



Property Research in Peel

~ A How-To Guide ~

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If These Walls Could Talk ...

Are you interested in finding out more about your house or a property in the Region of Peel? This guide will help you get started and introduce you to many of the places where you can find information about the history of your house or property.

The key to successful research is patience. It's a bit like working on a jig-saw puzzle where success is achieved by finding one piece at a time!



If you are lucky, your perseverance will be rewarded by discovering information about families and individuals who were once connected to your property.

If your house is newer, is there evidence of a previous structure on the landscape? Chances are wherever you live someone else has lived there before, maybe not in the same house but certainly on the same property. Ask questions of your own property. The answers are all around us. We might be surprised by the stories that properties have to tell if we only take the time to look and listen.

Do not be daunted! Property research is a challenge, and may take some time, but it may be the most rewarding search you undertake! So put on your detective hat and let's get started! The walls may be talking to you!

Using This Guide

This guide is intended to provide general background information to help you with your research project. It will explain what you need to get started, where you need to go to find information, terms used in legal records, and will provide a historical overview of the settlement in the Region of Peel.

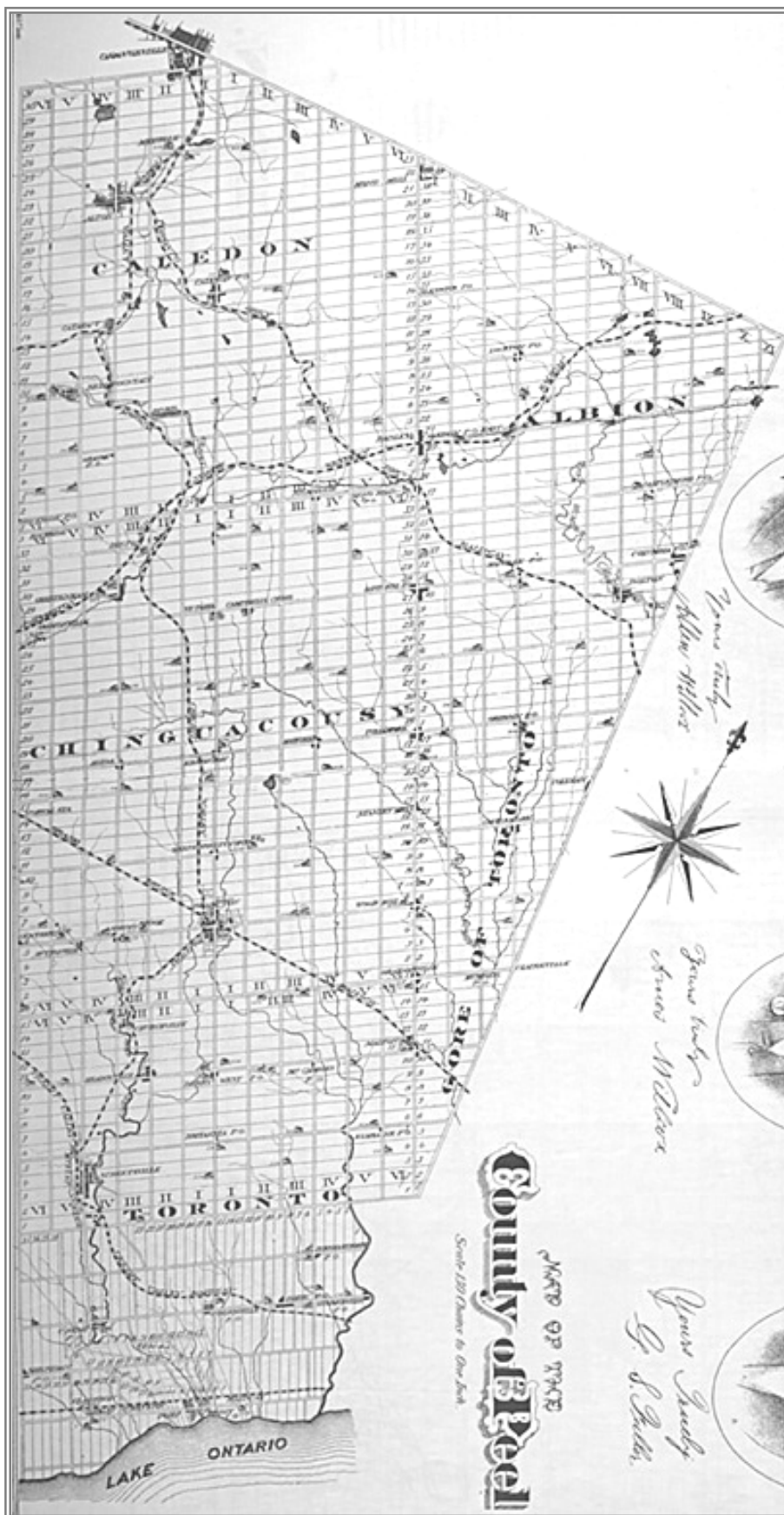
This guide will also help you connect with the many information resources in the Region of Peel, regardless of whether you are researching in Brampton, Caledon or Mississauga.

Abbreviations:

BHB	Brampton Heritage Board
BL-FC	Brampton Library, Four Corners Branch, Local History Collection
HAC	Mississauga Heritage Advisory Committee
HC	Heritage Caledon
HM	Heritage Mississauga (Mississauga Heritage Foundation)
LRO	Land Registry Office
MLS-CR	Mississauga Library System, Central Library, Canadiana Reading Room
RPA	Region of Peel Archives

***Wherever you
live in Peel,
someone else
has lived there
before ...***

Historically, Peel County, now the Region of Peel, was surveyed into a series of rectangles and squares, consisting originally of 200-acre parcels of land. Known as Cadastral Surveys, Peel was subject to three surveys: in 1806, 1819 and 1821. We all live on land that was originally surveyed many years ago.



Peel 1877

This map shows Peel County, and its five townships, in 1877. The townships consisted of Albion, Caledon, Chinguacousy, Toronto and Toronto Gore. This same area is now home to the City of Brampton, the City of Mississauga and the Town of Caledon.

The following pages will help you to understand the survey, the allotment of land, and the layout of the historic townships within Peel County.

This will be helpful in directing you to archival records.



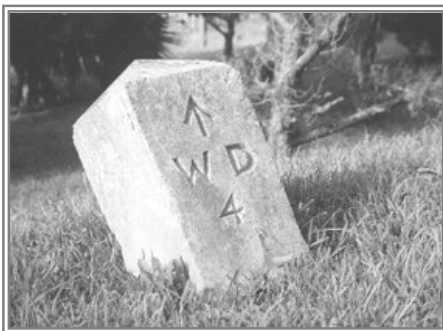
Getting Started: The Lay of the Land

The most important records you will consult will relate to surveys and lot divisions. It is important to understand how land was surveyed, laid out, divided and subdivided. One way to do this is to look at historical maps. There are three primary historical maps that show property boundaries:

- 1859 Tremaine Map of Peel County
- 1877 Historical Atlas of Peel County
- 1918 Map of Peel County

These maps are available at the Region of Peel Archives and reference copies are available at many local heritage organizations. (Please see Pages 14-15 for contact details). From these maps you need to ascertain the original lot and concession numbers for your property.

