



Town of Whitchurch-Stouffville Council Report

Item **x**

Subject: Recommendation to Designate the Property Located at 3291 Stouffville Road (Bruce's Mill) under Part IV of the *Ontario Heritage Act*

Staff Report No. DS-005-20

Department: Development Services

Date: February 4, 2020

Recommendation:

- 1) That Council approve the Statement of Cultural Heritage Value and Description of Heritage Attributes, shown in Attachment 3 in Report No. DS-005-20; and
- 2) That Council direct staff to issue the Notice of Intention to Designate, shown in Attachment 4, for 3291 Stouffville Road (Bruce's Mill) as a property of cultural heritage value pursuant to Part IV of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*; and
- 3) That Council direct Staff to enact a By-law for the purpose of designating 3291 Stouffville Road pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. O.18*, following the publication of the Notice of Intention to Designate and the mandatory 30-day public objection period, should no objections be received; and
- 4) That Council direct Staff to issue a letter of recommendation to the Toronto Region Conservation Authority (TRCA), suggesting that, as a result of the Cultural Heritage Evaluation Report (CHER) completed for this study, a short-term stabilization maintenance plan and long-term conservation plan be implemented to ensure the future of the historic grist mill, in accordance with the Bruce's Mill Conservation Master Plan (Executive Summary shown in Attachment 6 to this report); and
- 5) That Council direct Staff to include, within the letter of recommendation to the TRCA, its support for the TRCA's commitment to retain the historic grist mill and its recent Expression of Interest (EOI) for the repair, restoration, and adaptive reuse of the site.

1. Purpose:

The purpose of this report is to recommend to Council that the property located at 3291 Stouffville Road (Bruce's Mill) be recognized as a property of cultural heritage value (cultural heritage landscape) and be designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18..

2. Executive Summary:

The property located at 3291 Stouffville Road (Bruce's Mill) has been recommended for designation and a Cultural Heritage Evaluation Report (CHER) has been completed, determining the property to contain cultural heritage value sufficient to support heritage designation under *Ontario Regulation 9/06* and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 ("the Act"). The Town's Heritage Advisory Committee (HAC) also recommends that Council proceed with heritage designation of this property under the Act. The property, shown in Attachment 1 of this report, is owned by the Toronto Region Conservation Authority (TRCA) and contains two buildings remaining from the industrial milling era: the Mill (ca. 1858) and the Bruce House (ca. 1856). Several remnant landscape features also survive to this day and are being recommended for retention as part of this evolved and relict industrial cultural heritage landscape.

3. Background:

The subject property, located at 3291 Stouffville Road, has been discussed perennially by the Heritage Advisory Committee (HAC) since 2015, according to the formal record. On September 18, 2018 HAC made a resolution to Council recommending that the property be designated under the *Ontario Heritage Act*. On November 20, 2018, Council passed a motion requesting staff to report to Council on the designation of the property. On November 19, 2018, staff received a letter from the Toronto Region Conservation Authority (TRCA) indicating their support of the cultural heritage study of the property (see Attachment 2).

In 2018, Development Services authorized the use of funds from the Various Planning Studies capital account in order to retain a heritage consultant to carry out a Cultural Heritage Evaluation Report (CHER) for the subject property. In accordance with the Town's Procurement By-law, the town retained Golder Associates Ltd. to conduct the CHER.

Staff carried out a site visit of the property—including an interior evaluation of the Mill structure—on May 16, 2019 accompanied by staff from the TRCA and Golder Associates Ltd. Staff have been in contact with cultural heritage staff from the TRCA throughout the heritage assessment process, including an in-person meeting on August 20, 2019.

In September of 2019, Golder Associates Ltd. submitted the finalized CHER to the Town (<http://www.townofws.ca/en/residents/resources/Documents/Planning/Heritage->

[Planning/Attachment-5---CHER.pdf](#)).

Consultation with HAC occurred on October 15, 2019. Representatives from the TRCA were in attendance at this meeting and were able to provide comments and ask questions related to the proposed designation.

The Committee moved the following motion in support of the proposed designation:

Heritage Designation Recommendation: 3291 Stouffville Road (Bruce's Mill)

Moved by Dean Horner

Seconded by Melissa Vella

That the Committee support the recommendation to designate 3291 Stouffville Road (Bruce's Mill), under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

Carried

4. Analysis and Options:

4.1 Description of Historic Place

The subject property is approximately 108 hectares and is in use as a conservation area, under the ownership of the TRCA. The property contains multiple zoning designations under Comprehensive Zoning By-law 2010-001-ZO: Agricultural (AG), Environmental (ENV), Flood Hazard (FH), and Oak Ridges Moraine-Countryside (ORM-C). Bisecting the centre of the property is Bruce's Creek, a tributary within the Rouge River Watershed; and the main impetus for the mill's location. There is a total of 13 provincially registered archaeological sites scattered throughout the property, including a Euro-Canadian homestead site known as the Lewis Site. The subject property does not currently have any heritage status as a listed, designated, or federally registered heritage site. The property was acquired by the TRCA in 1961, by which time it was no longer in use as an operational mill and lands were in active farm use.

