

**Stage 1 Archaeological Resource Assessment of
31-33 George Street North and 28 Elizabeth Street North**
(Lots 10, 11 and Part of Lots 7-9 and 12 [Fronting Nelson and Elizabeth Streets], Part of Block 2, Plan BR-4),
**City of Brampton,
Regional Municipality of Peel**

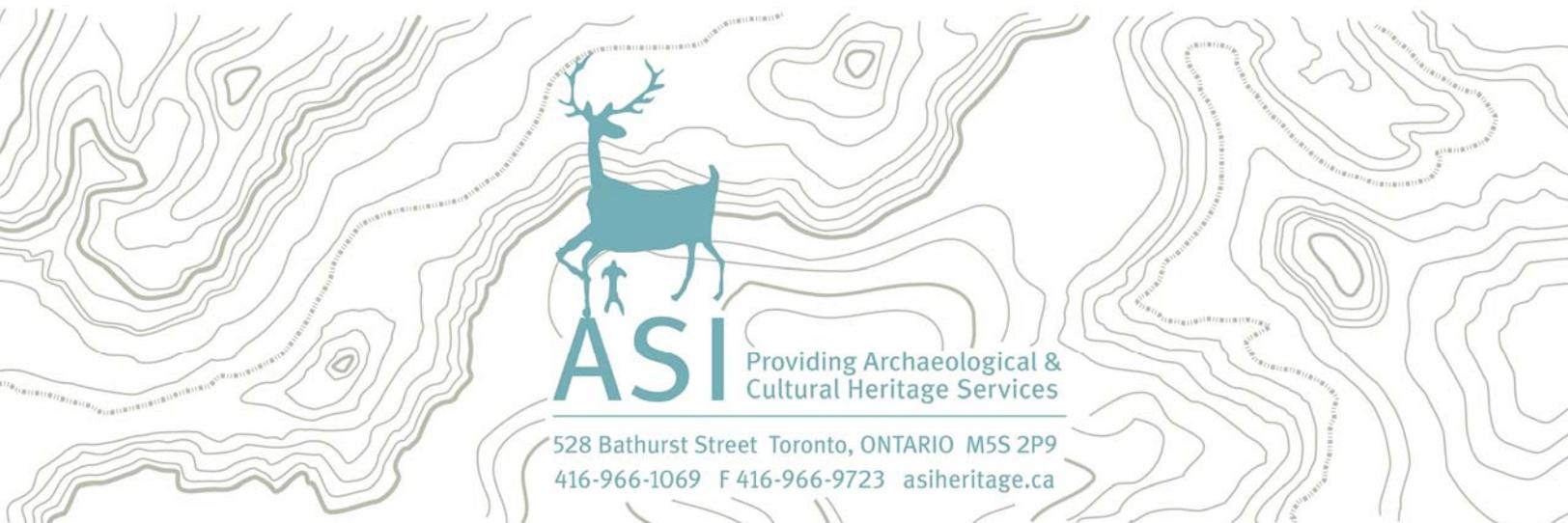
ORIGINAL REPORT

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Archaeological Licence P372 (Robertson)
MHSTCI PIF P372-0110-2021
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EXECUTIVE SUMMARY

The Stage 1 Archaeological Resource Assessment of 31-33 George Street North and 28 Elizabeth Street North in the City of Brampton has been carried out in support of an application for its proposed redevelopment. The assessment entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and its nineteenth- and twentieth-century development history. This research has led to the conclusion that there is potential for the presence of significant Euro-Canadian archaeological resources that may be impacted by site preparation or construction activities necessitated by the proposed redevelopment. Accordingly, this report recommends that a Stage 2 Archaeological Resource Assessment be undertaken.



ARCHAEOLOGICAL SERVICES INC.

PROJECT PERSONNEL

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Partner | Director • Planning Assessment Division

Field Director: Robb Bhardwaj, MA (P449)
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Report Preparation: David Robertson

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1.0 PROJECT CONTEXT

1.1 Development Context

Archaeological Services Inc. was retained by Greenwin Corp. to conduct a Stage 1 Archaeological Resource Assessment of the proposed redevelopment of 31-33 George Street North and 28 Elizabeth Street North in the City of Brampton (Figure 1). The subject property spans the block between George and Elizabeth on the south side of Nelson Street West and encompasses approximately 0.34 hectare. The existing structure at 28 George Street North was designated under Part IV of the Ontario Heritage Act in November 2013 (City of Brampton By-Law 324-2013).

This assessment, required as a condition of site plan application for the proposed redevelopment of the property, was conducted under the project direction of David Robertson (MHSTCI PIF P372-0110-2021) and field direction of Robb Bhardwaj, (P449), as required by the Ontario Planning Act.

All activities carried out during this assessment were completed in accordance with the terms of the Ontario Heritage Act and the Ministry of Heritage, Sport, Tourism and Culture Industries' *Standards and Guidelines for Consultant Archaeologists* (MTC 2011).

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by Greenwin Corp. on November 17, 2020.

2.0 HISTORICAL CONTEXT

The subject property comprises Lots 10, 11, and part of Lots 7-9, and 12 in Block 2 as shown on Registered Plan BR-4. The underlying fabric for this plan of subdivision was part of the east half of Lot 6 Concession 1 West of the Centre Road or Hurontario Street (ECR or WHS) in the former Township of Chinguacousy, in the former County (now the Regional Municipality) of Peel. The land records for this property were automated in July 1997 and comprise active PIN 14123-0081 (inactive PIN 14123-0220).

2.1 The Nineteenth- and Twentieth-Century Development of the Subject Property

2.1.1 Administrative and Land Survey History

The lands that include Chinguacousy Township were bought by the British from the native Mississaugas under a treaty (or “provisional agreement”) in October 1818. The land acquired under this treaty amounted to 648,000 acres (262,245 ha), for which the government paid the yearly sum of £522.10.0 (Provincial currency) “in goods at the Montreal price.” Prior to the time of this purchase, this land formed part of the Mississauga tract. One early government official noted that the lands “between the Tobicoake [Etobicoke] and the head of the lake [Hamilton] is frequented only by wandering tribes of the Missassagues” (Boulton 1805:48; Treaty No. 19; Anonymous 1898, volume 1:47).

Chinguacousy was surveyed between August and October 1819 by Richard Bristol (PLS), and several “patent plans” based upon his work are held at the Archives of Ontario. The surveys method employed by Bristol in Chinguacousy and the neighbouring townships was based upon the “Double Front” system, rather



than the “Front and Rear” system which had been used in other parts of the province during the first surveys of the 1790s. The “Double Front” method created “half” farm lots of 100 acres (40.47 ha). The rear or back limits of each farm met at the centre line of the Concession, and each half of the farm fronted onto a Concession Road. This method of land division created less survey work and established a pattern of double rows of farmsteads.

The first settlers in Chinguacousy were Loyalists and the families of their sons (many from Niagara) who had fought during the War of 1812, but also British, Scottish and Irish immigrants who arrived in Upper Canada at the close of the Napoleonic Wars in Europe. The first permanent settlers took up their land grants in the township in 1819 (Armstrong 1985:142; Winearls 1991:480).

Chinguacousy formed part of the West Riding of York in the old Home District of Upper Canada, for judicial and administrative purposes, until 1849. It was included within the boundaries of the United Counties of York, Peel and Ontario from 1849 until 1851, when Peel was elevated to independent county status under an act of the provincial parliament (14 & 15 Vic. c. 5). The judicial union between York and Peel was dissolved in 1866. In 1973-74 the Regional Municipality of Peel was created (Armstrong 1985:138-139, 152; Jonasson 2006:191-209).

The etymology of the township name has long been the subject of speculation among scholars and historians. Some authorities claim that it was named after a native phrase, “Shing-wauk-ons-e-ka,” meaning “a pinery, a place where young pines grow” which was also translated as “Land of the Big Pines.” Other scholars have suggested that the township was named after a Christian Chippawa or Ottawa chief named “Shinguacose,” whose name signifies “The Small Pine.” Shinguacose (d. 1858) was distinguished for his role in the capture of Fort Michilimackinac during the War of 1812 (1866 *Directory*, p. 368; Gardiner 1899:234; Rayburn 1997:68).

In 1846, Chinguacousy was described as “one of the best settled townships in the Home District, containing excellent land and many good farms.” Approximately one-third of the land was then under cultivation and assessed at £59,952. Twenty years later another eyewitness noted that the township had “land of the best description,” and it was a township rated “second to none in the county as a wheat producing section.” The topography was described as “mostly rolling,” and the timber was principally hardwood with some pine. In the early 1840s the township contained one grist mill and seven sawmills, which increased to two grist mills and eight sawmills by mid-century. The population of the township in 1837 was estimated to number 3,793; by 1842 this number had increased to 3,965, which jumped to 5,489 in 1850. Twenty-five schools were operational in the township in 1847 (Smith 1846:32; Smith 1851:279; 1866 *Directory*, p. 368).

The principal crops grown in the township, according to the 1851 census, included: wheat, barley, oats, peas, Indian corn, potatoes, buckwheat, and turnips. Additional farm products included wool, cheese, butter, and maple sugar. Major livestock included oxen, horses, cattle, sheep, and pigs. (Smith 1851 vol. II, pp. 47-48).

2.1.2 The City of Brampton

The City of Brampton was first settled during the early 1820s; by the early 1830s it is believed to have been named “Chinguacousy” after the township. The settlement was known for a time as “Buffy’s Corners” in honour of William Buffy who was the local tavern keeper. During the mid-1830s, John Elliott and William Lawson, natives of Brampton in Cumberland, England, arrived in the settlement. They laid out the original plan of subdivision and named the place after their hometown in England. When the township was first



settled the price for land averaged approximately \$2.50 per acre which was “then considered a very high price.” By the early 1850s, farmland sold for about £10 per acre, and one-quarter acre village lots (0.101 ha) in Brampton sold for £25-£30 each. The community acquired the name “Brampton” sometime prior to 1846. The population of Brampton numbered “less than 100” in 1845 but the number of inhabitants increased dramatically after it became a station stop on the Grand Trunk Railway. In 1846 the population had increased to 150, between 450 and 600 in 1851, and 2,000 in 1857-58. The name of the post office was officially changed to Brampton in 1851. It was incorporated as a village in 1852 and later elevated to the status of a town in 1873-1874 as the County seat for Peel. During the 1840s and 1850s Brampton carried on an extensive trade in purchasing and exporting wheat and flour, and in 1849 alone it was estimated that 100,000 bushels of wheat were purchased there. It was described as “a busy, thriving little place” which was in a good situation for “retail country trade,” being “situated in the midst of a fine tract of farming country.”

