



**Cultural Heritage Impact Statement, 12455
Creditview Road, Part of Lot 20, Concession
3 West of Center Road, Chinguacousy
Township, now Town of Caledon, Regional
Municipality of Peel**

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**TOWN OF CALEDON
PLANNING
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Dec 19, 2024

Proponents: Argo Alloa (BT) Corporation c/o Anil Datt

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Argo Alloa (BT) Corporation (the Proponent) to prepare a Cultural Heritage Impact Statement (CHIS) for the property located at 12455 Creditview Road, Town of Caledon, Peel Region, Ontario. The Proponent is undertaking the assessment as part of a Draft Plan application in advance of development. The proposed development will impact the identified built heritage resource currently located at 12455 Creditview Road and will require further evaluation in keeping with requirements of policy 3.3.3.1.5 of The Town of Caledon's *Official Plan*.

This CHIS is designed to meet the scope of work stipulated in the *Town of Caledon Terms of Reference - Heritage Impact Assessment* (Caledon 2019) and conform to the Town of Caledon's *Official Plan* (Caledon 2018).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest (CHVI), assess potential impacts, and recommend mitigation options. In order to evaluate potential CHIV and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Ontario Regulation (O. Reg.) 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on 15 March 2022 to document the property, structure, and surrounding landscape.

Development plans show that 12455 Creditview Road would be impacted by the proposed development. The Proponent is proposing the demolition of 12455 Creditview Road in order to accommodate the construction of a storm water management facility to support the mixed-use development of the surrounding area.

The two-storey red brick residence located at 12455 Creditview Road, Town of Caledon, Ontario is indicative of the late-19th century Euro Canadian use of the area. The property is characteristic of residential construction dating to the mid- to late-19th century. The extant two-storey brick veneer residence is best attributed to the architectural style known as Italianate, which was popular between 1850 and 1900. The residence includes a 1897 date stone.

In evaluating the existing structure, the following recommendations are made:

1. The structure be rendered watertight and the modern addition on rear of structure be removed. Both should be undertaken to limit further damage to the structure until such time as a final decision on its use is reached.
2. The structure be subject to assessment by a structural engineer knowledgeable in heritage structures.
3. If structurally stable, an attempt should be made to retain the structure and incorporate it into the proposed development. Retention should aim to retain the structure *in situ* for continued use as a residence, or in an adaptive state that retains the exterior configuration of the structure.

4. If structurally stable and if retention *in situ* is not viable, relocation of the structure should be considered. Relocation should aim to retain frontage onto Creditview Road, and association with Lot 20 Concession 3 WCR.
5. If deemed to be structurally unstable, the structure should be subject to salvage mitigation prior to demolition, and a portion of that material incorporated into a publicly accessible interpretive installation within the proposed redevelopment of the area.
 - a. Documentation: of the structure including photographs and drawings and placing the record in a publicly accessible facility. This report would be sufficient in meeting this requirement.
 - b. Salvage: As a condition of a demolition permit the structure would be subject to salvage of any and all materials that are in sound condition and of potential value. Salvaged materials could be retained by the Town of Caledon or sold to salvage yards that specialize in heritage materials. Salvageable materials include but are not limited to red brick, trim, doors, structural elements, date stone, brackets, plank flooring, portions of the balustrade.
 - c. Commemoration: As a condition of planning approval the developer would incorporate an interpretive installation into the proposed development what would educate the public as to the history of the area. The commemoration could incorporate salvaged elements and be erected in a local park or be part of an entrance feature to the proposed development. Commemorations can take on many forms including plaques, art installations, interpretive gardens, or entrance features.

The *Provincial Policy Statement (2020)* notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Renee Hendricks, M.A.	Cultural Materials and Resource Specialist
Jamie Lemon, M.A.	Project Management
Wilson West, Ph.D., CAHP	Report Review

Acknowledgements

Anil Datt	Argo Alloa (BT) Corporation
Samantha Thompson	Archivist, Peel Art Gallery, Museum and Archives
Sally Drummond	Heritage Planner, Town of Caledon

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by Argo Alloa (BT) Corporation (the Proponent) to prepare a Cultural Heritage Impact Statement (CHIS) for the property located at 12455 Creditview Road, Town of Caledon, Peel Region, Ontario (Subject Property). The Proponent is undertaking the assessment as part of a Draft Plan application in advance of development. The proposed development will impact the identified built heritage resource currently located at 12455 Creditview Road and will require further evaluation in keeping with requirements of policy 3.3.3.1.5 of The Town of Caledon's *Official Plan*.

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A site visit was conducted on 15 March 2022 to document the property, structure, and surrounding landscape.

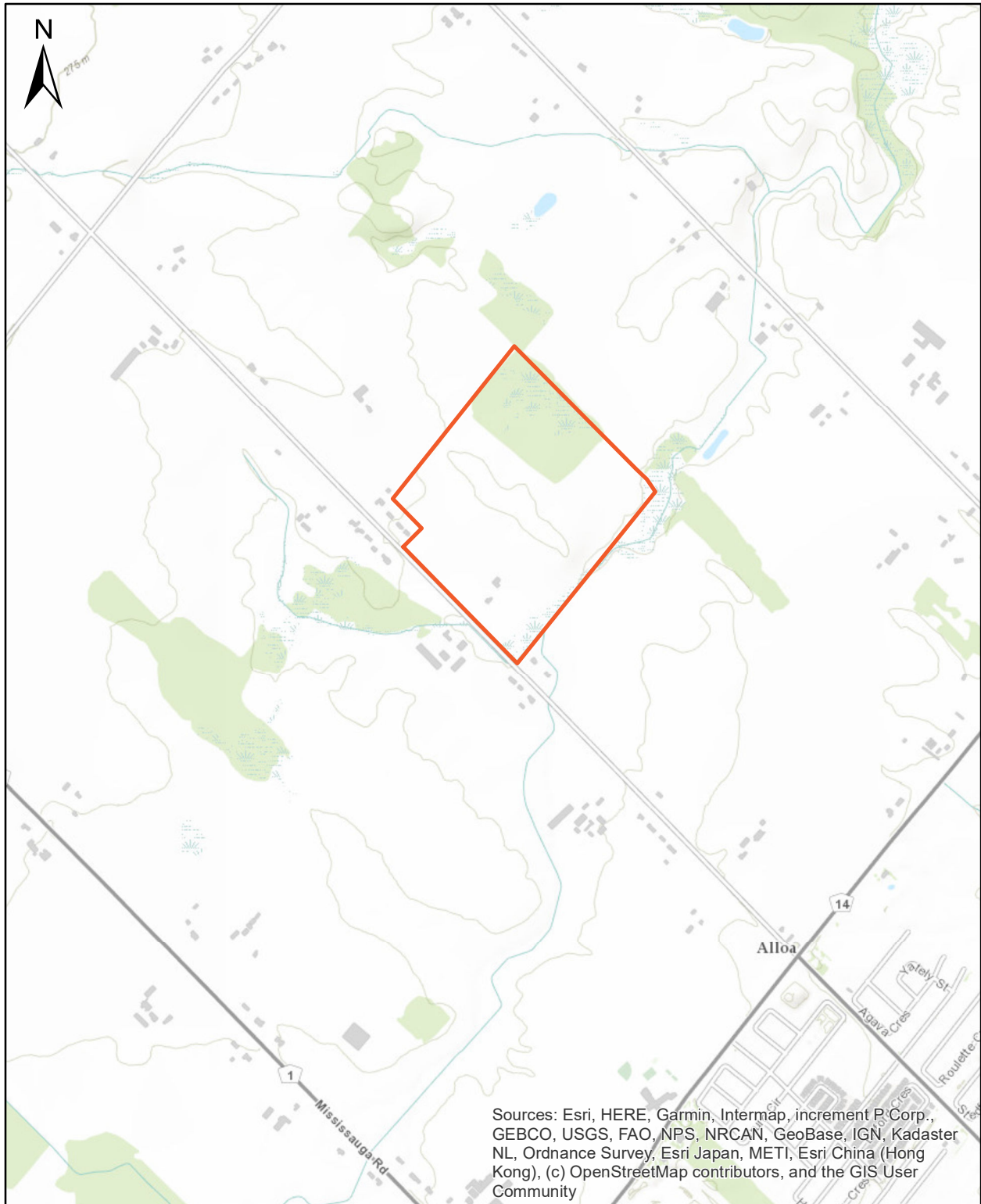
The property is situated on the east side of Creditview Road, north of the historic community of Alloa. The property is currently Listed on the Town of Caledon's Heritage Register (Town of Caledon Resolution 2020-68). Currently, the property contains a two-storey red brick residence with a 1897 date stone; the current configuration of the property deviates from the earlier assessment by the Town of Caledon, which identified five structures of potential CHVI on the property (Caledon 2020).

Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera, the collection of field notes and the creation of measured drawings where necessary. The assessment strategy was derived from the National Historic Parks and Sites Branch *Canadian Inventory of Historic Buildings* (Parks Canada 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram 2003), the *Historic American Building Survey - Guide to Field Documentation* (HABS 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010). All accessible areas of the property and associated structure were accessed and documented.

3.1 Applicant Information

Argo Alloa (BT) Corporation
4900 Palladium Way
Burlington, ON
L7M 0W7
c/o Anil Datt
anil@argoland.com

Figure 1 Topographic Map



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

0 0.15 0.3 0.6 0.9 1.25 Kilometers
1:25,000

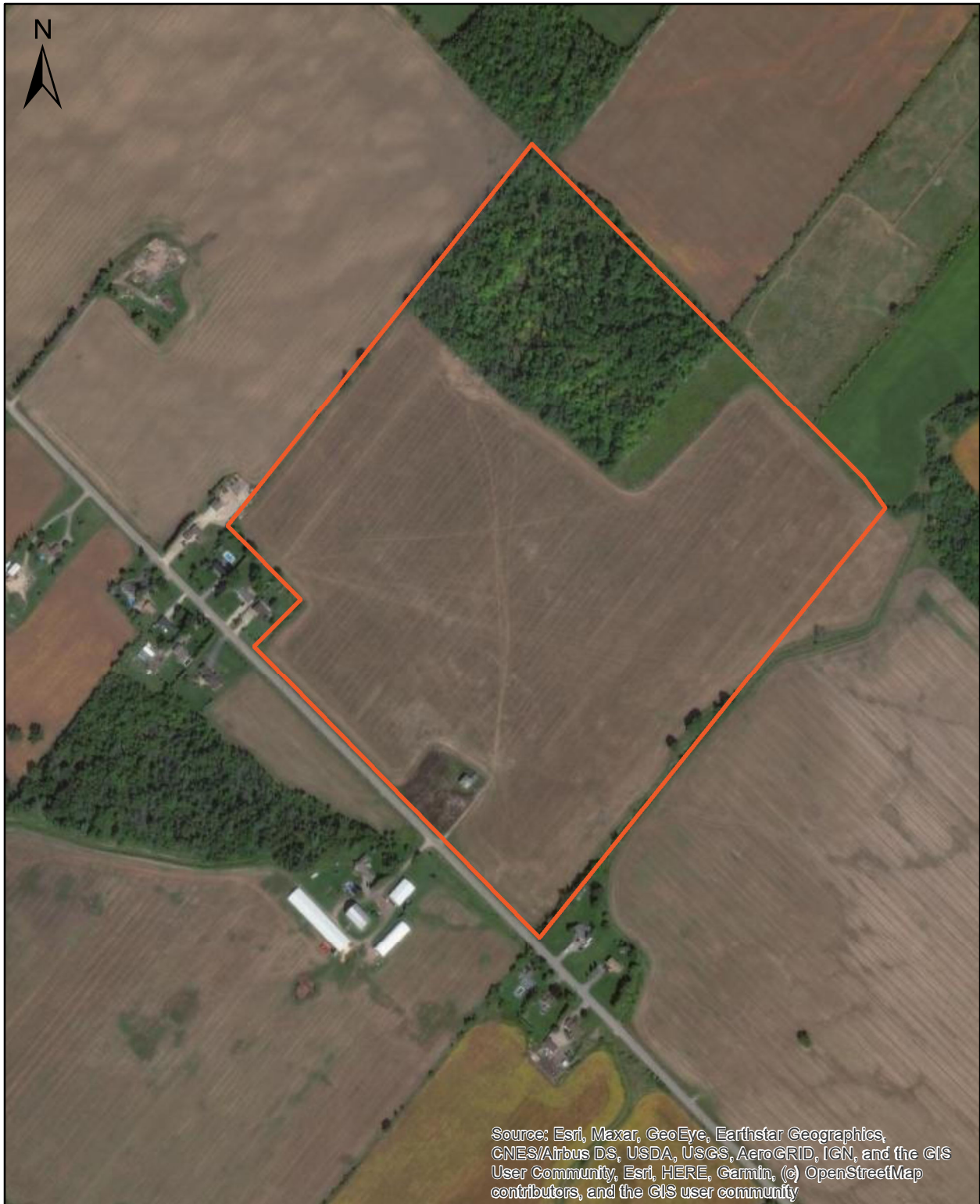
Cultural Heritage Impact Assessment 12455 Creditview Road, Caledon, ON

Legend

 Study Area




Figure 2 Modern Aerial Image



0 125 250 500
Meters
1:10,000

Cultural Heritage Impact Assessment
12455 Creditview Road, Caledon, ON

Legend

 Study Area



4. Legislative and Policy Framework

The following reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the Town of Caledon. This CHIS has been prepared to meet the terms of reference set forth by the *Town of Caledon Terms of Reference for Heritage Impact Assessment*, the OHA, the *Planning Act* and the *Provincial Policy Statement* (2020).

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act (OHA)

Non-designated properties (listed properties) are addressed under Part IV, Section 27 of the OHA.

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2019, c. 9, Sched. 11, s. 6.

Contents of register

(2) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

(a) a legal description of the property;

(b) the name and address of the owner; and

(c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2019, c. 9, Sched. 11, s. 6.

Same

(3) In addition to the property listed in the register under subsection (2), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2019, c. 9, Sched. 11, s. 6.

Consultation

(4) If the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (3) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2019, c. 9, Sched. 11, s. 6.

Restriction on demolition, etc.

