit River Corridor CHL against Ontario Regulation 9/06

Table 3: Evaluation of the Credit River Corridor at the location of the Pipeline using Ontario Regulation 9/06

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

| <i>Ontario Heritage Act Criteria</i> | <i>Yes/No</i> | <i>Analysis</i> |
|--|---------------|-----------------|
| i. is a rare, unique, representative or early example of a style, type, expression, material or construction method; | No | Not applicable. |
| ii. displays a high degree of craftsmanship or artistic merit, or; | No | Not applicable. |
| iii. demonstrates a high degree of technical or scientific achievement. | No | Not applicable. |

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

| <i>Ontario Heritage Act Criteria</i> | <i>Yes/No</i> | <i>Analysis</i> |
|---|---------------|---|
| i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community; | No | The section of the Credit River Corridor within the proposed pipeline study area does not meet this criterion. This area is devoid of attributes that retain direct associations with a theme, event, |



Table 3: Evaluation of the Credit River Corridor at the location of the Pipeline using Ontario Regulation 9/06

| | | |
|---|----|--|
| | | belief, person, activity, organization or institution that is significant to a community. |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or; | No | The section of the Credit River Corridor within the proposed pipeline study area does not meet this criterion. It is not considered to yield, or have the potential to yield, information that contributes to an understanding of a community or culture. |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | No | The section of the Credit River Corridor within the proposed pipeline study area does not meet this criterion. No known architect, artist, builder, designer, or theorist significant to the community is known to have been associated with the engineering and construction within this section of the Credit River. |

3. The property has contextual value because it:

| <i>Ontario Heritage Act Criteria</i> | Yes/No | Analysis |
|---|--------|---|
| i. is important in defining, maintaining or supporting the character of an area; | No | This section of the Credit River Corridor, is not considered to be important in defining, maintaining, or supporting the character of the area. |
| ii. is physically, functionally, visually or historically linked to its surroundings, or; | No | This section of the Credit River Corridor does not have a physical, functional, visual or historical link to its surroundings. |
| iii. is a landmark. | No | This section of the Credit River is not a landmark. |

Overall, the Credit River Corridor as a whole natural environment entity is considered to be of local heritage interest. The siting of Indigenous villages and campsites as well as many early Euro-Canadian farmsteads, mills, and settlements in the area has direct associations with the watercourse. The Credit River, deep valleys, and surrounding topography are important in defining and maintaining the character of the watershed within the region.

However, the section of the Credit River located within the proposed pipeline study area, is not considered to meet the criteria set out in Ontario Regulation 9/06 and is not considered to have local cultural heritage value. As well there are no identified or known heritage attributes within the proposed pipeline study area.



5.0 HERITAGE IMPACT ASSESSMENT

5.1 Proposed Development

Operating safely for many decades, Imperial Oil Limited's ("Imperial") Sarnia Products Pipeline ("SPPL") is important infrastructure that provides refined products used by households and businesses across the Greater Toronto and Hamilton Area. To support continued safe, reliable, and environmentally responsible transportation of products, Imperial is planning to construct and operate a new pipeline that will replace the transportation capabilities of the existing SPPL.

The Waterdown to Finch Project ("the Project") is the proposed installation of approximately 63 kilometres (km) of pipeline between the company's pump station in rural Hamilton (Waterdown Station) and its terminal storage facility in Toronto's North York area (Finch Terminal). To accommodate reliable supply of products throughout this process, the Project involves the construction of the new pipeline while the existing pipeline continues to operate. Once the new pipeline is successfully installed, the existing line will be safely deactivated in compliance with applicable regulations and the new pipeline will operate in its place.

The new pipeline will be constructed following the existing SPPL as closely as possible, in consideration of environmental and social constraints, and other infrastructure and land uses in the area. The proposed Project will include the construction of a new 12-inch diameter pipeline and associated infrastructure between Imperial's Waterdown Station and Finch Terminal. The existing pipeline is located within an existing 15 m Imperial right-of-way (ROW) for approximately 18.8 km and within a ROW managed by HydroOne Networks Inc. ("HONI") for approximately 43 km, from kilometre post (KP) 18.8 to 61.9 at the Finch Terminal. New easement or ROW will be required on a limited number of private lands and Imperial will be working directly with the affected landowners to obtain these agreements. New ROW will also be required within the HONI ROW, and Imperial is working with HONI and Infrastructure Ontario to secure the necessary agreements. Pipelines owned by other operators inside the ROW will continue to operate without disruption.