In 1866, an eyewitness concluded that “in point of wealth and population” Brampton is “the most important place in Peel and has had its future prosperity placed beyond a doubt in consequence of its having been selected for the metropolis of the County.” The principal businesses in Brampton in 1846 included two stores, two blacksmiths, two tailors, and a tannery, brewery, and cabinetmaker. Five years later the list of businesses included: blacksmiths (3), cabinetmakers (2), cooper, carpenters (3), fanning mill maker, tailors (3), saddlers (3), shoemakers (3), tinsmiths (2), watchmaker, wagon makers (2), teachers (2), chemist/druggist, distiller, brewer, physicians (2), postmaster, stores (6), taverns/inns (3), steam flour mill, steam sawmill, foundry, telegraph office, and three churches (United Presbyterian, Wesleyan Methodist, and Primitive Methodist). The Church of England, Roman Catholic, and Baptist congregations were established there afterwards. By the late 1850s, the village businesses further included: painters, glazier, dry-goods merchant, hardware, building contractors, bricklayers, architect, brick makers, insurance agents, printers, a newspaper, baker and confectioner, wood turner, cooper, pump maker, “land agent and conveyancer,” harness maker, barber, bookseller, planing mill, upholsterer, cabinet, chair, and bedstead factory (“undertaking hearses always for hire”), common schools and a grammar school and “mechanics’ institute” (library). By the 1860s, the village contained “several handsome private residences” and was known as “an enterprising, flourishing town.” During the 1860s the population of the village decreased slightly (to 1,800 in 1869) before increasing again to approximately 3,300 and nearly 4,000 in the 1890s. Brampton has been referred to as the “Flower Town of Canada” due to its many greenhouses and nurseries, some of which were established during the early third quarter of the nineteenth century (Smith 1846:18; MacKay 1851:35; Smith 1851:278; 1857-58 *Directory*, p. 68; 1866 *Directory*, pp. 432-434; 1869 *Directory*, p. 67; Lynch 1874:84-86; 1896 *Directory*, p. A8; 1900 *Directory*, p. 8; Rayburn 1997:41-42; Scott 1997:31-32).

2.2 Land Use History

The early land use history for the subject property can only be partly established since the abstract index for Chinguacousy Township, from the time of the Crown patent to 1865, has not been digitized by Teranet. Due to pandemic restrictions and the resultant temporary closure of the Archives of Ontario, access to the microfilm copies of these records for the purposes of this assessment is not possible.



East Half of Lot 6 Concession 1 (WHS)

The early patent plans show that this lot was patented by William Wood sometime between September 1819 and 1822. A fiat or warrant number #2283 is inserted beside his name. The west half of the lot was patented by William Daly.

The Upper Canada Land Petitions show that there were two land petitions submitted to the Executive Council shortly before the time that this lot was patented by Wood. One was the son of a United Empire Loyalist named John Wood who had settled at Cornwall. That William Wood was born ca. 1794 and he petitioned for land as an SUE in January 1815. The petition was granted in July of the same year, but there is no indication in the petition as to where the land was located. The other petition was submitted to the Executive Council in January 1817 by a Loyalist from Cornwall named William Wood. He had served under Sir John Johnson in the King's Royal Regiment of New York and settled at Cornwall in 1784; he requested in his petition that his name be reinserted on the UE List. The prayer of the petition was granted in August 1818. Since the early land registry records for this lot are unavailable it is difficult to ascertain whether either one of these men was the Crown patentee (Upper Canada Land Petitions, W10/88 [1815]; W11/99 [1817]).

Period maps and township directories indicate that by 1837 this lot was owned or in the possession of Joseph Wright, and this land became the property of George Wright sometime prior to ca. 1853 (1837 *Directory*, p. 75).

Joseph Wright (b. ca. 1798) may have been a native of Ireland. Little is known of his early life, and the date of his settlement is not known. There was an individual by this name who served as a private in the 1st Regiment of North York Militia in 1828, but it is not certain whether he was the same person as the owner of the subject land. There is a certain "Joseph Wright, Esq." who died in Brampton on Jan. 16, 1866 aged 67 years, who might be the correct property owner. He was interred in a family plot at the Brampton Pioneer Cemetery (Main Street North) with his wife Mary (1800-Nov. 20, 1855) and their daughter Margaret Jane (1831-June 2, 1850). There are other members of the Wright family interred in that cemetery, but their exact relationship is not known (Wright family tombstone inscriptions, Brampton Pioneer/Old Brampton/Harrison-Hewgill Cemetery; Elliott et al. 1995:216).

George Wright (b. ca. 1811) was a native of Ireland. Little is known of his early life, and he appears to have settled in Brampton sometime during the mid-1830s. His relationship to Joseph Wright (if any) is not known. Records describe George as a "grain merchant, shop keeper, overseer of farms, local politician, and publisher of the *Standard*." He is said to have helped raise a volunteer militia company. There was an individual by this name who served as a private in the 2nd Regiment of North York Militia in 1828. The 1877 *Peel Atlas* notes that he "carried on business successfully." He may be the same individual who was married in nearby Toronto Township in February 1835 to Elizabeth Aikens. George and Elizabeth (b. Ireland ca. 1814) raised a family of at least three children: two sons and a daughter, who were born in "Upper Canada" between ca. 1841 and 1845. They belonged to the Wesleyan Methodist Church, but other records refer to them as members of the Church of England. At the time of the 1861 census, the family resided in a three-storey brick house in Brampton. They employed two or possibly three domestic servants. George died on May 29, 1870 "supposed to be internal hemorrhage." He was interred in the Brampton Cemetery (*Christian Guardian*, Feb. 25, 1835; 1861 Brampton Census, division 1, p. 6/20; Ontario Vital Statistics, death registration #9683/70; 1871 Brampton Census, division E2, schedule 2 "deaths;" Wright family tombstone inscriptions, Brampton Cemetery; Pope 1877:62; Elliott et al. 1995:239).



Registered Plan BR-4

A notation contained in the abstract index to deeds states that this registered plan of subdivision was laid out by Chisholm Miller (PLS) in June 1853 and filed in the Peel Land Registry Office in early January 1854. The owner of the land at the time of the survey was George Wright referred to above. There appears to be a gap in the digitized abstract index volumes for this plan between 1853 and 1865. Some of the missing records may have been included in the township registry. The extant abstracts for BR-4 commence in 1867-1868.

Part Lot 7, Block 2, BR-4

Sometime between ca. 1854 and 1868 John Forrest purchased this lot which contained 1/5th acre (0.080 ha). Little is known of Forrest (b. Upper Canada ca. 1832) who may have been a single man, and a labourer, at the time of the 1861 census. He mortgaged this land for \$1,500 in favour of Stephen A. Oliver in September 1868. Forrest sold the property to Oliver for \$1,300 in November 1869. Oliver (b. ca. 1836) was a native of Ontario and of Irish ancestry. He was a “flour and produce merchant” who resided with his family in Toronto (Brampton deeds #68, 230; 1861 Chinguacousy Census, division 2, p. 37; 1871 Toronto West Census, St. Andrews’ Ward, division B3, p. 116).

In December 1869, Oliver sold this land to John Haggert for \$1,535. Haggert mortgaged this property in March 1881 for \$8,600, and again in February 1885. The available abstract index for the township registry shows that Haggert purchased other lands amounting to 2.16 acres (0.874 ha) under various deeds between July 1869 and September 1872 (Brampton deeds #248, 1229, 1323, 2819, 3635).¹

Haggert (b. May 4, 1821) was a native of Eldersley, near Paisley, Scotland,² and the son of Robert and Barbara (Loughhead) Haggert. His father owned and operated a mercantile and manufacturing business in Paisley. The family emigrated to Canada in 1842 and settled in Hamilton, Ontario. Robert Haggart died shortly upon arrival after contracting a severe cold. John Haggert moved to New York ca. 1840 with his brother, Robert, where he apprenticed in the engineering business at Dunham & Co. Haggert returned to Canada in 1842, and secured employment as an engineer on one of the St. Lawrence steamers. He worked as an engineer in Hamilton and then resided temporarily in Beamsville, where he commenced manufacturing agricultural tools and equipment. He settled permanently in Brampton in 1849. He manufactured agricultural implements with two of his brothers under the name “Haggert Brothers” until January 1866. Haggert was the sole proprietor of the company between 1866 and 1870, when he formed a partnership with his brother-in-law Roderick Cochrane of Elgin County.

Haggert Brothers initially employed about ten men and used horsepower to drive the machinery. The factory was later converted to utilize 20 horsepower steam driven machinery. By 1871, Haggert employed 90 men and three boys, and paid \$31,500 in wages. The foundry, near Main and Nelson streets expanded over time and the “Haggert Block” grew to approximately two acres (0.8094 ha). The factory produced steam engines, boilers, the Brampton triple harvester and self-rake, reapers, mowers, ploughs, and the Credit Valley stove, as well as other “miscellaneous” goods. The business included \$30,000 in fixed capital and \$60,000 in floating capital. In 1870, the factory used \$50,500 in raw materials (pig and bar iron, pine and hardwood) and produced \$103,500 in goods. This included 550 reaping and threshing machines, and 700 stoves and ploughs. Haggert Brothers products won awards in Canada and in the United States. Haggert

¹ The amount of the second mortgage was undisclosed in the abstract index.

² Some sources state that he was born at Abbey, Renfrewshire, Scotland.



purchased the St. Thomas Agricultural Works in February 1877 (1866 *Directory*, p. 432; 1873 *Directory*, p. 85; Pope 1877:63).

By 1877, Haggert Brothers employed 150 men and was one of the largest manufactories of agricultural implements in Canada. The company was incorporated in 1880. Haggert stoves became obsolete when furnaces were introduced, and the company lost much of its business in the late 1800s when the Canadian west was opened for settlement and grain production. With less demand for their products the company was forced into liquidation in 1891.

