



**Cultural Heritage Impact
Statement—12862 Dixie Road,
Town of Caledon**

FINAL

Decemebr 15, 2023

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Limitations and Sign-off

The conclusions in the Report titled Cultural Heritage Impact Statement - 12862 Dixie Road, Town of Caledon are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from QuadReal Property Group (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

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Executive Summary

Tribal Development Management Services Inc. (the Proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Impact Statement (CHIS) for 12862 Dixie Road in the Town of Caledon, Region of Peel, Ontario. The Study Area is situated about 360 metres south of the intersection of Dixie Road and Old School Road. The proposed redevelopment of the site includes the construction of an industrial facility with truck trailer and car parking, loading space, environmental area, and stormwater management area. The existing farmstead would be removed under the proposal.

In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The town's municipal heritage register identified 12862 Dixie Road (formerly 12892 Dixie Road) as a "Neo-Classical style farmhouse with a red and buff brick exterior" and built between 1850 and 1874.

The purpose of the CHIS is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

Determination of CHVI for 12862 Dixie Road was undertaken according to the criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 (subject to amendments by O. Reg. 569/22) made under the OHA. The property was found to contain a representative example of a mid-to late 19th century farmstead that continued to evolve and operate through the 20th century. The farmstead includes a representative example of a vernacular interpretation of a Classical Revival dwelling and a representative gable roof bank barn.

The CHIS identified direct impacts to the heritage attributes of 12862 Dixie Road as a result of the proposed undertaking. Direct impacts identified relate exclusively to direct impacts associated with the proposed demolition of the farmstead, including the residence and barn. Based on the impacts identified to this cultural heritage resource, relocation of the residence is recommended.

The relocation of the residence within the subject property to a location fronting on Dixie Road has been determined to be feasible and is proposed by the proponent. This will allow for retention of the heritage attributes of the residence within a setting that is visible to the public and set back from the proposed development. The relocated residence is proposed to be zoned for commercial use that could be supportive of the surrounding light industrial development and allow for adaptive reuse of the structure.



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The rear additions and contemporary side addition of the residence will be removed prior to relocation. Prior to relocation, a Strategic Conservation Plan (SCP) should be prepared for the residence to identify immediate, short-term, medium-term, and long-term conservation strategies.

To establish a buffer between the relocated residence and the proposed new development, a landscape plan should be prepared to advise on plantings to screen the proposed development from the residence.

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHIS	Cultural Heritage Impact Statement
CHVI	Cultural Heritage Value or Interest
LIDAR	Light Detecting and Ranging
MA	Master of Arts
OHA	Ontario Heritage Act
PAMA	Peel Art Gallery, Museum, and Archives
MHSTCI	Ministry of Heritage, Sport, Tourism, and Culture Industries
PPS	Provincial Policy Statement



Introduction
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1.0 INTRODUCTION

1.1 STUDY PURPOSE

Tribal Development Management Services Inc. (the Proponent) retained Stantec Consulting Ltd. to prepare a Cultural Heritage Impact Statement (CHIS) for the property located at 12862 Dixie Road in the Town of Caledon, Ontario (Figure 1). Since the completion of the CHIS in February 2021 and its submission to the Town for review, the property formerly 12892 Dixie Road has been severed into north and south parcels, 12862 and 12668 Dixie Road. The identified heritage value relates to 12862 Dixie Road. The barn, four outbuildings, and silos identified in the 2021 CHIS as having cultural heritage value or interest (CHVI) were removed from the property in 2021, based on their structural condition.

The Study Area is situated about 360 metres south of the intersection of Dixie Road and Old School Road. In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The town's municipal heritage register identified 12862 Dixie Road as a "Neo-classical style farmhouse with a red-and-buff brick exterior" built between 1850 and 1874 (Town of Caledon 2020). The *Town of Caledon's Built Heritage Resource Inventory*, contains additional information for 12862 Dixie Road and is summarized below:

- "Property contains:
 - Red and buff brick Neoclassical farmhouse c. 1850-1874
 - Vertical board, central Ontario gable roof barn c. 1850-1874
 - Driveshed/carriage house/garage
 - Tree-lined lane, Norway Spruce and Sugar Maple along lane; wooded creek bank
 - Mid-19th century farmstead across the road from turn of the 20th century farmstead at 12861 Dixie Road
 - Property of high significance
 - Shared/severed lot. Field corrected."

(Town of Caledon 2021)

The purpose of the CHIS is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:



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- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

To meet these objectives, this CHIS contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

The proposed redevelopment of the site includes the construction of an industrial facility with truck trailer and car parking, loading space, environmental area, and stormwater management area. The existing residence is proposed to be relocated within the existing property to a setting fronting on Dixie Road (Appendix A).



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Figure 1: Study Area



Methodology
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2.0 METHODOLOGY

2.1 POLICY FRAMEWORK

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

(d) The conservation of features of significant architectural, cultural, historical or scientific interest
(Government of Ontario 1990)

2.1.2 The 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

(Government of Ontario 2020)

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Under the PPS, “protected heritage property” is defined as follows:

property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage



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Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

(Government of Ontario 2020)

2.1.3 Town of Caledon Official Plan

Pre-consultation meetings between the proponent and the Town of Caledon indicated that a CHIS would be required for the property. According to the Town of Caledon Official Plan, where it is determined that a CHIS is required, the following content is required:

- *A description of the proposed development*
- *A description of the cultural heritage resource(s) to be affected by the development*
- *A description of the effects upon the cultural heritage resource(s) by the proposed development*
- *A description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,*
- *A description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.*

In addition, the Town of Caledon Official Plan contains the following general objectives with regard to cultural heritage resources:

- *To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community*
- *To promote the continuing public and private awareness, appreciation and enjoyment of Caledon's cultural heritage through educational activities and by providing guidance on sound conservation practices.*
- *To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.*
- *To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Municipal Act, the Cemeteries Act and the Niagara Escarpment Planning and Development Act in order to conserve Caledon's cultural heritage.*

(Town of Caledon 2018)

2.2 BACKGROUND HISTORY

To understand the historical context of the property resources the following sources were consulted:

- Archival records (i.e., Peel Art Gallery, Museum, and Archives, Library and Archives Canada)
- Land registry records
- Cemetery records



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- Census records
- Gazetteers and directories
- Secondary sources (i.e., local history, physiography, architecture)
- Online sources (i.e., Region of Peel, Town of Caledon)

Due to the closure of public research institutions due to the COVID 19 pandemic at the time of research preparation, research was limited to online sources and the corporate Stantec library. To familiarize the study team with the Study Area, historical mapping from 1859, 1877, 1914, 1919, 1926, 1934, and 1940 and aerial photography from 1954 were reviewed.

2.3 FIELD PROGRAM

A site assessment was undertaken on December 4, 2020 by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. The weather conditions were cold, partly cloudy, and snowy. The site visit included a pedestrian survey of the property including the residence and barn, and property. Interior access was granted to the barn. Interior access was not granted to the residence by the Client due to the timing of the site assessment during the COVID 19 pandemic. A site assessment for the interior of the residence was undertaken on September 16, 2022, by Laura Walter, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The weather conditions were warm and sunny. An additional site visit was undertaken on June 8, 2023, to view the existing conditions of the residence. The site visit was completed by Frank Smith, and Lashia Jones, Senior Cultural Heritage Specialist, both with Stantec. The weather was warm and cloudy.

2.4 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 2006a). If a property meets two or more of the below criteria, then it may be considered for designation at the discretion of Council under Part IV of the Ontario Heritage Act (OHA). In order to identify CHVI at least one or more of the following criteria must be met:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*



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5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 2006a)



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2.5 ASSESSMENT OF IMPACTS

The assessment of impacts is based on the impacts defined in the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5) (Government of Ontario 2006b). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *Destruction of any, or part of any, significant heritage attributes or features*
- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
- *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
- *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006b)

2.6 MITIGATION OPTIONS

In addition to providing a framework to assess the impacts of a proposed undertaking, the MHSTCI Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*



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(Government of Ontario 2006b)



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3.0 SITE HISTORY

3.1 INTRODUCTION

The Study Area is located at 12862 Dixie Road (Regional Road 4) about 360 metres south of the intersection of Dixie Road and Old Schoolhouse Road, in the Town of Caledon, Ontario. Historically, the property is located in the former Township of Chinguacousy, on part of Lots 21 and 22, Concession 3 East of Centre Road. The following sections outline the historical development of the Study Area from the period of Euro-Canadian settlement to the present-day.