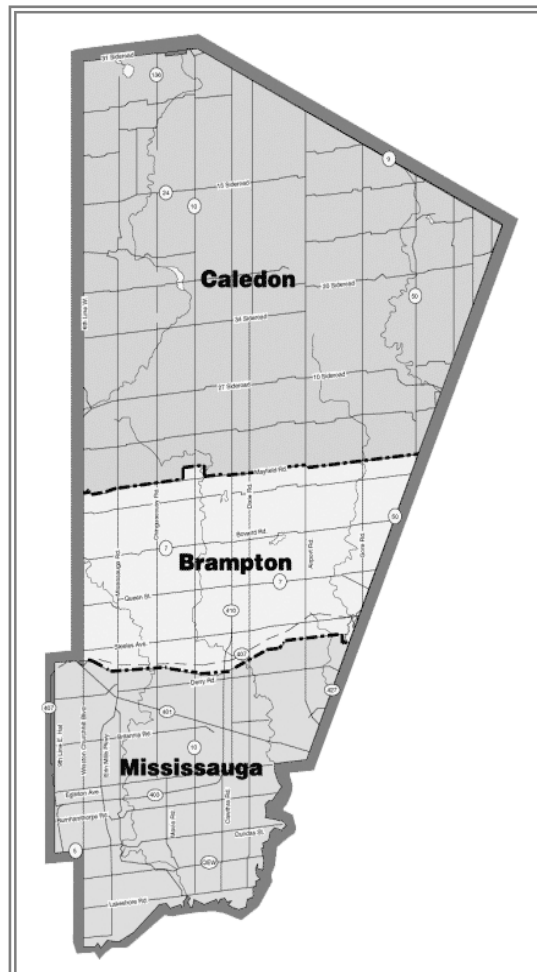
Today, the **Region of Peel** consists of three municipalities: the **City of Mississauga**, the **City of Brampton** and the **Town of Caledon**. Historically,



this same area, known as Peel County, was divided into 5 townships: Toronto, Toronto Gore, Chinguacousy, Caledon and Albion.

Areas and borders have changed over time. The current borders were set in 1974 with the adoption of Regional Government. The City of Mississauga comprises most of what was the Township of Toronto, along with portions of Toronto Gore and Trafalgar Township (originally part of Halton County). The City of Brampton is comprised of Toronto Gore and the southern half of Chinguacousy Township, and the Town of Caledon encompasses the former townships of Caledon and Albion, and the northern half of Chinguacousy.

It is important to know that property records are arranged, organized and recorded by the historical township, and not by the current municipality.



Understanding the historical context

You have to be able to find your property in its historical context in order to use the records created at that time!

You need to be able to identify the historical Lot and Concession numbers associated with your property.

The Lot and Concession provide the historical “address” or location for a property.

Also, surveys in Peel were laid out as either “Single-front” or “Double-front” lots.

The single-front system was common before 1818, and lots were usually long and thin and consisted of 200 acres. The double-front system also consisted of 200 acres, but lots were often granted as square-shaped “half lots” of 100 acres, with each half of the 200-acre lot fronting onto a different Concession-Line Road.

Did you know?

“**Cadastr**” is the process of surveying and registering the real property of an area, with specific details, the owners and the property value. Latin in origin, the word means to list or register. It is used in surveying and when referring to the division of land into units for taxation or administrative purposes. Accurate cadastral surveys help prevent disputes and lawsuits between landowners and allow for reliable land valuation. Historically the County of Peel was subject to Cadastral surveys in 1806, 1819 and 1821 (C.I.R. – the Credit Indian Reserve). This divided the land into a grid system. Decisions made during these early surveys provided the fabric upon which all subsequent subdivisions of land have been made.

Making Sense of Names, Dates & Surveys

Part One: Mississauga

Modern Mississauga is divided into five parts or areas on historic maps. The majority of Mississauga was originally known as **Toronto Township**. Toronto Township was divided into three survey areas: the **Old Survey (1806)**, **New Survey (1819)** and the **Credit Indian Reserve (1821)**.

The **Old Survey** includes all lands from the Lake Ontario shoreline to Eglinton Avenue, from Winston Churchill Boulevard to Etobicoke Creek, excluding land one-mile each side of the Credit River, which was set aside as an Indian Reserve. Lots within the Old Survey were organized as “single-front” 200-acre lots (long rectangles). Dundas Street is the dividing point, with two concessions being organized North of Dundas Street (NDS) and four concessions South of Dundas Street (SDS). Some of the concessions South of Dundas Street are considered “broken frontage” due to the irregularity of the shoreline. Lots are numbered from East to West, with Lot 1 beginning at the Etobicoke Creek.

The **New Survey** comprises all lands North of Eglinton Avenue, between the modern roads of Winston Churchill Boulevard and Airport Road, and was surveyed as “double-front” 200-acre lots, which were often patented in ½ lots of 100 acres each. Concessions were laid out East and West of Hurontario Street. Lots are numbered from South to North, with Lot 1 beginning North of modern Eglinton Avenue. The New Survey also includes all of modern Brampton and Caledon.

The **Credit Indian Reserve** lands comprise lands within a 1-mile strip along both sides of the Credit River between the waterfront and modern Eglinton Avenue. The Credit Indian Reserve was divided into several parts over periods of time. The First Part consists of Ranges 1 and 2 North of Dundas Street (NDS) and Ranges 1 and 2



South of Dundas Street (SDS). These ranges were divided into 50-acre lots, and other sizes, and are part of the lands known as the “**Racey Tract**”. Lots are numbered from West to East. Situated North of Range 2 NDS are Ranges 3 through 5 NDS, also running West to East. This area is known as the “**Credit Reserve**”. On the South side of Dundas Street, south of Range 2, SDS, was another division referred to as the “Credit Indian Reserve”. These lands were also divided into Ranges 1 through 3. The lots for these Ranges run East to West. In this division, Range 1 is the most southerly, and Range 3 abuts the south side of the Range 2 from the Racey Tract. The closest Range to Lake Ontario is known as a Broken Range because of the irregularity of the shore line.

Also part of modern Mississauga is an area that was once part of **Trafalgar Township** within **Halton County**. If the property you are looking at lies within the area bounded by Dundas Street, Winston Churchill Boulevard, Ninth Line and Steeles Avenue, this was historically part of Trafalgar Township in Halton County. The land from Dundas Street to Eglinton Avenue was part of the 200-acre lots arranged in the Old Survey. These are arranged in Concessions 1 & 2, North of Dundas Street, and Lots 1-5 running west from Winston Churchill Boulevard. Land north of Eglinton Avenue was surveyed into 200-acre lots within Concession 9 (between Ninth Line and Tenth Line) and into 90-acre lots within Concession 10 (between Tenth Line and Winston Churchill Boulevard).

Part Two: Brampton

What is today the City of Brampton was surveyed as part of the New Survey in 1819. It is comprised of the Township of Chinguacousy and parts of the Townships of Toronto and Toronto Gore. Chinguacousy was surveyed as “double-front” 200-acre lots. Concessions were laid out East and West of Hurontario Street. Lots are numbered from South to North, with Lot 1 beginning North of modern Steeles Avenue. There were 34 lots, terminating at modern Mayfield Road. Toronto Gore (Gore of Toronto) was also surveyed into “double-front” 200-acre lots, with the exception of triangular shaped lots (gores) along the eastern border. The township was broken into a north and south district. Concessions were arranged as continuations of those concessions west of Hurontario Street, and ranged from 7 to 12. Lots were numbered from South to North, with the terminus of the south district and beginning of the north district at modern Steeles Avenue. The south district contained 15 lots, while the north district contained 17 lots. The northern terminus of Toronto Gore is at modern Mayfield Road.