The Haggert Brothers firm played an important role in the industrial development of Brampton. A plaque recognizing their contribution was unveiled by the Metropolitan Toronto and Region Conservation Authority in 1958.

Haggert was married in July 1852 to Catherine Cochrane (ca. 1832-Apr. 30, 1914, 1:30 pm). She was a native of Eaglesholm, Scotland, and the daughter of John Sinclair and Margaret (Bryson) Cochrane. They raised a family of at least five children, three sons and two daughters, who were born between 1853 and 1866. The census returns for Brampton generally list Haggert as a “founder” or “manufacturer.” The family belonged to the Presbyterian Church and were sufficiently affluent to employ several servants. The 1871 census, for example, notes that Haggert owned 250 acres of land (101.175 ha), 40 village lots, ten houses, twelve other structures (warehouses, factories, shops), one barn, four carriages, and four wagons. His livestock included six horses and two milch cows. John Haggert served as a school board trustee, president of the Mechanics’ Institute (library), and was elected to the village council. He later served as the first mayor for the Town of Brampton between 1874 and 1877. A contemporary biographical dictionary describes Haggert in glowing terms. He was a man who:

thus far, has had a busy life, industry has been his watchword and the success he has so far achieved adds still another proof that it is not to the possessor of brilliant abilities who achieves the greatest results, but rather to the man possessed of ordinary talents who exercises what he does possess with the greatest diligence. The rapid growth of the Town of Brampton is largely indebted to the energy and perseverance of Mr. John Haggert (Rose 1886:433-434) .

Haggert died as the result of “heart disease” on Jan. 26, 1887. His widow died from a “malignant disease in the maxillary and heart disease.” They are interred at Brampton (Home District Marriage Register July 8, 1852; 1871 Brampton Census, division E2, p. 14 #13; Pope 1877:63, 68; 1881 Brampton Census, division C3, p. 36; 1891 Brampton Census, division A, p. 34; Ontario Vital Statistics, death registrations #13350/1887 & #24650/1914; Haggert tombstone inscriptions; *Brampton Conservator*, Jan. 27, 1887 & May 7, 1914; Perkins Bull papers, pp. 26788, 26794).

Ownership over this land passed by way of inheritance to Robert Haggert upon the death of his father in late January 1887. Robert mortgaged the property in favour of Molson’s Bank in December 1887 for \$6,500 (Brampton deeds #4357, 4440, 6431, 6625, 6626).

Robert Haggert (b. May 16, 1853) was educated locally and later studied at Yale University where he obtained a degree in mechanical engineering. He later entered the family business, and by the mid-1880s he was described as the “manager of the works.” In April 1913 he was married at Rochester, New York, to Emily Luella Kearns (b. July 14, 1882). She was a native of Meaford in Grey County. Robert and Emily had no children. Haggert suffered from Bright’s disease, and he succumbed to “apoplexy on the right side” on September 18, 1930. He was interred in Brampton (1871 Brampton Census, division E2, p. 14; 1881



Brampton Census, division C3, p. 36; 1891 Brampton Census, division A, p. 34; Rose 1886:434; Ontario Vital Statistics, death registration #28660/1930; Haggert tombstone inscriptions; *Brampton Conservator*, Dec. 7, 1933; Perkins Bulls papers, p. 26842).

In December 1902, Haggert sold a one-half interest in this land to Thomas Henry Shields for \$100 (Brampton deeds #6629).

Shields (July 19, 1863-Oct. 30, 1918) was a native of “Mono Road” and the son of Robert and Ann Jane (Thompson) Shields. He was self-employed as a dry goods merchant. He was married in April 1892 to Kate Alice Haggert (b. 1865). She was a native of Brampton and the daughter of John and Catherine (Cochrane) Haggert referred to above. Thomas and Kate had at least one child, a son named Bryson Dewar Shields (1900-1975). The family belonged to the Methodist Church. Shields died at “Idylloak,” at Lake Joseph in Muskoka, as the result of “senile paralysis.” He is interred in the Gregory Cemetery. In December 1920, his widow was married to Thomas Johnston Blake (June 22, 1861-Apr. 9, 1933). He was a native of Whitby and the son of George and Sarah (Johnston) Blake. Thomas was self-employed as a merchant. In the early 1920s they resided in the “Alexandria Apartments” at 184 University Avenue in Toronto. He died at the Homewood Sanitarium at Guelph as the result of arteriosclerosis. His widow Kate H. Blake died sometime after 1944 (1871 Brampton Census, division E2, p. 14; 1881 Brampton Census, division C3, p. 36; 1891 Brampton Census, division A, p. 34; Ontario Vital Statistics, marriage registrations #9634/1892 & #8329/1920; death registrations #27420/1918 & #34511/1933; 1921 Toronto Census, district 130, sub-district 63, Ward 4, p. 7).

In January 1944, Kate H. Blake and the other heirs of the Haggert estate quit-claimed any interest in this land to Emily L. Haggert. In February 1944, Emily sold this land for \$6,000 to Morrison Motor Sales Ltd. (Brampton deeds #20809, 20811).

Arthur Herman Edgar Morrison (June 26, 1905-1989) was a native of Stanley’s Mills in Toronto Gore Township (on the line between Toronto Gore and Chinguacousy), and the son of James Edgar and Eliza Charlotte (Reid) Morrison. James is listed in the census records as a “farmer.” Arthur was self-employed and described as a garage owner (also as a “garage proprietor,” “car dealer,” “car rental,” and “merchant”). He was married in May 1931 to Mabel Jean McKinney (1908-2006), who was the daughter of William J. and Sarah A. (McMeekin) McKinney. They resided for more than 25 years on Craig Street in Brampton and had at least one daughter named Eleanor who became a teacher. The family belonged to the United Church. Arthur and Mabel are interred in the Brampton Cemetery (Ontario Vital Statistics, birth registration #35231/1905; marriage registration #17088/1931; 1911 Chinguacousy Census, district 109, sub-district 5-1, p. 8; 1921 Chinguacousy Census, district 115, sub-district 15, p. 2; 1935 Federal List of Electors, Brampton, poll 4, p. 7047; 1940 FLE, Brampton, poll 8, p. 8660; 1945 FLE, Brampton, poll 8, p. 9345; 1949 FLE, Brampton, poll 8, p. 9771; 1953 FLE, Brampton, poll 8, p. 11541; 1957 FLE, Brampton, poll 12, p. 12270; 1958 FLE, Brampton, poll 8, p. 12661; 1962 FLE, Brampton, poll 21, p. 14173; 1963 FLE, Brampton, poll 24, p. 14836; 1965 FLE, Brampton, poll 38, p. 15734; 1968 FLE, Brampton, poll 49, p. 15497; Morrison family tombstone inscription, Brampton Cemetery).

In December 1952, Arthur Morrison leased part of Lot 7 for a ten-year period to the Liquor Control Board of Ontario at a monthly rental of \$500. In April 1970 Morrison sold this part lot to the LCBO. A second deed to the LCBO was registered on title in June 1971 which may have been a correcting deed (Brampton deeds #26875, 137105VS, 173077VS).

In April 1965, Morrison Motor Sales sold the remainder of this lot to Arthur Morrison. In June 1971 he sold this property to Regal Motors Ltd. (Brampton deeds #55207, 171756VS).



In January 1974, Regal sold this land to Gus Traicus. Records refer to Gus and Ventina Traicus as residents on Tobruk Crescent in the mid-1960s. Gus was described as a “manager” (Brampton deeds #296767VS; 1965 Federal List of Electors, York North poll 26, p. 24865; 1968 Federal List of Electors, York North, poll 149, p. 23894).

In July 1976, Traicus leased this property to Larry Attwood, John Tuchtie, Robert Laughlin, and Latco of Canada Ltd. for a five-year term, which commenced on May 1st of the same year. The agreement contained provisions to renew the lease but none for the purchase of the land (Brampton deeds #397528VS).

The land records for this property were automated in July 1997. Any subsequent land use history between that time and the present would require a PIN search.

Lot 8, Block 2, BR-4

The chain of title for this lot follows as per Lot 7 above to July 1997.

Lot 9, Block 2, BR-4

The chain of title for this lot follows as per Lot 7 above with a few minor differences: in May 1867, an “indenture” was registered on title between James and John Haggert. In January 1946, a deed was registered on title from Morrison Motor Sales to Arthur Morrison. In other respects, the land use history to July 1997 remains as outlined above (Brampton deeds #15546, 21656).

Lot 10, Block 2, BR-4

The chain of title for this lot follows as per Lots 7-9 above to July 1997.

Lot 11, Block 2, BR-4

The chain of title for this lot largely follows as per Lots 7-10 above. In January 1986, a reference plan was registered on title (43R-13143). In April 1987, Traicus granted an easement to Bell Canada across part of the lot (Brampton deeds #794348).

Part Lot 12, Block 2, BR-4.

The chain of title for this lot largely follows as per Lots 7-11 above with a few exceptions. Lot 12 appears to have been the property of Robert Gardiner, who sold it to John Haggert for \$290 in December 1879. Gardiner (b. ca. 1804) was a native of England. He emigrated to Upper Canada with his parents ca. 1822. Robert was enumerated as a farmer and as a married man in the 1861 census for Caledon Township (Brampton deeds #2561; 1861 Caledon Census, division 5, p. 70).

In November 1912, Robert Haggert sold a one-half interest in this lot to Thomas Henry Shields for \$400 (Brampton deeds #11162).



In April 1929, Robert Haggert (as the executor of T.H. Shields) sold the southerly 40 feet (12.19 m) of this lot to William A. Partridge for \$700 (Brampton deeds #16733).

When the remainder of this lot later changed, the deeds described the property as “all of the lot with other lands except parts.”

Haggertlea

After John Haggert acquired the property from Stephen Oliver, in 1869, he began construction of a large, Second Empire style house, which he named “Haggertlea, for his family.” One of the earliest views of “Haggertlea” is a lithograph that was published in the *County Atlas* of 1877 (Plate 1). The house is known to have been partly constructed by Jesse Perry who was a bricklayer. The house featured what appears to have been a large, rear “glass house” or conservatory, which has long since been demolished. The grounds were enclosed by a fence, terraced, and formally landscaped and included two fountains. The property contained what may have been a carriage house, and a large structure, possible a barn or store house, beyond it. The grounds originally encompassed approximately 3½ acres (1.41 ha) and also contained a dove cote, and a large kitchen garden area which appears to have included a vineyard, possibly some espaliered fruit trees and open areas used recreationally for games. The main house, front terrace and open space correspond to the current subject property.