(9) If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's

intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2019, c. 9, Sched. 11, s. 6.

Same

(10) Subsection (9) applies only if the property is included in the register under subsection (3) before any application is made for a permit under the *Building Code Act, 1992* to demolish or remove a building or structure located on the property. 2019, c. 9, Sched. 11, s. 6.

Same

(11) The notice required by subsection (9) shall be accompanied by such plans and shall set out such information as the council may require. 2019, c. 9, Sched. 11, s. 6.

Extracts

(12) The clerk of a municipality shall issue extracts from the Register referred to in subsection (1) to any person on payment of the fee set by the municipality by-law. 2019, c. 9, Sched. 11, s. 6.

Designated properties are addressed under Part IV, Section 29 of the OHA.

Section 29 of the OHA addresses designation of properties by municipalities and sets the criteria by which heritage value or interest is addressed.

Cultural Heritage Value or Interest is addressed by the OHA under O. Reg. 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under Section 29 of the OHA if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or

iii) is a landmark.

4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been

evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

The Town of Caledon requires that non-designated properties listed on the heritage register be assessed by way of a Cultural Heritage Impact Statement (CHIS) to evaluate their heritage significance and potential for Part IV designation under the OHA. Evaluation is conducted under the criteria set forth by O. Reg. 9/06. This CHIS meets the terms and conditions of the Town of Caledon's CHIS requirements.

Under the terms set forth by the Town of Caledon under the Listed Resource Inquiry Sheet (Town of Caledon 2021), proposed demolition of buildings/structures on a listed heritage property must submit the following to the Town's Clerk's Office:

- ▶ Notice of Intention to Demolish letter identifying the building(s)/structure(s) proposed for removal and detailing a rationale for same;
- ▶ Cultural Heritage Impact Statement (CHIS) prepared by a qualified professional with heritage expertise, scoped to assess the property against the criteria for determining cultural heritage value/interest under O. Reg. 9/06; any refinement of the scope will be determined through consultation with heritage staff.

Upon receipt by the Clerk's Office and heritage staff of the Notice of Intention to Demolish letter and accompanying CHIS, the following steps are undertaken:

- ▶ Heritage staff notify property owner of receipt of the initial request.
- ▶ Heritage staff review the CHIS for compliance with the intended scope of work. Should the CHIS not meet Town requirements, revisions may be required.
- ▶ Once the submission is deemed complete, heritage staff notify property owner to confirm receipt of a complete Notice of Intention to Demolish.
- ▶ The Notice of Intention to Demolish letter, CHIS and an accompanying staff report are presented to the Town's municipal heritage committee, Heritage Caledon, at the committee's next scheduled meeting. Heritage staff provide information regarding this meeting to the property owner.
- ▶ Heritage Caledon makes a recommendation to Council whether to designate the property or to allow the demolition/removal of the building(s)/structure(s).
- ▶ Heritage Caledon's recommendation is reviewed at the next Planning & Development Committee meeting, and the minutes of this meeting then proceed to Council.
- ▶ Council makes the final decision regarding whether to designate the property or to allow the demolition of the building(s)/structure(s) to occur.

- ▶ Heritage staff notify property owner of Council's decision.
- ▶ If Council does not decide to designate the property, the proposed demolition of building(s)/structure(s) will be allowed to proceed once the 60-day timeline has expired, and if applicable the property will be removed from the Heritage Register.

4.2.1 Official Plan

Section 3.3 of the Town of Caledon *Official Plan* addresses the objective pertaining to Cultural Heritage Conservation and aims to wisely manage the heritage resources of the area that may be of local, regional, provincial or national interest (Town of Caledon 2018). The *Official Plan* recognizes that the tangible heritage character of the area is largely derived from 19th and 20th century built forms, and endeavors to retain and conserve the area's significant built heritage resources. The Town of Caledon endeavors to conserve significant resources through the implementation of the following Policies:

- ▶ Public awareness
- ▶ Commissioning a Cultural Heritage Master Plan
- ▶ Implementing cultural heritage planning statements
- ▶ Cultural heritage surveys
- ▶ Requiring Cultural Heritage Impact Statements
- ▶ Implementation of appropriate mitigation
- ▶ Designations under the OHA
- ▶ Establishment of Heritage Easements to ensure the longevity of the resource

The Town of Caledon also requires that a CHIS be conducted to evaluate the potential impacts of a proposed development to cultural heritage resources. A CHIS will make recommendations as to approaches that will conserve and retain any identified cultural heritage resources.

The Town of Caledon's heritage committee (Heritage Caledon) will be consulted to advise the Council in matters of cultural heritage and will promote the retention and or relocation of significant built heritage resources. The full text of the Town of Caledon *Official Plan* is available online through the Town's webpage.

5. Historical Research and Analysis

5.1 Regional Overview

The County of Peel was initially occupied by the Mississaugas and various Iroquoian groups including the Haudenosaunee. After the American Revolution, British Loyalists denied their holdings in the new United States of America began looking for new settlement opportunities in Upper Canada. In the 1780s Peel County belonged to an extensive area called the Nassau District, which was later renamed the Home District. In 1792 Lieutenant Governor John Graves Simcoe legislated the formation of 19 counties of which York, which stretched from Durham to Peel Counties, was one. By 1798, there was already a government inn (The Government House) at the mouth of the Credit River. In 1805, a treaty between the Crown and some Mississauga peoples, known as the Mississauga Tract, transferred all the land south of what became Eglinton Street, between Etobicoke Creek to the east and Burlington Bay to the west to the British government, with the exception of one mile on either side of the Credit River retained as Indigenous territory. Samuel Street Wilmot surveyed Toronto Township in 1806 and small settlements began to proliferate, although immigration slowed during the War of 1812 (PAMA nd).

By 1818, the colonial need for more land was apparent, and the Crown negotiated with some Mississauga groups for a further 648,000 acres, including the remaining mile-wide buffer on either side of the Credit River. Surveys of the remainder of Toronto Township and the entirety of Chinguacousy Township were completed in 1819, and by the following year the rest of the townships in Peel County (Albion, Gore of Toronto, and Caledon) were opened for settlement (Pope 1877). Centre Road (Huronario Street), which ran from Port Credit on Lake Ontario to Collingwood, encouraged settlement and by 1821 vacant land in the southern Peel townships was rare (Corporation of the County of Peel 1977). However, the relative isolation of the northern townships often led to disruptions in transportation and the growing importance of small villages and hamlets in order to serve rural residents. By 1837, most of the land in Peel County was occupied, mostly by white European settlers. The townships themselves were administered by a Justice of the Peace in the Home District Court located in York (Toronto), and local officials had little power until 1850, when the District Courts were dissolved in favour of county government. Peel was initially grouped with the United Counties of York, Peel, and Ontario, but eventually severed itself from York in 1866 to become a separate entity (Pope 1877).

Peel County emerged as an agricultural economy, where self-sufficient farmers relied on rural crossroad settlements for anything they could not make or grow on their own. Cattle and sheep were the main livestock, and wheat flourished (Corporation of the County of Peel 1967). The abundance of rivers, creeks and streams allowed the foundation of many mills, which in turn encouraged community growth around these small points of industry. These frontier settlements often consisted of a tavern, church, general store, and school, and the more prosperous communities likely also had several mills, a hotel, and/or a community hall (Halton-Peel OGS nd). The county relied heavily on grain production, which led to the expansion of road networks linking the rural agricultural settlements with larger towns. Most settlement was located along the Dundas Road, along with other major thoroughfares like Huronario/Centre and the Lakeshore Roads. Larger towns such as Streestville, Brampton, Cooksville, Summerville, and Dixie had residents that

numbered into the hundreds, while smaller villages such as Caledon East, Bolton, Alton, and Mono Mills served the rural communities of the northern townships (Corporation of the County of Peel 1977).

After 1850, Peel County saw unprecedented prosperity as railroads were built across the region, beginning with the completion of the Great Western Railway in 1855 and the Grand Trunk Railway slightly after, which opened the county to the markets in Toronto and the greater world. Many of the smaller rural hamlets began to disappear as residents moved to more industrial towns along the rail lines, and cities like Port Credit, Clarkson, and Brampton directly benefitted from the rail system, whereas smaller villages such as Streeville and Cooksville were bypassed, leading to their decline. Even with the addition of the Port Credit and Toronto Grey & Bruce Railways, many smaller villages were unable to keep up with the rapid pace of industrialization and disappeared after 1880 (Halton-Peel OGS nd). The nature of agricultural life also changed with the introduction of rail travel as rivers and roads were less important for moving goods. Farmers could participate directly in the economy by moving their products by rail. With greater access to worldwide markets, brick farmhouses began to become more ubiquitous as farmers with more capital began rejecting log construction in favour of more durable materials (Corporation of County of Peel 1967).

By the early 20th century, the County of Peel had become increasingly industrialized; in 1911 more than 70% of the workers in Peel were employed in manufacturing or industrial settings (Corporation of County of Peel 1967). The proximity of Peel to Toronto meant that the needs of urban citizens subsumed the former agrarian economy of the region, and farmers were increasingly forced to rely on intensive, industrialized cultivation, such as greenhouses and large-scale dairy farming (PAMA nd). After the Second World War, Peel became a popular suburban destination, with planned communities linked by arterial roads to urban centres like Toronto and Brampton. Peel's explosive growth, especially in the southern townships, put increasing pressure on the county's government with a clear need for reorganization (Corporation of the County of Peel 1977). Inspired by the amalgamation of Toronto in 1953, officials encouraged a more "regional government" model, in which costly projects and planning initiatives would be undertaken by the regional government and more localized services would be delegated to three municipalities: Mississauga, Brampton, and Caledon (PAMA, nd). In 1974, this reorganization was finalized, and the County of Peel officially became Peel Region. In the subsequent years, Peel Region continued to be a popular area for commuters and immigrants, with the population now well over a million people.

5.1.1 Chinguacousy Township

The 130 square miles which became Chinguacousy Township was part of the 1818 Mississauga Tract Purchase, and was initially surveyed by Richard Bristol in 1819. Many settlers were British in origin, the children of United Empire Loyalists, or from Maritime provinces such as New Brunswick. The first registered Euro-Canadian settlers in Chinguacousy were John Scott and John Bagot, and other early settlers include the Bleaklys, the Graham family, Charles Haynes, the Campbells, the McCollums, and the Hewitts (Halton-Peel OGS nd). Unlike other parts of Peel County, Chinguacousy's early economy was heavily agricultural and did not depend as heavily on mills. The Credit River only touches the western boundary of the township, and Etobicoke Creek was not always reliable year-round. Therefore, Chinguacousy's population relied heavily on throughfares

such as McLaughlin and Chinguacousy Roads to transport goods and people. Settlers tended to make their own roads, as the township did not have military roads such as Dundas Street to the south to rely on. Nevertheless, the population continued to increase, from 412 people in 1821 to 7,469 in just 30 years (Corporation of the County of Peel 1967).

By 1846, Chinguacousy was considered a first class agricultural township with rolling hills and many finely constructed farmhouses. According to *A History of Peel County to Mark Its Centenary*, Chinguacousy Township, along with the Gore of Toronto, produced the greatest amount of wheat in Upper Canada, which was sent south to Port Credit on Lake Ontario to be shipped both domestically and abroad (Corporation of the County of Peel 1967). The resulting prosperity allowed for farmers to build distinctive farmhouses of red and buff bricks, likely made locally in the brickworks at Terra Cotta and Cheltenham. Schoolhouses and churches sprang up around the township, and early villages like Campbell's Cross, Salmonville/Terra Cotta, Cheltenham, Huttonville, Springbrook, Boston Mills, Tullamore, Victoria, Snelgrove, and Brampton served the needs of the settlers. However, with the arrival of railroads in the middle of the 19th century, most of these settlements declined in importance, with a few notable exceptions such as Brampton.

Brampton was by far Chinguacousy's most important settlement. Initially called Buffy's Corners, most early business was performed at the intersection of Centre Road (Hurontario Street) and Fifth Sideroad, where Martin Salisbury had a tavern alongside Etobicoke Creek (Corporation of the County of Peel 1977). In 1834, John Elliott began to advertise lots in an area he called Brampton, a name which was soon adopted by other residents. By 1853, Brampton was the site of a major agricultural fair and was incorporated as a village the same year. The Grand Trunk Railroad arrived in 1856, linking Brampton and Chinguacousy with the markets in Toronto. The railway connection, combined with the continued importance of Hurontario Street, allowed Brampton to grow in influence and population; it was subsequently made the county seat in 1865 and designated as a town in 1873 (Corporation of the County of Peel 1967). After World War II, the population in Chinguacousy Township swelled with the popularity of planned residential subdivisions located on the outskirts of Brampton, and most of the early pioneer hamlets disappeared with only a few preserved villages such as Cheltenham remaining (Halton-Peel OGS nd). Chinguacousy Township was incorporated into the City of Brampton in 1974, leading to the urban development in the bedroom communities of Heart Lake, Snelgrove, and Tullamore.

5.1.2 Crossroads Hamlet of Alloa

Located at the intersection of Mayfield and Creditview Roads, the small hamlet of Alloa was initially settled in 1828 as Troughton's Corners, although the name was changed in honour of settler William Sharp's Scottish birthplace (Corporation of the County of Peel 1967). At one point the settlement possessed a post office inside a general store, a butcher, an abattoir, a blacksmith and carriage shop, two hotels, a school, a Methodist church, and a cemetery (Home United Church nd). The land for the church, school, and cemetery was donated by a William Clarridge, and a log structure was built on the property as early as 1829. A new church was constructed on the same site in 1862, with a new school (S.S. No. 6) built in 1870. By 1873, the population of Alloa was 70 individuals, although there might have been a higher population during the earlier part of the 19th century (Lynch 1874).

In 1925, the creation of the United Church, an amalgamation of Presbyterian, Methodist, and Congregationalist denominations, necessitated the construction of a new church at the northeast corner of Mayfield and Creditview Roads, although the 1862 church still remains. The cemetery was used until approximately 1937, with a restoration performed in 1970. Several tombstones found in a nearby field were relocated to the cemetery at this time, and a cairn was erected to commemorate the 1870 schoolhouse, which has been demolished (Home United Church nd). The current landscape around Alloa consists of suburban residential development to the south, with agricultural fields, including the Subject Property, to the north.