The new pipeline will be constructed using the following general methods:

- Open cut trench from Mississauga Road to the point labeled at "Credit River Tie-In" (Figure 40);
- At this point, tie into the recently installed pipe under the river and no additional installation until that new pipe comes back up near KP 33.2 on the other side of the river, where the pipeline then continues eastward;
- All areas within the yellow boxes below are planned to be cleared if they are not already, including all vegetation and trees; and
- There will be a site-specific reclamation plan developed for this site.

Of the 63 km long pipeline, 37 km will be trenched construction and 25 km will be trenchless construction to minimize disturbance to environmentally or socially sensitive features and other infrastructure and land uses. A portion of this work will traverse through 4415 Mississauga Road and the Credit River Corridor CHL within the existing HydroOne Networks Inc. corridor (Figure 41).



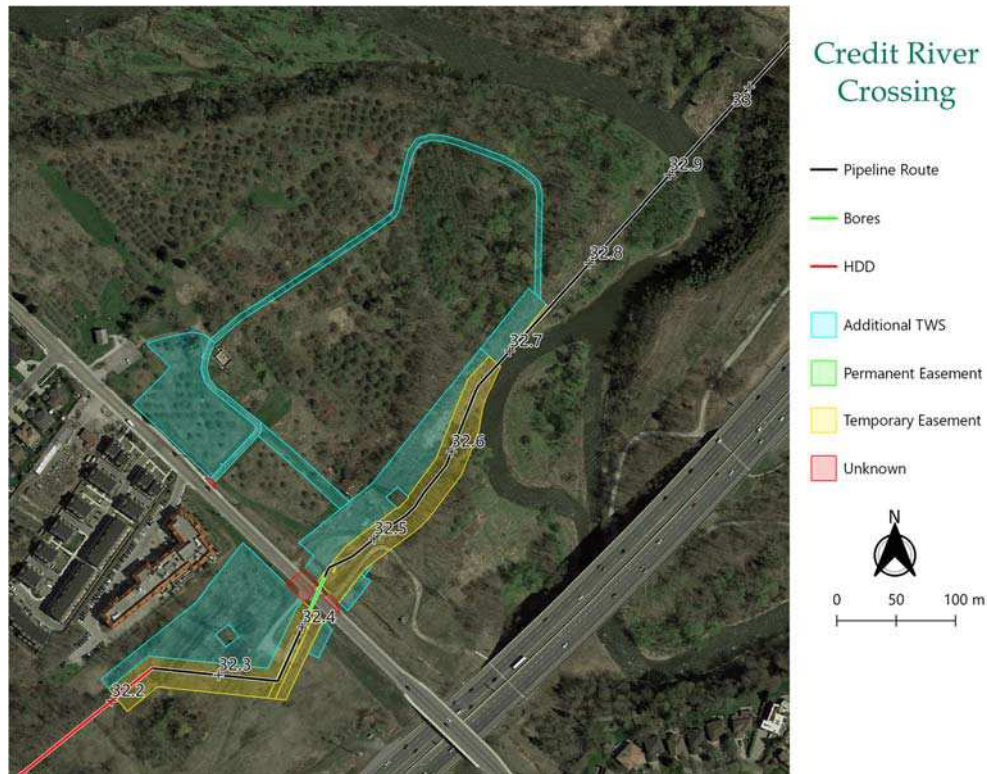


Figure 40: Credit River Existing Crossing (ERM 2019)