A lifelong resident of Brampton, John C. Kirkwood, recollected that the house “was given its present form and magnitude in the 1870s” when the mansard roof was added, although mortgages taken out by Haggert suggest that it may have been enlarged or modified during the early 1880s as well. As a young boy Kirkwood was taken up to the turret and was “made dizzy and terrified by the altitude of this tower.” He also remembered that a “fountain was reared—no small one—and it was kept active.” His mother presented the Haggert family with a “keg of wonderfully coloured stones which her brother, Alexander Campbell, had sometime in the 1860s...brought home from the north shore of Lake Superior.” The stones, which included amethysts, were used to ornament the fountain (Kirkwood 1933; Perkins Bull papers, p. 26799).

A later photograph of the house, taken ca. 1910 (Plate 2), shows the main dwelling and rear carriage house, but the large conservatory is no longer extant. The terraces were still maintained, as were the formal landscaped areas that are visible in the picture. The trees had matured and grown, and a tennis or badminton net may be discerned in the foreground. The dove cote and the large barn, if they were still standing, are out of camera range in this view.

The house was inherited by Robert Haggert who resided there with his wife, Emily, until his death in 1930. Haggert sold a partial interest in this land to his sister and brother-in-law, Thomas and Kate Shields, in 1902. They quit-claimed any interest in the property to Emily Haggert in 1944 and she then sold it to Arthur Morrison of Morrison Motor Sales Ltd. He owned the property until 1974 when it was sold to Gus Traicus. The house had been subdivided into eight residential units during the early 1940s, and it was known for many years as the “Belmont Apartments.”

Haggertlea was designated by the City of Brampton under the Ontario Heritage Act in November 2013 (By-Law 324-2013). The building is identified as having design/physical value as a unique example of a late nineteenth century Second Empire style structure. Important architectural features include: the concave mansard roof, cornice brackets, decorative window frames, voussoirs, and dormer windows. These features are indicative of the fine craftsmanship that was employed during the construction of this house. In a broader context, the house is representative of the industrial growth and building boom which Brampton



experienced during the late nineteenth century and is one of a handful of fine estate houses with extensive, landscaped grounds (Brampton 2015:48-49; Brampton 2019:89; PR2483622).

2.3 City Directories and Other Listings

Very few early directories are available for Chinguacousy Township, which was essentially a rural, agrarian area. The names of the known property owners or their family members are shown in *bold italics* from those editions which provide sufficiently detailed information.

- 1837** *Joseph Wright*, William Alexander and William McLure are listed on Lot 6 Concession 1 WHS. (Walton 1837:68, 70).
- 1846** Joseph Wright and William Alexander are listed on Lot 6 Concession 1 (1846 *Directory*, pp. 16, 19, 22-23).
- 1850** This directory has no streets section for Brampton. It lists *John* and *William “Hagart”* with no stated occupation, as well as *George Wright* (1850 *Directory*, pp. 26-27).
- 1851** This directory has no streets section for Brampton. It records the name of the firm “*Haggert & Bros.*, iron founders” (1851 *Directory*, p. 35).
- 1857-8** This directory has no streets section for Brampton. It records the name of the firm “*Haggert & Bros.*,” as the “manufacturers of threshing, reaping, and mowing machines, engines, stoves, and mill castings.” *George Wright* is listed as a “merchant, miller, and agent for Equitable Fire & International Life Insurance Co’s.” (1857-8 *Directory*, pp. 68-69).
- 1866-67** This directory has no streets section for Brampton. It records the names of Alexander and David Haggert, both of whom were employed as “moulders.” It also lists the firm of “*Haggert Bros.*” (John, William, and James) as “iron founders & machinists, also stoves and tinware” (1866 *Directory*, pp. 434).
- 1869:** This directory has no streets section for Brampton. It records the name of “*Haggert Bros.*, iron founders & merchants” (1869 *Directory*, p. 67-68).
- 1873-74** This directory has no streets section for Brampton. It records the name of *John Haggert*, “of *Haggert Bros.*,” and notes that the “foundry & machine factory” was located at the corner of Hurontario [Main] and Nelson Streets (1873-74 *Directory*, p. 90).
- 1888:** This directory has no streets section for Brampton. It records the name of “*Haggert Bros. Mfg. Co. (Ltd.)*, stove manufacturers” (1888 *Directory*, p. A66).
- 1890:** This directory has no streets section for Brampton. It records the name of “*Haggert Bros. Mfg. Co. (Ltd.)*, implement manufacturers &c” (1890 *Directory*, p. A6).
- 1896:** This directory has no streets section for Brampton. It records the name of “*Robert Haggert*, implement agent” (1896 *Directory*, p. A8).
- 1900:** This directory has no streets section for Brampton. It records the name of “*T. H. Shields & Co.*, dry goods” (1900 *Directory*, p. 8).
- 1911:** This directory has no separate listings for Brampton, only for Chinguacousy Township.



1921 Decennial Census and Federal Lists of Electors

The 1921 decennial census for Brampton is the last census presently available for consultation in historical research. The census provides detailed listings for each household, and it does refer to street names but does not list the individual house numbers. This document enumerates Robert Haggert, age 65, born Ontario, Scottish ancestry, Presbyterian, and that he was retired (in place of his occupation the word “income” was inserted). He was the owner of a brick house on Elizabeth Street; he occupied six rooms with his wife, Emily L. Haggert, age 37, born in Ontario. They had no children (1921 Brampton Census, district 115, sub-district 35, south ward, p. 5).

The Federal Government’s “Lists of Electors” available between 1935 and 1980 record the names of *all eligible adult voters* who resided at any given address within a particular polling division at the time of an election. These records show that in 1935 Emily Haggert, the widow of Robert was living in the house with Mrs. Margaret O’Brien, who is listed as a married woman and may have been domestic staff. By the time of the 1940 election, Emily’s co-occupants consisted of the widowed Mrs. Charles Kearns and a Miss Margery Ewart, who is identified as a nurse. By 1945, the house had been converted to apartment units. The tenants of these units included a few working-class families, but most were businessmen and other professionals such as a barrister, teachers, accountants and bookkeepers, workers in the aircraft industry at Avro, salesmen, insurance agents, a bank cashier, and others.

2.4 Historical Map Sources

The earliest available map of Chinguacousy Township is the patent plan, prepared by Richard Bristol in September 1819. It shows the name of William Wood as the patentee on the east half of Lot 6 in Concession 1 WHS. This plan does not show the position of any structures in the township.

The plan of subdivision, BR-4, was surveyed by Chisholm Miller in June 1853, and filed in the Peel Land Registry Office in early January 1854. This plan shows the village laid out into streets, blocks, and individual building lots. Very few structures are shown on this plan, and no structural footprints are shown within the subject property (Miller 1853)

The first detailed map to reveal the progress of land development patterns in Brampton is found as an inset on the Tremaine map of 1859 (Figure 2). This map shows no structural footprints on Lots 8-12. There was a large structure with a rear ell located on the east portion of Lot 7; it stood at the intersection of George and Nelson streets. Its use was not indicated on the map and its depiction is probably schematic as it translates as being of massive size on map regressions (see Section 3.4). This building may have been constructed for George Wright, who appears to have been the owner of this land during the 1850s. A Brampton “List of Subscribers” on this map describes him as a “merchant miller, and agent for Equitable Fire and International Life Ins.[urance] Co.” The centre of Block 2 to the south of the subject property contains a notation that it formed part of “Victoria Mills[?].” The west half of Lot 6 Concession 1 WHS was shown to be the property of George Wright (Tremaine 1859).

The Chinguacousy Township map in the *Illustrated Historical Atlas of Peel*, published in 1877, shows the general layout of the Town of Brampton but does not provide any details concerning the built fabric, rather it simply uses shading as a cartographic convention to suggest generic urban development (Figure 3). The more detailed plan of the town in the same source shows the layout of the town, but not the disposition of any structures (Figure 4).



Early twentieth century topographic maps showed the street grid and general position of larger structures in Brampton as they were surveyed, beginning in 1907. These maps were first published by the Department of Militia and Defence in 1909, and were regularly updated (1913, 1915, 1918, 1922, 1929, 1931, 1933, 1938, 1942). These maps show the position of a brick building which was Haggertlea (e.g., Figure 5), but no other structures on the subject property.

The earliest fire insurance plan for Brampton is believed to have been published in 1876 but no digitized copy of it is available on-line. The next plan, dated February 1894 (updated 1911), clearly shows that the land on the south side of Nelson Street between George and Elizabeth streets formed part of the Haggertlea estate (Figure 6). The footprint for the house is clearly shown near the corner of Elizabeth and Nelson streets. The house was shown as a two-and-one-half-storey brick building with one-storey service wings as well as one story wooden additions which were probably covered porches. Part of the house is shown as three and one-half storeys; photographs show that this portion of the house was the high, Second Empire mansard style roof with a turret surmounted by ornamental iron cresting or railings; the turret was subsequently removed from the structure. The house is shown on this plan as number 72 Nelson Street. A one-and-one-half-storey brick building stood directly to the rear of the house, beyond the limits of the subject property, which was undoubtedly used as a carriage house and possibly with quarters for servants. This building mirrored many of the architectural features of the main house. The remainder of the land adjacent to the house contains no structures.

The *Goad's Atlas* fire insurance plan for Brampton was next updated in February 1917, and then by the Underwriters' Survey Bureau (USB) in February 1924 (Figure 6). The 1917 plan show that a small, one-storey frame addition had been added at the rear of the main house, and that a new house (52 Elizabeth) had been built at the southwest corner of the grounds, beyond the limits of the subject property. This plan also depicts a small, octagonal feature to the east of these buildings, which was located roughly in the middle of the lot; no indication is provided on the plan as to the character of this object. Based upon other views taken of the grounds, this may have been one of a pair of ornamental iron water fountains that once stood in front of the house, south of the subject property.

The 1924 USB plan shows no apparent changes to the subject property portion of the Haggertlea estate (Figure 6).