5.2 Subject Property

The Crown patent for 100 acres of Lot 20, Concession 3 West of Centre Road was issued to 1833 as a clergy reserve managed by the Canada Company. The Canada Company, established by land promoter John Galt, was chartered in 1825 for the purpose of promoting settlement in Upper Canada (Ontario). Based out of Guelph, it was incorporated by a royal charter on August 19, 1826 to acquire and develop approximately 2.5 million acres of clergy and crown reserves, for which the company paid £341,000. Half of the property lay in western Ontario's Huron Tract, while the rest of it was scattered throughout the southern part of the province. The company's initial iteration received criticism from political Reformers, who claimed that company did not fulfill its promises and treated prospective immigrants with a heavy hand; its close alliance with the "Family Compact" of political Tory elites was a contributing factor to the Rebellion of 1837. After 1841, the company began using a system of leases which resulted in a less conspicuous, more effective method of management. By 1935, the Canada Company held approximately 20,000 acres of land, and by 1950 only 4,207 acres remained in its possession. The company ceased operation in 1953 (Canadian Encyclopedia nd).

5.2.1 Ownership History

In 1834, the Canada Company conveyed the western half of Lot 20, consisting of 100 acres, to a William Campbell. A decade later, in 1844, William Campbell sold part of the property to William Watson, who purchased the rest of the 100 acres later the same year. William Watson was born circa 1814 in Ireland, although when he immigrated to Canada is unknown. The 1851 Canada West Census lists 60 year old William Watson as a yeoman farmer living with his wife Margaret, age 50, and three children: Helen (17), William (16, labourer), and George (12). The date of his death is unknown, but a will was filed in 1851. The 100-acre property seems to have passed to his youngest son George Watson (1840 – 1876), as the 1861 Census lists George Watson, aged 21, as living with his widowed mother Margaret, although marriage records indicate George married 19 year old Ruth Cheyne the same year. By 1871, the couple had three children: Abigail (6), Eliza (4), and George (1). They also resided with George's mother Margaret, age 68.

George Watson sold all 100 acres to John Clark on November 10, 1871, and likely moved to the Collingwood area. John Clark was born in County Down, Northern Ireland in 1817, and married Jane Curry in 1858 in Chinguacousy, Ontario. In the 1881 Canada Census John Clark is listed as an Irish farmer of 63 years living with his wife Jane, age 58, and their children Annie (21), Hugh Herbert (19, farmer), John Louis (17), William (15), Frederick (13), and George Arthur (11). The 1873 – 1874 *County of Peel Directory* also lists John Clark as a farmer in the hamlet of Alloa (Lynch

1874). The 1891 Census records the family as living in a 2 storey, 9 room brick house, and all the remaining children worked as farmers with their father (Annie had married Hamilton Lyons in 1890). John Clark died in 1891 and his son Hugh Herbert Clark subsumed ownership of the 100-acre property.

Hugh Herbert Clark was born in 1861 in Chinguacousy. He married Jane Copeland in 1893, but according to genealogical data it appears she died in 1894. The union produced one child, Jane May (b. 1894) but she does not appear in the 1901 Canada Census and was likely deceased by that point. Hugh remarried in 1901 to Charlotte Ford (1873 – 1951) and the couple had a daughter named Ida (1902 – 1979). The 1911 Canada Census lists Hugh and Charlotte as residing on Lot 20, Concession 3, where he worked as a farmer. The 1921 Census provides information about the family’s residence, which consists of a brick house with 9 rooms. Hugh Clark was a staunch Presbyterian and was a member of the 1926 building committee to erect the new Home United Church at the corner of Mayfield and Creditview Roads (Home United Church nd). He apparently also possessed a keen interest in machinery and served as a machinery judge at several exhibitions in Canada and the northeastern United States. In 1871, Clark had purchased two Jersey cattle from Oneida County, New York, which were the first Jersey cattle ever imported into Peel County (Corporation of the County of Peel 1967). Hugh Clark died in 1937 and was buried in Brampton.

In 1931 Hugh Clark sold all 100 acres of the western half of Lot 20, Concession 3 to William J. Sharp, whose relative William G. Sharp inherited the property in 1943. William G. Sharp granted the entire holding to Emily F. Tkachuk in 1967, who proceeded to subdivide the property between numerous businesses and individuals. In 2013, a numbered corporation purchased the remainder of the land, which was then transferred to Argo Alloa Corporation on January 22, 2014. A complete land transaction history can be found in Table 1 below.

Table 1: Land Transaction History for Lot 20, Concession 3, Geographic Township of Chinguacousy

No.	Inst.	Date	Grantor	Grantee	Comments
----	Patent	26 Oct 1833	Crown	Canada Company	Lot 20 Con 3 100 ac W ½
14683	Conveyance by Deed	20 Oct 1834	Canada Company	William Campbell	100ac W ½
22270	B&S	12 Feb 1844	William Campbell et ux	William Watson	Part
25512	B&S	8 Oct 1844	William Campbell et ux	William Watson	50 acres
111	Will	31 Dec 1851	William Watson	----	----
1047	B&S	10 Nov 1871	George Watson et ux	John Clark	100ac W ½
6834	B&S	4 May 1891	John Clark et ux	Hugh Herbert Clark	100ac W ½

16917	B&S	1 May 1931	Hugh H. Clark et ux	William J Sharp	100ac W ½
19217	Grant	15 May 1943	William G. Sharp Exrs. of William J. Sharp Et al.	William G. Sharp	100 ac W ½
39807vs	Grant	5 May 1967	William G. Sharpe et ux	Emily F. Tkachuk	100 ac W ½
195317vs	Grant	10 July 1970	Emily F. Tkachuk	Mifram Investments Ltd	Part of W1/2 (0.713ac) Building Lot
195318vs	Grant	10 July 1970	Emily F. Tkachuk	Michael's Construction Ltd	Part of W1/2 (0.713ac) Bu
199810vs	Grant	23 Aug 1971	Emily F. Tkachuk	The corporation of the Township of Chinguacousy	
276947vs	Grant	17 April 1973	Emily F. Tkachuk	Douglas Dichfield Construction Ltd.	Part of W1/2 (0.07 ac) Building Lot
611368	Grant	15 June 1982	Emily F. Tkachuk	Joseph and Monica Kisiel	Part of W ½ as in 43R-9458
613722	Grant	13 July 1982	Emily F. Tkachuk	The Corporation of the Town of Caledon	Part W ½ designated as Par 2 on 43R- 9458
PR2334497	Transfer	15 Feb 2013	Emily F. Tkachuk	1889025 Ontario INC.	W ½ Lot 3 Con 20
PR2490676	Transfer	22 Jan 2014	1889025 Ontario INC.	Argo Alloa Corporation	W ½ Lot 3 Con 20
PR3384507	Transfer		Argo Alloa Corporation	Argo Alloa (BT) Corporation	W ½ Lot 3 Con 20

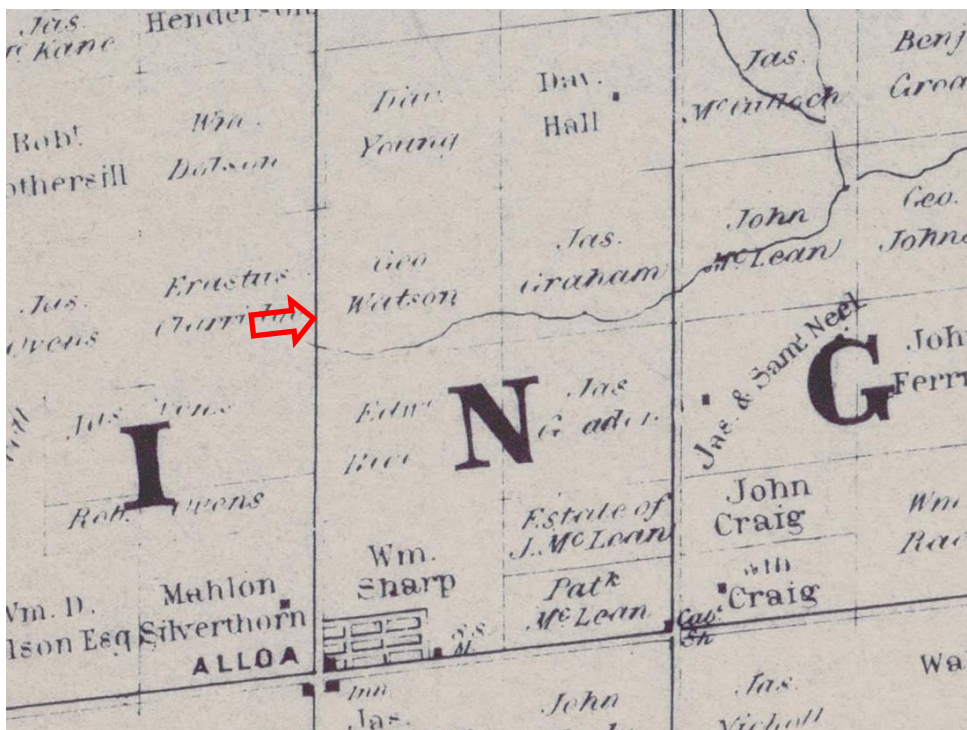


Figure 3: Segment of the 1859 Tremaine's Map of Peel County, red arrow indicates Subject Property

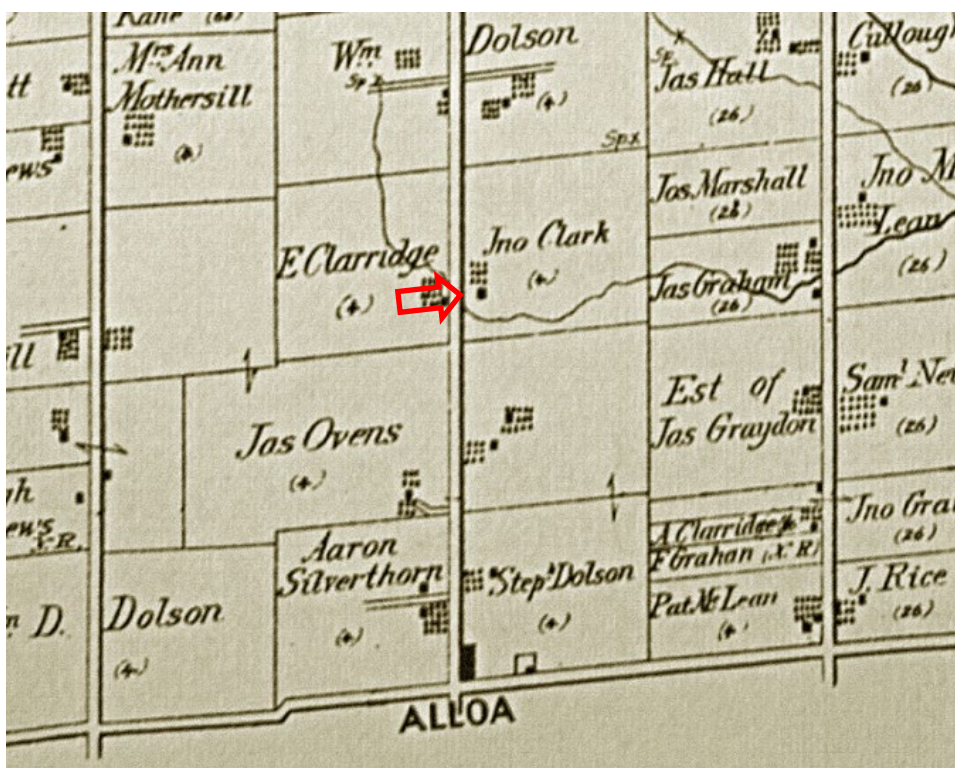


Figure 4: Segment of the 1877 Map of Chinguacousy Township, red arrow indicates Subject Property



JOHN CLARK
Early Chinguacousy settler.

Figure 5: Portrait of John Clark



HUGH CLARKE

Figure 6: Portrait of Hugh Clarke

6. Assessment of Existing Condition

6.1 Surrounding Landscape

The Subject Property is located on the east side of Creditview Road, north of Mayfield Road. Mayfield Road represents the dividing line between the City of Brampton and the Town of Caledon. The lands south of Mayfield Road are highly urbanized, while the lands north of Mayfield Road remain largely rural, comprised of open agricultural properties containing late-19th and early-20th century farm complexes. Examples of mid-20th century residences situated on oversized lots are not uncommon. 12455 Creditview Road is a prominent feature on the landscape when viewed from the surrounding area; the structure stands in isolation in an agricultural field. The structure is set well back from the road and is accessed via a narrow gravel entrance. Available aerial photography indicates the structure was formerly part of a larger agricultural complex; the residence is now all that remains. 12455 Creditview Road is located 1.4 km northwest of the crossroads settlement of Alloo. Aerial imagery shows the property achieved its current configuration between October 2017 and May 2018. Removal of the outbuildings, including a large barn, occurred between September 2013 and November 2014.



Figure 7: Looking southeast down Creditview Road towards Alloo from entrance to Subject Property



Figure 8: Looking northwest down Creditview Road from entrance to Subject Property



Figure 9: 12455 Creditview Road standing in isolation within agricultural field, facing south, photo taken from farm field



Figure 10: 2004 aerial image of Subject Property, red arrow indicates residence, photo source Google Earth



Figure 11: 2013 aerial image of Subject Property, red arrow indicates residence, photo source Google Earth



Figure 12: 2014 aerial image of Subject Property, red arrow indicates residence, note residence is all that remains, photo source Google Earth



Figure 13: 2018 aerial image of Subject Property depicting current configuration, red arrow indicates residence, photo source Google Earth.

6.2 Architecture and Design of Residence

The structure at 12455 Creditview Road is a fine example of the Italianate architectural style that was popular in Ontario between 1850 and 1900 (Blumenson 1990). The structure is indicative of a vernacular interpretation of the design presented in the popular publication *Canada Farmer*, which provided a floor plan for a two-storey, hipped roof farmhouse with projecting center piece in the April 15, 1865 edition (*Canada Farmer*, Vol II, No. 8). The floor plan presented in 1865 was for an 11-room stone structure with rear kitchen. While the *Canada Farmer* design detailed a five-bay structure, the structure at 12455 Creditview Road depicts a three-bay variant; Blumenson identified the three-bay variant as a common variant of the original design and provides examples in Belleville, Ancaster and London (Blumenson 1990:62).