The subject property was the site of an active flour and grist mill during the 19th and 20th centuries under the subsequent ownership of Caspar Sherk, John Dickson, and the Bruce family. Although the site once included some 10 structures, there are only two buildings remaining from the industrial era: the Mill (ca. 1858) and the Bruce House or Mill Attendant's House (ca. 1856). There are also several remnant landscape features including: the mill pond, flume, forebay tank, dam, bridge, and "given" road network. The Mill has been identified to be in poor physical condition and contains evidence of extensive animal infestation throughout. The Mill is currently being mothballed and remains locked. A 2008 Condition Report by Goldsmith Borgal and Company Ltd. recommended that the TRCA ensure the stabilization of the heritage structure and its

related equipment and commit to a path of restoration and adaptive reuse. The Bruce House appears to be in fair to good physical condition and is currently in residential (rental) use.

4.2 Summary of Cultural Heritage Value

The cultural heritage evaluation identifies significant value in the property's built heritage resources, landscape features, and archaeological remains. The proposed designation, although registered on the entire parcel, is focused on two cultural heritage resources on-site: the historic grist mill and the associated attendant's house. These resources, along with other landscape features, are proposed to be protected under a forthcoming designation by-law comprising the Statement of Cultural Heritage Value & Description of Heritage Attributes (see Attachment 3).

The subject property is best described as a relict, industrial cultural heritage landscape; containing cultural remnants from the site's 192-year milling history. According to the Ontario Heritage Trust, a relict landscape is one in which "an evolutionary process of human intervention came to an end at some time in the past, either abruptly or over a period of time. It's significant distinguishing features, however, are still visible in material form" (Cultural Heritage Landscapes Bulletin). The property's remaining industrial landscape features include a portion of the mill pond (water source), the main external flume connected to the mill (water conduit), raised embankment (directing flow), forebay tank (temporary water holding), dam (controlling flow), bridge, and "given" road that follows the general alignment of the original mid-19th century road through the property.

Numerous components of the milling operation and landscape have been removed over the years including: the sawmill, the old Sherk flour mill, the Sherk house and barn, and numerous other outbuildings. There are also a series of archaeological sites which are found on the property, including the Lewis Site (AIGu-365) which is the remains of an early pioneer homestead. Further, there are numerous areas of archaeological significance across the property, identified in the CHER. These include the site of the 1827 sawmill, the 1828 flour mill, the Sherk House, and barns and outbuildings on both sides of Bruce's Creek.

The site's original flour mill was built by Caspar Sherk in 1827. The Sherk Mill was located west of the current mill and was demolished during the 1870s. Its material was used to frame the storeroom addition on the existing mill. The original sawmill was built by Caspar Sherk and later demolished when the property was acquired by George Bruce and his two sons William and Robert.

The existing timber-frame grist and flour mill was constructed in 1858 (main block), with subsequent sections being added to the structure as later additions. It was built by Robert and William Bruce, who named it for their former home near Carrick, Scotland. The building is a two-storey, ten bay, side-gabled, rectangular structure with a main block, storeroom (ca. 1879), north wing (late 19th century), wheelhouse (late 19th century), and penstock (1912). The mill contains a wood shingle roof, paired shed dormers, and symmetrical fenestration. Six-over-six and three-over-three sash windows with plank

board shutters are found across all elevations. The mill sits on a foundation of cut ashlar stone with a section of underpinned concrete units and parging evidenced throughout. Inside, numerous original or early manufacturing elements remain: hoppers, pulleys, roller stands, sifters, separators, aspirators, belt-driven elevators, metal pipes, and a wheat smutter. Original milling equipment is an integral component of Ontario's industrial heritage. These elements should be retained and incorporated within restoration plans or removed and conserved in another location. The building saw significant modifications during the 1920s, 1950s, and later in the 1980s. In 1955, the milling operations were converted to electric motorized equipment. In 1981, significant renovation efforts were undertaken, including foundation shoring, rebuilding of the east porch, and exterior work such as painting and adding shutters. The mill was originally unpainted, then painted red, and finally became white clapboard. Very few changes have occurred on the building since 2000.

Bruce's Mill is representative of a design style common to many 19th century wood frame mills across Upper Canada. In 1861 there were 501 flour and grist mills in Upper Canada, as recorded in an industrial census at the time. The CHER outlines that there were upwards of 52 other mills in the vicinity of Bruce's Mill alone (see page 91 of Attachment 5). 19th century grist mills were often privately-owned operations that also had communal functions. As early co-ops, they often acted as meeting places where outside milling occurred for local farmers and residents for a toll, as was the case with Bruce's Mill. The mill's main operation for consisted of processing roller flour and mill feed. Secondly, the Bruce family used the site for cheese, butter, and milk production. In later years, a cash-crop farming operation was also active on the property. The property remained in the Bruce family until 1961 when it was transferred to the TRCA. Soon after, plans were put in place to remove some buildings, erect a new dam, and lay a new bridge. Subsequently, Bruce's Mill Conservation Area officially opened in 1965. An illustration of the evolution of the operations (1827-2019) can be found on page 87 of the CHER (<http://www.townofws.ca/en/residents/resources/Documents/Planning/Heritage-Planning/Attachment-5---CHER.pdf>).

The Mill Attendant's House (or the Bruce House) was built ca. 1856 in the Picturesque Gothic Revival style. This two-storey Victorian residence was laid in cruciform plan, built in wood frame, and clad in tongue-and-groove vertical board. The building is believed to have been moved to its current location in the late 1970s. Originally set on a stone foundation it is now resting on concrete cinder block. The building contains a number of Gothic Revival elements, including: a lancet window, a decorative wooden verandah with bell-cast roof, and a formal entrance. The structure was assessed to be in fair to good physical condition in a 2008 report by Goldsmith and Borgal as well as during the 2019 site visit. Interior access was not possible at that time. The building is currently in use as a private rental.