3.2 PHYSIOGRAPHY

The Study Area is situated within the South Slope physiographic region of southern Ontario. The South Slope region is located between Lake Ontario and Oak Ridges Moraine and has an average rise of 90 to 120 metres and an average width of 9.5 to 11.2 kilometres. The South Slope stretches from the Niagara Escarpment in the west to the Trent River in the east and covers about 1510 square kilometres. The Study Area is located in a part of the South Slope located between the Oak Ridge Moraine and Peel Plain (Chapman and Putnam 1984: 173).

The soils of the South Slope range from generally suitable to excellent for agriculture. The soil in the South Slope region west of Toronto, including the Study Area, are known as Chinguacousy clay loam and Oneida clay loam. While these soils are acidic and difficult to work, they are regarded as suitable for agriculture. Historically, wheat farming and then the dairy industry were important in the western part of the South Slope region, which benefitted from its proximity to markets in Toronto (Chapman and Putnam 1984: 174).

3.3 TOWNSHIP OF CHINGUACOUSY

3.3.1 Survey and Settlement

Following the War of 1812, immigration from the British Isles steadily increased to Upper Canada and much of the land around Lake Ontario which had been opened for settlement had already been granted. In response to growing demand for land around Lake Ontario, the British Crown and the Mississaugas of the Credit First Nation signed Treaty Number 19, which ceded 648,000 acres of land, including the future Township of Chinguacousy, to the British Crown (Mississaugas of the Credit First Nation no date [n.d.]).

The colonial government intended to use the newly purchased lands to settle War of 1812 veterans, the heirs of United Empire Loyalists who were entitled to a land grant, and new immigrants from the British Isles (McKinney 1967: 244). The Township of Chinguacousy was surveyed by the partnership of Richard Bristol and Timothy Street beginning in June of 1819. Bristol and Street were originally contracted only to survey the southern half of the township. However, demand for land proved so high that they were



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awarded a second contract for the remainder of the township. The survey of the entire township was completed in October 1819 (McKinney 1967: 245).

The Township of Chinguacousy was surveyed using the double front survey system (Dean 1969). The double front system was widely used in Upper Canada between 1815 and 1829. This survey system created lots of 200 acres with road allowances located in front of each concession and every fifth or sixth lot (Plate 1). This system allowed 100-acre grants of half lots since road allowances were located on both the front and rear halves of the lot (Weaver 1968: 14,16). The exact origin of the township name is unclear, but it is believed to have been named after a half Scottish, half Indigenous chief “Shinguacose” who participated in the capture of Fort Michilimackinac during the War of 1812 (Gardiner 1899: 234; McKinney 1967: 244).



Plate 3.1: Double Front Survey System (Dean 1969)

The early settlement of the township was partly impeded by land speculation and absentee ownership. Some of the military veterans and Loyalist heirs who received early land grants in the township declined to settle on the land they were allotted. Others received land grants of multiple lots and only improved one lot while leaving the others undeveloped (McKinney 1967: 245). Despite these obstacles to settlement, Chinguacousy Township had 213 settlers in 1827. That year, a total of 27,211 acres of land was occupied in the township. Of that acreage, 3,702 acres had been cleared. The total amount of land owned constituted about a third of the available land in the township. The township also contained one sawmill and two stores (McKinney 1967: 246).

3.3.2 19th Century Development

Largescale emigration from the United Kingdom to Upper Canada reached a peak between the 1830s and 1850s (Craig 1963: 124). This resulted in an annual growth rate in the colony of about seven percent and a doubling of the population every ten years (McCalla 1993: 3-4). The Township of Chinguacousy benefited from this wave of immigration and the population of the township increased from 1,930 in 1831 to 7,469 in 1851 (McKinney 1967: 249).



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Smith's Canadian Gazetteer, published in 1846, described the township as containing a rolling topography, forests of hardwood and pine, and the soil as being conducive to wheat growth. The Gazetteer reported that 74,977 acres of land in the township was occupied, 26,266 acres were under cultivation, and that the township contained seven sawmills and one gristmill. Smith wrote glowingly of the township, stating "This is one of the best settled townships in the Home District, containing excellent land, and many good farms" (Smith 1846: 32).

As the township grew, many hamlets developed in the township. The largest of these was Brampton, which was incorporated as a village in 1853. Other significant hamlets in the township included Victoria, Tullamore, Terra Cotta, Cheltenham, Snelgrove, and Campbell's Corners (McKinney 1967: 249).

During the first half of the 19th century, most of the wheat grown in the township was shipped from Port Credit. In 1856, the Grand Trunk Railway was built through the township (McKinney 1967: 250; Andraee 1997: 126). The completion of the railway provided an economic boon to local farmers and reduced dependence on local roads and the Port Credit Harbour (McKinney 1967: 250).

The population of Chinguacousy Township reached its 19th century peak in 1871 when the population was recorded as 6,129. That year, the township had the highest population in Peel County, narrowly surpassing Toronto Township, which had a population of 5,974 (Dominion Bureau of Statistics 1953). The Agricultural Census of 1871 indicated that the township contained 80,231 acres of occupied land. Of that acreage, 51,794 acres were under crops, 9,400 acres were pasture, and 1,229 acres were gardens or orchards. The predominant crops grown included wheat, barley, oats, potatoes, turnips, and hay (Census of Canada 1871). The population of Chinguacousy Township declined to 5,476 in 1881 and 4,744 in 1891 (Dominion Bureau of Statistics 1953).

3.3.3 20th Century Development

During the first decades of the 20th century, the Township of Chinguacousy continued to steadily decline in population, reaching a nadir of 3,635 in 1921 (Dominion Bureau of Statistics 1953). The contraction of population in the township was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30). All of the townships of Peel County experienced population decline between 1891 and 1901 (Dominion Bureau of Statistics 1953).

The Agricultural Census of 1921 lists Chinguacousy Township as containing 42,138 acres under crop, 4,135 acres as idle or fallow, and 19,055 acres as pasture (Dominion Bureau of Statistics 1925). The increase in pastureland in the township was due to the increasing importance of cattle and dairy farming in the area. The dairy products produced within the township were within trucking distance to growing markets in Toronto (Chapman and Putnam 1984: 174).

Despite the contraction of population, Chinguacousy Township saw several infrastructure improvements in the early 20th century. In 1909, telephone service was introduced to the township, initially available from 7:00 AM to 9:00 PM Monday to Saturday and 2:00 PM to 4:00 PM on Sunday. The initial subscription



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price was \$10 a year. In 1927, electricity distributed by the Hydro Electric Commission of Ontario became available in rural areas, replacing a patchwork of smaller generators that provided mostly streetlighting (McKinney 1967: 252).

The Township of Chinguacousy remained predominantly rural until after the Second World War when industries expanded into the township from the more developed parts of Peel County to the east and south. The township also entered a boom in suburban residential construction during the 1950s and 1960s. Between 1957 and 1958 over 6,000 acres of land was assembled for the planned community of Bramalea. The growth of the suburbs in the township is reflected in its rapid population growth in the 1960s. In 1960, the population of Chinguacousy Township was 6,286. By 1966 it grew to 15,996 and also contained 3,100,000 square feet of industrial space (McKinney 1967: 254).

The rapid growth of the Township of Chinguacousy and other communities in Peel County put strain on a county government unaccustomed to administering such large services and planning operations. In response, the provincial government saw increased cooperation between municipalities as a solution. In 1974, the County of Peel was dissolved and replaced with the Regional Municipality of Peel. Under regional government, regional planning and large services such as public health, waste management, policing, and long-term care, would be administered by the region. Local services such as parks and libraries would be provided by lower-tier governments. When the Region of Peel was created the Township of Chinguacousy was dissolved. The southern part of the township, which was more heavily suburbanized, was amalgamated into the new City of Brampton. The more rural northern part of the township, including the Study Area, was amalgamated into the new Town of Caledon (Peel Art Gallery, Museum and Archives [PAMA] n.d.a).