Figure 14: Front elevation as presented in *Canada Farmer* Vol. 2 No.8 1865

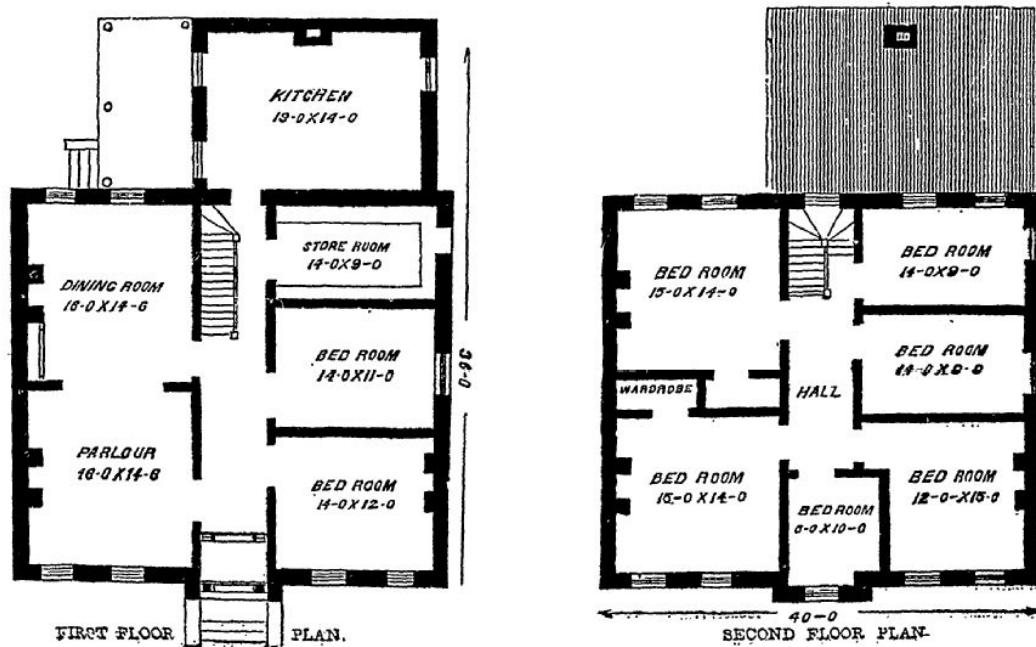


Figure 15: Floor plan as presented in *Canada Farmer* Vol. 2 No. 8 1865

6.2.1 Exterior of Structure

12455 Creditview Road is based on the designs presented in *Canada Farmer* in 1865. The structure is a three-bay design of frame construction clad in red brick. The structure contains a date stone in the upper right corner of the front façade indicating the date of construction as 1897, placing the structure at the end of the popularity of the Italianate style. The 1897 date of construction is reflected throughout the residence, using finishes more commonly seen on Queen Anne Revival style architecture.

Italianate Features

- ▶ Plan and profile of structure
- ▶ Use of paired brackets at eaves
- ▶ Round headed windows
- ▶ Embellished vouissors at structural openings

Queen Anne Revival Features

- ▶ Large single light front windows (first floor)
- ▶ Interior trim finishes
- ▶ Queen Anne style door at side entrance

The exterior is finished in smooth red brick displaying a highly regular appearance indicative of commercially produced bricks. The structure is augmented with cast decorative bricks at the plinth, structural openings and surrounding the date stone. The cast bricks are all the same and display a circular relief. The structure is finished with a hip roof, with a gable roofed projecting frontis. Three

chimneys are present on the exterior. The presence of 'ghost' outlines on the front of the structure reveal that it once had a two storey porch, the outline of which is visible through variations in brick colour and traces of white paint.

The structure has been augmented through the addition of a modern two car garage on the northeast corner. The garage is of modern 2"x4" construction and utilized modern roof trusses. The exterior of the addition is clad in modern vinyl siding.

The exterior of the structure is in poor overall condition; the brick is separating from the underlying wood sheathing. There are considerable deformations of the brick at structural openings; the most concerning being located on the northeast corner of the structure. Portions of the voussoirs have fallen free of the structure on the front façade and significant stress fractures are present across the structure. Examination of the northeast corner revealed that deformation of the brick has been an ongoing condition, having resulted in considerable reconstruction on the northeast corner of the structure. The reconstruction is identifiable through deviation in brick finish and mortar colour. It was also noted that the soffit, fascia and brackets on the northeast corner are not original. The roof shows extensive signs of localized structural failure, the most notable being along the gable edge of the projecting frontis. The structure is seated on a field stone foundation displaying a tooled mortar bond.

Visual assessment of the structure reveals it is experiencing significant settling whereby the north face is settling at a higher rate in comparison to the front. The differential settling is highlighted by the considerable gap that is occurring between the original structure and the garage addition. The connection between these two portions is approximately three inches wide at its maximum extent. The settling of the structure is not surprising given the lack of drainage surrounding the structure. The excessive settling accounts for the significant deformation and cracking present in the brick finish and stone sills. The structure retains its original windows and doors but all have been subject to extensive vandalism. The windows are of wood construction displaying one over one sash configuration. Exterior doors are also of wood construction, displaying a mix of configurations; the remains of the front door show it to have been a half light over horizontal two panel construction, the side door to have been of a Queen Anne style and the second storey porch door to have been of a round headed design with a vertical two panel lower half. Remnants of decorative millwork remain in the front gable and on the side veranda.

Exterior



Figure 16: Front façade of structure



Figure 17: Southeast corner of structure



Figure 18: West face of structure, red arrow indicates a window that has been converted to a door



Figure 19: Northwest corner of structure



Figure 20: North face of structure, two car garage is a modern addition



Figure 21: Northeast corner of structure



Figure 22: East face of structure



Figure 23: Southeast corner of structure



Figure 24: Example of decorative millwork associated with open veranda on east side of structure



Figure 25: Remnants of decorative millwork associated with centre dormer



Figure 26: Decorative eave brackets at roof line of projecting frontis, note addition of decorative drop at leading edge, unique to the brackets of the projecting frontis, note the paired installation



Figure 27: Decorative brackets used elsewhere on the structure, note the paired installation



Figure 28: Round-headed single hung sash window in centre dormer, note original shutter installation hardware



Figure 29: Date stone (1897) located in upper right hand corner of front façade

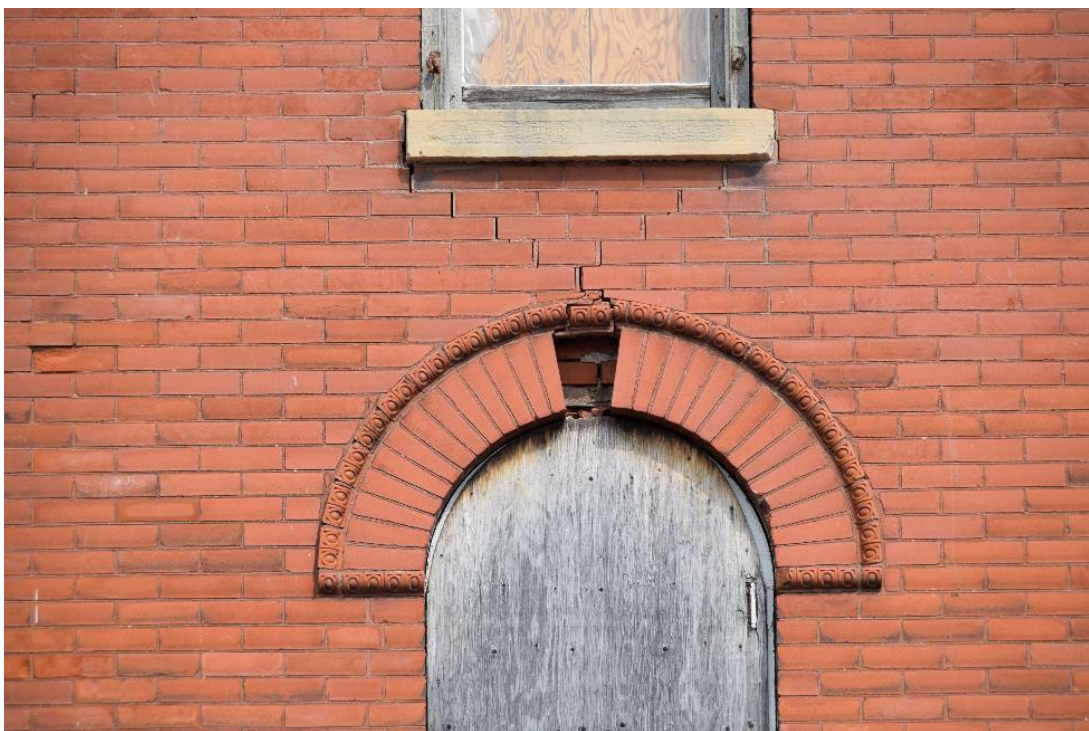


Figure 30: Loss of brick in the decorative hood of round headed window



Figure 31: Example of typical brick failure associated with structural openings



Figure 32: Closeup of typical failure of brick cladding



Figure 33: Extensive deformation in the brick finish associated with northeast corner of structure



Figure 34: Close up of damage depicted in Figure 33



Figure 35: Past failure of the brick finish and replacement of the eaves, soffit and brackets on northwest corner, note mortar difference between right and left of image



Figure 36: Close up of replacement fascia, soffit, and brackets, red arrows indicate seam between original and replacement materials



Figure 37: Damage in northeast corner of structure's north face, red arrows indicate transition between original material and replacement in both brick and soffit



Figure 38: Stress crack in northwest corner indicative of foundation settlement



Figure 39: Stress crack in stone lug sill and brick work, east wall



Figure 40: Large separation between modern addition and north wall of original structure, gap extends around structure and provides sight line to interior of structure

6.2.2 Interior

Like the exterior, the interior of the structure reflects the plans provided in the *Canada Farmer*. The structure displays a centre hall plan with two rooms to the east and three to the west. The second floor displays the same centre hall as the first, with two rooms on the west and three on the east. A small room, assumed to be a washroom, is located at the top of the stairs and separates the east and west side of the structure. A door is located in the centre of the south wall and would have provided access to the second storey porch.

The interior of the structure has been subject to modification and extensive vandalism. The interior has suffered extensive water infiltration and as a result is in poor overall condition. It appears that much of the original lath and plaster has been stripped from the structure and that attempts have been made to insulate and vapor seal the structure. The base layout of the structure presents largely unaltered, with the exception of the addition of some structural openings and the installation of a washroom on the north wall of the northwest room, second floor. While the floorplan remains, the structure does show signs of significant alterations.

The most significant alteration is the replacement of a large portion of the original roof structure. Approximately 50% of the rafters on the west side of the structure have been removed and replaced with modern materials. The rafters have been physically cut off at the halfway point and new material has been scabbed on. The roof decking has also been replaced and a clear line exists where the original planking has been removed and new planking applied. Bracing has also been added to the roof structure where it joins the top plate. Significant occurrences of rot were also observed in the attic, resulting in large open area surrounding the west chimney and the front gable.

The basement is poorly drained and shows signs of prolonged exposure to wet conditions. At the time of assessment, the temperature was below freezing, and large areas of ice were present in the basement. The exterior walls of the basement are of field stone construction, while internal divisions are of red brick.

Interior finishes (window and door trim, baseboards) are present but in poor condition. Finishes shows signs of past removal and reinstallation resulting in damage. Trim is typical of late 19th and early-20th century, comprised of commercially available materials, utilizing corner and plinth blocks and relatively plain standing and running trim. Windows are of one over one single hung sash design; assessment of the broken window glass reveal it to be very thick, in keeping with the time period.

The main staircase and balustrade are of solid wood displaying turned balusters and newel posts. The stairs have been subject to extensive vandalism and are not useable; a cast iron claw foot bathtub has been thrown from the second floor and is currently lodged in the staircase. The rear staircase is of utilitarian design and remains functional but has been altered from its original configuration. Originally accessible through the west wall of the northeast room of the first floor, the stairs have been altered to accommodate access from the north wall of the northwest room of the first floor.

Overall, the interior of the structure is in very poor condition, with remaining original finishes being of typical utilitarian quality and being in poor overall condition.

Interior



Figure 41: Centre hall first floor, facing north



Figure 42: Northeast room, facing southwest



Figure 43: Northeast room, facing northwest



Figure 44: Southeast room first floor, facing southeast, vulgar graffiti digitally covered



Figure 45: Southeast room first floor, facing northeast, fireplace is not original, vulgar graffiti digitally covered



Figure 46: Southeast room first floor, front door is visible in centre of image



Figure 47: Southwest room first floor, front door is visible in centre of image, vulgar graffiti digitally covered



Figure 48: Window southwest room first floor, vulgar graffiti digitally covered



Figure 49: Later door added to north wall of southwest room first floor, note trim differences, vulgar graffiti digitally covered



Figure 50: Central room on west side of structure, facing northwest



Figure 51: Later door added to south wall of central room on west side of structure



Figure 52: Northwest room first floor, facing east



Figure 53: Southeast room second floor, facing northeast



Figure 54: Southeast room second floor, facing northwest



Figure 55: Southeast room second floor, facing southwest



Figure 56: Southwest room second floor, facing northwest



Figure 57: Southwest room second floor, facing northeast



Figure 58: Southwest room second floor, facing southeast



Figure 59: Northwest room second floor, facing northeast



Figure 60: Northwest room second floor, facing southeast



Figure 61: Northeast room second floor, facing northeast



Figure 62: Northeast room second floor, facing southwest



Figure 63: Centre room east side of second floor, facing northwest



Figure 64: Centre room east side of second floor, facing southwest



Figure 65: Centre room east side of second floor, facing east



Figure 66: Centre of second floor, facing south



Figure 67: Balustrade second floor, facing north



Figure 68: Stairwell, vandals have thrown cast iron tub through the stairs, currently covered in drywall, facing south



Figure 69: Rear stairs located in northwest corner of structure, facing east



Figure 70: Attic space, facing southeast corner of structure



Figure 71: Framing in attic between centre dormer and main roofline, facing north



Figure 72: Evidence for extensive roof repair on west side of structure. The white line illustrates the connection between original framing and modern 2x6 rafters



Figure 73: Interior of modern garage, facing southwest



Figure 74: Modern trusses used in rear addition



Figure 75: Basement, main foundation is of field stone with internal partitions of red brick



Figure 76: Southeast room of basement, facing southeast



Figure 77: Brick partition in south half of basement, facing northwest



Figure 78: Central room in south half of basement, facing south, wall in centre of image would be under front door



Figure 79: Typical joists with tongue and groove plank flooring



Figure 80: Internal stairs to basement, locate in northwest corner of structure, facing west



Figure 81: Example of extensive internal damage resulting from water and vandals



Figure 82: Drywall has been fastened over original lath; lath remains in most areas, but plaster has been removed thought house



Figure 83: Example of original wood windows, front window first floor, window is in keeping with the 1897 construction date, large pane glass became common in the late-19th century



Figure 84: Typical example of trim dating to late-19th to early-20th century



Figure 85: Original door displaying a Queen Anne style divided light window, in keeping with the 1897 construction date the structure displays a mix of architectural details dating to the late-19th and early-20th century



Figure 86: Example of original door hardware, typically referred to as Victorian Style

7. Evaluation of Cultural Heritage Value or Interest

O. Reg. 9/06 prescribes the criteria used for evaluating a property being considered for designation under section 29 of the OHA. Section 29 of the OHA outlines that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006). Table 2 lists these criteria and identifies if the criteria were met at 12455 Creditview Road; these criteria categories are expanded on below.