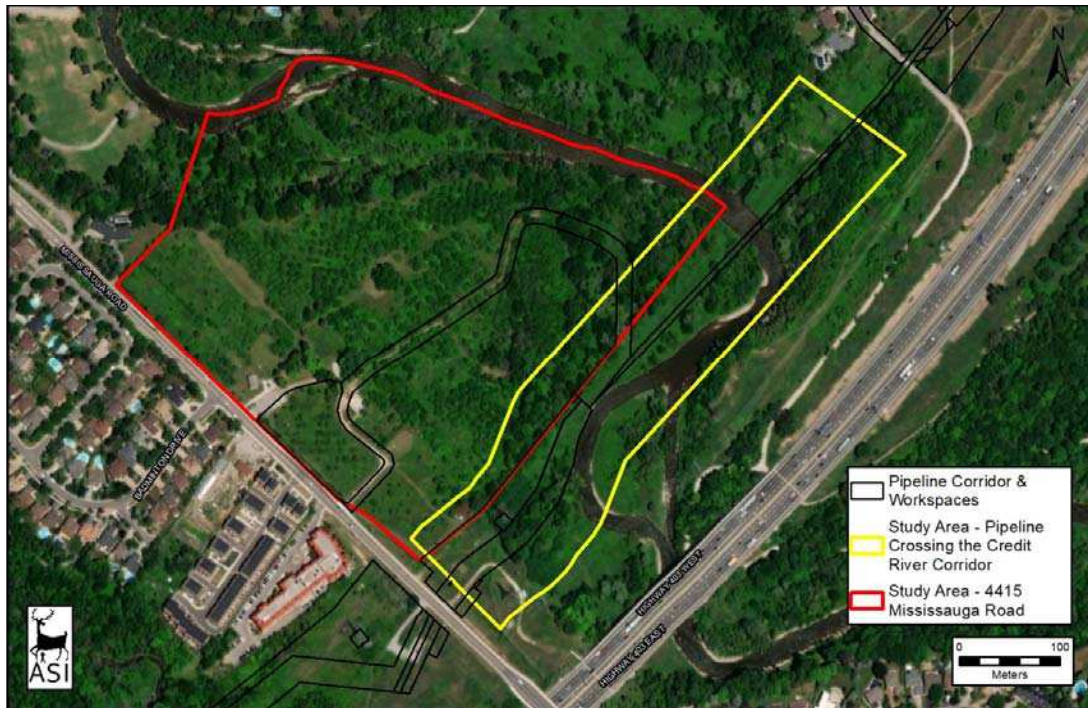


Figure 41: Proposed pipeline development (in black) overlaid on 4415 Mississauga Road and the adjacent Credit River (ERM 2019; ASI 2019)

5.2 Impact Assessment

To assess the potential impacts of the undertaking, the cultural heritage resource and identified cultural heritage attributes were considered against a range of possible impacts as outlined in the *Ontario Heritage Toolkit*, which include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

Several other factors outlined in the OEB Act 4.3.4 are also considered when evaluating potential impacts on identified cultural heritage resources, including self-assessment and demonstrating appropriate due diligence by:

- (a) recognizing cultural heritage resources that may be affected by pipeline development, identifying significant cultural heritage resources and understanding their cultural heritage value or interest;
- (b) assessing the effects or impacts that could result from proposed pipeline development; and
- (c) protecting cultural heritage resources by appropriate conservation, avoidance and mitigation.

The following chart from the OEB's Environmental Guidelines of the Location, Construction and Operation of Hydrocarbon Pipelines and Facilities in Ontario (Figure 42) provides brief description of situations in real property that may have cultural heritage value:



| INDICATORS OF CULTURAL HERITAGE VALUE OR INTEREST | IDENTIF | POTENT |
|--|--------------------------|-------------------------------------|
| Property designated under Part IV of the Ontario Heritage Act | <input type="checkbox"/> | |
| A bridge on Ontario Heritage Bridge List | <input type="checkbox"/> | |
| Property within a Heritage Conservation District designated under Part V of the Ontario Heritage Act | <input type="checkbox"/> | |
| Property with a Ontario Heritage Trust or municipal heritage conservation easement | <input type="checkbox"/> | |
| Property with a provincial or federal plaque | <input type="checkbox"/> | |
| A National Historic Site | <input type="checkbox"/> | |
| Property containing a registered archaeological site | <input type="checkbox"/> | |
| Property with archaeological potential ¹ | | <input type="checkbox"/> |
| Property listed on a municipal heritage register or the provincial register | | <input checked="" type="checkbox"/> |
| Property adjacent ² to an identified heritage property | | <input checked="" type="checkbox"/> |
| Property that has buildings or structures over 40 years old | | <input checked="" type="checkbox"/> |
| Property within a Canadian Heritage River watershed | | <input type="checkbox"/> |
| Property associated with a renowned architect or builder | | <input type="checkbox"/> |
| Property containing or adjacent to a burial site or cemetery | | <input type="checkbox"/> |
| Parkland | | <input type="checkbox"/> |
| Land with distinctive landforms or geographic features | | <input type="checkbox"/> |
| Historic transportation corridors (such as navigational canals, rail lines or trails, traditional Métis portage routes etc.) | | <input type="checkbox"/> |
| Sites of Indigenous cultural significance | | <input type="checkbox"/> |
| Other human-made alterations to natural landscapes (such as earthworks, plantings, etc.) | | <input type="checkbox"/> |

Figure 42: Indicators of Cultural Heritage Value or Interest (Ontario Energy Board 2016)

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

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

Impacts beyond those identified within the *Ontario Heritage Toolkit* were also considered, including potential vibration impacts related to the construction of the proposed pipeline. Possible impacts are further discussed in Table 4.