The property also contains significant historical value in its direct connections to the Bruce family. In 1842, George Bruce Senior emigrated from Scotland along with six children (George, William, Robert, and John, Annie, and Christina) and five other family members. The family settled in Markham Township and became engaged in local business, politics,

and religion. They were instrumental in the life of Melville Presbyterian Church (now Melville Mission) and St. Helen's Presbyterian Church (Cashel/Crosby's Corners). Robert Bruce's grandson Alexander ("Sandy") Duncan became the most successful and famous member of the Bruce family. Sandy organized the Bethesda & Stouffville Telephone Company in 1884 in response to growing dissatisfaction with Bell Telephone. Sandy remained as company president until his death in 1956. He is also noted as having been an early president of the Independent Telephone Company, a campaign manager for Prime Minister William Lyon Mackenzie King, and involved in the formation of local historical societies in Markham.

Bruce's Mill has long been considered a landmark as one of the few remaining 19th century timber frame grist mills in Ontario and one of the only such mills in the local area. Intact interior machinery is also incredibly rare and contributes to the building's significant heritage value. The mill is visited by thousands of people each year, has been featured in countless local publications, and has even been the subject of two pieces by internationally-renown Canadian artist Manly E. MacDonald ("Bruce's Mill" and "The Red Mill").

Staff are of the opinion that the Mill possesses considerable adaptive reuse potential. Restoration and active use are key objectives that should be pursued in order realize the future conservation of this significant heritage resource. Staff have suggested that Council recommend that the TRCA consider implementing a short-term stabilization and maintenance plan, as noted in the Bruce's Mill Conservation Master Plan (<https://trca.ca/app/uploads/2016/04/BMCA-Master-Plan-Oct-2011.pdf>) and long-term conservation plan in order to determine how to retain its significance in any future use. The TRCA has maintained its interest in the successful adaptive reuse of the Mill. Recently, an Expression of Interest (EOI) has been issued for the "Repair, Restoration, and Adaptive Reuse of the Historic Grist Mill" in order to solicit interest from outside parties. Staff support this active engagement and believe that a viable, profitable operation can exist while also maintaining the key heritage attributes of both the Mill and broader heritage landscape. The CHER produced as part of this process will be a valuable tool for all parties to rely upon throughout the planning, restoration, and adaptive reuse of the Mill.

4.3 Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest

Section 29 (1) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18* permits municipal councils to designate properties of cultural heritage value or interest where the criteria prescribed by provincial regulation are met. In 2006, the Province issued *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. According to Sub-section 1(2) of *Ontario Regulation 9/06*, a property may be designated under Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c. O.18* where it meets one or more of the identified criteria. *Ontario Regulation 9/06* identifies criteria in three broad categories: Design/Physical Value, Historical/Associative Value, and Contextual Value.

As part of *Bill 108: More Homes, More Choices Act* (2019), the Province is enforcing changes to the *Ontario Heritage Act, R.S.O. 1990, c. O.18* in an attempt to “better streamline development approvals, broaden transparency, and increase the housing supply”. The *Act* has been in place since 1975 and underwent its last significant round of changes in 2005. The new changes, which include associated regulations, are forthcoming but are not yet in force-and-effect. They are expected to become effective on July 1, 2020.

As outlined below, and based on the Cultural Heritage Evaluation Report, the subject property satisfies eight (8) of the nine (9) criteria contained in *Ontario Regulation 9/06*. The cultural heritage evaluation was based on site visits and a historical review of multiple primary and secondary source documents.

Evaluation Category	Evaluation Criteria	Meets Criteria?
Design/Physical Value	i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes
	ii. displays a high degree of craftsmanship or artistic merit, or;	Yes
	iii. demonstrates a high degree of technical or scientific achievement.	Yes
Historical/Associative Value	i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Yes
	ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	Yes
	iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No
Contextual Value	i. is important in defining, maintaining, or supporting the character of an area;	Yes
	ii. Is physically, functionally, visually, or historically linked to its surroundings, or;	Yes
	iii. Is a landmark.	Yes

For an expanded rationale of the determination made on the criteria above, please consult pages 106-110 of the CHER (<http://www.townofws.ca/en/residents/resources/Documents/Planning/Heritage-Planning/Attachment-5---CHER.pdf>). Staff are of the opinion that the report's research and justification are sound and concur with the results of the assessment. Based on the CHER conducted by Golder, and a review of relevant primary and secondary sources, staff are of the opinion that the property at 3291 Stouffville Road contains significant cultural heritage value, sufficient to warrant designation under Part IV of the *Act*. The property has been determined to meet eight (8) of nine (9) criteria in all three categories as set out in *Ontario Regulation 9/06* as criteria for determining cultural heritage value.

Option A (Recommended)

Staff recommend that the property located at 3291 Stouffville Road be designated under Part IV of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*. Staff are of the opinion that the designation of the subject property will adequately protect the heritage features of the property while also allowing for necessary and routine changes that must occur within an active conservation area with recreational components. Designation does not restrict the use of property, prohibit alterations or additions, nor does it restrict the sale of a property or affect its resale value. Only identified heritage features specified within the designation by-law will require heritage approval prior to their alteration or removal.

As a secondary outcome, staff are of the opinion that the designation of Bruce's Mill will further contribute to the celebration of local cultural heritage, garner interest in the site as a tourism destination, and deepen our corporate partnership with the TRCA. Staff are committed to working in partnership with colleagues from TRCA in order to collectively and creatively support efforts to stabilize, restore, and adaptively reuse the historic mill. The CHER completed for this study will act as an important resource that can be relied upon during further studies and works that should be carried out to ready the site for any future use.