7.1 Character Defining Attributes

Design/ Physical Value

- ▶ Massing of two storey residential structure
- ▶ Truncated cross hip roof
- ▶ Cut stone lug sills
- ▶ Voussoirs at structural openings
- ▶ Smooth red brick finish
- ▶ Original trim
- ▶ Balustrade (newel post, spindles railing)
- ▶ Floor plan (indicative of that shown in *Canada Farmer* 1865)
- ▶ Original wood sash windows

Historic/Associative Value

- ▶ None identified

Contextual Value

- ▶ Visual prominence in surrounding landscape
- ▶ Proximity to crossroad of Alloa
- ▶ Late-19th century remnant structure reflecting past agricultural use of the area

7.2 Cultural Heritage Value or Interest (9/06 Evaluation)

Table 2: 12455 Creditview Road O. Reg. 9/06 Evaluation

O. Reg. 9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The residence is a vernacular interpretation of the Italianate residence depicted in the April 15, 1865 edition of the <i>Canada Farmer</i> , Vol. II, No. 8.

II.	displays a high degree of craftsmanship or artistic merit, or	N	None observed. The structure is indicative of late-19 th century construction practices and does not deviate from typical craftsmanship of the era.
III.	demonstrates a high degree of technical or scientific achievement.	N	None observed. Structure is indicative of standard late-19 th century construction.
The property has historical value or associative value because it,			
I.	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	The property is not the product of, or was influenced by, or has been influenced, or was the site of an event, theme, belief, activity, or organization that made a strong, noticeable, or influential contribution to the evolution or pattern of settlement and development in the community.
II.	yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated structure do not present with the potential to yield information that could contribute to our understanding of a community or culture.
III.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Structure is an example of the Italianate residence depicted in the April 15, 1865 edition of the <i>Canada Farmer</i> , Vol. II, No. 8. Structure does not reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
The property has contextual value because it,			
I.	is important in defining, maintaining or supporting the character of an area,	N	None observed.
II.	is physically, functionally, visually or historically linked to its surroundings, or	Y	The property reflects Euro-Canadian agricultural occupation of Lot 20, Concession 3 West of Center Road, Chinguacousy Township, typical of the late-19 th century
III.	is a landmark.	N	The residence does not serve as a landmark.

Based on the criteria set forth by O. Reg. 9/06, 12455 Creditview Road does retain and display CHVI as it pertains to, Design/Physical value and Contextual value. It does not display CHVI in terms of Historical/Associative value

While the structure meets the criteria outlined by the OHA under O. Reg. 9/06 the preservation of this resource will be difficult due to its poor condition. While poor condition does not negate CHVI, it should be considered in the formulation of conservation methods and alternatives.

8. Condition/Integrity

8.1 Condition

Overall, 12455 Creditview Road is in poor condition which are evidenced by the following observations:

- ▶ The brick cladding of the structure is separating from the underlying framing, resulting in failure of mortar bonds and localized collapse of the brick. This has been an ongoing issue as evidenced by the extensive repairs to the northeast corner of the structure.
- ▶ The foundation of the structure is experiencing differential settling, resulting in the north wall of the house sinking at an increased rate in comparison to the front façade, a condition exacerbated by the modern garage addition and evidenced by the pronounced gap between the two parts.
- ▶ Attempts to insulate and vapor barrier the structure has resulted in water becoming trapped in, resulting in damage to structural members and the collapse of ceiling and wall finishes.
- ▶ The roof has been physically removed in the past and replaced using modern rafters which have been scabbed onto the tails of the original material. While resulting in a satisfactory facsimile of the original roof, the resultant structure has been compromised.
- ▶ Shingle failure has resulted in extensive water infiltration of the structure.
- ▶ Extensive water damage has occurred to the structure as the roof has not been watertight for several years. The egress of water has promoted rot and the growth of black mould, the existent of which is not able to be fully determined without the removal of all interior finishes (walls, ceilings, mouldings, etc.)
- ▶ Vandalism has resulted in damage/destruction of all remaining windows and doors and extensive damage to the main staircase. While the structure is currently secured to unauthorized egress, the damage is extensive.

To fully address the observed structural issues the structure would need to be assessed by a structural engineer knowledgeable in historic structures; it is anticipated this assessment would result in recommendations to reconstruct the roof, remove and re-apply the exterior brick finish and undertake the underpinning of the field stone foundation walls.

The rear garage would have to be removed as it is contributing to the settlement of the north wall. The rear garage is of no CHVI and should be removed from the structure.

8.2 Integrity

12455 Creditview Road is a late example of the Italianate architectural style and is vernacular application of the design published the April 15, 1865, edition of the Canada Farmer, Vol. II, No. 8. The structure largely retains its as built form but displays numerous condition issues as outlined above. The interior floor plan remains largely intact, but the finishes have been altered and or replaced and are in poor overall condition. It is anticipated necessary interior renovations would include removing and replacing plaster and lathe, flooring, electrical, heating and plumbing.

Since 2014 the structure has stood in isolation from its larger agricultural context; the property was stripped of all period outbuildings and as of 2018 has stood as a remanent, devoid of all but the most superficial connection to its agricultural roots.

9. Statement of Cultural Significance

12455 Creditview Road is a vernacular adaptation of the Italianate style farmhouse depicted in the April 15, 1865, edition of the *Canada Farmer*, Vol. II, No. 8. The date stone present in the structure places the construction as 1897, making the structure a late example of the Italianate architectural style that was popular between 1850 and 1900 (Blumenson 1990).

The overall design of the residence is utilitarian in nature and reflects a late-19th century vernacular interpretation of the popular Italianate architectural style.

The current structure does not represent the first agricultural settlement of the area but does reflect a level of prosperity achieved by area residents by the late-19th and early-20th century and is reflective of the “modernization” of rural agricultural life. It stands as an isolated remnant of the historic Euro-Canadian settlement and agricultural use of Lot 20, Concession 3 WCR.

Evaluation of 12455 Creditview Road against O. Reg 9/06 reveals the property to retain CHVI as it relates to design/physical value and contextual value.

The structure’s identified character defining attributes are in keeping with temporally similar structures in the surrounding area and include:

Design/ Physical Value

- ▶ Massing of two storey residential structure
- ▶ Truncated cross hip roof
- ▶ Cut stone lug sills
- ▶ Voussoirs at structural openings
- ▶ Smooth red brick finish
- ▶ Original trim
- ▶ Balustrade (newel post, spindles railing)
- ▶ Floor plan (indicative of that shown in *Canada Farmer* 1865)
- ▶ Original wood sash windows

Historic/Associative Value

- ▶ None identified

Contextual Value

- ▶ Visual prominence in surrounding landscape
- ▶ Proximity to crossroad of Alloa
- ▶ Late-19th century remnant structure reflecting past agricultural use of the area

10. Proposed Development

The proponent is proposing to develop the west half of Lot 20, Concession 3 WCR into a residential subdivision. Draft designs outline the retention of the existing woodlot and propose the development of the remaining agricultural land into single family detached residential structures and townhomes, as well as associated infrastructure including stormwater management facilities. Draft design plans are provided in Appendix B.

The draft plans propose the construction of a stormwater management facility in the location of the extant structure, due to the existing 'Alloa Drain' water feature adjacent/on the south limit of the property.

10.1 Impacts of Proposed Development on 12455 Creditview Road

The proposed development of the Subject Property outlines the demolition of the extant structure on the property and will directly impact any CHVI the structure possesses. In keeping with the guidelines of the MHSTCI *Info Sheet #5 Heritage Impact Assessment and Conservation Plans* and standards set by the Town of Caledon, the following were reviewed to further assess any potential negative impacts on the property's CHVI arising from the proposed site development (MHSTCI 2006):

Destruction of any, or part of any significant heritage attributes or features:

- ▶ The proposed development outlines the demolition of the extant structure, which will result in the destruction of all heritage attributes identified at the Subject Property.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance:

- ▶ No alteration is proposed, development would seek to demolish extant structure within Subject Property.

Shadows created that alter the viability of a heritage attribute or an associated nature feature or plantings, such as a garden:

- ▶ No shadow studies have been undertaken as part of this CHIS. It is not anticipated any of the proposed structures will cast significant shadows.

Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship:

- ▶ Proposed development outlines the demolition of extant structure, including identified heritage attributes at the Subject Property. No attributes will remain in isolation.

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features:

- ▶ Proposed development will not result in direct or indirect obstruction of significant views or vistas into or from within the Subject Property.

A change in land use where the change may impact the property's CHVI:

- ▶ Proposed development outlines the demolition of extant structure, including identified heritage attributes at the Subject Property.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological and/or cultural heritage resources:

- ▶ The Subject Property will be subject to archaeological assessment as part of the development application.
- ▶ Proponent has retained PHC to undertake the archaeological assessment once ground conditions permit.

10.2 Impact of Proposed Development on Adjacent Heritage Properties

No Listed or Designated properties are located adjacent to 12455 Creditview Road and as such the development as proposed would have no impact on any adjacent heritage resources. The closest Listed or Designated property is 12240 Creditview Road, a Listed late Italianate red brick structure located approximately 600 m southeast of 12455 Creditview Road.

11. Mitigation and Conservation

11.1 Conservation Options

The proposed development plan outlines the demolition of the extant structure within the Subject Property. While 12455 Creditview Road retains CHVI, it does not warrant heritage designation under Part IV of the OHA. As such, the following mitigation options were considered, and pros and cons of each mitigative measure are presented (Table 3):

1. Retain the building in-situ and restore it for continued use as a residence
2. Retain the building in-situ and adapt it for new use
3. Relocate the building to a new site on the property in either its current use or a new use
4. Relocate the building off the property, elsewhere in the municipality in either its current use or a new use
5. Permit the demolition of the structure, subject to the construction of a replica using salvaged materials
6. Permit the demolition of the structure, subject to mitigation measures

Table 3: Mitigation Options Pros and Cons

Option	Pros	Cons
1	<ul style="list-style-type: none"> - No alteration to identified heritage attributes - Retention of embodied energy¹ - Continuity of landscape features 	<ul style="list-style-type: none"> - Structure is in very poor condition, would require extensive rehabilitation - Impact planned stormwater management facility in this location, due to the existing 'Alloa Drain' water feature - Cost
2	<ul style="list-style-type: none"> - No alteration to identified heritage attributes - Retention of embodied energy - Continuity of landscape features 	<ul style="list-style-type: none"> - Structure is in very poor condition, would require extensive rehabilitation - Impact planned stormwater management facility in this location, due to the existing 'Alloa Drain' water feature - Cost

¹ Embodied energy considers that the most energy efficient structure, in terms of raw material procurement, construction effort, etc., is the one that is already built (Souza 2021)

3	<ul style="list-style-type: none"> - Retention of heritage attributes - Retention of connection to lot - Diversion of waste from landfill - Opportunity for creative integration of heritage elements into new construction - Opportunity to alleviate the current foundation settling issue 	<ul style="list-style-type: none"> - Potential collapse of structure (may not be structurally able to be relocated) - High cost
4	<ul style="list-style-type: none"> - Retention of heritage attributes - Diversion of waste from landfill - Opportunity for creative integration of heritage elements elsewhere in municipality - Opportunity to alleviate the current foundation settling issue 	<ul style="list-style-type: none"> - Potential collapse of structure (may not be structurally able to be relocated) - High cost - Loss of contextual value
5	<ul style="list-style-type: none"> - Retention of heritage attributes, including salvaged materials, where possible - Retention of connection to lot - Opportunity for creative integration of heritage elements into new construction - Could be reconstructed in new location, providing flexibility to development plans 	<ul style="list-style-type: none"> - Loss of continuity as replica is not the original - Poor condition of heritage attributes may negate their reuse - Cost
6	<ul style="list-style-type: none"> - Opportunity to salvage materials that can be reused to conserve other heritage structures - Cost effective - Opportunity to create a detailed record of the structure and evaluate historic building techniques 	<ul style="list-style-type: none"> - Loss of CHVI

12. Recommendations

In evaluating the existing structure, the following recommendations are made:

1. The structure be rendered watertight and the modern addition on rear of structure be removed. Both should be undertaken to limit further damage to the structure until such time as a final decision on its use is reached.
2. The structure be subject to assessment by a structural engineer knowledgeable in heritage structures.
3. If structurally stable, an attempt should be made to retain the structure and incorporate it into the proposed development. Retention should aim to retain the structure *in situ* for continued use as a residence, or in an adaptive state that retains the exterior configuration of the structure.
4. If structurally stable and if retention *in situ* is not viable, relocation of the structure should be considered. Relocation should aim to retain frontage onto Creditview Road, and association with Lot 20 Concession 3 WCR.
5. If deemed to be structurally unstable, the structure should be subject to salvage mitigation prior to demolition, and a portion of that material incorporated into a publicly accessible interpretive installation within the proposed redevelopment of the area.
 - a. Documentation: of the structure including photographs and drawings and placing the record in a publicly accessible facility. This report would be sufficient in meeting this requirement.
 - b. Salvage: As a condition of a demolition permit the structure would be subject to salvage of any and all materials that are in sound condition and of potential value. Salvaged materials could be retained by the Town of Caledon or sold to salvage yards that specialize in heritage materials. Salvageable materials include but are not limited to red brick, trim, doors, structural elements, date stone, brackets, plank flooring, portions of the balustrade.
 - c. Commemoration: As a condition of planning approval the developer would incorporate an interpretive installation into the proposed development what would educate the public as to the history of the area. The commemoration could incorporate salvaged elements and be erected in a local park or be part of an entrance feature to the proposed development. Commemorations can take on many forms including plaques, art installations, interpretive gardens, or entrance features.