The population of the Town of Caledon was 66,502 in 2016, an increase of 11.8% since 2011 (Statistics Canada 2019). The population of the Region of Peel was recorded as 1,484,000 in 2016 (Region of Peel 2019).

3.4 PROPERTY HISTORY

3.4.1 Lot 21, Concession 3, East of Centre Road

Lot 21, Concession 3, East of Centre Road (Huronario Street) was granted by the Crown to Lydia Craig in 1825 (PAMA n.d.b.). She was the daughter of John Emmett, a United Empire Loyalist (Niagara Falls Public Library 2021). As the heir of a Loyalist, she was entitled to her own land grant, which was likely the land received in the Study Area. No further land transactions for Lydia Craig are listed in land registry records and according to the Census of 1851 and historical mapping from 1859, the lot was occupied by Stephen Craig (Figure 2). The mapping depicts that Craig resided on the west side of the lot, outside of the Study Area, and a shop was located on the east side of the lot along present-day Dixie Road.

The Census of 1851 lists Stephen Craig as a 31-year-old farmer born in Canada. He lived with his wife Margaret, 32; daughter Louisa, age 5; daughter Sarah, age 1; and son Hugh, age 3. Lydia Craig was listed as a widow living in Stephen's household and age 60. The household also contained John Craig, a



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21-year-old laborer, Andrew Hugh, a 19-year-old laborer, and Lydia Craig, a 23-year-old servant (Library and Archives Canada 1851).

Historical mapping from 1877 continues to depict Stephen Craig as occupying the lot. In addition, four structures are depicted on the east side of the lot along Dixie Road, while the Craig farmstead and orchard were located on the west half of the lot (Figure 3). Margaret Craig died in 1881 and Stephen Craig died in 1892; they are buried at Dixon's Union Cemetery on Kennedy Road in Caledon (Canada's GenWeb Cemetery Project 2021). After the death of Stephen, the property was owned by Hugh Craig (PAMA n.d.c). The Census of 1911 lists Hugh Craig as a 61-year-old farmer. He lived with his wife Mary, age 54; son Stephen, age 32; daughter Susan, age 26, and daughter Mary, age 24 (Library and Archives Canada 1911). Topographic mapping from 1914 shows the Study Area remained rural and the structures previously depicted along Dixie Road no longer appear (Figure 4).

Hugh Craig sold Lot 21, Concession 3, East of Centre Road in two one 100-acre parcels between 1913 and 1918, ending the Craig family association with the lot. The east half, which contains the Study Area, was sold in 1913 to William Maxwell Thornton, who lived in his father's farmstead to the north on Lot 22, Concession 3, East of Centre Road (ONLand 2020). Topographic mapping from 1940 shows that the Study Area continued to be rural and no structures are depicted on the portion of the lot within the study area (Figure 5). Following Thornton's death in 1956, the property was granted to his son Gordon M. Thornton (ONLand 2020). The one storey residence at 12824/12862 Dixie Road was constructed in the mid-20th century under Gordon Thornton's ownership based on its building materials and architectural style. This residence was removed in 2022.

3.4.2 Lot 22, Concession 3, East of Centre Road

Lot 22, Concession 3, East of Centre Road (Huronario Street) was granted by the Crown in two 100-acre parcels. The west half was granted to the Canada Company in 1832 and the east half, which contains the Study Area, was granted by the Crown to the Canada Company in 1830 (PAMA n.d.d). Lands granted to the Canada Company outside of Huron County were usually Crown Reserve Lots. These lots encompassed about one seventh of most townships and were set aside for future Crown use during surveying. The Canada Company was chartered in 1826 to settle the Huron Tract and existing Crown Reserves (Craig 1963: 136).

In 1834, the Canada Company deeded the east half of Lot 22, including the Study Area, to Patrick Ingoldsby for £62. In 1839, he sold the parcel to Patrick Green for £200. Based on Ingoldsby's short period of ownership he likely owned this parcel as speculation and netted a profit of £138 when he sold the parcel. Green was also likely a land speculator and he sold the parcel in 1841 to Malcolm Gillespie for £300. The next year, Gillespie sold the parcel to William Thornton for £332. In 1849, William Thornton sold the property to his son William Thornton Junior (PAMA n.d.e). Historical mapping from 1859 lists William Thornton as the owner of three quarters of Lot 22, Concession 3, encompassing about 150 acres of land. The mapping does not depict any structures on the lot (Figure 2).

The Census of 1861 lists William Thornton as the occupant of Lot 22, Concession 3 and owning 150 acres. William Thornton was born in 1816 in Ireland. He lived with his wife Jane, age 36; son William, age



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10; and son Robert, age 8. The Thornton family is listed as residing in a one and one half storey log residence. Of the 150 acres owned by Thornton, 99 acres were in crops, 10 acres were under pasture, and one acre was gardens or orchards. Crops grown on the farm included wheat, barley, peas, oats, potatoes, and hay. The Thornton farmstead was valued at \$9,000, a sum in the upper middle range when compared to his neighbours. The value of the surrounding farms ranged from \$1,500 to \$12,000 (Library and Archives Canada 1861).

Historical mapping from 1877 lists William Thornton as the occupant of all 200 acres of Lot 22. The mapping depicts a residence and small orchard at the approximate location of the present-day residence on the property (Figure 3). The structure is shown just southwest of a stream, which continues to exist on the property into the present-day. Based on the census records and the historical mapping, the present-day brick residence on the property was likely erected by Thornton between 1862 and 1877. An additional structure is shown at the west end of the lot.

In 1883, the will of William Thornton passed the property to his youngest son, Robert Thornton (PAMA n.d.e). The Census of 1891 lists Robert Thornton as a 37-year-old farmer born in Ireland. However, the Census of 1861 listed Robert and all of William's children as being born in Upper Canada, so the 1891 entry may simply refer to his ancestry. Robert lived with his wife, Jannie, age 41; daughter Annie, age 17; son William, age 10; son Robert, age 7; daughter Maggie, age 6; and daughter May, age 5. Also residing in the Thornton household were Robert Dunsmore, a 22-year-old bookkeeper, Robert Dunsmore, a retired 75-year-old, and Maggie Wilson, a 24-year-old schoolteacher (Library and Archives Canada 1891). It is likely that Maggie taught at the schoolhouse located in Lot 23, Concession 3 From Centre Road, at the northwest corner of present-day Old School Road and Dixie Road (Figure 3). Topographic mapping from 1914 shows a brick residence along a stream in the approximate location of the present-day residence (Figure 4)

The Census of 1921 lists Robert Thornton as a 67-year-old farmer. He lived in the household of William Maxwell Thornton, a 40-year-old farmer. William Maxwell was married to Elizabeth, age 43. They had two children Gordon, age 9, and Jean, age 5 (Library and Archives Canada 1921). Robert Thornton died in 1924 and the property was granted to his son William Maxwell Thornton (Find A Grave 2017a/ONLand 2020). Topographic mapping from 1940 shows that the Study Area remained rural and depicts a residence on the property in the approximate location of the present-day brick residence (Figure 5). William Maxwell Thornton died in 1956 (Find A Grave 2017b). Following his death, the property was granted to his son Gordon Thornton. The Thornton family retained the property until the late 1980s (ONLand 2020).



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Site History
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Figure 2: Historical Mapping, 1859



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Figure 3: Historical Mapping, 1877



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Figure 4: Topographic Mapping, 1914



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Figure 5: Topographic Mapping, 1940



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4.0 SITE DESCRIPTION

4.1 LANDSCAPE SETTING

The property at 12862 Dixie Road is located south of the intersection of Dixie Road (Regional Road 4) and Old School Road. Within and adjacent to the Study Area, Dixie Road is a two-lane asphalt paved roadway with gravel shoulders. The west side of Dixie Road is lined with utility poles and bordered by a drainage ditch (Photo 1 and Photo 2). The property is set in a largely rural and agricultural landscape that includes residences set on generously sized lots, working contemporary agricultural properties, 19th to early 20th century farmsteads, modern estate style residences, and modern residences on generously sized lots (Plate 4). South of the property near the intersection of Mayfield Road and Dixie Road, the area is in transitioning from rural and agricultural land use to a suburban setting containing new residential construction, office parks, and industrial buildings. This development is starting to creep north of the City of Brampton into the rural and agricultural lands of the Town. Directly adjacent to the property, on the east side of Dixie Road, is 12861 Dixie Road (Photo 3), a listed property on the Town’s Heritage Register, that contains a farmstead with a late 19th century residence and barn. Given the position of the structures set on a rise behind vegetation they are not clearly visible from the roadway or the Study Area.