Aerial photography dating to 1954 appears to show new development of the Lot 7-9 portion of the subject property after these lands were leased to the LCBO, although the resolution of the image is poor (Figure 7).

3.0 ARCHAEOLOGICAL CONTEXT

3.1 Physiographic Setting

The urban core of the City of Brampton has been extensively modified over the past 200 years. The subject property is within the bevelled till plains of the Peel Plain physiographic region of southern Ontario (Chapman and Putnam 1984). 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 150 and 230 metres 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).

Surficial geology mapping demonstrates that the subject property is underlain by clay to silt-textured till derived from glaciolacustrine deposits, and modern alluvial deposits. Soils in the Study Area are Chinguacousy clay, a grey-brown podzolic with imperfect drainage (Ontario Geological Survey 2010).

The subject property is located within approximately 100 metres of West Etobicoke Creek a major tributary, along with Spring and Little Etobicoke creeks, of Etobicoke Creek. The Etobicoke Creek watershed drains an area of approximately 211 square kilometres within the cities of Brampton, Mississauga, Toronto, and the Town of Caledon. The creeks flow south from its headwaters in Caledon into Lake Ontario (Toronto and Region Conservation Authority 2018).

3.2 Previous Archaeological Research

In order that an inventory of archaeological resources could be compiled for the project area and surrounding area, three sources of information were consulted: the site record forms for registered sites housed at the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI); published and unpublished documentary sources; and files located at ASI.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database (OASD) maintained by the MHSTCI. This database contains archaeological sites registered within the Borden system. Under the Borden system, Canada is divided into grid blocks based on latitude and longitude. A Borden block is approximately 13 km east to west, and approximately 18.5 km north to south. Each Borden block is referenced by a four-letter designator, and sites within a Borden block are numbered sequentially as they are found. The subject property is located in Borden block *AkGw*.

No archaeological sites have been registered within the limits of the subject property. A search of the OASD revealed that only one site has been registered within approximately a kilometre of the property. The Alderlea House (*AkGw-456*) was documented by Archaeological Research Associates in 2012. The site constitutes a mid-nineteenth- through twentieth-century estate house (ARL 2012). ARA documented portions of the subsurface remnants of a conservatory that was once attached to the main house.

The background research conducted for this assessment has identified two other archaeological assessments completed within the immediate vicinity (i.e., within 50 m) of the subject property. The property falls within the study area defined for a large-scale Stage 1 archaeological assessment completed on behalf of



Metrolinx for due diligence purposes (ASI 2016), but this study did not consider the subject property specifically. A similar large Stage 1 assessment completed as part of the Environmental Assessment for the Downtown Brampton Feedermain project (ASI 2021) also included the subject property, but again did not treat with it in any detail.

The 2016 Metrolinx study led to a Stage 1 and 2 archaeological assessment of lands on the north side of Nelson Street, directly opposite the subject property, however, no resources of cultural heritage value or interest were documented in that study (ASI 2019). In general, however, the findings of this property-specific assessment, and of any others in the vicinity, are of no relevance to this study, given the highly variable character of historical land uses and accompanying taphonomic processes that characterize urban properties.

3.3 Modelling Indigenous Archaeological Resource Potential

Water is arguably the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in southern Ontario after the Pleistocene era, proximity to water can be regarded as the primary indicator of archaeological site potential. Accordingly, distance to water is one of the most commonly used variables for predictive modelling of archaeological site location.

The Provincial *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:17-18) stipulate that undisturbed lands within 300 m of primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.), ancient water sources, and the shorelines of extant or former waterbodies are considered, at a generic level, to exhibit archaeological potential. A variety of other criteria that may indicate potential are also identified in the *Standards and Guidelines*, however, they are not relevant to the subject property or cannot be reconstructed given the urban context in which the property occurs.

3.4 Existing Conditions

A property inspection was conducted on March 13, 2021, in order to refine the basic understanding of the archaeological potential of the subject property (Figures 8 and 9, Plates 3-14) and to determine the degree to which development and landscape alteration may affect that potential. An Adverse Weather Strategy was filed with MHSTCI for the completion of this assessment; however, conditions were such that the property inspection was unhindered by winter conditions. The property was inspected when weather and lighting conditions permitted good visibility of features.

The 31-33 George Street portion of the subject property is occupied by a two-storey, mid-twentieth century commercial building surrounded by asphalt paving. The topography of the area indicates that the property was cut from an east-facing slope to create a level surface, whether this occurred during the original landscaping of the Haggertlea grounds, to facilitate the mid-twentieth-century commercial development, or on both occasions.

The 28 Elizabeth Street lands are separated from the 31-33 George Street property by a retaining wall and are occupied by the surviving portions of the 1870 Haggertlea mansion, which is now an apartment building, a pair of gravel parking lots separated by a retaining wall and slope—preserving elements of the original landscape terracing—, a small relatively modern garage, various paved surfaces, and areas of



lawn with mature trees. The parking lots have been subject to cutting and grading, in addition to that which would have occurred during the original construction of the terraces. They are surfaced with gravel. The lawn areas may be disturbed, given the development history of the Haggertlea estate, the scale at which it was undertaken. Construction of the house was likely preceded by wholesale soil stripping to establish level and stable grade for the building footprint and surrounding works area. It is also possible that the finished grade of the upper terrace or platform on which the house stands was raised by a final fill event using upcast from the basement excavations. A significant portion of the remnant lawns at the southeast side of the house likely correspond to the former location of the conservatory that dates the earlier phases of Haggertlea's occupation, construction and demolition of which would have had extensive effects. Finally, other forms of extensive alterations would have occurred during the installation and removal of the various garden features, such as the footings or foundations and service connections for the fountains. Current surface conditions within the lawn areas belie their probable subsurface complexity.

4.0 ANALYSIS AND CONCLUSIONS

The evaluation of the possibility for the survival of any archaeological resources of potential cultural heritage value must take into account a number of taphonomic considerations in addition to the basic historical sequence of developments, demolitions, and general patterns of change in property use outlined in Sections 2.0 and 3.0.

4.1 Indigenous Archaeological Resource Potential

As noted in Section 3.1, the historical channel of West Etobicoke Creek lay approximately 100 metres to the north and east metres east of the subject property. On the basis of this evidence, the property would be considered to fall within an area of potential for the presence of precontact or early contact period Indigenous archaeological resources according to the generic Provincial distance to water criteria as outlined in Section 3.3. This factor aside, the potential for the survival of any Indigenous archaeological remains in primary contexts within the subject property is essentially nil. Such sites will not have survived the historic development activities that have altered the original topography. This conclusion is consistent with the statements concerning the removal of archaeological potential ("disturbance") outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:18).

4.2 Euro-Canadian Archaeological Resource Potential

The subject property was originally part of the Mississauga tract, purchased by the government in 1818 and surveyed as Chinguacousy Township in 1819. The original Crown patentee for Lot 6 Concession 1 WHS was William Wood, who was either a Loyalist or the son of a Loyalist, and from the Cornwall area.

By 1837 the property had been sold and was in the possession of Joseph Wright, and afterwards it was owned by George Wright. This land was undoubtedly used for agricultural purposes between ca. 1820 until ca. 1850.

Lot 6 was surveyed into a plan of subdivision in 1853 and included within the original boundaries of the village of Brampton. This land was bought by John Forrest who then sold it to a Toronto flour and produce merchant named Stephen A. Oliver. The subject property contained no structures during that period except



for a large building located on Lot 7 at the corner of George and Nelson Streets. That building, shown on the Tremaine map of 1859, may have originally been George Wright's house and shop.

In 1869, Oliver sold this property to John Haggert who was a well-to-do iron founder and manufacturer of agricultural implements and stoves in Brampton. His factory was a major employer in the town until it went into receivership in 1891.

Haggert constructed a large, Second Empire style house for his family on the west part of the subject property in 1870 which he named "Haggertlea." The house was originally numbered as 72 Nelson Street. Contemporary lithographed views and photographs of the estate show that the grounds between the house and George Street North were formally landscaped, with ornamental trees, gardens, a terraced hillside, fountains, a kitchen garden with vineyards and espaliered trees. The lawns below the terrace on the east part of the subject property used for recreational purposes such as badminton, croquet and lawn bowling. The Haggertlea lands also contained a large glass conservatory, coach house, dove cote, and a barn or stable. A 1910 photograph of the property indicates that the conservatory had been demolished by that time. Insurance plans show that the coach house remained standing until at least 1924. The house itself remains largely intact with the exception of the turret on the mansard roof which was also removed sometime after 1924.

The house was inherited by Robert Haggert who resided there with his wife, Emily, until his death in 1930. Haggert sold a partial interest in this land to his sister and brother-in-law, Thomas and Kate Shields, in 1902. They quit-claimed any interest in the property to Emily Haggert in 1944 and she then sold it to Arthur Morrison of Morrison Motor Sales Ltd. He owned the property until 1974 when it was sold to Gus Traicus.

Records show that the house was owner occupied but also contained a few other occupants, who likely were servants or domestic staff, by the mid-1930s. The house was afterwards subdivided into eight residential units and renamed the "Belmont Apartments."

Part of the former Haggertlea estate lands were subdivided during the Morrison tenure. The portion of the subject property along George Street now contains a commercial strip mall and parking lot, which was first developed by the LCBO in the mid-1950s. The garden terraces were graded to create a parking lot for the apartment's tenants.

The vast majority of the subject property has been thoroughly altered through the development of the formal grounds surrounding the house and by twentieth-century cutting and filling, or general grading, to prepare areas for commercial uses as well as the conversion of the original Haggertlea building to apartments (i.e., the construction of the tenant parking lots). It is concluded that these portions of the property (Figure 9) do not retain archaeological potential, on the basis of "disturbance" or lack of integrity, consistent with the evaluation criteria outlined in the *Standard and Guidelines for Consultant Archaeologists* (MTC 2011:18-19).

The balance of the property, comprising the surviving areas of lawn around the Haggertlea building (Figure 9), may be similarly affected, but this cannot be determined on the basis of surface conditions alone. Consequently, these areas must be considered to retain archaeological potential and warrant Stage 2 Archaeological Resource Assessment.