“What kind of people we are is perhaps determined, and certainly conditioned, by what we realize of our past, and sharpening our sense of the past is the only way of meeting the future.”

-Northrop Frye

Part Three: Caledon

The Town of Caledon was surveyed as part of the New Survey in 1819. Caledon today is comprised of the Townships of Caledon and Albion, and part of the Township of Chinguacousy. Lots were surveyed as “double-front”, 200-acre lots. The modern Town of Caledon begins at Mayfield Road, and comprises a portion of Chinguacousy, which encompasses the area bounded by modern Winston Churchill Boulevard, Mayfield Road, Airport Road and Olde Base Line. Concessions were laid out East and West of Hurontario Street. Lots are numbered from South to North, with Lot 18 beginning North of modern Mayfield Road, and lot 34 being immediately south of Olde Base Line.

The Township of Caledon was similarly surveyed as 200-acre lots, with the exception of wedge-shaped lots along its northern border (modern Highway 9). Its historic boundaries were Winston Churchill Boulevard, Olde Base Line, Highway 9, and Airport Road. Concessions were laid out East and West of Hurontario Street, with lots arranged from 1 to 34, beginning at Olde Base Line. Caledon also encompasses what was the Township of Albion. The borders of Albion were Airport Road, Mayfield Road, Albion Road / Caledon-King Town Line, and Highway 9. Eleven concessions were surveyed running east of Airport Road, while lots were laid out from south to north, beginning at Mayfield Road. The angular northern and eastern borders of Albion resulted in many wedge-shaped lots along the borders.

Villages, Towns & Maps

Villages and Towns within historic Peel County often have secondary surveys, breaking larger farm lots into smaller properties. These are often referenced under the individual villages or towns. Early maps, surveys and plans may also indicate features such as farm houses, mills, factories, blacksmith shops, churches, cemeteries, schools, post offices, orchards, etc.

Research Guides & The Ontario Heritage Toolkit

For more information on researching land records, see Chapter 5 of “Researching a Property” in the Ministry of Culture’s Heritage Property Evaluation Guide, available at:

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf

You can also reference the Ontario Genealogical Society’s “A Guide to Ontario Land Registry Records”.

Finding Microfilm

Peel Land Registry

All microfilm is found in file storage cabinets in the Land Registry Office. Indexing binders are available to help find the applicable microfilm reels.

The indexing binders will direct you to reels in labeled drawers. For assistance in beginning your search or upon your first visit to the Land Registry Office, do not be afraid to ask the staff for assistance and direction.

Land Registry microfilm is also available for consultation at the RPA, MLS-CR and HM. You may need to visit several sources to assemble a complete property ownership history.

The RPA houses the original land registers.

Next Steps

Now that you are armed with the Lot and Concession numbers, historical names and/or the modern PIN (this number can be found on municipal property tax bills and can be used to locate property information at the LRO) associated with your property, the next step is to visit the LRO, the MLS-CR or the RPA to review Abstract Records. Most modern properties are a smaller portion of the original 100 or 200 acre parcels. Also, Abstract Records track the sale of property, not necessarily the improvements on a property. As you make your way through the records, make note of all land transactions, monetary amounts and acreage. The LRO has microfilm copies of records, as does the MLS-CR and HM, while most of the original records are housed at the RPA.

Making Sense of the Land Registry

At the Land Registry Office, one can find all sorts of information relating to properties within the Region of Peel. However, Land Registry Records are also available at the RPA and some records are available at MLS-CR and at HM. Whether looking at the microfilm records or written documents, all land records and transactions are organized by lot and concession numbers or lot and plan number. The Abstract Records provide summaries of all transactions for properties located within a defined area. The information for each transaction includes:

- Instrument or registration number – numbered consecutively for all registrations in the county
- Type of instrument (transfer deed, mortgage, lease, quit claim, right-of-way, notice, etc.)
- Date of instrument (the document that is registered) and its registration
- Names of Grantor(s)/seller and Grantee(s)/buyer

- Consideration paid related to the transfer
- Short legal description of the land, or a reference to a previous description, which indicates a previous instrument number that provides a description of the land
- Information on how the land is held, if there is more than one grantee – most commonly either as Joint Tenants, where each owner has all legal interests that passes to the other owners on his/her death, or as Tenants in Common, where the owners each have a specified (although not necessarily equal) share in the land, expressed as a percentage or fraction that they can transfer or bequest (the share will not automatically pass to the other owners on the death of an owner)
- Any other comments or remarks that the registrar considered relevant

The Abstract Records are organized either by original geographic township lots and concessions, town plots, or by lot and plan numbers for lands located within plans of subdivision. A separate section exists for each lot and all registrations related to that lot are registered in the order that they occurred, with the most recent registration last.

However, just finding the right Lot and Concession numbers or the right Plan Number does not mean you have found what you are looking for. Few parcels still exist as original township lots. Most have been severed into more than one parcel and may also be subject to easements, right-of-ways, leases, or a myriad of other conditions that affect only a portion of the original lot. Therefore, to find the property you are looking for, you must know either its correct legal description or the name of the current owner, an historical owner, or some combination of the three. A municipal address and a reference plan description can also be very helpful. Usually this information can be obtained from municipal assessment rolls, available through the municipal Planning Department.

Land Registry ...

Continued

To find the exact property you are looking for you must match the description information to the most recent transaction that relates to the address. That transaction will be assigned an instrument number that will allow you to obtain a copy of the original document from the registry files. In some cases you may not be sure if you have the right property until you review the original document, which will contain more information than the Abstract Records. You can start with the Patent and move forward in time or start in the present and work your way back. Some property mysteries require a combination of both approaches! As you can probably see by now, doing a registry search gets more complicated the further you have to search back in time and can start to feel a bit like detective work, especially when records are incomplete or are filed in a confusing order, as is sometimes the case. But do not be discouraged! Staff is available to help you untangle the web and find your way through the maze!

Types of Instruments or Transactions

Instrument numbers refer to a transaction description. While the Abstract Records are simply lists of transactions, the instrument number will allow you to view the information pertaining to a particular transaction. Instruments (often known as Indentures) can be located on microfilm at the Land Registry Office or with the original paper copies at the RPA.