Photo 1: Looking north on Dixie Road



Photo 2: Looking south on Dixie Road



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Photo 3: Farmstead located at 12861 Dixie Road, looking east

The property at 12862 Dixie Road is accessed from Dixie Road via a gravel laneway which slopes upwards to the farmstead, which contains a red brick residence, barn, and outbuildings (Photo 4 and Photo 5). The gravel laneway between Dixie Road and the residence is lined with a tree allée of mature Norway spruce (Photo 6). An area of naturalized vegetation, including deciduous trees commonly associated with Carolinian forests, is located on the north and east sides of the gravel laneway and is approximately a little over a half of an acre in size.



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Photo 4: Gravel laneway rising up from Dixie Road to farmstead



Photo 5: Gravel laneway looking towards Dixie Road



Photo 6: Trees adjacent to gravel laneway

The area around the residence and outbuilding is landscaped with mature coniferous trees, mature deciduous trees, and a lawn (Photo 7 and Photo 8). The residence and outbuilding are connected by the gravel laneway, which also allows access to the surrounding agricultural fields (Photo 8).



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Photo 7: Residence, adjacent trees and outbuilding looking northwest



Photo 8: Residence and adjacent trees looking east



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Photo 9: Adjacent fields to residence looking west

To the south of the residence fronting Dixie Road was a mid-20th century residence (Photo 10). This structure was removed in 2022. The residence was a one storey structure with a walk out basement. The structure had a low-pitched hip roof with metal cladding and a concrete block chimney. The structure was clad in aluminum siding and had a concrete block foundation. The exterior had modern entry doors and a mixture of wood frame and metal frame windows of the fixed, double-hung, and horizontal-sliding types.



Photo 10: Mid-20th century residence south of the farmstead, looking west

4.2 RESIDENCE

4.2.1 Exterior

The residence is a one- and one-half storey structure with a medium-pitched intersecting gable roof with asphalt shingles and a modern brick chimney (Photo 11 and Photo 12). The residence has a T-shaped plan with an original tail, three 20th century additions, and a fieldstone foundation. The original red brick



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with buff brick detailing portion of the residence dates to 1862 and 1877, based on census records and 19th century historical mapping. The additions on the west and east elevations appear to be former porches that were enclosed in the mid to late 20th century. The northwest addition was added prior to 1974, based on aerial photography. A specific date of the alterations and the northwest addition were undetermined based on a review of aerial photography and the land title records.



Photo 11: Front (south) and east elevations looking northeast



Photo 12: Front façade looking north

The three-bay front (south) façade is symmetrical and contains a denticulated cornice below the roofline (Photo 13). Below the denticulated cornice is a decorative band of dichromatic brick (Photo 14). The residence has a red brick exterior with a Flemish bond and buff brick quoins (Photo 15). The front façade contains two 6/6 windows with wood window surrounds and wood sills, four pane storm windows with wood surrounds, and buff brick voussoirs which are partially obscured by the porch roof. The central main entrance contains boarded sidelights and transom (Photo 16). The porch is likely not an original component of the residence, as the porch partially obscures the buff brick voussoirs, quoins, and has a concrete foundation.



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Photo 13: Front façade looking north



Photo 14: Denticulated cornice and dichromatic brick work, looking north

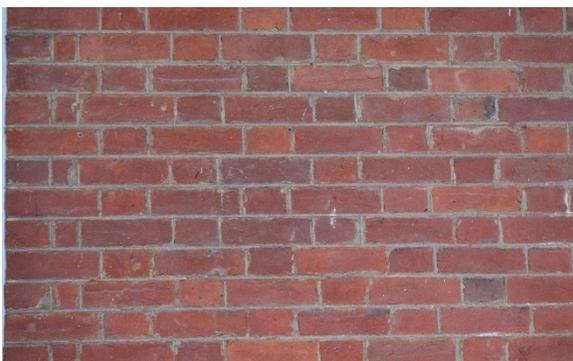


Photo 15: Red brick exterior with Flemish bond



Photo 16: Main entrance with boarded sidelights and transom

The east elevation has a red brick exterior with a common bond and buff brick quoins (Photo 17). The exterior contains a denticulated cornice, decorative dichromatic brick band, and return eaves located on the south section of the elevation (Photo 18). The south section of the east elevation of the residence contains 6/6 wood pane windows with four pane storm windows with buff brick voussoirs on the south section and modern basement windows with red brick voussoirs (Photo 19). One of the main floor windows on this south section has been boarded-up. The tail portion of the east elevation contains a former porch that was enclosed in the early 20th century (Photo 20). This one storey shed roof addition with modern siding, modern windows, and a concrete block foundation . The tail portion contains modern windows. The stone foundation is readily visible from this elevation (Plate 4.20).



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Photo 17: East elevation looking west



Photo 18: Cornice, eaves, and dichromatic brickwork, looking west



Photo 19: First storey windows, looking west



Photo 20: Enclosed porch, looking west

The north elevation contains the tail end with a denticulated cornice, return eaves and a dichromatic brick band. The exterior is clad in red brick with a common bond (Photo 21). At the northwest corner is a one storey hip roof addition with a red brick exterior with common bond and buff brick quoins (Photo 22). The bricks on this addition generally match the original sections of the residence and may have been salvaged from the east elevation when the shed roof addition was added. The hip roof addition is connected to an outbuilding clad in timber siding with a poured concrete foundation that extends to the west (Photo 23).



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Photo 21: North elevation, looking south



Photo 22: North elevation of addition, looking south (December 2020)



Photo 23: South elevation of addition looking north

The west elevation contains a denticulated cornice and return eaves on the south section of the elevation (Photo 24 and Photo 25). This section of the residence has a red brick exterior with a common bond, buff brick quoins, and a dichromatic brick band. The upper storey contains modern windows, and the first storey contains 6/6 windows with wood surrounds and wood sills, four pane casement windows with wood surrounds and frames, and casement windows with 1/1 storm windows. The tail portion of the west elevation has a red brick exterior, that is not original to the structure, it was re-clad possibly when the one storey shed roof addition was added (Photo 26). This elevation of the tail is simplified with no decorative brick details in comparison to the east elevation of the tail. The shed roof addition has a red brick and modern siding exterior. The first storey of the addition has a wood half glass entry door with a metal storm door, 3/1 wood frame windows, and a small 2/2 fixed wood frame window with a brick voussoir. The second storey of the tail has two wood casement windows with metal storm windows (Photo 27).



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Photo 24: West elevation, looking east



Photo 25: Cornice, return eaves, and dichromatic brick work, looking east



Photo 26: West elevation enclosed porch, looking northeast



Photo 27: West elevation tail windows, looking northeast

4.2.2 Interior

First Storey

The first storey contains a small vestibule area with rooms to the west and east. The room to the west has an asbestos tile ceiling, drywalled walls, carpet flooring, and wide wood mouldings (Photo 28 and Photo 29). On the east side of the room is are built-in cupboards with wood doors. North of this room on the west side of the house is a small room with drywalled ceilings and walls, and wood flooring and mouldings (Photo 30 to Photo 33). The room to the east of the entrance vestibule, contains an asbestos tile ceiling, drywalled walls, and wood flooring and wide wood mouldings (Photo 34 to Photo 36). On the east wall is a brick fireplace, with a wood surround and mantle (Photo 37).