5.0 RECOMMENDATIONS

Given the findings of the Stage 1 assessment research, the following recommendations are made:

1. The portions of the 31-33 George Street North and 258 Elizabeth Street North subject property identified on Figure 9 as retaining archaeological potential must be subject to Stage 2 Archaeological Assessment prior to any land-disturbing activities, in accordance with the 2011 *Standards and Guidelines for Consultant Archaeologists*.

The Stage 2 Archaeological Resource Assessment should commence by means of a test pit survey. All test pits must be excavated at least five cm into sterile subsoil, with all soils being screened through six-mm wire mesh to facilitate artifact recovery. All test pits must be at least 30 cm in diameter and backfilled upon completion. Test pits must be excavated at five-metre intervals within areas of undisturbed soils and (where physically viable) at judgmental intervals in areas of disturbed soil profiles, as encountered during the testing, in accordance with Section 2.1.8, Standard 2, of the 2011 *Standards and Guidelines for Consultant Archaeologists*.

Following the completion of the test pitting mechanical excavations should be undertaken to evaluate the potential for more extensive and deeply buried features, in particular any structural remains of the original conservatory, which was a distinctive feature of Haggertlea. This work should be carried out using a backhoe, or similar machine equipped with a smooth bucket. Additional hand exposure/excavation of significant archaeological features or deposits may be required as part of this process, in a manner consistent with the 2011 *Standards and Guidelines* for Stage 2 archaeological assessment in deeply buried conditions.

Notwithstanding the results and recommendations presented in this study, Archaeological Services Inc. notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries should be immediately notified.

The documentation related to this archaeological assessment will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, and any other legitimate interest groups.

6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

The following advice on compliance with legislation is provided:

- This report is submitted to the Minister of Heritage, Sport, Tourism and Culture Industries as a condition of licensing in accordance with Part VI of the Ontario *Heritage Act*, RSO 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries, a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.



- It is an offence under Sections 48 and 69 of the Ontario *Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario *Heritage Act*.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario *Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario *Heritage Act*.
- The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33, requires that any person discovering or having knowledge of a burial site shall immediately notify the police or coroner. It is recommended that the Registrar of Cemeteries at the Ministry of Government and Consumer Services is also immediately notified.

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8.0 IMAGES



Plate 1: View of “Hagertlea Terrace published in the *Illustrated Historical Atlas of the County of Peel*. (Pope 1877). The view is nominally from George Street.



Plate 2: Photograph of “Haggertlea” ca. 1910, viewed from George Street (Region of Peel Archives).



Plate 3: View southwest to 31-33 George Street building.

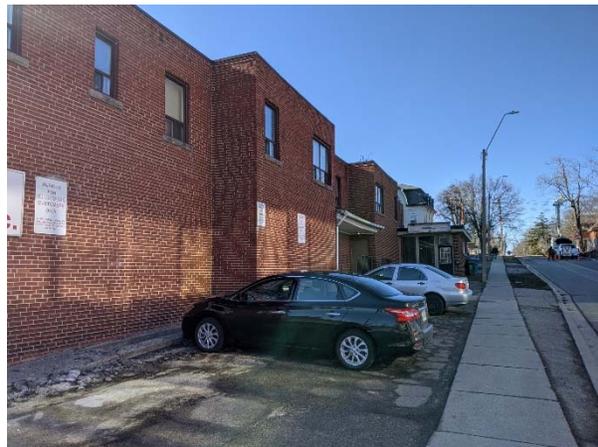


Plate 4: View southwest to 31-33 George Street parking lot.



Plate 5: View southwest to south façade of 31-33 George Street building.



Plate 6: View southwest to retaining walls maintaining the terraces between 28 and 31-33 George Street.



Plate 7: View east across the lower parking lot between 28 and 31-33 George Street.



Plate 8: View northwest across the lower parking lot between 28 and 31-33 George Street.



Plate 9: View to the southeast portion of the extant Haggertlea building at 28 George Street.



Plate 10: View along the east façade of the extant Haggertlea building at 28 George Street and the upper parking lot.



Plate 11: View to the northeast portion of the extant Haggertlea building at 28 George Street.



Plate 12: View to the west portion of the extant Haggertlea building at 28 George Street.



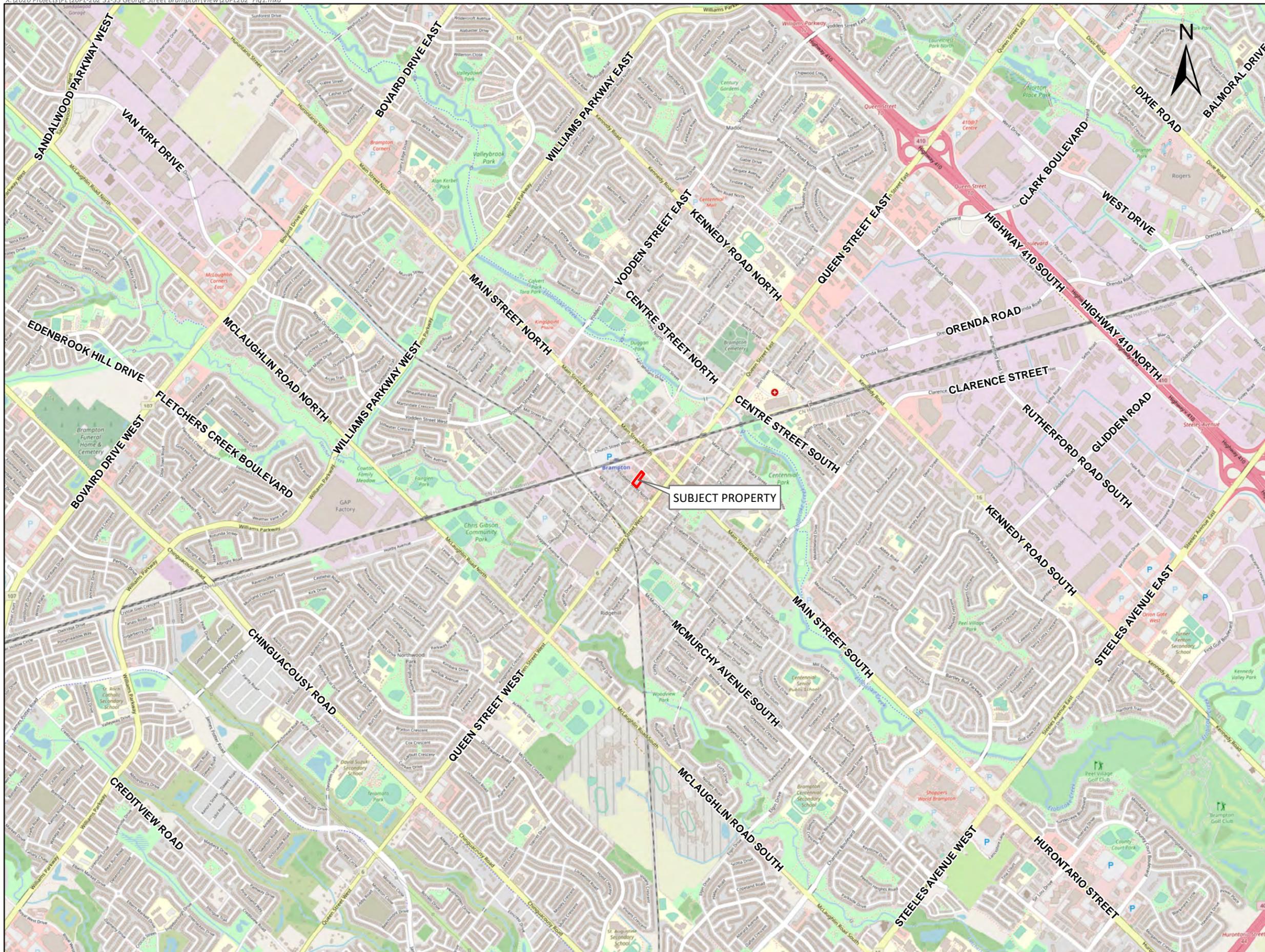
Plate 13: View northeast to the garage building at 28 George Street.



Plate 14: View of the slope and retaining wall between 28 and 31-33 George Street.

9.0 MAPS

- See following pages for detailed assessment mapping.



 SUBJECT PROPERTY

Sources: Open Street Map
 Projection: NAD 1983 UTM Zone 17N
 Scale: 1:25,000
 Page Size: 11 x 17



ASI PROJECT NO.: 20PL-262
 DATE: 2021-02-01
 DRAWN BY: A.C.
 FILE: 20PL262_Fig1

 **Providing Archaeological & Cultural Heritage Services**
 528 Bathurst Street Toronto, ONTARIO M5S 2P9
 T 416-966-1069 F 416-966-9723 asiheritage.ca

Figure 1: Location of the subject property



Figure 2: Location of the subject property overlaid on the 1859 Map of the County of Peel