Table 4: Impact Assessment – heritage resources at and adjacent to proposed pipeline including 4415 Mississauga Road and the Credit River Corridor

| Impact | Analysis |
|---|--|
| Destruction, removal or relocation | The proposed pipeline at and adjacent to 4415 Mississauga Road is not anticipated to result in the destruction, removal, or relocation of any identified cultural heritage attributes of the subject properties. |
| Alteration | While the proposed pipeline at and adjacent to 4415 Mississauga Road is anticipated to alter the existing landscape along the south property line of 4415 Mississauga Road and within the Credit River Corridor, the alteration will be temporary, and it is not anticipated to alter any identified cultural heritage attributes. |
| Shadows | The proposed pipeline at and adjacent to 4415 Mississauga Road is not anticipated to result in any significant shadow impacts. |
| Isolation | The proposed pipeline at and adjacent to 4415 Mississauga Road is not anticipated to result in the isolation of any identified cultural heritage attributes. |
| Direct or indirect obstruction of significant views | No significant views within the subject property at and adjacent to 4415 Mississauga Road have been identified. |
| A change in land use | The proposed pipeline at and adjacent to 4415 Mississauga Road is not anticipated to result in a change of land use. |
| Soil disturbance | The construction of the proposed pipeline at and adjacent to 4415 Mississauga Road will result in soil disturbance along the south property line of 4415 Mississauga Road and within the Credit River Corridor. The proposed soil disturbance should not extend near any identified heritage attributes within the subject properties. |
| Vibration | The construction of the proposed pipeline at and adjacent to 4415 Mississauga Road are not anticipated to result vibration impacts to the subject property during construction. |

The construction of the proposed pipeline will ensure that the identified heritage attributes of the subject property at 4415 Mississauga Road and the Credit River Corridor will be conserved. While soil disturbance is anticipated during construction, the soil disturbance is temporary and is not anticipated to result in permanent impacts to the cultural heritage value of the property. Anticipated impacts associated with construction activities (e.g., air, noise, vibration, dust) to the subject property will be



short-term, and with mitigation measures, any impacts on structures within the property can be avoided.

5.3 Mitigation Measures

To mitigate any unanticipated indirect impacts to the subject properties, construction and staging activities shall be suitably planned and executed to ensure that the identified heritage attributes of the subject property are avoided and protected. Tree avoidance mitigation, through the establishment of a tree protection zone, shall be implemented to protect mature trees near areas of construction and near areas where construction vehicles are coming in and out of the property and could impact mature trees. Suitable staging activities may include temporary barriers and construction shall occur only within the proposed linear footprint. On-site workers shall be notified of the cultural heritage significance of the subject property in advance of the starting construction. Plans for construction and staging activities may be finalized in consultation with a qualified heritage professional and any changes to the proposed work shall undergo review for potential impacts to the subject properties. All areas temporarily impacted by the proposed pipeline development shall be restored to their previous state upon project completion. A plan shall be prepared prior to construction to guide landscape protection and post construction restoration.

6.0 CONCLUSION AND RECOMMENDATIONS

The assessment of the property determined that the Leslie Log House, Pinchin Farm CHL, and the Credit River Corridor CHL will retain their cultural heritage value, and that the proposed pipeline development will not have significant direct impacts on the cultural heritage value of the property.

The following recommendations have been made based on the recognized heritage value of the identified cultural heritage resources:

1. Tree avoidance mitigation, through the establishment of a tree protection zone, shall be implemented to protect mature trees near areas of construction and near areas where construction vehicles are entering and departing the property and could impact mature trees.
2. Any landscape features identified as cultural heritage attributes temporarily impacted by the construction of the proposed pipeline development shall be returned to their previous state upon completion of the project.
3. In order to mitigate any indirect impacts to the subject properties, construction and staging activities shall be suitably planned and executed to ensure that the identified heritage attributes of the subject property are avoided and protected. Suitable staging activities may include temporary barriers and the establishment of no-go zones throughout construction. On-site workers shall be notified of the cultural heritage significance of the subject property in advance of the starting construction. Plans for construction and staging activities may be finalized in



consultation with a qualified heritage professional and any changes to the proposed work shall undergo review for potential impacts to the subject properties.



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