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Photo 28: West room, looking northwest



Photo 29: West room, looking east



Photo 30: Northwest room, looking west



Photo 31: Northwest room, looking east



Photo 32: Northwest room, looking north towards a former exterior window



Photo 33: Northwest room, looking northeast towards rear kitchen



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Photo 34: East room, looking northeast



Photo 35: East room, looking west



Photo 36: Detail of east room flooring



Photo 37: Detail of east room fireplace

To the rear of the residence, in its tail, is the kitchen. The kitchen has an asbestos tiled ceiling, wallpapered walls with lower wood wainscotting, vinyl flooring, and wood built-in cabinets (Photo 38 and Photo 39). To the east of the kitchen is the enclosed east porch. It has an asbestos tile ceiling, a portion of the original east elevation exterior wall, wood paneled walls, and plywood and carpet flooring (Photo 40 to Photo 41). To the west of the kitchen is the enclosed west porch. It has a drywalled ceiling and walls, and vinyl flooring (Photo 42 to Photo 43). The west porch provides access to the basement by a straight wood staircase with a wood railing. At the north end of the porch is a small laundry room that has a tin ceiling, drywalled walls, and a vinyl tile floor (Photo 44 and Photo 45).



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Photo 38: Kitchen looking north



Photo 39: Kitchen looking southwest



Photo 40: Enclosed east porch looking south



Photo 41: Enclosed east porch looking northeast



Photo 42: Enclosed west porch looking southwest



Photo 43: Enclosed west porch, staircase to basement



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Photo 44: Laundry room looking north



Photo 45: Laundry room ceiling

Second Storey

The second storey includes a large open landing space, four bedrooms, and a bathroom. The second storey is accessed by a set wood straight stairs with a winder top (Photo 46). The second storey has a wood balustrade with a turned newel post. The landing space has an asbestos tile ceiling, drywalled walls, original wide wood flooring, and wood mouldings (Photo 47 to Photo 49). The first bedroom adjacent to the top of the stairs is a small room with drywalled ceiling and walls, wood mouldings, and wood flooring (Photo 50). The room has a closet with built-in wood cupboards and shelves (Photo 51). Moving west, the next room off the landing is a small bathroom with drywalled ceiling and walls, vinyl tile flooring, and modern bathroom fixtures (Photo 52). Moving west, the next room is the second bedroom, with drywalled ceiling and walls, wood mouldings, and wood flooring (Photo 53 and Photo 54). The north side of the room has a small closet. At the west end of the landing space is the third bedroom, a small room with drywalled ceiling, walls, wood mouldings, and wood flooring (Photo 55). In the tail portion of the residence, is the fourth bedroom. From the front section of the residence there are two steps down into the tail portion hallway (Photo 56). The hallway has an asbestos tile ceiling, drywalled walls, wood mouldings, and tiled flooring. The tail bedroom has a drywalled ceiling and walls, wood mouldings, and wood flooring (Photo 57 and Photo 58). At the southeast end of the room is a closet, with a drywalled ceiling and walls, and carpet flooring (Photo 59).



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Photo 46: Staircase to second storey



Photo 47: Second storey landing area, looking northeast



Photo 48: Second storey landing area



Photo 49: Second storey landing area looking southeast



Photo 50: First bedroom, looking east



Photo 51: First bedroom, looking west at closet



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Photo 52: Bathroom looking, southwest



Photo 53: Second bedroom, looking southwest



Photo 54: Second bedroom, looking west



Photo 55: Third bedroom, looking west

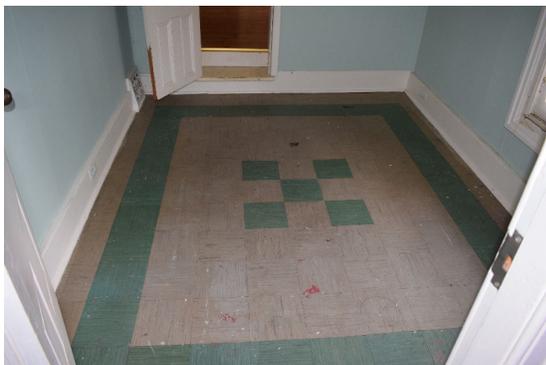


Photo 56: Hallway to tail bedroom, looking south



Photo 57: Tail bedroom looking east



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Photo 58: Tail bedroom looking west



Photo 59: Closet looking south

Basement

The basement includes the interior stone foundation walls that have been parged with concrete (Photo 60 and Photo 61). The basement has a concrete floor. Supporting the first storey are machine cut wood beams (Photo 62).



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Photo 60: Basement, looking southwest



Photo 61: Basement, looking south



Photo 62: Basement beams

Rear Addition

The outbuilding portion of the rear addition has concrete foundation walls, wood posts and beams, a wood frame roof, and a dirt floor (Photo 63 and Photo 64). The addition appears to have been constructed using salvaged components, as the hand hewn wood beam joints do not match some of the support braces or have been left empty. The outbuilding addition based on its construction materials appears to date to the early 20th century. To the east, between the outbuilding portion and the residence is a brick section, that has a lathe and plaster ceiling, parged concrete walls, and concrete flooring (Photo 65). This section is in very poor condition, with water damage and mold.



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Photo 63: Rear outbuilding addition, looking northwest



Photo 64: Rear outbuilding addition, looking east



Photo 65: Rear addition, brick portion, looking southeast

4.3 BARN

The barn at 12862 Dixie Road was a gable roof bank barn that dated to the late 19th century based on its architectural style and building materials. The barn was removed in 2021. The following building description and photographs were prepared prior to its removal based on the site assessment in December 2020. The barn had a metal roof with five lightning rods. The barn had a stone foundation. There were four additions to the original barn, one on the west elevation, two on the east elevation, and one on the south elevation (Photo 28).



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Photo 66: Looking northeast at the barn, showing gable roof, lighting rods, and gable roof additions

The main (north) elevation of the barn was clad in board and batten siding (Photo 29 and Photo 30). The upper level of the barn exterior contained three hayloft doors and two windows. The southernmost window was missing, and the one remaining window was a six-pane window with a wood frame and wood surround (Photo 31). The west elevation contained two large doors on sliding tracks, which allowed access to the loft level of the barn. These doors were accessed via an earth embankment (also known as a gangway). The earth embankment gently sloped upwards to the sliding track doors (Photo 32). Because one of the doors did not meet the embankment, it was likely that part of the embankment was removed to accommodate the construction of the adjacent silo. The north elevation contained a gable roof addition with a metal roof, bargeboard, a concrete block foundation, and is partially clad in shingles. The addition contained a set of four pane windows with wood surrounds, two wooden doors, and a set of partially broken windows, which were likely also four pane windows (Photo 33).



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Photo 67: North elevation, looking south



Photo 68: North elevation, looking south



Photo 69: Six pane window, looking south



Photo 70: Earth embankment, looking south



Photo 71: Gable roof addition of west elevation, looking south



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The west elevation of the barn was partially clad in corrugated metal siding, much of which had fallen off, revealing timber cladding (Photo 34). The south elevation contains a hay loft door, located just below the gable. The west elevation contained a large gable roof addition with a metal roof, two lightning rods, and concrete block exterior. The addition was an extension of the stable area in the main section of the barn. The exterior of the addition was concrete block, and the gable was clad in corrugated metal. The addition contained a modern door and boarded, or missing windows.



Photo 72: West elevation, looking east

The south elevation was clad in board and batten timber siding (Photo 35). The loft area contained five hay loft doors and five larger openings between the foundation and hay loft doors. The stable section of the barn (lower level with stone foundation) contained window openings that were boarded or are missing windows. This elevation contained the main entrances to the stable area, which were two wooden Dutch doors, one of which was located where the concrete block addition on the west elevation begins (Photo 36). The fieldstone foundation of the stable area remained partially whitewashed, while other sections revealed the natural color variations of the stones (Photo 37). The south elevation contained two additions. One of which was a gable roof drive shed clad in corrugated metal. The drive shed was modern and contained machine cut posts and beams (Photo 38). The second addition was a small gable roof addition with a metal roof, timber exterior, boarded windows and doors, and had a poured concrete foundation.



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Photo 73: South elevation, looking north



Photo 74: Dutch door, looking north



Photo 75: Fieldstone foundation, looking north



Photo 76: Interior of drive shed addition, showing machine cut beams, looking north

The east elevation of the barn was clad in board and batten siding (Photo 39). Just below the gable was a hay loft door. Below the hay loft door was the name “Dixie Lane”, indicating the name of the farmstead (Photo 40). The east elevation contained a second hay loft door just above the stable level. The stable level contained boarded windows, a ventilation fan, a partially broken six pane window with wood surround, and a metal door. The fieldstone foundation of this elevation was whitewashed and was partially or completely parged over at some point (Photo 41 and Photo 42). Sections of parging remained between the windows.