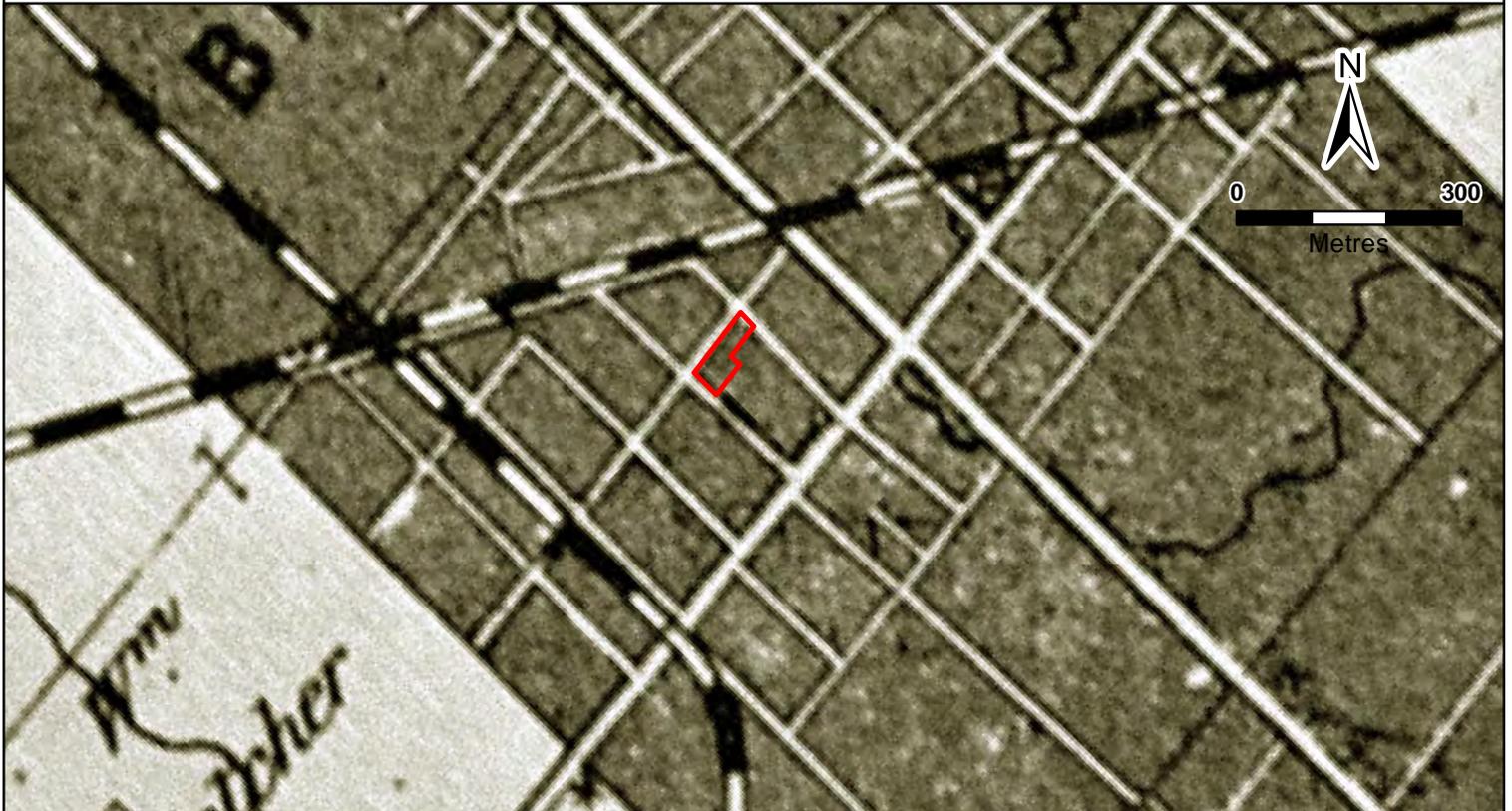


Figure 3: Location of the subject property overlaid on the 1877 Illustrated Historical Atlas mapping of the south part of Chinguacousy



 SUBJECT PROPERTY

Sources:

Projection: NAD 1983 UTM Zone 17N
 Scale: 1:10,000
 Page Size: 8.5 x 11

ASI PROJECT NO.: 20PL-262 DRAWN BY: A.C.
 DATE: 2021-02-01 FILE: 20PL262_Fig2-3

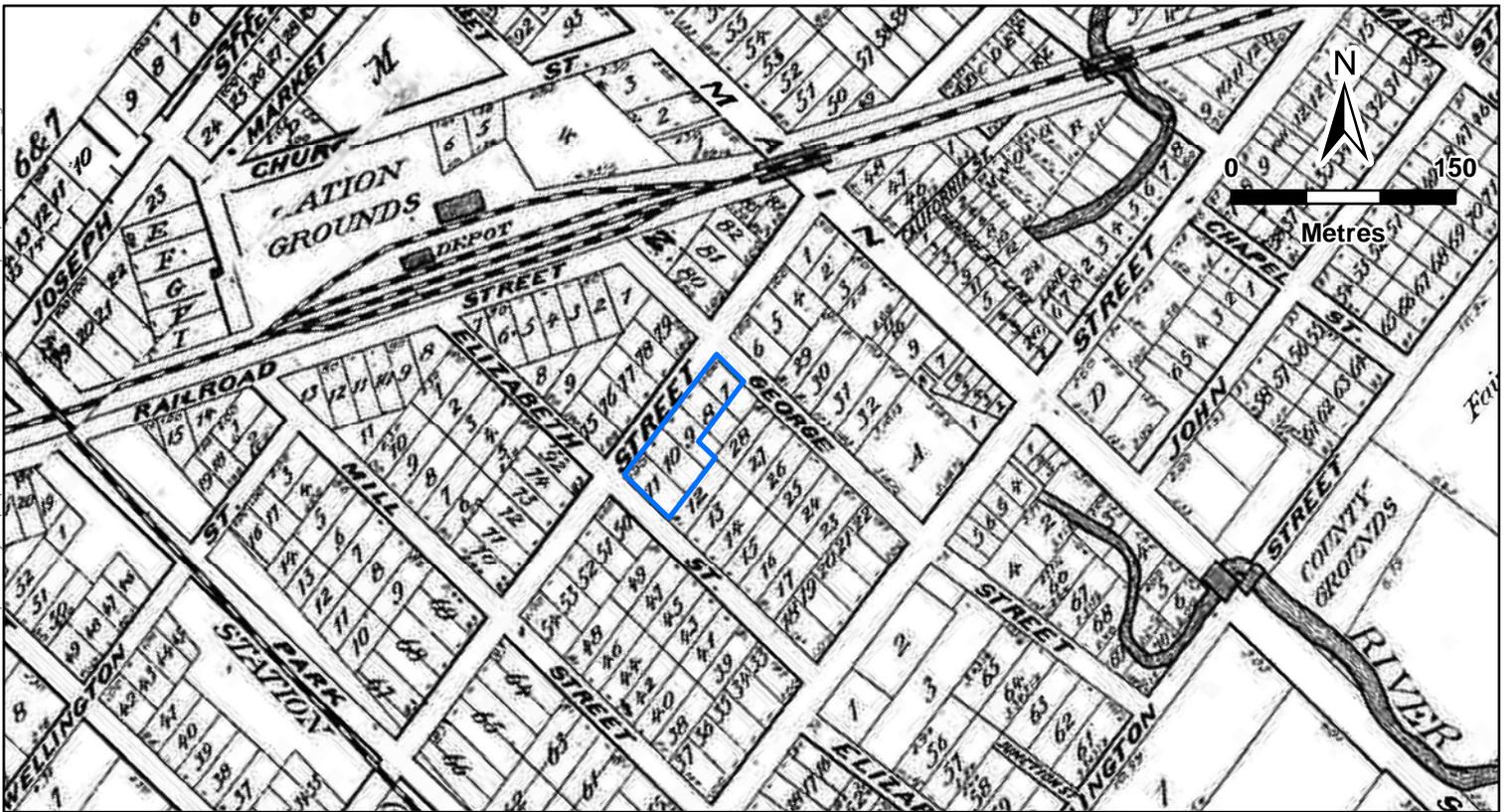
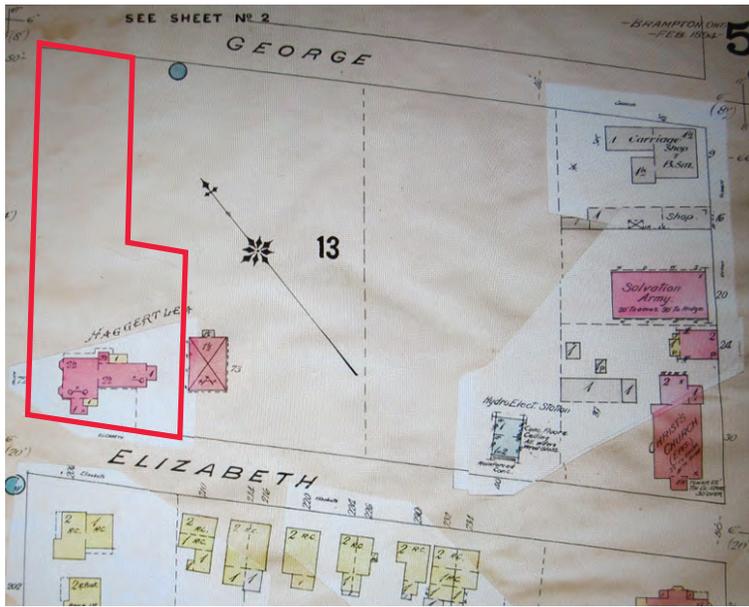


Figure 4: Location of the subject sproerty overlaid on the 1877 Illustrated Historical Atlas plan of Brampton

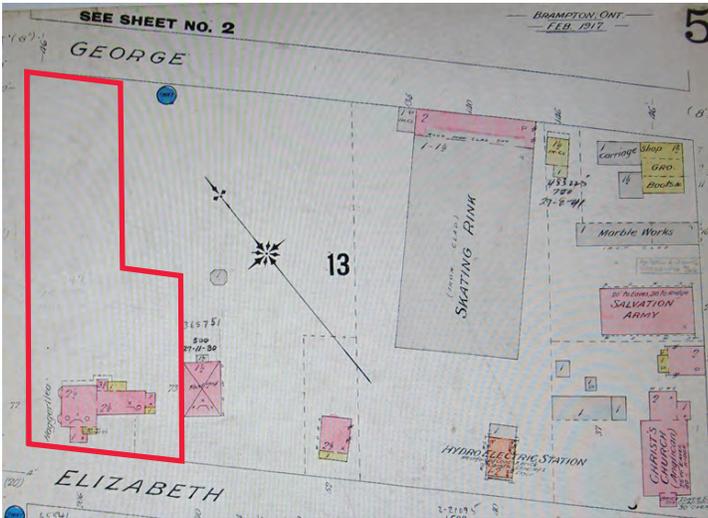


Figure 5: Location of the subject property overlaid on 1909 Department of Militia and Defence topographical mapping

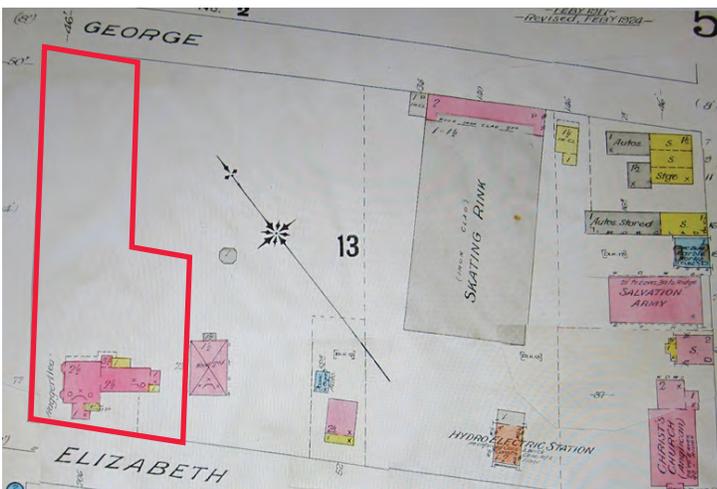
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1894