The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

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Appendix A



Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is also responsible for the overall quality assurance.

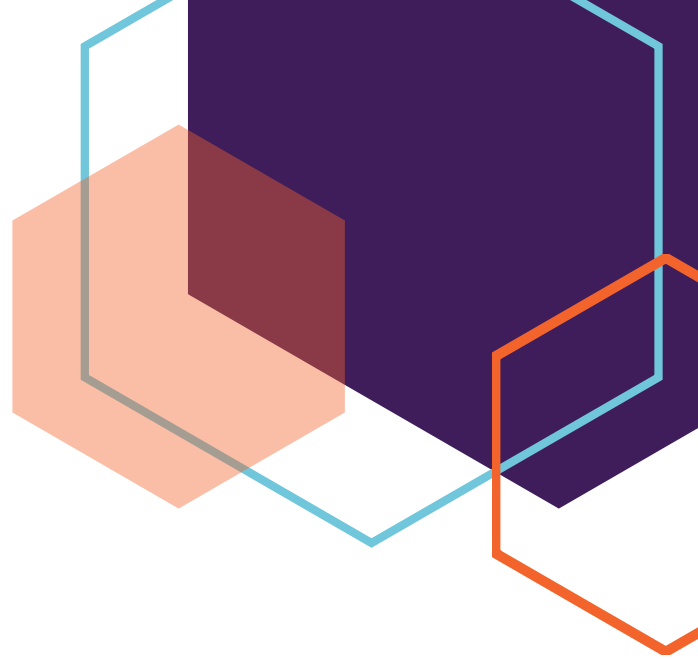
Senior Heritage Specialist – Wilson West, Ph.D., CAHP Member in Good Standing: Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans. Dr. West is a professional member of the Canadian Association of Heritage Professionals (CAHP).

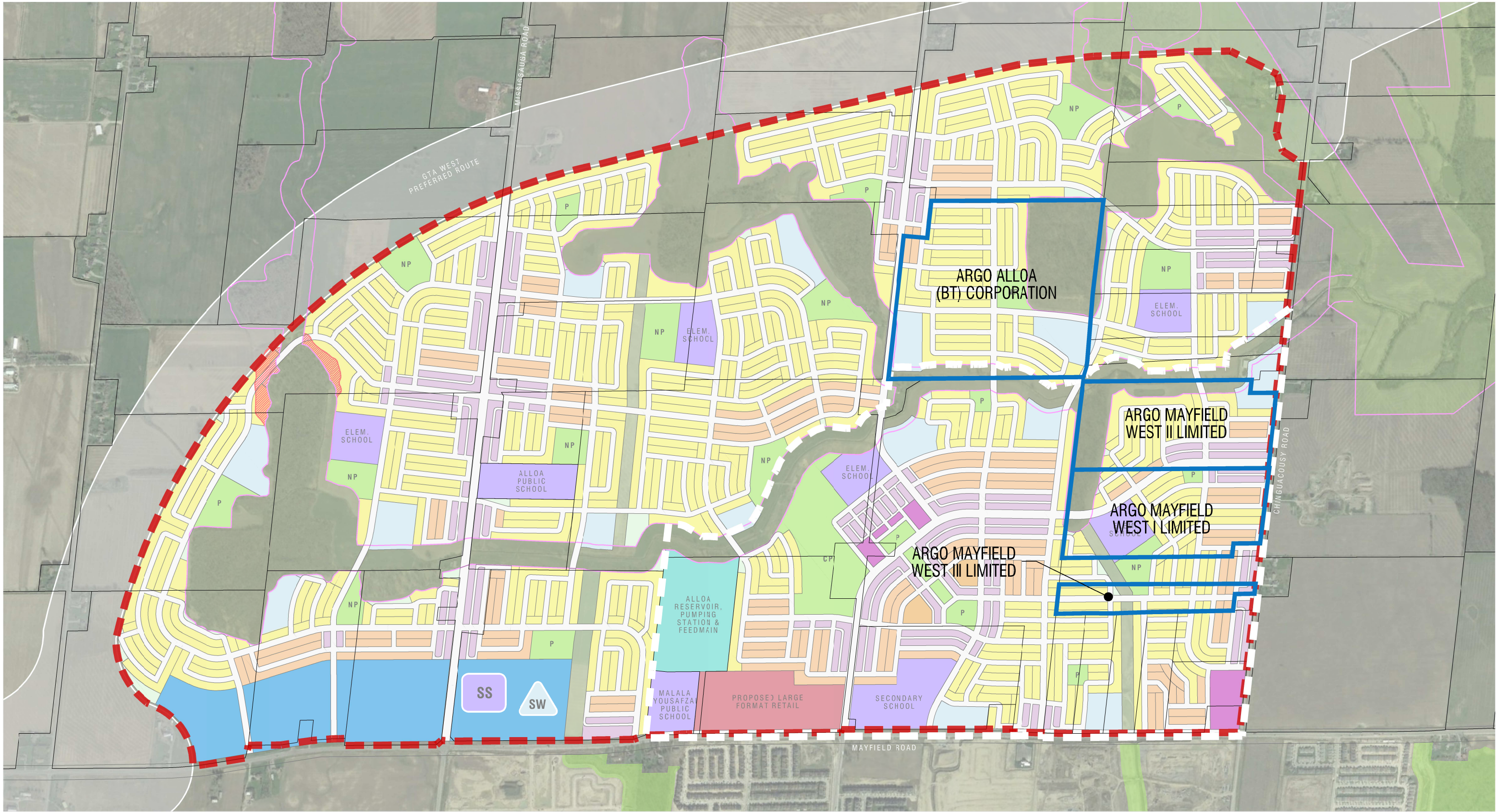
Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B





DRAFT

- SINGLE DETACHED RESIDENTIAL
- COMMERCIAL
- SWM PONDS
- COMMUNITY PARKS
- SCHOOLS
- REAR LANE TOWNHOUSES
- EMPLOYMENT
- NATURAL HERITAGE SYSTEM
- NEIGHBOURHOOD PARKS
- STANDARD TOWNHOUSES
- MIXED USE
- GTA WEST CORRIDOR
- PARKETTES

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.



ALLOA | Caledon, Ontario
ALLOA OWNERSHIP

NOV 18, 2021
 PROJECT 2140
 SCALE 1:12,500

Appendix C





RECEIVED

MAY 08 2020

Friday May 1st, 2020

Argo Alloa Corp.
2173 Turnberry Road
Burlington ON
L7M 4P8

**RE: Listing on the Caledon Heritage Register Under Council Resolution 2020-68
12455 Creditview Road**

Dear Argo Alloa Corp. ,

This letter is to advise that on April 28th, 2020 the Town of Caledon Council approved Resolution 2020-68 regarding the listing of your property at 12455 Creditview Road as a non-designated property, of heritage interest, on the Town's Heritage Register. Although your property is now on the Heritage Register, it has **not** been designated under the *Ontario Heritage Act*. The following letter details the difference between Listing and Designation.

Why was my property listed?

In 2008, the Town completed a town-wide Built Heritage Resources Inventory of Pre-1946 Structures (BHRI), which identified historic structures on over 1,600 properties. 12455 Creditview Road was one of the properties identified because of its importance to the settlement of Caledon and the Cultural Heritage Resources associated with the property. Properties listed on Caledon's Heritage Register provide them interim protection from demolition.

What is the Heritage Register?

The *Ontario Heritage Act* (OHA) requires municipalities to keep a register of properties that are of cultural heritage value or interest. The Town's Heritage Register therefore is the official list of properties that have been protected as agreed upon by Council. The Heritage Register includes properties that are both designated by municipal by-law as well those that are Listed under Council Resolution. The purpose of the Heritage Register is to address a common problem faced in protecting heritage buildings across the province: buildings being demolished and replaced before they can be assessed for their heritage value. Through the creation of a register, the Town can better ensure buildings are not lost before being identified or formally recognized as a property of cultural heritage value or interest.

What does this mean to me?

There is no cost to you for the Town to List your property on the Heritage Register. As noted should you wish to demolish buildings on your property the Town has 60 days to respond to a demolition permit instead of 20 days typically required pursuant to the *Building Code Act*.

The 60 days' notice allows further research to be conducted on the property that may allow Council to consider alternative ways to conserve or document the property. This will ensure the heritage attributes of the property or structure are preserved which may involve designation and/or relocation where appropriate.

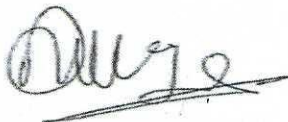
Listing a property on the Heritage Register does not prevent any interior or exterior changes to a building should the property owner wish to renovate. The table below summarizes the difference between Designated Properties and Listed Properties under the OHA.

	DESIGNATED	LISTED
Criteria for Designation or Listing	Must meet prescribed criteria set out in O. Reg. 9/06 for cultural heritage value or interest.	None specified: Council has discretion for what it "believes" to be of cultural heritage value or interest.
Process for Designation or Listing	Multi-step process set out in s.29 of the OHA: including Council consultation with municipal heritage committee, issuance of a notice of intention to designate, Council decision to pass by-law.	Short process: Council decision to list property after consultation with municipal heritage committee.
Right to Appeal/ Object to Designation or Listing	Any person may object within 30 days after publication date of notice of intention to designate property. The objection is referred to the Conservation Review Board, who holds a hearing on the matter.	No appeal/objection process
Alteration of Property	Requires council consent to application for alteration. Council may impose terms and conditions of consent.	Owner may proceed with standard building permit application to alter property. No limitations under the OHA.
Right to Appeal/ Object to Council Decision on Alteration	Owner may make application for Conservation Review Board hearing of Council's decision.	Not Applicable
Demolition/ Removal of Building or Structure on Property	Requires Council consent to application for demolition/removal. Council may impose terms and conditions of consent.	Owner to provide 60 days' notice to municipality of intention to demolish or remove building or structure on property.
Right to Appeal/ Object to Council Decision on Demolition/ Removal	Owner may appeal Council's decision to the Local Planning Appeal Tribunal (LPAT).	Not Applicable

Enclosed are the heritage summary forms for your property and an Information Sheet from the Ministry of Tourism, Culture and Sport about Heritage Registers and the listing process for non-designated properties.

Should you have any questions regarding the above, feel free to contact me at 905-584-2272 ext. 4232 or at douglas.mcglynn@caledon.ca .

Sincerely,



Douglas McGlynn
Heritage | Urban Design Planner
Community Services
TOWN OF CALEDON

Enclosures 1. Heritage Summary Form
 2. The Municipal Register of Heritage Properties, Province of Ontario InfoSheet (Fall, 2016)

PROPERTY SUMMARY
CANDIDATE FOR LISTING ON HERITAGE REGISTER

Address: 12455 Creditview Road
Roll Number: 212412000201600
Legal Description: CON 3 WHS PT LOT 20

Built Heritage Resource Inventory Record Number: 1273

Ward: 2



Design/Physical Description:

- A Late Italianate style farmhouse with a red brick exterior
- Norway Spruce and deciduous trees along lane;
- Norway Spruce windbreak bordering lawn

Historical Description:

- Construction estimated to have commenced between 1875 and 1899.
- Well-preserved farmstead from the turn-of-the-20th C.

Contextual Description: (See reverse for aerial photo)

-

Notes:

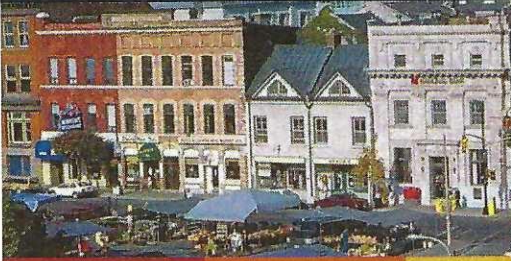
- PROPERTY OF HIGH SIGNIFICANCE
- Date stone reads: "1837"

Associated Structures: There are five heritage resources on the property.

Form Completion Date: March 8, 2019

Photo Date: 2006





The Municipal Register of Heritage Properties

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. This note explains the importance of including heritage properties in the municipal register.

For more information on municipal registers, please contact the Ministry of Tourism, Culture and Sport at (416) 314-7265 or Toll Free at 1-866-454-0049 or general_info@mtc.gov.on.ca.

Fall 2016

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What is the municipal register of cultural heritage properties?

Section 27 of the *Ontario Heritage Act* requires the clerk of every municipality to keep a publicly accessible register of properties that are of cultural heritage value or interest situated in the municipality.

The municipal register of heritage properties must list all properties in the municipality that are designated under Part IV (individual property designation) and Part V (within a designated heritage conservation district) of the *Ontario Heritage Act*.

For properties designated under Part IV, the municipal register must include:

- a) a legal description of the property;
- b) the name and address of the owner; and
- c) a statement explaining the cultural heritage value or interest of the property and a description of its heritage attributes.

For districts designated under Part V, the municipal register must include a map or description of the area of each district.

The *Ontario Heritage Act* (subsection 27(1.2)) also allows a municipality to include properties of cultural heritage value or interest that have not been designated in its municipal register.

Why should a municipality include properties that have not been designated in its municipal register?

Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The municipal register is an important tool in planning for the conservation of heritage properties and provides interim protection from demolition.

A comprehensive register of cultural heritage properties:

- Recognizes properties of cultural heritage value or interest in the community.
- Demonstrates a municipal council's commitment to conserve cultural heritage resources.
- Enhances knowledge and understanding of the community's cultural heritage.
- Provides a database of properties of cultural heritage value or interest for land use planners, property owners, developers, the tourism industry, educators and the general public.
- Should be consulted by municipal decision makers when reviewing development proposals or permit applications.
- Provides interim protection from demolition (see below).

How does inclusion in the municipal register provide interim protection from demolition?

An approved building permit from the municipality is required prior to demolition of a building. The *Ontario Building Code Act* provides mandatory time frames for the review of building permit applications. These include, for example, 10 days for a house and 20 days for a large building.

These building permit review time frames may not provide enough time for a municipality and its municipal heritage committee to assess the cultural heritage value or interest of properties where demolition is proposed.

To address this issue, the *Ontario Heritage Act* provides interim protection for non-designated properties that are included in the municipal register (see subsections 27 (3)-(5) of the *Ontario Heritage Act*). Owners of such properties must give the council of the municipality at least 60 days notice in writing of their intention to demolish or remove a building or structure on the property or to permit the demolition or removal of the building or structure. This allows time for the municipality to decide whether to begin the designation process.

What is the process to include properties in the municipal register?

Each municipality must list all properties that have been designated under Parts IV or V of the *Ontario Heritage Act* in the municipal register.

To include a property that has not been designated in the municipal register, a municipal council must believe that a property has cultural heritage value or interest and provide a description that is sufficient to readily identify the property, such as the property's street address.

Although detailed research and evaluation of the property are not required, it is suggested that a brief rationale be included that explains why a municipal council believes that the property is of cultural heritage value or interest. The municipality may want to consider the Criteria for Determining Cultural Heritage Value or Interest in [Ontario Regulation 9/06](#) under the *Ontario Heritage Act* when deciding which properties to include in the municipal register. For more information on heritage property evaluation, please refer to the guide to [Heritage Property Evaluation](#) in the Ontario Heritage Tool Kit.

In a municipality with a municipal heritage committee, council must consult with its committee before a property that has not been designated under Part IV is added or removed from the municipal register.

A municipality is not required to consult with property owners or the public before including non-designated properties in the municipal register. However, notifying the property owner that their property will be included in the municipal register is recommended. For example, when the Toronto Preservation Board (municipal heritage committee) recommends a property's inclusion on the municipal register, property owners are notified and invited to attend the Toronto Preservation Board meeting to discuss the matter.

Discussion with the broader community may also be helpful. The City of Kenora, for example, held a public forum to help decide which properties of heritage value or interest should be included in its municipal register.

Requests to include a property in the municipal register may come from anyone, including property owners, a municipal heritage committee, municipal staff, local historical societies or residents' associations.

What about existing heritage inventories?

In addition to the required municipal register of designated cultural heritage properties, many municipalities have existing inventories or lists of properties of potential cultural heritage value or interest. This practice is sometimes referred to as "listing".

If your municipality has an existing inventory of properties of cultural heritage value or interest, you may wish to consider the following questions when determining whether to include all or part of the inventory in the municipal register:

- Was the inventory previously adopted by the municipal heritage committee and/or municipal council?
- Is the inventory recognized in planning policy, such as the municipal Official Plan?
- Was the public consulted as part of the development of the inventory?
- Does the list consider the full range of properties that may have cultural heritage value or interest? For example, does the inventory include cultural heritage landscapes?

There are examples of municipal councils who have elected to "roll" all or part of an existing inventory into the municipal register, while others have undertaken a new process to identify properties. This would be an appropriate time to consider whether older inventories were compiled using criteria that are consistent with current heritage conservation best practice.

Can provincially owned heritage properties be included in the municipal register?

The *Ontario Heritage Act* allows a municipality to include provincially owned heritage properties in the municipal register. Provincially owned heritage properties are exempt from the provisions of Part IV of the Act, including the requirement to provide notice of intention to demolish or remove a building or structure on the property. Provincially owned heritage properties are not subject to designation by municipalities.

Provincially owned heritage properties are protected under Part III.1 of the *Ontario Heritage Act*, which gives the Minister of Tourism, Culture and Sport the authority to prepare standards and guidelines that set out the criteria and the process for the identification of properties that have cultural heritage value or interest, and set standards for the protection, maintenance, use and disposal of these properties. These standards and guidelines are known as

the [Standards and Guidelines for Conservation of Provincial Heritage Properties](#) (the “Standards and Guidelines”). The Standards and Guidelines came into effect on July 1, 2010 and apply to property that is owned or controlled by the provincial government. All provincial ministries and prescribed public bodies listed in [Ontario Regulation 157/10](#) must comply with the Standards and Guidelines.

Including a provincially owned heritage property in the municipal register indicates to the Province, as the property owner/manager, that the property has cultural heritage value or interest to the local community. The Standards and Guidelines require that decisions regarding provincial heritage properties be made in an open, accountable way, taking into account the views of interested persons and communities.

The information contained in this InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.

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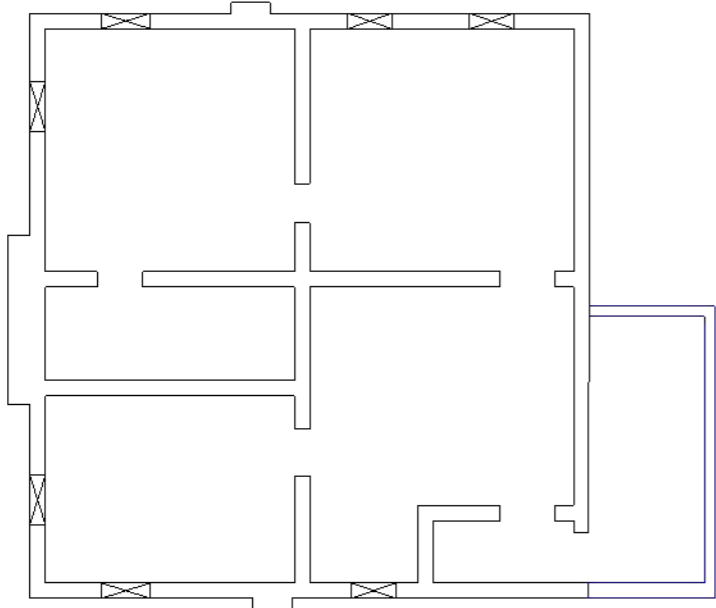
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Appendix D



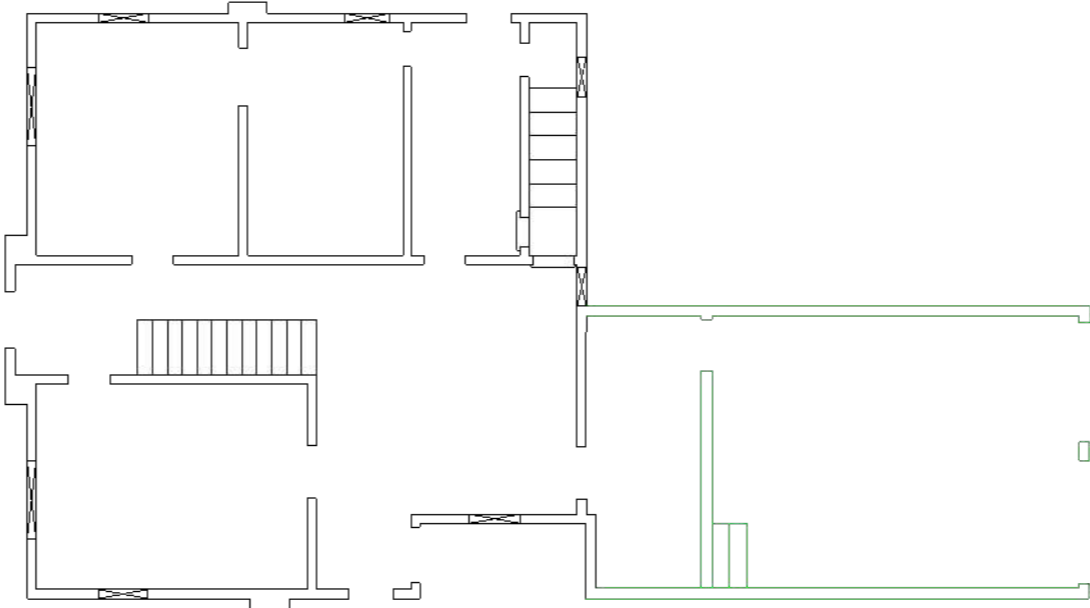
Floor Plans of 12455 Creditview Road

Basement



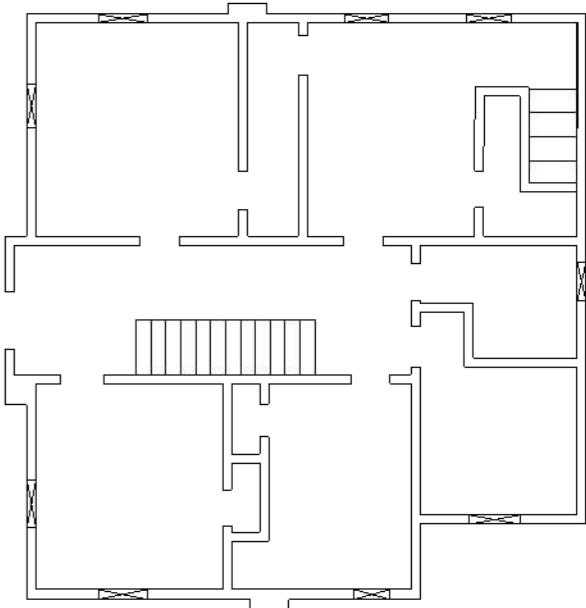
* Blue is a later field stone foundation addition