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Photo 77: East elevation, looking west



Photo 78: Hayloft door and Dixie Lane sign, looking west



Photo 79: Parging, looking west



Photo 80: Whitewashed stone, looking west

The barn interior was divided into two sections, a lower level and loft. The lower level was used for livestock stables. It contained both gated livestock stalls and walk up milking stalls for dairy cattle, feeding troughs, a gutter system and restraining bars (Photo 43). The stables contained hand hewn whitewashed beams supported by modern metal columns (Photo 44). The stone foundation of the barn was visible in the stables and was whitewashed (Photo 45). The stable extended into the modern concrete block addition on the south elevation (Photo 46). The loft was not entered due to structural concerns. Views of the loft from the earth embankment on the west elevation showed the hand hewn posts, beams, and joists (Photo 47 and Photo 48).

A structural assessment of the barn was completed by Stephenson Engineering on February 4, 2021 (Appendix A). The report concluded that several areas of the barn were unsafe to access due to rotting wood and deck beams. A portion of the exterior perimeter wall of rubblestone had collapsed at the north side, and vertical cracks were identified on the wall, both resulting from settling and freeze/thaw conditions and shear load resulting in differential settlement of the wall footings. Several original timber



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beams had decayed at their bearing connection to the masonry walls. The report concluded the barn to be structurally inadequate and in poor condition, requiring extensive remediation or demolition to make it safe for use (Stephenson Engineering 2021). As such, the barn was removed in 2021.



Photo 81: Stable area, looking west



Photo 82: Hand hewn beams in stable



Photo 83: Stone foundation, looking north



Photo 84: Concrete block addition to stable, looking west



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Photo 85: Loft, looking south showing hand hewn beams, posts, and joists



Photo 86: Loft, looking west showing hand hewn beams, posts, and joists

4.4 OUTBUILDINGS

The Study Area contained five outbuildings, two cast-in-place concrete silos, and two modern metal silos. Most of these buildings were removed in 2021, except for the gambrel roof outbuilding adjacent to the residence. The below descriptions and photographs of the removed built elements is based on the December 2020 site assessment. The largest outbuilding was a drive shed with a gable roof clad in metal. This structure based on aerial photography was built between 1974 and 1985. The exterior was clad in corrugated metal and contained two garage doors facing south (Photo 49). The interior showed the outbuilding had a frame construction of machine cut timber posts and beams (Photo 50).



Photo 87: Driveshed, looking west



Photo 88: Driveshed interior, looking north

Located approximately 7 metres southeast of the driveshed was a smaller outbuilding that was constructed between 1974 and 1985, based on aerial photography. The outbuilding was a gable roof



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structure with a steel superstructure and corrugated metal cladding. The name “Aztec” was located in the gable (Plate 4.48). Approximately 18 metres west of this outbuilding was a smaller gable roof outbuilding. This outbuilding appeared to date to the early 20th century based on building materials and style. The building had a metal roof, timber exterior, and poured concrete foundation (Plate 4.49).



Photo 89: Gable outbuilding with corrugated metal siding, looking west



Photo 90: Gable outbuilding with timber exterior, looking west

Adjacent to the west elevation of the barn was two cast-in-place concrete silos and two smaller modern grain bins (Photo 53). Located approximately 13 metres southwest of the residence is a gambrel roof outbuilding with a shed roof addition and a metal roof (Photo 54 to Photo 56). This building dates to the early 20th century based on its architectural design and aerial photography. The building was constructed of salvaged materials, as interior beams were not in their original cut joints and boards on the interior of the roof had been flipped. The exterior is clad in horizontal wood siding, plywood, and corrugated metal. The building contains bargeboard, a four-pane window with wood surround, and a six-pane window with wood surround, modern windows, and modern doors.



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Photo 91: Silos and grain bins, looking south



Photo 92: Gambrel roof outbuilding, looking west



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Photo 93: Gambrel roof outbuilding, East elevation looking northwest



Photo 94: Gambrel roof outbuilding, north elevation looking west



Photo 95: Gambrel roof outbuilding, west and south elevations looking northeast



Comparative Analysis
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5.0 COMPARATIVE ANALYSIS

The property at 12862 Dixie Road is listed on the town’s Heritage Register as a “Neoclassical style farmhouse with a red-and-buff brick exterior”. The property is one of 198 listed properties described as “Neoclassical”. There are no Designated *Part IV* properties in Caledon with this architectural style in their description. Neoclassical architecture is a more refined and lighter version of Classical architecture, resulting from a renewed study and emulation of archaeological discoveries unearthed in Rome in the second half of the eighteenth century (Blumenson 1990). In Ontario, the primary feature that differentiates Neoclassical buildings from Georgian ones is a wide entrance framed by fluted pilasters, sidelights and a transom, ideally elliptical though often rectangular, that stretches across the door and sidelights (Blumenson 1990). Other features of the style include large window openings, wide entrances, gable roofs with a moderate pitch and dominant chimneys at each gable, decorative friezes along the roof cornice, and a small pedimented porch or portico supported by thin columns (Blumenson 1990). Although, the residence is listed on the register as a “neoclassical style”, following its evaluation in Section 6, it was determined to match the similar but distinct Classical Revival style more closely. The Classical Revival style was popular in Ontario from about 1830 to 1860. Architectural features of 12862 Dixie Road, such as the denticulated cornice and pediment style side gable roof, is more commonly associated with Classical Revival architecture in Ontario. In addition, the dichromatic brickwork present at 12862 Dixie Road is a vernacular element incorporated in other Classical Revival structure in Ontario (Blumenson 1990). The historical integrity of the residence remains relatively intact. However, the porch on the front façade is likely not original, as it partially covers the contrasting buff brick voussoirs on the first storey windows.

The residence on the property was constructed north of the community of Mayfield that developed at the present-day intersection of Dixie Road and Mayfield Road. Directly adjacent to this intersection and along Dixie Road there remains six residences that date from the mid-19th to early 20th century (Table 1).

Table 1: 19th to early 20th Century Community of Mayfield and Dixie Road Properties

Municipal Address	Building Date	Architectural Design	Associated Owners
12035 Dixie Road	1847 to 1861	Italianate	William Hearn and family
12489 Dixie Road	1852-1861	Neoclassical Cottage	William Spiers and family
12862 Dixie Road	1862-1877	Classical Revival	Thornton and Craig families
4585 Mayfield Road	1860s	Gothic Revival	Peter Archdekin and family
12861 Dixie Road	1896	Ontario vernacular with Italianate and Queen Anne Revival design influences	William Little and family



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12434 Dixie Road	1908	Edwardian Classical	John Spiers and family
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The property contained a gambrel roof outbuilding. In barn structures, the gambrel roof was popularized in the midwestern United States in the 1870s and was associated with new lumber construction techniques. The gambrel barn eventually spread to southern Ontario in the 1880s (Ennals 1972: 267). Gambrel roof barns began to replace gable roof structures in province in the late 19th century to provide for more storage space on its second storey. The gambrel roof allowed for more interior volume beneath its roof in comparison to previous gable roof structures, as it provided a larger floor area and a higher roof ridge (McIlwraith 1976: 184-185). Farm outbuildings were simple structures as they were exposed to harsh treatment from animals, manure, water, silage, cleansing, machinery, and stored products (Research Branch Agriculture Canada 1988: 14).



6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 INTRODUCTION

The criteria for determining CHVI is defined by O. Reg. 9/06 (see Section 2.4). If a property meets two or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared, and a list of heritage attributes which define the CHVI identified. Given the identification of a cultural heritage resource, consideration should be given to the effects of a proposed change on the heritage attributes of that property. The evaluation of the property according to O. Reg. 9/06 is provided in subsequent sections below. This evaluation has been updated since the 2021 CHIS submission to the Town, to reflect the barn, outbuilding, and silo removals, and the interior site assessments.

