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Planning, Design and Development
Community Design, Parks Planning and Development

ONTARIO HERITAGE TRUST

OCT 19 2011

RECEIVED

Jim Leonard
Registrar, OHT
10 Adelaide St. E.
Toronto, ON
M5C 1J3

October 14, 2011

Re: Notice of Passing of By-law

Please find enclosed a copy of the municipal by-law, recently passed by City Council, designating 16 Triple Crown Drive under Part IV, Section 29 of the *Ontario Heritage Act*.

Also included is statement explaining the cultural heritage value of the property and a description of its heritage attributes.

The by-law has been registered against the property affected in the land registry office, and the City has also published a notice of the passing of the by-law.

Thank you,

Stavroula Kassaris
Heritage Coordinator
Tel: 905-874-3825
stavroula.kassaris@brampton.ca



This photocopy is a true copy of the original document which has not been altered in any way.

Eal E. E. E.
Deputy City Clerk
City of Brampton

Date: *July 18* 20 *11*

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 125-2011

To designate the property at 16 Triple Crown Drive (Sanderson - Cottrelle Farm House) as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 16 Triple Crown Drive (Sanderson - Cottrelle Farm House) more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 16 Triple Crown Drive (Sanderson - Cottrelle Farm House) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published to the City's website in accordance with Council's Procedure By-law.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL
THIS 27th DAY OF *April* 2011.

Approved as
to form

qb
Led

Sandra Haines
SANDRA HAINES - ACTING MAYOR
SUGAN FENNEL - MAYOR

[Signature]
PETER FAY - CLERK
DATE *JUL 04 2011*

Approved as to Content:

Karl Walsh

Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW

By-law 125-2011

LEGAL DESCRIPTION

BLOCK 273, PLAN 43M-1681; BRAMPTON

142091105 (LT)

SCHEDULE "B" TO BY-LAW

STATEMENT OF THE REASON FOR THE DESIGNATION OF 16 TRIPLE CROWN DRIVE (FORMERLY 9885 AIRPORT ROAD)

The subject property at 16 Triple Crown Drive (formerly 9885 Airport Road) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the categories of design or physical value and historical or associative value. Contextual value is not applicable.

STATEMENT EXPLAINING THE CULTURAL HERITAGE VALUE OR INTEREST OF THE PROPERTY

The cultural heritage value of 16 Triple Crown Drive (formerly 9885 Airport Road) is related to its design or physical value as a good example of late 19th century farm residential architecture. The house was constructed between the late 1850s and the early to mid 1870s. The main section is a representative example of vernacular Italianate design. An unusual feature associated with this house is that the smaller rear section reflects distinctive Ontario Gothic design elements and has considerably less ornamentation relative to the main section, suggesting that the farmhouse may have been built in two phases.

The house reflects a high degree of craftsmanship as exhibited by the dichromatic brick quoining and moulded voussoirs, decorative carved wood brackets under the eaves, substantial one storey bay windows and other details.

Certain interior elements are also noteworthy, including: wood baseboards, main hall staircase, plaster ceiling medallions, fluted door casings with rosette blocks, fluted window surrounds and other original or early wood trim.

The house exhibits a generally high degree of architectural heritage integrity with most original or early building fabric and details remaining intact.

The property is also associated with the John C. Sanderson family, who were early settlers in Toronto-Gore, and with the James E. Cottrelle family and their family farm and horse stables (known as Springpark Farm) which occupied the property from the 1950s until the lands were acquired for a residential subdivision.

Contextually and historically, the property is representative of the agricultural heritage of the former Toronto-Gore Township and is the only standing element on the property that is directly associated with the historical land use of the property as a family farm. The property also holds historical or associative value as it is linked with the former cross-roads hamlet of Stanley's Mills. More generally the property also has meaningful associations with European settlement patterns and with rural life in 19th century Ontario.

By-law 125-2011

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques and the pastoral characteristics of the grounds.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically and they include:

Design / Physical Value:

- Vernacular Italianate design, massing and detailing on main section;
- Ontario Gothic design influences and massing on rear section;
- Decorative carved wood brackets and rounded wood trim under eaves of the main section;
- Second storey blind windows with closed louvered wood shutters on both the north and south elevations;
- Original single leaf wood front door;
- Open, wrap-around verandah on main section;
- Dichromatic brick detailing on main section, including moulded brick voussoirs over segmental arched windows, water table and quoining in buff brick;
- Brick water table on main section;
- Primarily unpainted masonry brick walls on all elevations;
- Gable roof profile on rear section with gable dormer and round arch window facing south;
- Plain brick voussoirs over windows on the rear section;
- Decorative wood detailing that defines the tops of windows within each window surround;
- Truncated hip roof on main section;
- Original window and door openings and wood trim on all elevations;
- One storey bay windows on west and south elevations of the main section;
- Two storey ell-shaped projection on south elevation of main section;
- Certain interior architectural details including: moulded wooden baseboards; main hall curving staircase with turned wood newel post, curved wood railing and wood balusters; paneled wood doors; fluted wood door casings and window surrounds with rosette blocks; decorative metal heat registers; decorative wood bead board used to protect plaster; plaster ceiling medallions; original decorative metal door hinges and hall archways.