Further, staff are recommending that Council issue a letter of recommendation to the TRCA, suggesting that, as a result of the CHER, a short-term stabilization maintenance plan and long-term conservation plan be implemented to ensure a future for the historic grist mill, in accordance with the TRCA Conservation Master Plan and the 2008 Condition Report by Goldsmith Borgal and Company Ltd.

Should Council approve the designation in principle, staff will issue a Notice of Intention to Designate (NOID). Following a successful 30-day objection period, Council will review and approve a designation by-law to be registered on title, protecting the property under Part IV of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*.

Option B

Council may choose to decline the recommendation to designate the subject property. By declining to designate, the municipality would be unable to ensure long-term, legal

protection of this cultural heritage landscape. Designation provides protection against inappropriate alterations, new construction and demolition.

Staff do not recommend this option.

5. Next Steps

Should Council resolve to proceed with designation of 3291 Stouffville Road, the following steps shall be undertaken by the Town's Heritage Planner in consultation with the Clerk's Office and Corporate Communications staff:

1. Notify the owner/applicant and Ontario Heritage Trust of Council's intention to designate the property;
2. Publish the Notice of Intention to Designate in a local newspaper and on the Town's website;
3. Should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, bring the heritage designation by-law to Council for enactment;
4. Following enactment of the by-law:
 - a. Publish notice of the passing of the by-law in a local newspaper and on the Town's website;
 - b. Provide a copy of the by-law, together with the statement of cultural heritage value and the description of heritage attributes of the property, to the owner and the Ontario Heritage Trust; and.
 - c. Register the by-law on title to the property.

6. Financial Implications:

If Council approves proceeding with designation of the property at 3291 Stouffville Road, the Notice of Intention to Designate and the subsequent Notice of Passing of By-Law will be advertised on the Town website and in the local newspaper. The advertising costs will be covered by Development Services. Costs associated with the registration of the designation by-law on title to the property will also be covered by Development Services. The total costs associated with designation of the property shall not exceed \$300.

7. Alignment with Strategic Plan:

1. Fiscal Sustainability
Working toward a sustainable budget that ensures the protection and maintenance of core services now and into the future.
 - New revenue sources: grant funding, community contributions toward major capital expenditures, sponsorship of programs

8. Attachments:

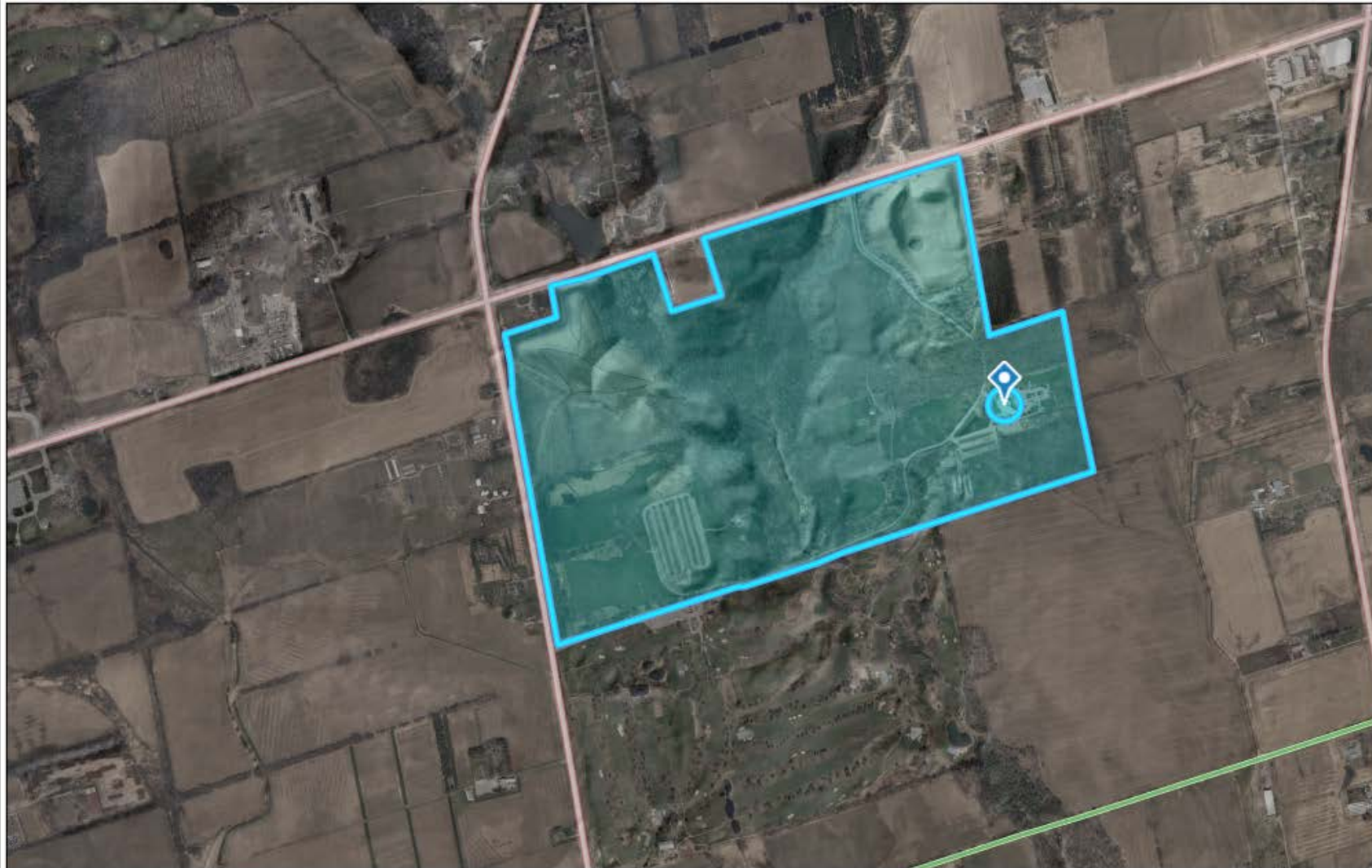
1. Location Map
2. TRCA Correspondence dated November 19, 2018
3. Statement of Cultural Heritage Value & Description of Heritage Attributes
4. Notice of Intention to Designate
5. Executive Summary of the Cultural Heritage Evaluation Report
6. Executive Summary of the Bruce's Mill Conservation Master Plan