6.2 DESIGN OR PHYSICAL VALUE

The residence at 12862 Dixie Road is a representative example of a vernacular interpretation of a Classical Revival dwelling. The Classical Revival style was popular in present-day Ontario from about 1830 to 1860 (Blumenson 1990: 28). Based on census records and historical mapping the residence appears to have been constructed between 1862 and 1877. Therefore, 12862 Dixie Road is a late example of this style. Classical Revival design elements of the residence include the denticulated cornice, the use of return eaves to create the impression of a classical pediment, main entrance with sidelights and transom, and large paned windows. Vernacular design elements include the use of dichromatic brickwork and quoins (Blumenson 1990: 33-34).

The interior of the residence displays a high degree of craftsmanship in its millwork. The earliest residences on farmsteads in Ontario did not have much in the way of interior decorative details such as wood mouldings as this would have been an extravagance (Poore 2017). The increased development of sawmills in the Township of Chinguacousy by the mid-19th century allowed for greater accessibility to building materials including millwork for residential properties. While the interior of the residence at 12862 Dixie Road displays millwork typical for its late 19th century construction period, this quality of local millwork is becoming increasingly rare. The interior of the residence at 12862 Dixie Road retains original wood mouldings and built-in cupboards that display a high degree of craftsmanship. The two front rooms, west and east of the vestibule retain original wide baseboards, door and window casings, and window panels. The west room retains its original built-in cupboards.

The residence at 12862 Dixie Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout 19th century residences in southern Ontario. The residence does not demonstrate a high degree of technical or scientific achievement and incorporated similar building materials and construction practices which were used throughout 19th century southern Ontario.



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The gambrel roof outbuilding was constructed in the early 20th century based on its design with a gambrel roof and construction materials. The structure was determined to be built of salvaged components as a purpose-built shed. It does not have design or physical value. The outbuilding does not display a high degree of craftsmanship or merit or demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement.

The property at 12862 Dixie Road is a former agricultural property that is set on a landscape that evolved to meet changing agricultural practices. Since the removal of the barn and most of the outbuildings and silos in 2021, there is no longer an intact circulation pattern. The trees based on their size and the 1954 aerial photograph, date to the early to mid-20th century. These trees were either planted as a wind or snow break, or to aesthetically line the driveway. The planting of a wind or snow break was very common in 19th and 20th century farmsteads.

Based on the above discussion, 12862 Dixie Road meets criterion 1 of O. Reg. 9/06 for its representative late 19th century example of a vernacular interpretation of a classic revival dwelling.

6.3 HISTORIC OR ASSOCIATIVE VALUE

The farmstead at 12862 Dixie Road does not contain historic or associative value based on the property history and sources referenced in Section 3.4. The property was historically occupied by the Thornton family and Craig family. William Thornton, a farmer born in Ireland, purchased the part of the property located on Lot 22, Concession 3 in 1849 and the Craig family received a patent from the Crown to Lot 21 in 1825. The Thornton family are not considered to be early settlers as they were part of the widespread wave of emigration from the British Isles following the Napoleonic wars, which continued until approximately 1850 (Craig 1963; McCalla 1993). While the Craig family were early settlers in the township, they were not found to have made a significant contribution to its development. Thornton, Craig and their families farmed their respective properties, engaging in the predominant economic activity of not only Chinguacousy Township during the 19th century, but most of Upper Canada. While the property has a long association with the Thornton family, from 1842 until the late 20th century research did not indicate that Thornton, or Craig and their families made a significant contribution to the evolution or development of Chinguacousy Township or the surrounding area. Rather, they were examples of hundreds of free-hold yeoman farmers that resided in the township during the 19th century. Therefore, the property is not associated with a theme, event, belief, person, activity, organization, or institution that is significant to the community. The property is a farmstead that has evolved over time and does not yield information that contributes to the understanding of a community or culture. The architect, builder, or designers for the properties are not known.

Based on the above discussion, 12862 Dixie Road does not meet historic/associative criteria of O. Reg. 9/06.



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6.4 CONTEXTUAL VALUE

The property at 12862 Dixie Road is set in an area that is in the process of urbanization. Former agricultural lands to the south have been replaced with contemporary residences, commercial structures, and industrial structures.

The setting around the property is a mix of contemporary agricultural properties, farmsteads, modern estate style residences, and modern residences on generously sized lots. The character is that of a streetscape and area in transition, reflected by the numerous new construction projects. The property no longer resembles a 19th century farmstead. The property is becoming a remnant landscape and as such does not define, maintain, or support the character of the area.

The background research determined that the property is not historically linked to its surroundings. While it is situated opposite 12861 Dixie Road, another late 19th century former farmstead, there was no direct link found in the background research between the two properties. The structures on these properties are also set back from the roadway on a rise behind vegetation, thus there is no clear visual connection between the two properties. No physical or functional links were identified for the property to its surroundings.

The structures are set back from the roadway on a rise behind vegetation. They are not clearly visible or discernible in the public viewscape. Thus, the property at 12862 Dixie Road is not considered a landmark.

Based on the above discussion, 12862 Dixie Road does not meet contextual criteria of O. Reg. 9/06.

6.5 SUMMARY OF EVALUATION

Table 2 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 2: Evaluation of 12862 Dixie Road According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence is a representative example of a late 19 th century vernacular interpretation of a classic revival dwelling. Classic revival design elements of the residence include the denticulated cornice, the use of return eaves to create the impression of a classical pediment, main entrance with sidelights and transom, and large paned windows. Vernacular design elements include the use of dichromatic brickwork and quoins.
2. Displays a high degree of craftsmanship or artistic merit	Yes	The residence and outbuilding displays a high degree of craftsmanship or artistic merit seen in the interior millwork and built-in cupboards. While the interior of the residence at 12862 Dixie Road displays millwork typical for its late 19 th century construction period, this quality of local millwork is becoming increasingly rare.



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Table 2: Evaluation of 12862 Dixie Road According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
3. Demonstrates a high degree of technical or scientific achievement	No	The residence and outbuilding do not display a high degree of technical or scientific achievement given their common design and construction materials.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The property was historically occupied by the Thornton family and Craig family. The Thornton family are not considered to be early settlers as they were part of the widespread wave of emigration from Great Britain following the Napoleonic wars until approximately 1850. Research did not indicate that Thornton or his family made a significant contribution to the evolution or development of Chinguacousy Township or the surrounding area. Although the Craig family were early settlers to the township, research did not indicate they made a significant contribution to the settlement of the area.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property contains a former farmstead that evolved over time and does not yield information that contributes to the understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect, builder, or designers for the farmstead are not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The setting around the property is a mix of contemporary agricultural properties, farmsteads, modern estate style residences, and modern residences on generously sized lots. Therefore, the property does not define, maintain, or support the character of Dixie Road.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	While the property is situated opposite 12861 Dixie Road, another late 19 th century former farmstead, there was no direct historic link found in the background research between the two properties. The structures on these properties are also set back from the roadway on a rise behind vegetation, thus there is no clear visual connection between the two properties. No physical or functional links were identified for the property to its surroundings.
9. Is a landmark	No	The residence and outbuilding are setback from the roadway and partially obscured by vegetation, slope, and distance from the roadway. Therefore, the property is not a landmark.



6.6 STATEMENT OF CULTURAL HERITAGE VALUE

Following the evaluation of the property according to O. Reg. 9/06, it was determined to merit CHVI as it met two criteria for design and physical value. As such a Statement of Cultural Heritage Value and heritage attributes have been prepared for the property.

6.6.1 Description of Property

The property at 12862 Dixie Road is located on the west side of Dixie Road (Regional Road 4), south of the intersection of Old School Road and Dixie Road. The property contains a late 19th century residence, an early 20th century gambrel roof outbuilding, agricultural fields, and a tree-lined laneway.

6.6.2 Cultural Heritage Value

The property at 12862 Dixie Road demonstrates design/physical value as it contains a representative example of a late 19th century vernacular interpretation of a classic revival dwelling. Classic revival design elements of the residence include the denticulated cornice, the use of return eaves to create the impression of a classical pediment, main entrance with sidelights and transom, and large paned windows. Vernacular design elements include the use of dichromatic brickwork and quoins.