Historical / Associative Value:

- Historical associations with 19th century agricultural settlement in Toronto-Gore Township;
- Historical associations with the former cross-roads hamlet of Stanley's Mills;
- Associated with the John C. Sanderson family, who were early settlers in Toronto-Gore;
- Associated with the James E. Cottrell family and their family farm and horse stables (known as Springpark Farm) which occupied the property from the 1950s until the lands were acquired for a residential subdivision;
- Associated with European settlement patterns and rural life in Ontario.

Contextual Value:

- Subject property is of the few tangible elements associated with the historic nearby hamlet of Stanley's Mills;
- Contextual associations with 19th century agricultural settlement in Toronto-Gore Township;
- Contextual associations with the former cross-roads hamlet of Stanley's Mills.



Public Notice

NOTICE OF INTENTION TO DESIGNATE

IN THE MATTER OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS 16 TRIPLE CROWN DRIVE (FORMERLY 9885 AIRPORT ROAD) IN THE CITY OF BRAMPTON, IN THE PROVINCE OF ONTARIO.

The subject property at 16 Triple Crown Drive (formerly 9885 Airport Road) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario (regulation 9/06) under the categories of design or physical value and historical or associative value. Contextual value is not applicable.

STATEMENT EXPLAINING THE CULTURAL HERITAGE VALUE OR INTEREST OF THE PROPERTY

The cultural heritage value of 16 Triple Crown Drive (formerly 9885 Airport Road) is related to its design or physical value as a good example of late 19th century farm residential architecture. The house was constructed between the late 1850s and the early to mid 1870s. The main section is a representative example of vernacular Italianate design. An unusual feature associated with this house is that the smaller rear section reflects distinctive Ontario Gothic design elements and considerably less ornamentation relative to the main section, suggesting that the farmhouse may have been built in two phases.

The house reflects a high degree of craftsmanship as exhibited by the dichromatic brick quoining and moulded voussoirs, decorative carved wood brackets under the eaves, substantial one storey bay windows and other details.

Certain interior elements are also noteworthy, including: wood baseboards, main hall staircase, plaster ceiling medallions, fluted door casings with rosette blocks, fluted window surrounds and other original or early wood trim.

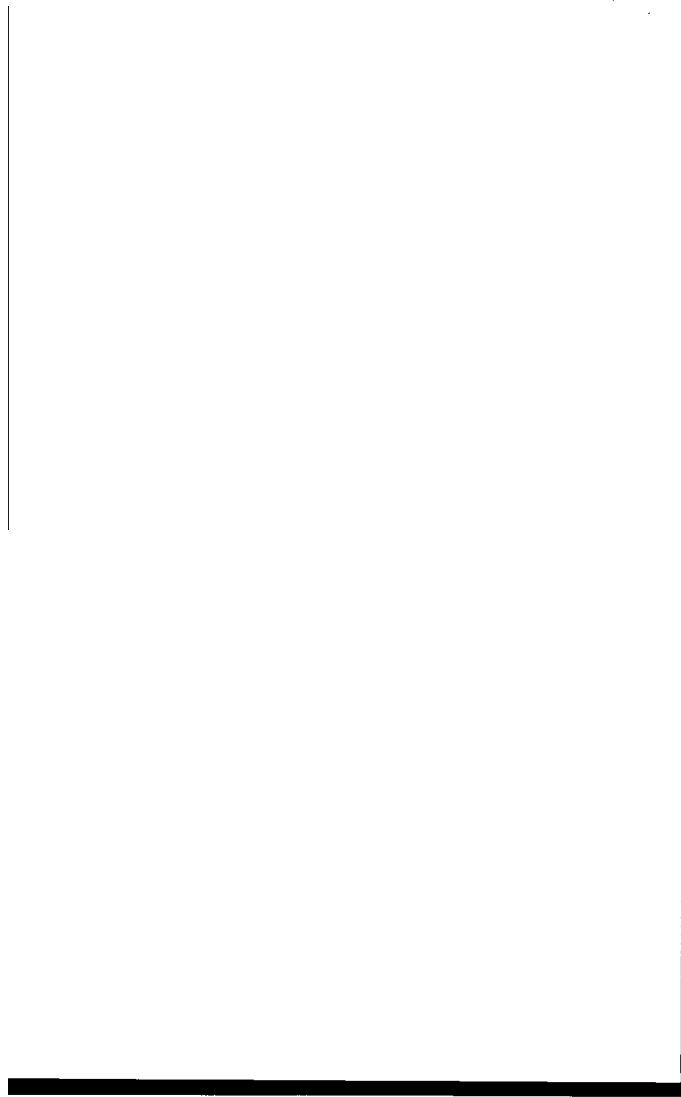
The house exhibits a generally high degree of architectural heritage integrity with most original or early building fabric and details remaining intact.