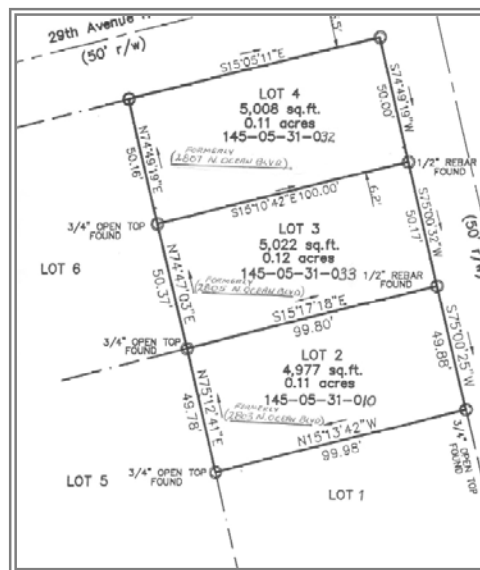
- **Deed, Transfer or Grant:** transfer of ownership
- **Mort:** mortgage or charge on the property
- **Assign or A.M.:** assignment or transfer of the mortgage or charge
- **Discharge or D.M.:** cessation or release of the mortgage or charge
- **Caution or Quick:** notice of claim
- **Probate:** following the death of the owner without a will
- **Will:** instructions for the conveyance of the subject land left in a will
- **B&S:** buy and sell, bought and sold or bargain and sale
- Other terms you might come across:
- **Quit Claim, Give, Bargain, Sell, Release, Convey and Confirm**

More on Instruments & Indentures

Each land transaction is assigned an instrument or indenture number, also known as memorials. These numbers refer to the written legal documents that describe the property transaction. Many, but not all, of these documents survive and can be accessed on microfilm at the LRO, RPA or MLS-CR.

Other Terms

- **Number:** refers to an Indenture or Instrument
- **Date:** the date of the agreement and/or of the registration of the agreement
- **Instrument:** the type of transaction
- **Grantor:** Seller or Mortgager
- **Grantee:** Buyer or Mortgagee
- **Area:** size of lot (often vague)
- **Consideration:** amount paid
- **Remarks:** description of land or transaction
- **Metes & Bounds:** mathematical description of property



Land Registry Abstracts

As shown in the example below, the pertinent lot and concession numbers are listed at the top of each page. From left to right, the columns indicate instrument number, type of transaction or instrument, date of transaction, date of registration, name of grantor, name of grantee, quantity of land, valuation and remarks. All abstracts contain essentially the same information.

What Next?

Examine prices listed for the property in the abstracts, as jumps in price over a short period of time might accompany changes to the property, such as, but not necessarily, the building of a house. Through Land Registry research, you are now armed with names and dates associated with the subject property. Do the names match those on the historical maps? Can you connect the names with any other knowledge gleaned from local historical sources or assessment records?

PAGE

TOWNSHIP OF TORONTO

LOT

06

CONCESSION

05

W.H.S.

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	QUANTITY OF LAND	Consideration or Amount of Mortgage	REMARKS
	PATENT	3 JAN 1828		THE CROWN	KINGS COLLEGE	ALL 200 ACRES		
	096 G-25	MAR 1854	15 AUG 1854	JAMES B. GREENSHIELD	SEUTX JOHN C. HYDE	"	£2850	
	098 M-13	JUN 1854	" " " "	JOHN C. HYDE	LEWIS MOFFATT	"	£2000	
	1287 A-M-16	JAN 1855	23 JAN 1855	LEWIS MOFFATT	HON. GEO. MOFFATT	"	£-5/-	
	1605A-M-7	APR 1855	10 APR 1855	LEWIS MOFFATT	HON. GEOR. MOFFATT	"	£-5/-	
	2736 M-22	AUG 1856	04 MAY 1856	JOHN C. HYDE ETUX	MARY HYDE	"	£350	ADL R 96.0529
	2797B-S-1	MAY 1856	" " " "	JOHN C. HYDE	HENRY RUTLEDGE	"	£2000	
	7463 M-20	OCT 1859	2 NOV 1859	JOHN C. HYDE	JOHN C. HYDE	"		2796 ADL R 96.0529
	7470 REL	1 NOV 1859	" " " "	JOHN C. HYDE ETUX	HENRY RUTLEDGE	"	£-5/-	
	8048 M-19	MAR 1860	31 MAR 1860	HENRY RUTLEDGE ETUX	PHILPOTTS W. TAYLOR	"	£1600	
	8093 REL	17 FEB 1860	7 APR 1860	HERBERT ELWELL ETAL	HENRY RUTLEDGE	"	£-5/-	
	10312 IND	3 MAR 1860	4 JUN 1860	GEORGE MOFFATT ETAL	PHILPOTTS W. TAYLOR	"	£1290.11.6	
	12750 M-11	NOV 1860	2 NOV 1860	HENRY MAY (P)	JAMES M. BUSSELL ETAL (P)	550		

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	QUANTITY OF LAND	Consideration or Amount of Mortgage	REMARKS
658	Release	5 Nov 1870	21 Nov 1870	Henry Rutledge	Philpotts W. Taylor	5/-		All 200 ac.
3428	B.S.	26 Sep 1881	3 Oct 1881	Charlotte B. Taylor	Geo. Stephens et al	\$1125.00		8 ac.
3461	B.S.	19 Oct 1881	3 Nov 1881	Geo. Stephens et al	Credit Valley R.R.	1.00		8 ac.
5189	B.S.	7 Oct 1884	3 Nov 1884	Charlotte B. Taylor	Thomas W. Robinson	292.50		4 1/2 ac.
5555	B.S.	20 Oct 1885	17 Mar 1885	Charlotte B. Taylor	James Farrell	166.00		2.68 ac.
5799	B.S.	20 Jul 1886	5 Oct 1886	Charlotte B. Taylor	Wm. H. Hunter	2200.00		Parts
5901	B.S.	9 Nov 1886	21 Dec 1886	William H. Hunter et ux	James Dowling	9000.00		Parts
7619	B.S.	1 Jun 1891	10 Jul 1891	James Farrell et ux	Ontario & Quebec Railway Co.	1.0040		0.38 ac.
7840	Agreet.	20 Jan 1892	21 Mar 1892	James Dowling	Ontario & Quebec Railway Co.	20.00		to lay drain
8122	B.S.	25 Jan 1891	16 Feb 1893	William Breakoy	George Stephen et al	25.00		Part. His interest
11152	B.S.	21 Jul 1903	29 Jul 1903	Thomas W. Robinson et ux	John Robert Eakins	225.00		4 1/2 ac.
13635	B.S.	27 Sep 1909	1 Oct 1909	John E. Dowling et al	Ontario & Quebec Railway Co.	50.00		11/100 ac.
14309	Release	21 Nov 1910	16 Feb 1911	Thurza A. Robinson & Matilda Rowan	John E. Dowling	1.00		Parts
14154	Probate	27 May 1909	7 Oct 1910	James Dowling	John E. Dowling			186 acres. Subject to charges. Among other bequests etc.

Understanding Subdivisions & M-Plans

If you find that your property is connected to a modern subdivision, M-Plan or lettered plan, you will need to take that plan letter/number and lot number to the Land Registry Office. The Land Registry Office has indexed binders that will direct you to the appropriate microfilm reel for your plan. Most plans note the original lot, concession and/or range number on the face of the plan. The M-Plans and other lettered plans are also linked with reference plan surveys (registered as 43R), and are also kept at the Land Registry Office.

Land Grants

Up until 1826 free land grants were available to all settlers, to government favourites, and to children of United Empire Loyalists. In 1826 these free grants were abolished except for grants to Loyalists and soldiers, and anyone wanting Crown land had to buy it. In 1828, administration of Crown Grants was transferred to King's College.