9. Related Reports:

None

Author: Jeremy Parsons, Heritage Planner II, Development Services

For further information on this report, please contact the Department Head: Haiqing Xu, Director, Development Services at 905-640-1910 or 1-855-642-8697 ext. 2431 or via email at haiqing.xu@townofws.ca



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Notes



November 19, 2018

Mr. Haiqing Xu (haiqing.xu@townofws.ca)
Director of Development Services
Town of Whitchurch-Stouffville
111 Sandiford Drive
Stouffville, Ontario
L4A 0Z8

Dear Mr. Haiqing Xu:

Re: Cultural Heritage Evaluation for historic buildings at Bruce's Mill Conservation Area

The historic grist mill and associated mill attendants house located within Bruce's Mill Conservation Area (BMCA) are recognized as having significant heritage value by TRCA. As identified in the Master Plan for Bruce's Mill Conservation Area (2011), TRCA recognizes the potential for these buildings to be integrated into all aspects of park development and celebrated as part of the Canadian Heritage theme of BMCA. Furthermore, engagement and collaboration with the Whitchurch-Stouffville community in the planning, restoration and adaptive reuse of the Mill building is encouraged to ensure long-term preservation. To this end, the master plan recommends that TRCA:

"Work with the Town of Whitchurch-Stouffville to determine the appropriateness of listing the Mill building and Mill Attendant's house as provincial heritage buildings. Investigate the possibility and appropriateness of having the site listed as a "cultural heritage landscape" in recognition of its overall heritage value."

TRCA understands that the Town of Whitchurch-Stouffville is planning to commission a Cultural Heritage Evaluation of the buildings. TRCA is supportive of this endeavor and looks forward to receipt of the results of the study.

In future, TRCA would also be interested in working with the Town to pursue grants or other opportunities for funding to rehabilitate these buildings and achieve adaptive re-use of these important heritage assets.

Yours truly,

A handwritten signature in black ink that reads "Carolyn Woodland".

Carolyn Woodland, OALA, FCSLA, MCIP, RPP
Senior Director, Planning and Development
Toronto and Region Conservation

Statement of Cultural Heritage Value or Interest (SCHVI)

3291 Stouffville Road, Whitchurch-Stouffville

Description of Historic Place

Now part of a Toronto & Region Conservation Area at the corner of Warden Avenue and Stouffville Road, Bruce's Mill at 3291 Stouffville Road in the southwest portion of the Town of Whitchurch-Stouffville was the site of a grist mill and farm centred on Bruce's Creek, in the Rouge River watershed. The 108-hectare property includes a two-storey timber-frame mill with associated flume, forebay tank, embankment retaining a relict mill pond, concrete dam, and roadway with bridge. It also includes a house (Mill Attendant's House or Bruce House) originally sited near the mill but relocated to the northwest near Stouffville Road.

Statement of Cultural Heritage Value

Bruce's or Carrick Mill was the site of a sawmill and grist mill established by Pennsylvania Mennonite Caspar Sherk as early as 1827. The two-storey timber-frame and clapboard flour mill that stands today was erected next to the Sherk flour mill in 1858 by Robert and William Bruce, who named it for their former home near Carrick Scotland. The mill expanded over time, incorporating timbers salvaged from the Sherk mill, and transitioned from wheel to turbine power before 1900. In 1912, miller Alexander Duncan Bruce installed a steel overshot Fitz Water Wheel Company wheel, and this may have also included laying a rivetted cast iron flume. Alexander Bruce ran the mill until 1961, when it was purchased by the Toronto Region Conservation Authority, by which time it was associated with a farm complex either side of the creek. A house from the complex, possibly Alexander Bruce's principal residence, was later relocated to its current location near the conservation area's north entrance.

The mill has design or physical value as a representative example of a mid-19th century timber frame mill that was expanded and modified over time, but also rare for its framing methods, its intact late 19th century milling machinery, early 20th century steel overshot water wheel, and its continued association with an iron flume, tall and extensive embankment, relict mill pond, concrete gravity dam and forebay tank, and former "given road". Together these elements constitute an evolved and relict industrial cultural heritage landscape linked to a formative period in the history of Ontario's agricultural development and settlement. The relocated Bruce house also has design or physical value for its unique Gothic Picturesque cottage style and the craftsmanship of its decorative elements.