First Floor



* Green is the modern Rear addition

Second Floor



Appendix E





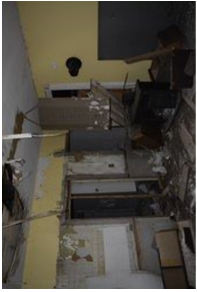
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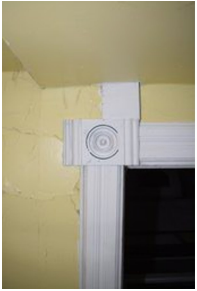
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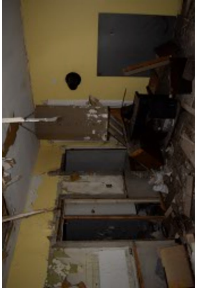
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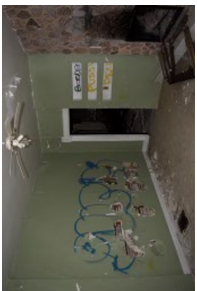
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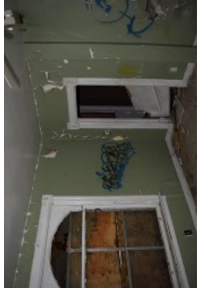
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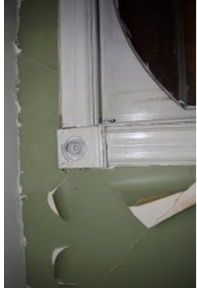
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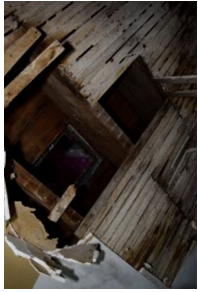
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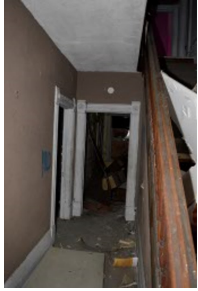
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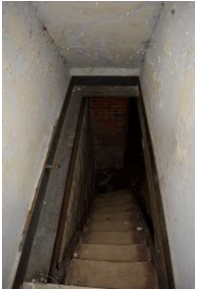
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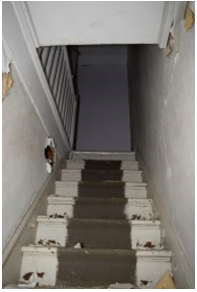
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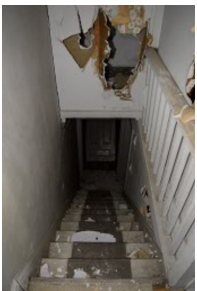
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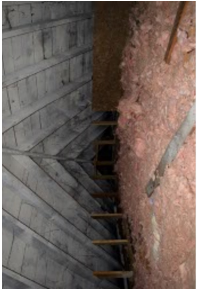
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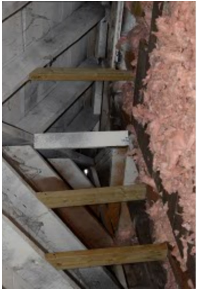
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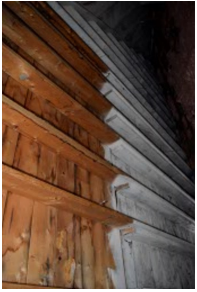
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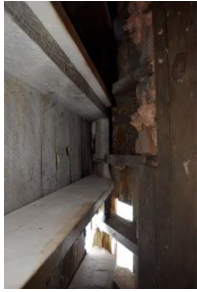
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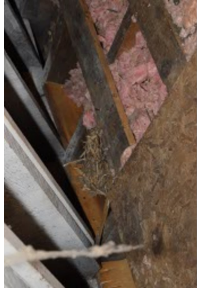
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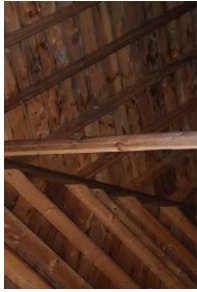
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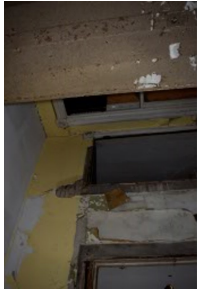
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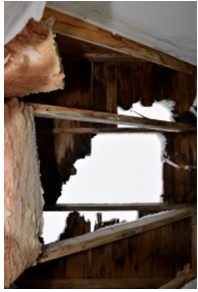
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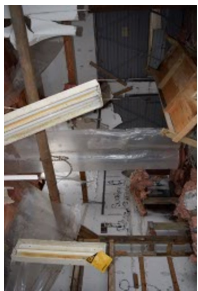
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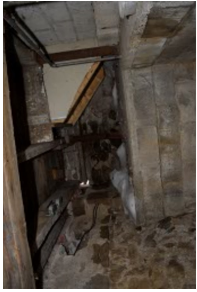
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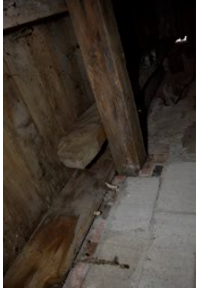
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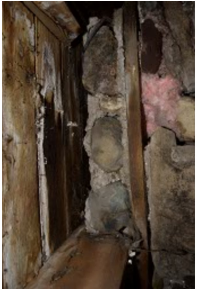
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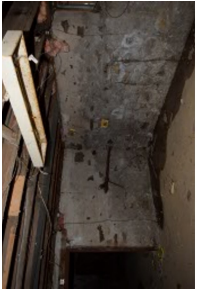
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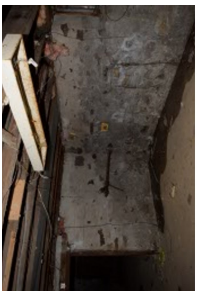
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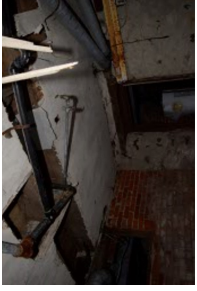
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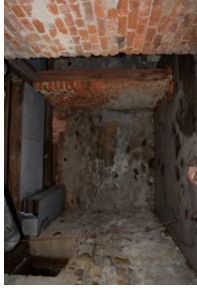
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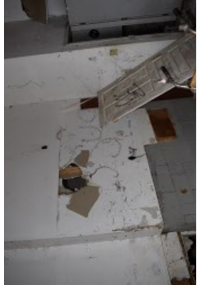
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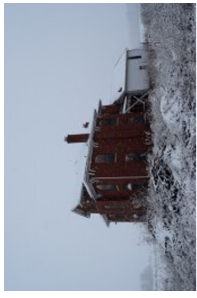
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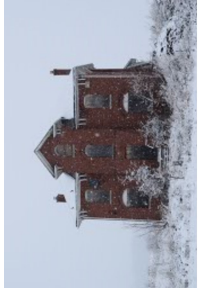
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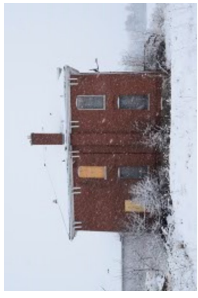
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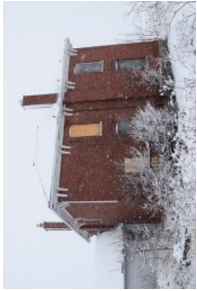
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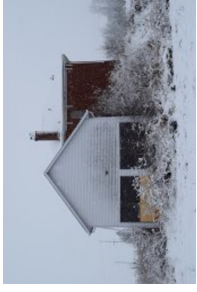
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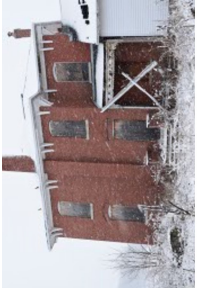
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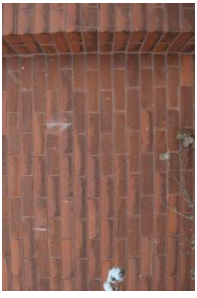
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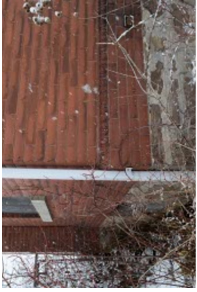
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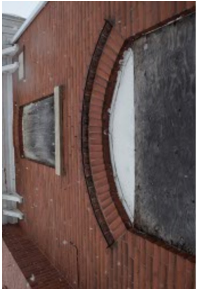
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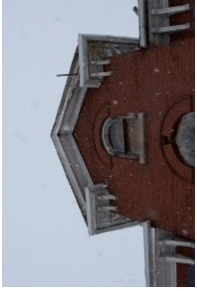
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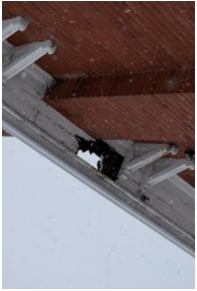
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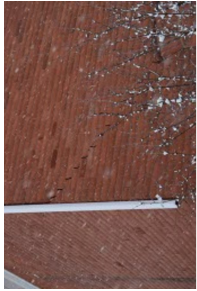
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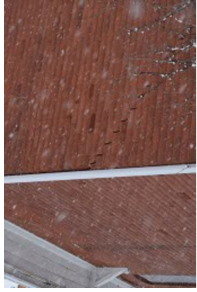
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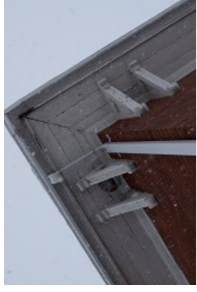
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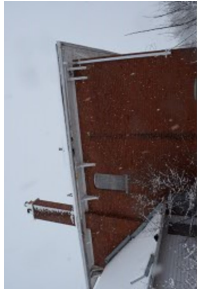
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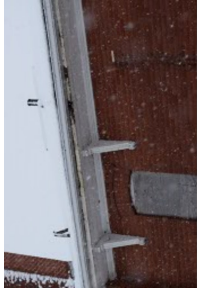
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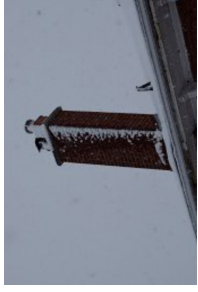
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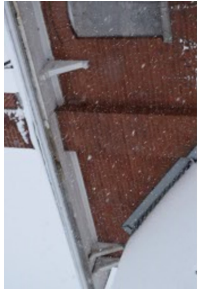
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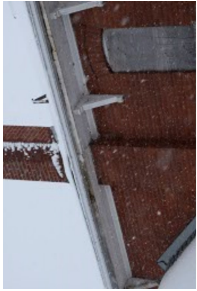
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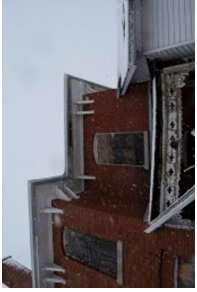
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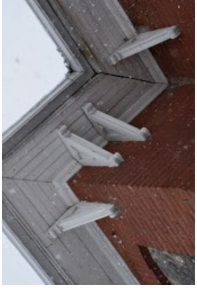
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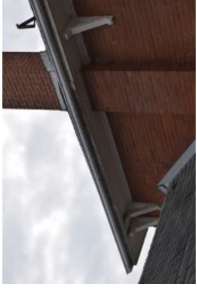
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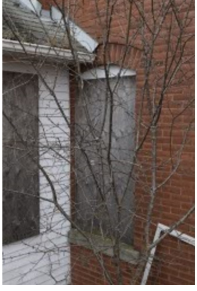
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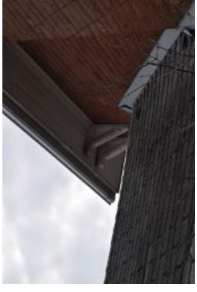
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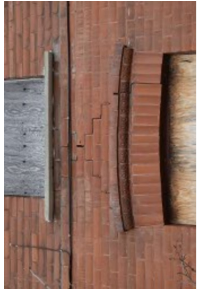
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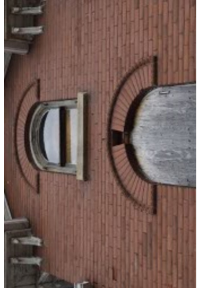
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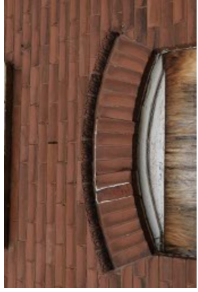
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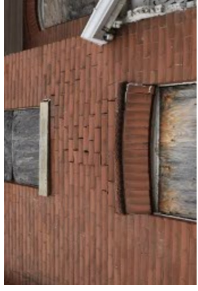
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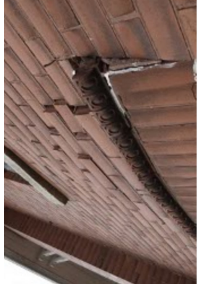
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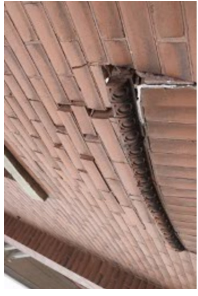
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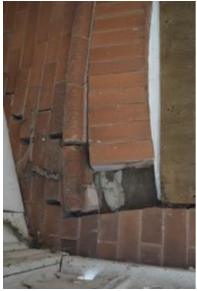
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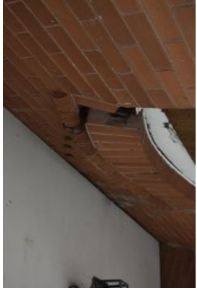
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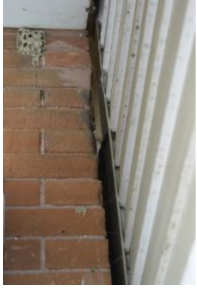
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_DSC1266



_DSC1267



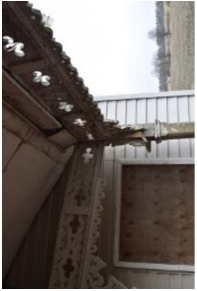
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_DSC1269



_DSC1270



_DSC1271



_DSC1272



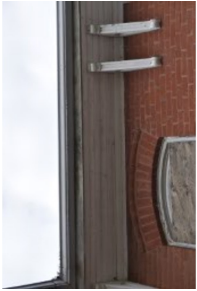
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_DSC1274



_DSC1275



_DSC1276



_DSC1277



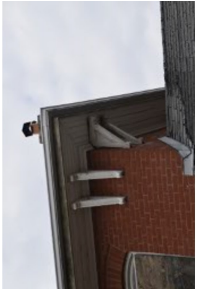
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_DSC1279



_DSC1280



_DSC1281



_DSC1282



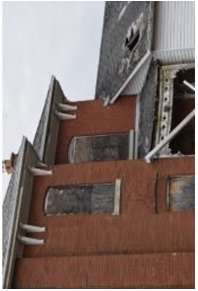
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_DSC1284



_DSC1285



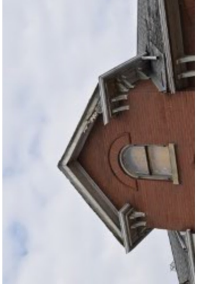
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_DSC1287



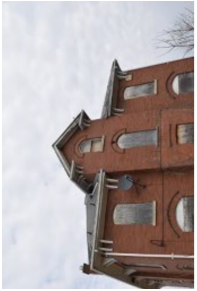
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_DSC1289



_DSC1290



_DSC1291



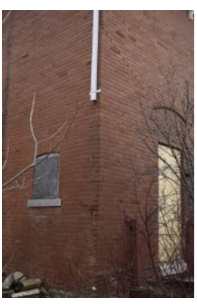
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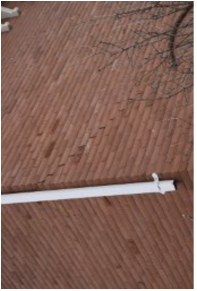
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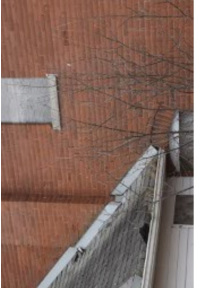
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_DSC1295



_DSC1296



_DSC1297



_DSC1298



_DSC1299



_DSC1300



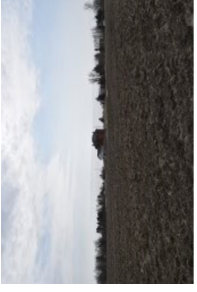
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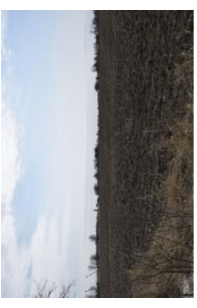
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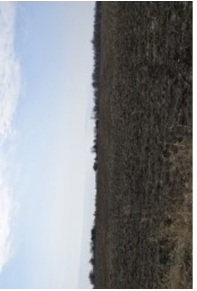
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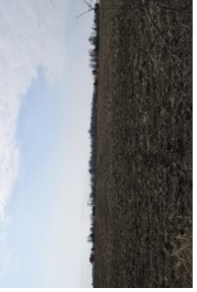
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_DSC1305



_DSC1306



_DSC1307



_DSC1308



_DSC1309



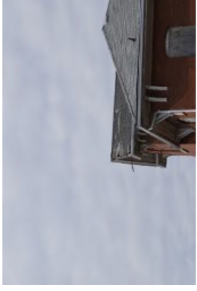
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_DSC1311



_DSC1312



_DSC1313



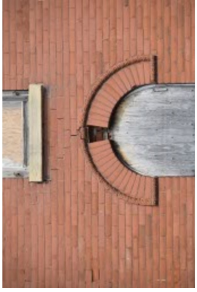
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_DSC1315



_DSC1316



_DSC1317



_DSC1318



_DSC1319



_DSC1320



_DSC1321



_DSC1322



_DSC1323



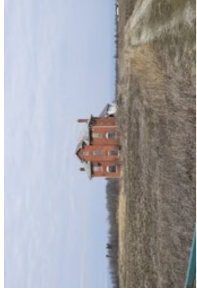
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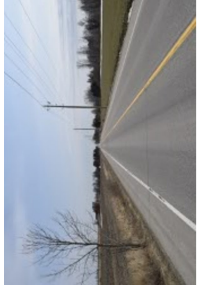
_DSC1325



_DSC1326



_DSC1327



_DSC1328



_DSC1329



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