Crown Land Records, Petitions & Ontario Land Records

From 1791 the land that was to become Upper Canada (Ontario), including the modern Region of Peel, was distributed under the control of The Crown. By 1795 a complex system of surveys, land titles, and ownership had been established. Prior to Confederation (1867), land policy and distribution was handled by the Crown Lands Department. The Archives of Ontario (Ontario Archives) holds most of the records relating to Crown land grants, and a research guide to accessing these records is available through the Archives of Ontario reading room.

The **Ontario Land Records Index** can also assist, if the exact location of a land grant for an individual person is not known. The Index covers from ca.1780 to 1920, and is an index of settlers who received Crown grants by grant, lease or purchase.

The Archives of Ontario also house Petition and Land **Patent** records. If an individual wished to apply for a land grant from the Crown, they may have submitted a **Petition**. If the petition was successful, the Crown may have issued a land grant to the petitioner. If the settler took up residence on the **Land Grant** and fulfilled certain settlement duties, then the settler would have ended up owning the land, in which case the Crown would have issued a **Patent**.

For more information on these topics, please consult the Archives of Ontario at www.archives.gov.on.ca.

The RPA and MLS-CR also hold copies of the Ontario Land Records index.



Assessment Records

Assessment and Tax Records contain the location of an individual's land. There are very early assessment records, but each area in Ontario has different surviving records, so you must check for the county or township of interest to you. Check with the Region of Peel Archives and the Archives of Ontario for Assessment Records pertaining to Peel.

Research Guides from the Archives of Ontario

www.archives.gov.on.ca/english/guides/

Wills & Surrogate Court Records

Access to the Surrogate Court Records Index (1793-1858), the Index to Peel County Surrogate Court Records (1867-1968), and the Surrogate Court Index of Ontario (1859-1900) is available at the Canadiana Reading Room of the Mississauga Central Library.

Additionally, a variety of wills and surrogate court records are available through the Region of Peel Archives and the Archives of Ontario.

Online Resources

Researching history and genealogy is fast becoming one of the world's leading hobbies.

Increasingly resources are available online. One of the most comprehensive subscription-based resources is

www.ancestry.ca. At the Mississauga Central Library and the Brampton Library

Ancestry.ca is available for free to library members and for a nominal fee to out-of-town customers.

A multitude of other online resources also exist. HM also offers free access to several online resources.

Census Records & Census Returns

Census information for Ontario is available for every ten years, currently up to the 1911 Census. From 1851/52 many of the records are readily accessible and can provide important information such as name, gender, age, birthplace, religion, ethnicity, occupation, as well as type of dwelling. In some cases other details about the building and property might be available. In addition to the online sources listed below, census records are also available on microfilm at the RPA, MLS-CR, BL-FC, and HM, amongst others.

Please note:

1. Not all census records have survived. Some entire districts are missing.
2. Most online versions of census enumerations do not include the schedule with the details about the house and property.

1851/2: Personal census images (un-indexed):
www.collectionscanada.gc.ca
Personal census images (indexed):
www.ancestry.ca
Note: surviving returns and records for Canada West (now known as the Province of Ontario) were taken in 1852.

1861: Personal census (un-indexed):
Available on microfilm
Agricultural census: microfilm only
Personal census images (indexed):
www.ancestry.ca

1871: Personal census index:
www.collectionscanada.ca
Personal census images (indexed):
www.ancestry.ca
Note: co-relate the page and line information in "Schedule 1" to "Schedule 4" for details about the building(s) and property.

1881: Personal census only on microfilm
Index and transcript of household

details: www.familysearch.org
& www.collectionscanada.gc.ca
Personal census images (indexed):
www.ancestry.ca

1891: Census on microfilm and personal census images (indexed):
www.ancestry.ca

1901: Personal census, index and transcript:
www.automatedgenealogy.com
Personal census images (indexed):
www.ancestry.ca

1911: Personal census, index and transcript:
www.automatedgenealogy.com
Personal census images (indexed):
www.ancestry.ca

Additional Census Information

For additional census records and research tools, please visit:
www.censusfinder.com/ontario-canada/census-records.htm

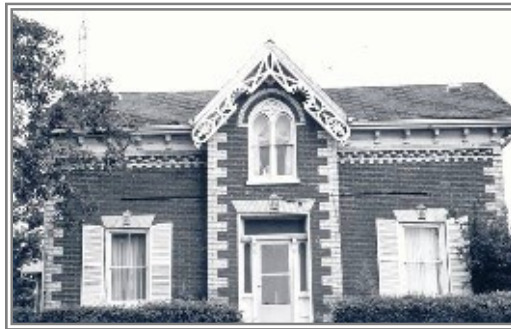
Local libraries and resource centres may also have census information on specific areas on file. It never hurts to ask!



Cemetery Records

Burial records and gravestone inscriptions for many historic cemeteries in Peel have been compiled by the Halton Peel Branch of the Ontario Genealogical Society. All published records are available at the Region of Peel Archives, Brampton Library Four Corners Branch, Heritage Mississauga and the Canadiana Reading Room, Mississauga Central Library. Similarly, cemetery records pertinent to the Town of Caledon are available at the Caledon Town Hall. Cemetery transcription indices from the Halton Peel Branch of the Ontario Genealogical Society are searchable online at www.halinet.on.ca/localhistory/forms.htm.

Additionally, consulting obituaries through newspaper records can be a helpful research tool.



Military Resources

There are many online resources available to help trace military records, and many more resources located at the many cultural and history repositories in the Region of Peel. A few online resources are:

Ancestry.ca
www.ancestry.ca

Canadian Military Heritage Project
www.rootsweb.ancestry.com/~canmil/1812/index.html

Library and Archives Canada
www.collections.canada.gc.ca

Veterans Affairs Canada, Canada Remembers
<http://www.veterans.gc.ca/eng/remembrance>

War of 1812 Resources
www.warof1812.ca

Fire Insurance Plans

Many fire insurance plans for Peel are available at the Thomas Fisher Rare Book Library at the University of Toronto. A variety of fire insurance plans are also available through the RPA and the MLS-CR. Check with each institution as to their collections.

Fire insurance plans generally show building locations and roadways in a given area in a given year, and can indicate a building's construction material.

Directories

Regional and city directories may be searched by address to find former occupants of a property. New buildings may also be traced as they acquire street numbers. Directories are available for perusal at many of the research locations. A number of directories from 1968 to 2001, as well as 19th century directories such as John Lynch's Directory of the County of Peel for 1873-1874, may be found in the Canadiana Reading Room in the Mississauga Central Library.



Registers of Heritage Properties

Municipalities maintain heritage inventories of all identified heritage properties, including a register of listed properties and properties designated under Part IV or V of the Ontario Heritage Act. They often contain architectural and historical information. Contact the municipality to see if this information is available.

Historic Photos

Many heritage organizations and historical societies throughout the Region of Peel maintain collections of heritage images. Public access to these pictures varies from organization to organization, and duplication services (and fees) also vary. Some organizations maintain online photo galleries, such as the City of Mississauga's Historic Images Gallery:

www.mississauga.ca/historicimages

Some of these image galleries contain a significant amount of property information.