1917



1924



— SUBJECT PROPERTY LIMITS



ASI PROJECT NO.: 20PL-262 DRAWN BY: DAR
 DATE: FEB 2021 FILE: 20PL-262 figure 6 ai

Figure 6: The subject property as shown on fire insurance plans



Figure 7: Location of the subject property overlaid on 1954 aerial imagery

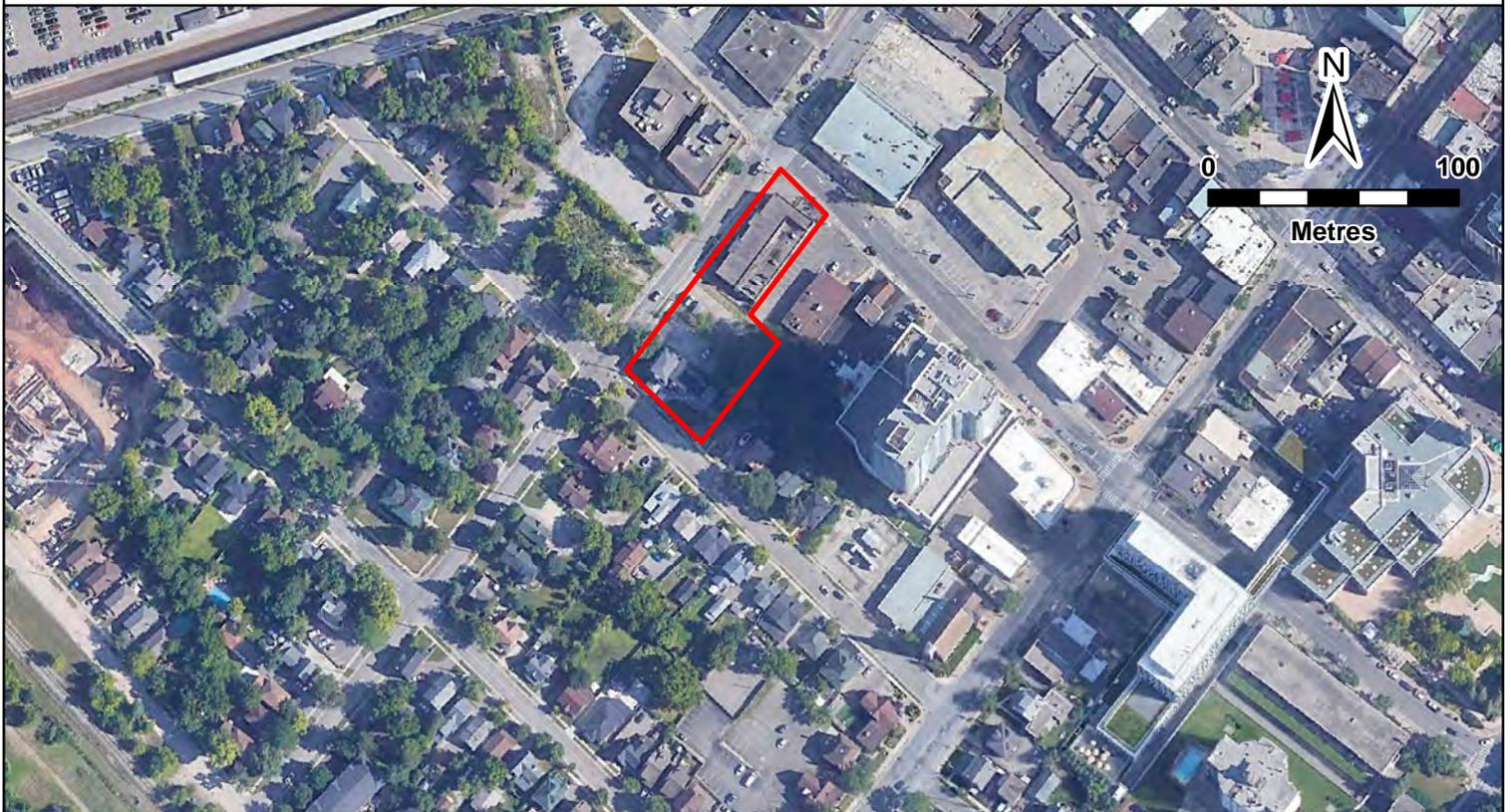
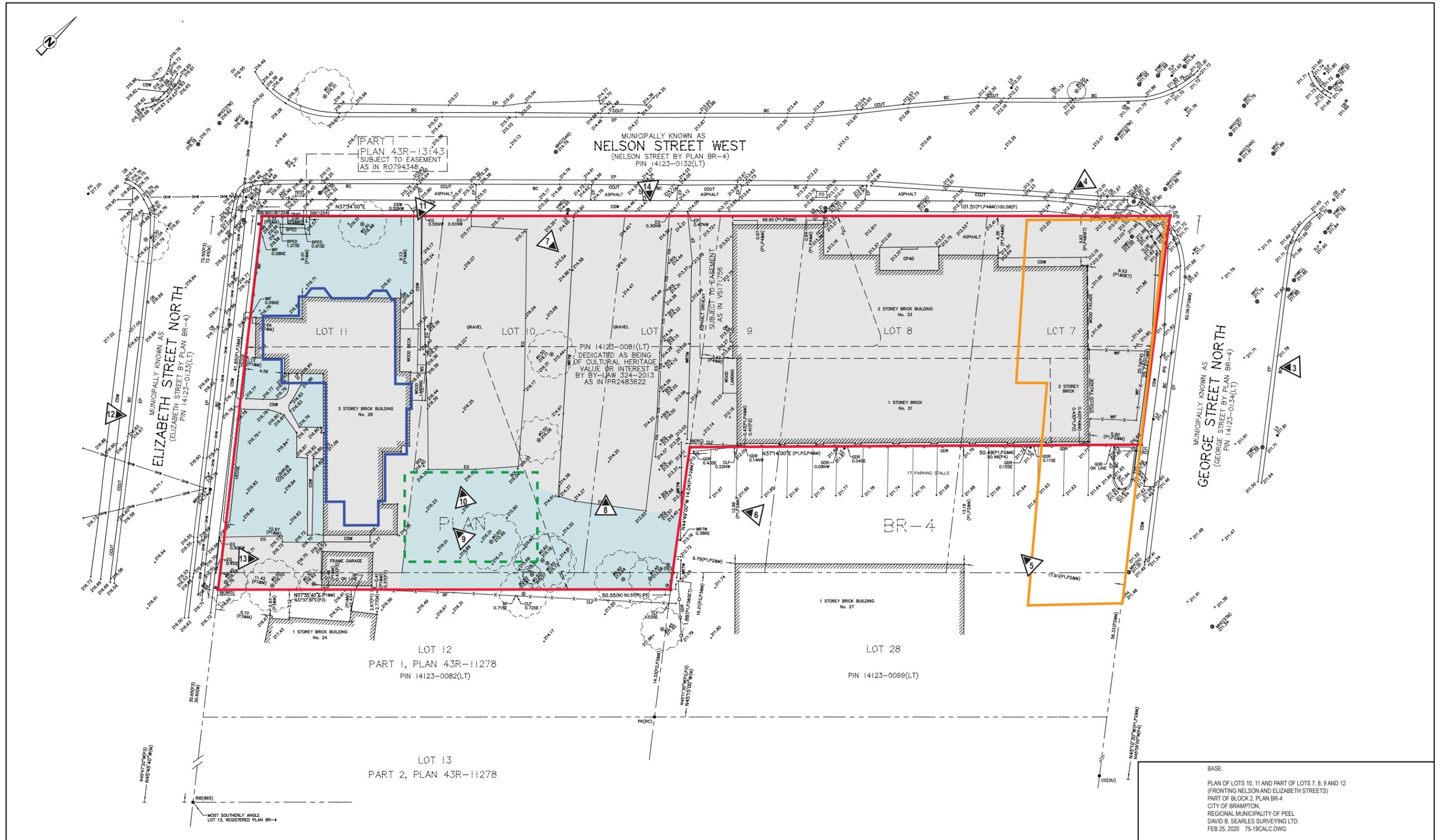


Figure 8: Location of the subject property overlaid on 2018 aerial imagery

	 SUBJECT PROPERTY	Sources: Projection: NAD 1983 UTM Zone 17N Scale: 1:3,000 Page Size: 8.5 x 11	SCALE AS SHOWN ASI PROJECT NO.: 20PL-262 DRAWN BY: A.C. DATE: 2021-02-02 FILE: 20PL262_Fig6-7
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BASE:
 PLAN OF LOTS 10, 11 AND PART OF LOTS 7, 8, 9 AND 12
 (FRONTING NELSON AND ELIZABETH STREETS)
 PART OF BLOCK 2, PLAN BR-4
 CITY OF BRAMPTON,
 REGIONAL MUNICIPALITY OF PEELE
 DAVID B. SEARLES SURVEYING LTD.
 FEB 25, 2020 75-19CALC.DWG

- SUBJECT PROPERTY LIMITS
- STRUCTURE AS DEPICTED 1859 (SCHEMATIC)
- HAGGERTLEAS DEPICTED 1894-1924 (SEE FIGURE 6)
- - - GENERAL CONSERVATORY AREA (ESTIMATED)
- LOCATION AND ORIENTATION OF PHOTOGRAPH
- EXISTING BUILDINGS, GRADED PARKING LOTS:
NO POTENTIAL/NO FURTHER ASSESSMENT REQUIRED
- STAGE 2 ASSESSMENT REQUIRED



ASI PROJECT NO.: 20PL-262
 DATE: MAR 2021
 DRAWN BY: DAR
 FILE: 20PL-262 FIGURE 9



Figure 9: Stage 1 Archaeological Resource Assessment of 31-33 George Street North and 28 Elizabeth Street – existing conditions and assessment of archaeological potential.