As its name suggests, Bruce's Mill is directly associated with the Bruce family, who as millers, were important drivers of the area's commercial development as well as leaders in the Presbyterian Church and local government. Alexander "Sandy" Duncan Bruce is recognized as the founder of the Independent Telephone Company, a campaign

manager for Prime Minister William Lyon Mackenzie King, and for his leading role in the local historical society and committee.

Bruce's Mill has long been regarded as a landmark and was the subject of two works by noted semi-impressionistic painter Manly Edward MacDonald. It is one of a small number of intact mills in the province, and as part of a conservation area is visited by thousands of people each year.

Heritage Attributes:

The heritage attributes of the cultural heritage landscape Bruce's or Carrick Mill includes its:

- Mill building comprised of a:
 - Two-storey main block built in 1858 of heavy timber-frame and with a gable roof, symmetrical fenestration, wood double-hung windows, and with late-19th century machinery installed on all levels.
 - Storey-and-a-half storeroom built in the fourth quarter of the 19th century, reputedly from timbers salvaged from the 1828 Caspar Sherk flour mill.
 - Single-storey north wing built in the late 19th century with a canted queen posts and heavy purlins.
 - Concrete penstock, Fitz Steel Overshot Water Wheel and associated components installed in 1912.
- Landscape features comprised of:
 - Metal flume leading from the concrete forebay tank to the concrete penstock.
 - Embankment on the south and east sides of the relict mill pond that may have been initially constructed in 1827.
 - Relict mill pond.
 - Concrete gravity dam built in 1963 in the same location as the dam used during the Bruce operation.
- Potential archaeological remains of the 1827 sawmill, 1828 flour mill, and 19th century residences, barns, and outbuildings both sides of Bruce's Creek.
- Views of the mill and associated features from the southwest, south, and southeast.

The heritage attributes of the relocated Bruce House (Mill Attendant's House) are its:

- Storey-and a half massing with cruciform plan.
- Veranda with turned posts, curvilinear brackets and bell-cast roof.
- Formal, inset and paneled entrance with sidelights, transom, and six-panel wood door.
- Lancet window with curved muntins at its head on the level directly above the formal entrance.

Notice of Intention to Designate

3291 Stouffville Road, Whitchurch-Stouffville

The Town of Whitchurch-Stouffville intends to designate 3291 Stouffville Road (Bruce's Mill), under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value

Bruce's or Carrick Mill is located at the corner of Warden Avenue and Stouffville Road, at 3291 Stouffville Road in the southwest portion of the Town of Whitchurch-Stouffville, within Bruce's Mill Conservation Area. The 108-hectare property was the site of a grist mill and farm centred on Bruce's Creek. This evolved, relict, industrial cultural heritage landscape includes a two-storey timber-frame mill with associated flume, forebay tank, embankment retaining a relict mill pond, concrete gravity dam, and roadway with bridge. It also includes a house (Mill Attendant's House or Bruce House) originally sited near the mill but relocated to the northwest near Stouffville Road.

The timber-frame mill that stands today was erected next to the Sherk flour mill in 1858 by Robert and William Bruce, who named it for their former home near Carrick Scotland. The mill expanded over time and transitioned from wheel to turbine power before 1900. Alexander Bruce ran the mill until 1961, when it was purchased by the Toronto and Region Conservation Authority, by which time it was associated with a farm complex either side of the creek. The Bruce House, possibly Alexander Bruce's principal residence, also has design or physical value for its unique Gothic Picturesque cottage style and the craftsmanship of its decorative elements.

The mill, and its associated remnant elements, represent a formative period in the history of Ontario's agricultural development and settlement. The property is directly connected to the Bruce family, who as millers, were important drivers of the area's commercial development as well as leaders in the Presbyterian Church, local government, and local business.

The full Statement of Cultural Heritage Value and Description of Heritage Attributes can be found online at <http://www.townofws.ca/en/town-hall/News-and-Public-Notices.aspx> or viewed in person at Town Hall (Clerks office), 111 Sandiford Drive, Whitchurch-Stouffville, Ontario, L4A 0Z8, during regular business hours.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts.

Dated at Whitchurch-Stouffville, this 4th day of February 2020.

Gillian Angus-Traill, Town Clerk,
Town of Whitchurch-Stouffville
Stouffville, Ontario

CONTACT: Jeremy Parsons, Heritage Planner II, Development Services, Phone: (905) 640-1910 ext. 2272, E-mail: Jeremy.Parsons@townofws.ca.



REPORT

**Bruce's or Carrick Mill, Bruce's Mill Conservation Area, 3291
Stouffville Road, Town of Whitchurch-Stouffville, Ontario
*Cultural Heritage Evaluation Report***

Submitted to:

Jeremy Parsons, MA, CAHP, Heritage Planner

Town of Whitchurch-Stouffville
Development Services,
111 Sandiford Drive,
Stouffville Drive,
L4A 0Z8

Submitted by:

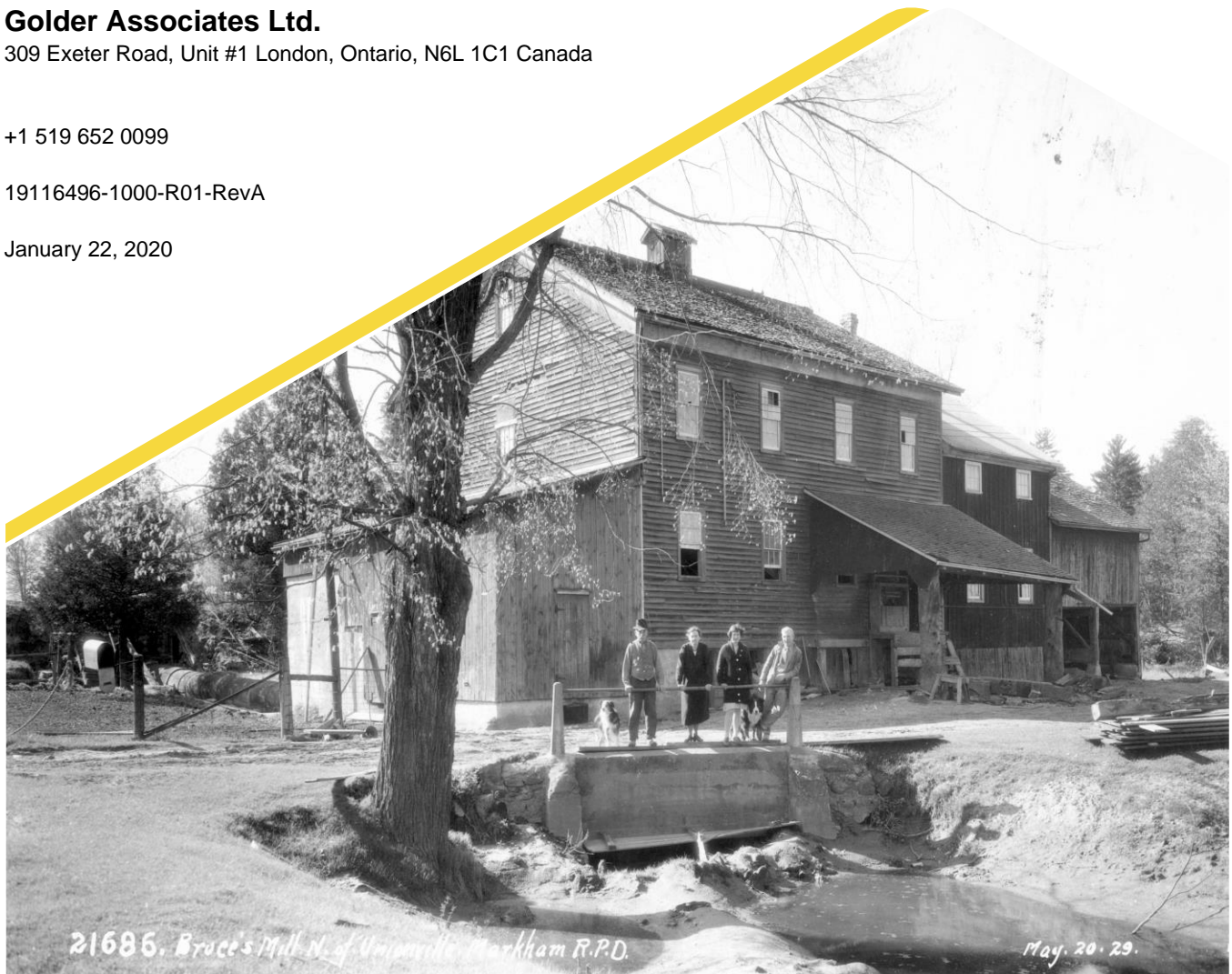
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Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

Background

In June 2019, the Town of Whitchurch-Stouffville (the Town) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Evaluation Report (CHER) for the Bruce's Mill Conservation Area at 3291 Stouffville Road in the Town of Whitchurch-Stouffville, York Region, Ontario ("the property"). The 108-hectare property is owned and managed by the Toronto and Region Conservation Authority and includes: a "Mill Attendant's House" ("the House") reputedly built in 1856 and moved to its current location in the late 1970s; a timber-frame grist and flour mill constructed in 1858 that was expanded and modified into the 1980s ("the Mill"); and landscape features including an embankment surrounding a relict mill pond, an iron flume, and a late 20th century dam, forebay tank, and bridge.

The Town initiated the CHER in response to a Town Council motion on November 20, 2018 requesting that staff report on potentially designating 3291 Stouffville Road under Part IV of the *Ontario Heritage Act*. This decision was based on a resolution passed on September 10, 2018 by the municipal Heritage Advisory Committee requesting that that the property be designated for its cultural heritage significance.

Following guidance provided in the Ministry of Tourism, Culture and Sport (MTCS) Ontario Heritage Tool Kit, this CHER provides: a background on the legislative framework for a CHER and the methods used to investigate and evaluate the property; an overview of the property's geographic and historical context; an inventory of all built and landscape features; and an evaluation of the property using the criteria prescribed in *Ontario Regulation 9/06*.

Conclusions & Recommendations

Golder's evaluation determined that:

- The property's built heritage resources (Bruce's or Carrick Mill and relocated Bruce House) and associated features including potential archaeological remains meet the criteria for design or physical value, historical or associative value, and contextual value as prescribed in *Ontario Regulation 9/06*, and,
- The Bruce's or Carrick Mill and associated landscape features constitute an evolved, relict industrial cultural heritage landscape.

From these conclusions, Golder recommends that:

- ***The Town of Whitchurch-Stouffville, in consultation with the TRCA, designate Bruce's or Carrick Mill under Part IV of the Ontario Heritage Act as an evolved, relict industrial cultural heritage landscape.***



BRUCE'S MILL

Conservation Area Master Plan

October 2011

EXECUTIVE SUMMARY

The Bruce's Mill Conservation Area Master Plan was developed to protect, conserve and restore the valuable ecological features and functions of the site, while guiding the current and potential future public uses of the area. It is intended to provide a vision of what is possible at Bruce's Mill Conservation Area (BMCA), and inspire partners and supporters to help Toronto and Region Conservation Authority (TRCA) achieve that vision.