Aerial Photography

Beginning in the 1950s, there have been periodic aerial photographic surveys of Peel County. These photographs are typically close enough to the ground that one can distinguish different geographic forms and buildings and discern changes in the landscape over time. Available aerial photography records vary for each municipality. Aerial images from 1959 and 1978 are also available through the Ministry of Natural Resources and cover much of Ontario. Topographical maps for various areas within Peel also exist and are available through many of the institutions. The RPA has a Peel-wide set of aerial images from 1967 to 2013.

Mississauga

Aerial photographs (1975-2001) may be accessed in the MLS-CR at the, or visit: Emaps on the City of Mississauga website for select years from 1944 to 2014.
www.mississauga.ca/maps

Brampton

Aerial Photographs (selected years from 1972 to 1999) are available through the City of Brampton: 905-874-2059.

Caledon

Aerial photographs exist for 1954 (MNR Library, Toronto), 1967 (RPA), and selected years from 1980 to 2007 (Town of Caledon).



Newspaper Records

Finding aids exist for a number of historical newspapers, many of which can be accessed on microfilm at local libraries and the Region of Peel Archives. Newspapers can often add cultural information to your search, such as advertisements, obituaries, announcements or community news information. They are often well worth the effort and search!

The RPA houses the Brampton Guardian and Conservator, Bolton Enterprise, Streetsville Review and other newspapers. The MSL-CR holds the Streetsville Review, Port Credit News, South Peel Weekly, Mississauga Times, Mississauga News, Streetsville Booster and Mississauga Business Times. Local information is also found in Pages of the Past, the Toronto Star online to 1894, available throughout the MLS-CR and BL- FC at no charge with a library card at:

<http://www.mississauga.ca/portal/residents/searchonline/databases>

<http://bramlib.on.ca/index.php/newspapers>

Other libraries and organizations maintain newspaper records as well, so it is best to check with organizations in your area to see what may be available to researchers.

Women's Institutes: Tweedsmuir Histories

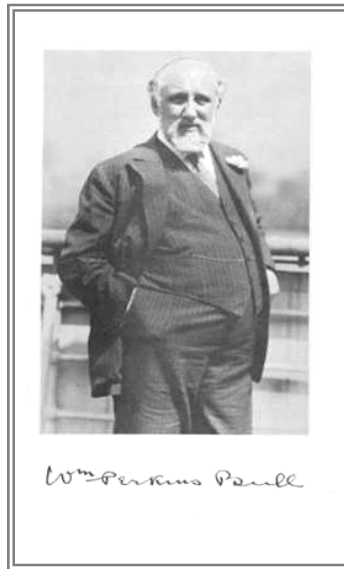
Women's Institutes across Ontario collected historical information about their areas. These compilations are known as Tweedsmuir Histories, and take the form of scrapbooks, often with photographs of buildings, farms and people. They can include community histories, school section memories, church histories, farm histories and biographical information. The majority of villages and towns within the Region of Peel had Women's Institutes at some point in their history, although most of them have ceased to operate. The Region of Peel Archives is the official repository for local Tweedsmuir Histories.



Local Resources & Genealogical Records

Family documents or histories may include information about former residents of your property. Local libraries, the Region of Peel Archives, historical societies and heritage organizations all collect local family history, although libraries tend to offer published books and articles while archives provide unpublished papers.

Another rich resource in our community is the Halton-Peel Branch of the Ontario Genealogical Society. For research assistance, please visit www.ogs.on.ca or <http://www.haltonpeel.ogs.on.ca>



William Perkins Bull Collection

The Region of Peel Archives @ PAMA is the home of the William Perkins Bull Collection, an indispensable resource to the researcher in the Region of Peel. Researched and written primarily in the 1930s, the collection includes 12 books, photographs, works of art, family files, and research notes on such things as local families, properties, and cemeteries pertaining to Peel County.

The Canadiana Reading Room, Mississauga Central Library offers the complete series of books as well as Cemeteries of Peel County and Families of Peel County on microfilm. Various elements of the collection are also available on microfilm at the Archives of Ontario.

A detailed Finding Aid to The Perkins Bull Collection is available at the Region of Peel Archives. The Aid can be used to locate the exceptionally useful annotated land registry files, as well as information on early Peel families, cemeteries, inns, hotels, lost hamlets, railways, and even roadways. Even if such files do not help with learning more about a specific property, they can be useful in terms of establishing wider historical context.

Cultural Histories

Cultural histories are important sources of information that often provide a vital link towards understanding the history of an area. They come in a variety of formats (written, oral, and pictorial, published and unpublished). It also never hurts to be inquisitive when visiting local heritage organizations, libraries, and historical societies. Ask staff members what local histories and family records they may have.

Contacts / Information Links:

Albion-Bolton Historical Society

Ancestry.ca

Archives of Ontario (Ontario Archives)

Architectural Conservancy of Ontario

Association of Ontario Land Surveyors

Belfountain Heritage Society

Bovaird House Museum, Brampton

Brampton Heritage Board

Brampton Historical Society

Brampton Library, Four Corners Branch

Caledon East & District Historical Society

Caledon Public Library

Caledon Village Heritage

Canadian Association Heritage Professionals (CAHP)

Canadian Register of Historic Places

City of Brampton

City of Mississauga

Dufferin County Museum

Erland Lee Museum

Esquesing Historical Society

Etobicoke Historical Society

Halton Information Network

Halton-Peel Branch, Ontario Genealogical Society

Halton Region Museum

Heritage Advisory Committee (Mississauga)

Heritage Caledon

Heritage Mississauga (Mississauga Heritage Foundation)

Heritage Oakville

King Township Historical Society & Archives

Library and Archives of Canada

Long Branch Historical Society

Mississauga Historic Images Gallery

Mississauga Library System, Central Library,

Canadiana Room

Mississauga South Historical Society

905-857-1369 (Isabelle Bottoms)

www.ancestry.ca

www.archives.gov.on.ca

905-455-4395

<http://www.aols.org/>

www.belfountainheritage.com

www.bovairdhouse.ca

<http://www.brampton.ca/en/arts-culture-tourism/heritage/Pages/brampton-heritage-board.aspx>

www.bramptonhistoricalsociety.com or 905-457-0058

<http://www.bramlib.on.ca/index.php/adults/genealogy-local-history>

<http://www.cedhs.ca/> or 905-857-2410

www.caledon.library.on.ca

519-927-5370 (Fay McCrea)

<http://www.cahp-acecp.ca/>

<http://www.historicplaces.ca/en/home-accueil.aspx>

www.brampton.ca

www.mississauga.ca

www.dufferinmuseum.com or 705-435-1881

<http://www.fwio.on.ca/erland>

www.esquesinghistoricalsociety.ca

www.etobicokehistorical.com

www.halinet.on.ca

<http://www.haltonpeel.ogs.on.ca>

www.halton.ca/museum or 905-875-2200

www.mississauga.ca/heritageplanning

<http://www.caledon.ca/en/live/heritage.asp?mid=15489>, or 905-584-2272 ext.4243

www.heritagemississauga.com or 905-828-8411

<http://www.oakville.ca/business/heritage-planning.html>

905-833-2331

<http://www.collectionscanada.gc.ca/>

416-252-0842

[www.mississauga.ca/portal/residents/](http://www.mississauga.ca/portal/residents/historicimagesgallery)

[historicimagesgallery](http://www.mississauga.ca/portal/residents/localhistory)

www.mississauga.ca/portal/residents/localhistory

<http://www.clients.teksavvy.com/~chessie/>



Contacts / Information Links continued:

Museums of Mississauga	www.museumsofmississauga.com or 905-615-4860
New Toronto Historical Society	www.newtorontohistorical.com
Oakville Central Library	www.opl.on.ca or 905-815-2044
Oakville Historical Society	www.oakvillehistory.org or 905-844-2695
Ontario Architecture	www.ontarioarchitecture.com
Ontario Black History Society	www.blackhistorysociety.ca
Ontario Heritage Connection	http://www.ontariohistoricalsociety.ca/en/Start-Browsing_122
Ontario Heritage Trust	http://www.heritagetrust.on.ca/Home.aspx
Ontario Historical Society	www.ontariohistoricalsociety.ca or 416-226-9011
Ontario Ministry of Culture	http://www.mtc.gov.on.ca/en/home.shtml
Region of Halton Land Registry Office (#20)	2800 Highpoint Drive, Suite 200, Milton ON L9T 6P4 (905) 864-3500
Region of Peel Land Registry Office (#43)	1 Gateway Boulevard, Brampton, 905-874-4008
	https://www.services.gov.on.ca/locations/locationDetail.do?id=11354
Region of Peel Archives (PAMA)	http://pama.peelregion.ca/ or 905-791-4055
Streetsville Historical Society and Archives	905-584-5958
Thompson Adamson Bell Tower Museum	905-828-2095
Toronto Historical Association	http://www.torontohistory.net/
Town of Caledon	www.caledon.ca or 905-584-2272
Town of Oakville	www.oakville.ca
Town of York Historical Society	www.townofyork.com or 416-865-1833
Trafalgar Township Historical Society	http://www.tths.ca
United Empire Loyalists' Association of Canada	http://www.uelac.org
West Toronto Junction Historical Society	www.wtjhs.ca
Weston Historical Society	www.welcometoweston.ca
Willowbank School of Restoration Arts	www.willowbank.ca

Caring for your Heritage Home

Municipalities often maintain lists of heritage architects and trades-people. While municipalities do not recommend individuals or companies, they can provide contact lists for registered heritage professionals for your information. The onus is on the property owner to ensure suitability and qualifications. It is important that professionals hired to undertake work on a heritage property be well-versed in their field, and in heritage standards and practices. It is recommended that they are also members in good standing with the Canadian Association of Heritage Professionals (CAHP).

Suggested Online Resources:

Canadian Association of Heritage Professionals: <http://www.cahp-acecp.ca/>
Ontario Architecture website: www.ontarioarchitecture.com
Old House Journal: www.oldhousejournal.com
Preserving My Heritage: <http://www.preservation.gc.ca/>
School of Restoration Arts at Willowbank: www.willowbank.ca

Suggested Print Resources:

“Caring for Your Old House” by Judith L. Kitchen
“So You Want to Fix Up an Old House” by Peter Hotton
“The Sensible Rehabilitation of Older Houses” by Harold Kalman



Check List

*Use this check list
and quick reference
list to help guide
you with your
documentation and
research.*

A Checklist

1. Determine the geographic address or legal description of your property:
 - Consult historical maps. Property records are arranged by historical township.
 - Note that lot numbers are labeled by Arabic (regular) numbers and concessions by Roman numerals (or letters for irregular shapes such as broken fronts or gores).
 - Find the lot number and concession within an historical township.
 - Keep in mind that the lot is likely to have been subdivided.
 - Find the specific location of the property within the lot.
 - If part of a modern subdivision, find the plan letter/number and lot number.
2. Identify historical owners and neighbouring landmarks:
 - Consult all available maps.
 - Consult city, county and business directories and phone books.
 - Consult assessment records.
3. Identify property ownership history with land records:
 - View the Abstract Records for your lot. Abstract Records list all transactions for the entire lot in chronological order.
 - Follow the trail; when an original lot is subdivided by a new plan, a new book or section is opened to abstract each new lot separately.
 - Follow the links between grantor and grantee. Remember that grantors may be subdividing the lot and selling to more than one grantee.
 - View instruments for more detailed information, including full name, occupation, relationships, and details from the sale of an estate upon death.
4. Research property owners and neighbouring landmarks:
 - Note the variety of source material, published and unpublished, public and private.
 - Search for books, articles, photographs, letters, papers, reports, maps, interviews, census records, cemetery records and genealogies.
 - Take advantage of staff expertise at libraries, archives and heritage organizations.
 - Check the local history collection at your public library.
 - Visit the Region of Peel Archives.
 - Contact local historical societies and heritage organizations.
 - Contact church historians and archives.
 - Contact knowledgeable members of the community.
 - Explore other sources of information, using the list of contacts on page 9.
 - Use historical and genealogical online databases and the internet.
5. Analyze the property visually:
 - Look at the landscape, placement of building(s), method of construction, building materials, additions and alterations.
 - Determine the architectural style. This may help date the structure.
 - Photo document property before any conservation project or major alteration.
 - Study physical clues present on a building such as nails, saw marks on wood, door and trim details, hardware, interior finishes, lath and plaster; physical clues observed can be used to estimate or confirm construction dates.
6. Ask questions:
 - Ensure that your property's history makes sense.
 - Take a step back and think critically. Is your narrative plausible?
 - Discuss your story with others to get feedback or ideas for further research.



Architectural Styles

A building's architecture is usually reflective of individual and social tastes and prosperity during the time in which it was built. The exterior and veneer of a building, or alterations to a building – some visible, some not – are also reflective of the desire to keep a building functional and up-to-date over time.

It is sometimes possible to estimate a construction date of a building by understanding the style in which it was built. There are many useful guides to help identify the enormous variety of architectural styles, which include, but are not limited to, many of the following style classifications: Art Deco, Art Moderne, Beaux-Arts Classicism, Bungalow, Cape Cod, Colonial Revival, Edwardian Classicism, Georgian, Gothic Revival, Greek Revival, International, Italianate, Neoclassical, Octagon, Prairie, Queen Anne, Ranch, Regency, Romanesque, Second Empire, Shingle, Tudor, etc. Although not a particular architectural style, individual houses might also be identified by a particular design or idealism, such as Arts & Crafts, Contemporary, Saltbox or Victorian.

It is rare to determine a specific construction date from an architectural style as it may indicate only a general time period; style can be used to confirm other evidence about the time period however. It is more common to find vernacular or overlapping and “watered down” versions of architectural styles; pure academic examples are rarer.

Dating by Architectural Style

Sometimes dating a structure through its architectural features can lend support to archival findings, such as dates of purchase and jumps in value for a particular parcel of land. The following resources are useful for understanding architectural style:

Searching For Old Ontario
by Thomas F. McIlwraith

Old Ontario Houses
by Kim Ondaatje et al

Ontario Architecture: 1784 to the Present
by John Blumenson

Biographical Dictionary of Architects in
Canada, 1800-1950 by Robert Hill
www.dictionaryofarchitectsincanada.org

A Guide to Canadian Architectural Styles,
2nd Edition
by Ricketts, Maitland & Hucker
www.ontarioarchitecture.com

Heritage Property Grants

Brampton Heritage Property Incentive
Grant Program:

<http://www.brampton.ca/en/Arts-Culture-Tourism/heritage/Pages/Heritage-FAQs.aspx>

Caledon Designated Heritage Property
Grant Program:

<http://www.caledon.ca/en/live/heritage-designated-property-grant.asp>

Mississauga Heritage Grant Program:

<http://www.mississauga.ca/portal/discover/grantinformation>

Describing Architectural Styles

Sometimes the hardest part of conducting property research can be describing architectural styles and building techniques with certainty. Keep in mind that buildings invariably show the outer or most recent layer or finish. Often the actual “bones” of the building are hidden from view. Our landscape is more often one of alterations, not originals, showing the accumulated decisions of ordinary people over time.