6.6.3 Heritage Attributes

- Representative vernacular interpretation of Classical Revival residence, including:
 - One- and one-half storey structure with intersecting gable roof
 - T-shape plan of the original red brick residence (this excludes later additions)
 - Flemish brick bonding on the south façade and common bond on the other façades
 - Wood return eaves
 - Denticulated cornices
 - Dichromatic decorative brick bands
 - Buff brick quoins
 - Three-bay front (south) façade with central entrance and flanking window openings
 - 6/6 wood frame windows with wood surrounds (south elevation, east elevation lower and upper storey of south portion, and west elevation lower storey windows on south portion)
 - Window openings on the original red brick residence
 - Main entrance with sidelight and transom configuration



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- Buff brick voussoirs
- Stone foundation
- Interior millwork including trim, baseboards, and built-in cupboard in front two rooms



Impact Assessment
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7.0 IMPACT ASSESSMENT

7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The proposed redevelopment of the site includes the construction of a proposed industrial facility, with truck trailer and car parking, loading space, environmental areas, and stormwater management areas. The Site Plan is included in Appendix B. At this stage, the Proponent is seeking Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA). The proposed OPA seeks to re-designate the lands from Prime Agricultural Area to General Industrial. The proposed ZBA proposes to rezone the lands from Agricultural (A1) and Environmental Policy Area 2 Zone (EPA2) to a site-specific Serviced-Industrial Exception, Environmental Policy Area 1 Zone, and Open Space zones. The original T-shaped portion of the residence is proposed to be relocated from its current location to a new location within the site fronting on Dixie Road. The intention is to have the residence rezoned for commercial use supporting of the surrounding light industrial development, which would allow for adaptive reuse of the former farmhouse.

Assessment of Impacts

The residence at 12862 Dixie Road has CHVI since it meets criteria for determining CHVI included in O. Reg. 9/06. Accordingly, the assessment of potential impacts is limited to the heritage attributes of 12862 Dixie Road associated with the residence. Impacts are defined by Infosheet #5, as discussed in Section 2.5. Table 3 and Table 4 contains a discussion of impacts as defined in Infosheet #5. In the Impact Anticipated column, ‘A’ is used when impacts are anticipated, ‘P’ is used when there is a potential for indirect impacts, and when no impacts to cultural heritage resources are anticipated, ‘N’ is listed in the column. Many of the impact categories are not applicable given the scope of the proposed undertaking and the position of the identified heritage attributes. Where this is the case, ‘N/A’ is entered in the table.

Table 3: Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to 12862 Dixie Road
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	N	The proposed undertaking does not result in the destruction of identified heritage attributes, as the residence is proposed to be relocated within the site. Therefore, mitigation measures are not required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	A	The proposed undertaking would relocated the original T-shaped portion of the residence within the site to a location fronting Dixie Road. While the intent of the relocation is to retain the heritage attributes, alteration will be required to removed later additions, and may potentially be required to stabilize the residence for relocation or adapt it to future use. Therefore, mitigation measures are required.



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Table 4: Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to 12862 Dixie Road
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden	N	The proposed undertaking will not result in any shadow impacts to the identified heritage attributes. Therefore, no mitigation measures are required.
Isolation of a <i>heritage attribute</i> from its surrounding environment, context or a <i>significant</i> relationship	N	No historical or contextual value was identified for the residence. Therefore, no mitigation measures are required.
Direct or indirect obstruction of <i>significant</i> views or vistas within, from, or of built and natural features	N	No significant views were identified as heritage attributes. Therefore, no mitigation measures are required.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces	A	The proposed undertaking will result in the property be rezoned from agricultural to industrial, with environmental and open space areas. Therefore, mitigation measures are required.
Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>	N/A	Indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. No further consideration to archaeological resources is provided in this report and the recommendations of a Stage 1 and 2 Archaeological Assessment should be followed to mitigate impacts related to land disturbances.

7.2 SUMMARY OF IMPACTS

The impact assessment determined that there is a potential for a direct impact if the residence moved to a new location. Mitigation options and alternatives will need to be examined in consultation with the Proponent to conserve the identified CHVI.



Mitigation
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8.0 MITIGATION

8.1 MITIGATION OPTIONS

The property at 12862 Dixie Road was determined to have CHVI as it meets two criteria of O. Reg 9/06. Specifically, the CHVI of the property is related to its design value as a representative vernacular interpretation of a Classical Revival dwelling with a high degree of craftsmanship seen in its interior millwork. As identified in Table 3 and 4 the proposed undertaking will have potential direct and indirect impacts on the CHVI of the property. Accordingly, the mitigation options in InfoSheer#5 are discussed below.. InfoSheet #5 Mitigation Options

Alternative development approaches: The proposed development is required to meet specific targets for building size, parking allowances, environmental considerations, and stormwater requirements. There are no other alternative locations for access roads on the property due to the existing watercourse, environmental features, and requirements for stormwater management ponds. The possibility of alternative development approaches and isolating development from the heritage resource was considered with the project team, but was considered not to be feasible due to numerous site constraints. Through discussions with the proponent and Town, the current proposal is a revised submission that includes relocating the residence within the site rather than demolishing it, which was originally proposed. As such, this mitigation measure has been applied.

Isolating development and site alteration from significant built and natural features and vistas: Due to the requirements of building size, parking space, access roads, environmental considerations, and stormwater requirements, isolating development from the heritage resource is not feasible for the property. The possibility of alternative development approaches and isolating development from the heritage resource was considered with the project team, and through relocation of the residence the development will be somewhat isolated from the significant built heritage resource, which will be relocated within the site fronting onto Dixie Road. As such, this mitigation measure has been applied.

Design guidelines that harmonize mass, setback, setting, and materials: The proposed undertaking will result in the property transitioning from agricultural to industrial use. The Site Plan includes one large industrial facility. The property will be permanently altered from a design perspective. Therefore, guidelines to harmonize the mass, setback, setting, and materials of the proposed undertaking would not be relevant given the scale of the proposed changes to the character of the subject property. Landscape planting plans that help to screen the relocated residence from the industrial development are recommended.

Limiting height and density: Limiting the height and density of the proposed undertaking is not feasible given the requirements of the project. The size of the facility, parking areas, and trailer stalls is an essential component of the proposed undertaking and reductions were determined not to be feasible by



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the planning team. As the residence is proposed to be relocated, limiting height and density is not applicable.

Allowing only compatible infill: Given the rural character of the heritage resource, compatible infill would be limited to agricultural or small-scale residential severance at the subject property. The proposed development is commercial/industrial in nature. While allowing only compatible infill would mitigate the proposed removal of the cultural heritage resource, this is not the type of development that is being proposed for the site, and as such this mitigation measure is not applicable.

Reversible alterations: Given the proposed removal of the cultural heritage resource and extent of the development, reversible alterations are not applicable within the scope of the proposed undertaking.

Buffer zones, site plan control, and other planning mechanisms: As the residence is proposed to be relocated, a buffer zone can be established between the residence and new development. Additional planning mechanisms, such as zoning, can allow for adaptive re-use of the residence to support the adjacent industrial use.



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9.0 RECOMMENDATIONS

An assessment of impacts resulting from the proposed undertaking at 12862 Dixie Road has determined that the proposed undertaking would result in direct impacts to 12862 Dixie Road through relocation of the residence. The following are recommended:

- Preparation of a Strategic Conservation Plan (SCP) prior to relocation of the residence. The SCP should be prepared by a qualified Heritage Consultant and should identify immediate repair, restoration, and/or stabilization needs prior to relocation. The SCP should also advise on the short-term, medium-term, and long-term conservation strategies for the residence that can be applied to its future adaptive re-use.
- Preparation of a Landscape Plan to advise on plantings to screen the proposed development from the relocated residence to establish a buffer zone and mitigate the change in land use proposed for the site.

9.1 DEPOSIT COPIES

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material and municipalities. Therefore, it is recommended that this report be deposited at the following locations:

Caledon Public Library
20 Snelcrest Drive
Caledon, Ontario L7C 1B5



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APPENDIX A

SITE PLANS



APPENDIX B

ASSESSMENT OF EXISTING BARN STRUCTURE