Bruce's Mill Conservation Area (BMCA) occupies 108 hectares in the Rouge River watershed, within the Town of Whitchurch-Stouffville. Its diverse ecosystem includes Bruce Creek, a tributary of the Rouge River, a number of high-quality wetlands and extensive forests including almost nine hectares of interior forest.

The Bruce's Mill Conservation Area Master Plan was initiated by TRCA in 2004. At meeting #06/2004 of the TRCA Board on June 25, 2004, Resolution #A180/04 was adopted as follows:

“THAT staff be directed to develop a master plan for Bruce's Mill Conservation Area;

THAT an advisory committee be established, which would include one member each from the Rouge Park staff and the Rouge Park Alliance, interested community groups, business representatives, community residents, agency staff, municipal staff and local and regional councilors to assist with the development of the master plan and to facilitate the opportunity for public input;

AND FURTHER THAT the final master plan be brought to the Toronto and Region Conservation Authority for approval.”

As a part of the process for developing the Bruce's Mill Conservation Area Master Plan, TRCA prepared the Bruce's Mill Conservation Area Master Plan Background Report that details the current knowledge about the property. This report was developed by TRCA staff in partnership with the BMCA Master Plan Advisory Committee.

The Bruce's Mill Conservation Area Master Plan contains seven chapters, each of which is briefly described below.

The introductory chapter provides a description of the development of the master plan for BMCA, including the study process and a brief description of the park. The master plan was developed by TRCA and the BMCA Master Plan

Advisory Committee. Input was gathered throughout the process at public meetings and through surveys.



Chapter two contains the plan vision, concept themes, and guiding principles as well a series of goals and objectives. These were developed by the BMCA Advisory Committee. The following vision statement, together with the accompanying goals, objectives and management principles (see Chapter Two) should guide all current and future actions.

Through dynamic partnerships and community involvement, Bruce's Mill will enhance its significant natural areas and unique cultural heritage resources to provide the best opportunities for nature appreciation, education and outdoor recreational enjoyment. In addition, public health and safety will be integrated in harmony with all park programs, ensuring the natural and cultural values of the park are protected and will flourish.

Chapter three provides a summary of the management zones and how the zones are delineated. The zones and definitions are based on the planning and management policies of Ontario Provincial Parks. The recommended conservation land management zoning and policies have then been modified to more closely address the requirements of BMCA and TRCA. The nine management

zones defined for BMCA include nature reserve, natural environment, primary restoration, secondary restoration, cultural heritage, operations, public use, public use-lease, and residential-lease. Approximately 60 per cent of the park is classified as nature reserve, natural environment, primary restoration or secondary restoration, while 29 per cent is zoned as public use.

Chapter four contains a series of management recommendations regarding natural heritage, cultural heritage resources, conservation education and tourism, stewardship and outreach, operations and park management, land use management and plan implementation. The key recommendations include:

- Regular monitoring of flora, fauna and the overall condition of the ecosystems of BMCA.
- Increase the natural cover in BMCA by restoring the north half of the agricultural fields as well as allowing natural succession in the secondary restoration areas.
- Create a nature reserve area with limited public use in the central area of BMCA to protect and enhance the interior forest habitats.
- Integrate the heritage buildings into all aspects of the park management and development, such as trails, public uses, education and signage.
- Implement urgent repair and restoration activities required to stabilize the Mill building and Mill Attendant's house.
- Initiate a public consultation process to develop an adaptive re-use plan for the Mill building.
- Develop a stewardship group to provide implementation support at BMCA.

Chapters five and six present more detailed plans based on the management zones and recommendations that were developed. The plans are:

- the public use and recreation concept plan (Chapter Five), and the trail plan (Chapter Six), which is intended to guide the development and management of trails, access points, signage and related facilities in order to achieve the master plan goals and objectives.

Key features of the public use and recreation plan include:

- Removal of the driving range and development of a nature-based activity/recreation area.
- Installation of a skills development area, including a ropes course.

- Development of a multi-purpose recreation area in the west fields.
- Restoration and development of adaptive re-use plans for the Mill building.
- Development of a new aquatic facility, including a splash pad.
- Construction of a second entrance and driveway from Warden Avenue.

Key features of the trail plan include:

- Improved signage and way-finding along the entire trail system.
- Repair and replacement of boardwalk and bridge structures.
- Closures of informal or inappropriate trails.
- Extension of the wagon trail.
- Relocation of the trailhead located west of the start of the main driveway.
- Development of a multi-use trail to accommodate visitors who use bicycle transportation to access the property.
- Development of an interpretive program along the trail system.

Chapter seven provides a summary of guidelines for implementing the [Bruce's Mill Conservation Area Master Plan](#). Included are an implementation schedule and key directions for the stewardship committee to support TRCA in implementing the master plan. Opportunities for agency, municipal and private land stewardship are also discussed. The total cost to implement the major recommendations of the master plan is \$2,817,400. This chapter includes a recommended phased implementation schedule.

The [Bruce's Mill Conservation Area Master Plan](#) will guide BMCA for the next 25 years, with regular reviews and updates conducted every seven to ten years. Through diligent implementation of this plan, BMCA will be further enhanced as a valuable environmental, recreational and educational resource for residents of the Greater Toronto Area.