What Heritage Designation Does:

- *Recognizes and reinforces the cultural value and community appreciation of heritage property*

- *Provides protection against inappropriate changes to heritage property that affect the reasons for its designation*

- *Prohibits demolition unless permitted by the municipality*

Understanding Heritage Designation & the Ontario Heritage Act

In Ontario, the conservation of cultural heritage resources is considered a matter of public interest. The Ontario Heritage Act gives municipalities and the provincial government powers to preserve Ontario's heritage. Municipalities can designate individual properties under Part IV of the Ontario Heritage Act as being of "cultural heritage value or interest." A designation by-law identifies and describes the specific heritage attributes and other character-defining elements that contribute to the heritage significance of a property.

Any real property deemed to have "cultural heritage value or interest" can be designated, including: houses, barns, factories, cemeteries, parks, barns, bridges, trees, gardens, hedgerows, fences, churches, woodlots and historic sites.

In addition to designation of individual properties, Part V of the Ontario Heritage Act allows whole neighborhoods and districts to be designated en masse as "heritage conservation districts". There are currently about 70 heritage districts in Ontario, three of which are located within the Region of Peel: Meadowvale Village Heritage Conservation District, Old Port Credit Village Heritage Conservation District and Churchville Heritage Conservation District.

The Criteria for heritage designation is as follows:

1. The property has Design Value or Physical Value because it,

- a) Is rare, unique, representative or early example of a style, type, expression, material or construction method;
- b) Displays a high degree of craftsmanship or artistic merit, or
- c) Demonstrates a high degree of technical or scientific achievement.

And / Or

2. The property has Historical Value or Associative Value because it,

- a) Has direct associations with a theme,

event, belief, person, activity, organization or institution that is significant to a community;

- b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
- c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

And / Or

3. The property has Contextual Value because it,

- a) Is important in defining, maintaining or supporting the character of an area;
- b) Is physically, functionally, visually or historically linked to its surroundings; or
- c) Is a landmark.

Designation serves as formal, public recognition that a particular property has heritage value and is worth protecting for the greater good of the community. Designation puts in place a simple mechanism to encourage preservation of the various heritage attributes as found.

The Ontario Heritage Act does not prohibit alterations or re-development of designated properties.

Continued on Next Page





Architecture is like fashion: different styles come and go over time, and most buildings reflect a combination of styles, rather than a single one. Buildings often have layers of materials.

Heritage Designation ... continued

Rather, it introduces a review and approval process to ensure that proposed changes are sympathetic to existing heritage attributes and features (as cited in the designation statement) and to the overall character of the property.

Heritage designation can be used to control demolition. Council has the power to prevent demolition of a building or structure located on designated property.

Owners of designated heritage properties may be eligible for grants, tax rebates and other financial incentives. They also have direct access to advice and technical information from the heritage professionals associated with municipal heritage committees.

The *Ontario Heritage Act* also contains enforcement provisions. Under the *Act* certain activities are illegal. For example, it is illegal to demolish a designated heritage property without a valid demolition permit. Designation does not negatively impact property values, prevent the introduction of modern conveniences nor obligate a property owner to restore lost or damaged heritage features.

For more information on designation, or if you want your municipality to consider your property for heritage designation, please contact your municipal heritage staff, municipal heritage committee or the Planning Department.

Caring for Old Buildings:

- Do not neglect the building by avoiding routine maintenance and regular upkeep. Costs add up unnecessarily and work can become more complicated;
- Do not use conjecture with regard to “restoring” missing heritage elements or by introducing “period” elements that would not otherwise be suitable; avoid the “ye olde” approach to heritage restoration;
- Do not construct additions that are out of scale with the heritage structure or which conflict visually because of the choice of exterior finishes and detailing.
- Do not cover, remove or replace original and older details with modern materials that do not match (e.g. replacing wood sash windows with plate glass panels or with vinyl casement windows);
- Follow these simple rules: a) repair instead of replace; b) but when replacement is necessary replace only what you must; and c) work with similar replacement materials if possible;
- Do not use inappropriate building materials, coatings and finishes such as stucco over masonry walls or using hard mortars for repointing old brick, etc.
- Respect the “patina” of an old building. Over-zealous cleaning particularly with harsh products or methods can destroy the authentic character and age of a building;
- Do not gut an interior of its original and period finishes in order to “modernize”. Elements such as original baseboard, plaster ceiling medallions, window and door trim, period light fixtures, staircases, mantelpieces and stained glass windows are critical heritage fabric that helps ensure a building retains its character and value.
- Hire consultants, architects, structural engineers and contractors who specialize in heritage buildings.

What Heritage Designation does NOT do:

- *Restrict the use of property*
- *Impose onerous obligations or undue expenses to maintain property*
- *Render property ineligible for insurance coverage*
- *Restrict the sale of property*
- *Enable public access to private property without the owner’s consent*

Municipal Heritage Committees

These Council-appointed volunteer committees advise and assist their municipalities on matters such as heritage property designation, conservation principles and practices, and the promotion of heritage awareness across the community.

Brampton Heritage Board

905-874-3825

Meets the 3rd Tuesday of the month, 7:00pm, at Brampton City Hall

Heritage Caledon

905-584-2272

Meets on the 2nd Tuesday of the month, most frequently at the Caledon Town Hall.

Mississauga Heritage Advisory Committee

www.mississauga.ca/heritageplanning

Meets at 9am on the fourth Tuesday of the month at the Civic Centre

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Research Guide Contributors

Heritage Caledon

Heritage Mississauga (Mississauga Heritage Foundation)

Mississauga Central Library, Canadiana Reading Room

Mississauga Heritage Advisory Committee

Region of Peel Archives

City of Brampton

City of Mississauga

Town of Caledon

Contributing Team (2009): Diane Allengame (Registrar, Peel Heritage Complex); Arthur Dias (Director, Heritage Mississauga), Sally Drummond (Heritage Resource Officer, Town of Caledon); Elaine Eigl (Mississauga Heritage Advisory Committee), Meaghan FitzGibbon (Heritage Researcher, Heritage Mississauga); Brian Gilchrist (Reference Archivist, Region of Peel Archives); Dorothy Kew (Local History Librarian, Mississauga Library System); Jim Leonard (Heritage Coordinator, City of Brampton); Elizabeth McQuaig (Librarian, Arts and History Department, Mississauga Library System); Lindsay Popert; Mark Warrack (Senior Heritage Coordinator, City of Mississauga); Matthew Wilkinson (Historian, Heritage Mississauga); Paula Wubbenhorst (Heritage Coordinator, City of Mississauga); Brampton Heritage Board; Mississauga Heritage Advisory Committee; Heritage Mississauga (Mississauga Heritage Foundation).