The property is also associated with the John C. Sanderson family, who were early settlers in Toronto-Gore and with the James E. Cottrell family and their family farm and horse stables (known as Springpark Farm) which occupied the property from the 1950s until the lands were acquired for a residential subdivision.

Contextually and historically, the property is representative of the agricultural heritage of the former Toronto-Gore Township and is the only standing element on the property that is directly associated with the historical land use of the property as a family farm. The property also holds historical or associative value as it is linked with the former cross-roads hamlet of Stanley's Mills. More generally the property also has meaningful associations with European settlement patterns and with rural life in 19th century Ontario.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing.



construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques and the pastoral characteristics of the grounds.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically and they include:

Design / Physical Value:

- Vernacular Italianate design, massing and detailing on main section;
- Ontario Gothic design influences and massing on rear section;
- Decorative carved wood brackets and rounded wood trim under eaves of the main section;
- Second storey blind windows with closed louvered wood shutters on both the north and south elevations;
- Original single leaf wood front door;
- Open, wrap-around verandah on main section;
- Dichromatic brick detailing on main section, including moulded brick voussoirs over segmental arched windows, water table and quoining in buff brick;
- Brick water table on main section;
- Primarily unpainted masonry brick walls on all elevations;
- Gable roof profile on rear section with gable dormer and round arch window facing south;
- Plain brick voussoirs over windows on the rear section;
- Decorative wood detailing that defines the tops of windows within each window surround;
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- Original window and door openings and wood trim on all elevations;
- One storey bay windows on west and south elevations of the main section;
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- Certain interior architectural details including: moulded wooden baseboards; main hall curving staircase with turned wood newel post, curved wood railing and wood balusters; paneled wood doors; fluted wood door casings and window surrounds with rosette blocks; decorative metal heat registers; decorative wood bead board used to protect plaster; plaster ceiling medallions; original decorative metal door hinges and hall archways.

Historical / Associative Value:

- Historical associations with 19th century agricultural settlement in Toronto-Gore Township;
- Historical associations with the former cross-roads hamlet of Stanley's Mills;
- Associated with the John C. Sanderson family, who were early settlers in Toronto-Gore;
- Associated with the James E. Cottrelle family and their family farm and horse stables (known as Springpark Farm) which occupied the property from the 1950s until the lands were acquired for a residential subdivision;
- Associated with European settlement patterns and rural life in Ontario.

Contextual Value:

- Subject property is of the few tangible elements associated with the historic nearby hamlet of Stanley's Mills;
- Contextual associations with 19th century agricultural settlement in Toronto-Gore Township;
- Contextual associations with the former cross-roads hamlet of Stanley's Mills.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report:

Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Jim Leonard, Heritage Coordinator in Urban Design Section at (905) 874-3825 for further information respecting the proposed designation, including the detailed heritage report.

Notice of objection to the designation, setting out the reason for the objection and all relevant facts, may be served on the Clerk, City Hall, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, no later than 4:30 p.m. on January 17, 2010.

Dated at the City of Brampton on this 16th day of December, 2009.

P. Fay, City Clerk
2 Wellington St W, Brampton, ON L6Y 4R2
905 874-2113 (voice), 905 874-2119 (fax), 905 874-2130 (TTY)
cityclerksoffice@brampton.ca

SCHEDULE "C" TO BY-LAW 125-2011

AFFIDAVIT OF PETER FAY

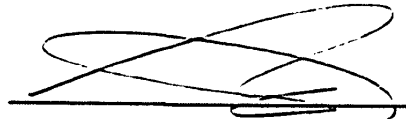
I, PETER FAY, of the City of Mississauga in the Region of Peel, MAKE OATH AND SAY:

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate the property at 16 Triple Crown Drive (formerly 9885 Airport Road) was served on the owner of the property, the Ontario Heritage Trust, and was advertised, in the form attached as Exhibit A to this my affidavit, on the City's website in accordance with Council's Procedure By-law.
3. The by-law to designate the property at 16 Triple Crown Drive (formerly 9885 Airport Road) came before City Council at a Council meeting on April 27, 2011 and was approved.

SWORN before me at the City)
of Brampton, in the Region of)
Peel, this 29th day)
of JUNE , 2011)

Earl Evans

EARL EVANS, Deputy City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel



A Commissioner for Taking Affidavits, etc.