

# FINAL REPORT:

TOWN OF CALEDON  
PLANNING  
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Aug 22, 2022

## CULTURAL HERITAGE IMPACT ASSESSMENT

6939 King Street, Caledon, Ontario



**LHC | Heritage  
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**November 2020, revised July 2022**  
**Project # LHC0231**

**LHC**

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## EXECUTIVE SUMMARY

LHC | Heritage Planning and Archaeology (LHC) was retained by Swaminarayan Mandir Vasna, to prepare a Cultural Heritage Impact Assessment (CHIA) for the proposed development of the property known as 6939 King Street in the Town of Caledon, Ontario.

The Subject Property is not *listed* on the Municipal Heritage Register under Section 27, Part IV of the *Ontario Heritage Act* (OHA), nor has it been identified by the Town as a property of potential Cultural Heritage Value or Interest (CHVI). This CHIA has been requested by the Town in order to assess potential impacts on adjacent heritage properties and the character of the surrounding area. The CHIA, in this case as per discussion with the municipality, does not include an evaluation of the CHVI of the Subject Property.

In order to determine potential adverse impacts, the boundaries of a Cultural Heritage Study Area were determined to comprise the Subject Property along with a 250-metre buffer.

This CHIA was undertaken in accordance with relevant policy from the Town of Caledon Official Plan (2018) and the *Ontario Heritage Toolkit*.

Site visits were undertaken by Colin Yu on 4 November 2020 and 23 December 2021. The primary objective of the site visits was to document and gain an understanding of the Subject Property and its surrounding context. The site visits included documentation of the surrounding area.

Two properties, within the Study Area, are *listed* on the Town of Caledon's Heritage Register under Section 27 of the *Ontario Heritage Act*.

- 6907 King Street; and,
- 13848 Centreville Creek Road.

Two nearby properties of known or potential CHVI - 14116 Centreville Creek Road and 13919 Centreville Creek Road were also included in this CHIA due to their proximity.

The Study Area was assessed for its potential to comprise a significant cultural heritage landscape, specifically, the South Albion Farmstead CHL. The South Albion Farmstead CHL was previously identified in 2009 by Envision – the Hough Group in *Town of Caledon: Cultural Heritage Landscapes Inventory*. The character of the Study Area was also considered in the context of the Town of Caledon's *Cultural Heritage Landscapes Inventory's* criteria for significance.

It is LHC's opinion that the Study Area does not satisfy the Town's criteria for identifying significant cultural heritage landscapes and, although there are several identified known and potential properties of CHVI, the overall character of the landscape surrounding the intersection of King Street and Centreville Creek Road was not determined to be consistent with historic agricultural or land use patterns that might characterise a significant cultural heritage landscape in this area.

No direct or indirect adverse impacts were identified with respect to the heritage attributes of adjacent properties or cultural heritage landscapes.

Should the development proposal change significantly in scope or design, further revisions to the CHIA or additional cultural heritage investigations may be required.

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## 1 STATEMENT OF PROJECT

LHC was retained by Swaminarayan Mandir Vasna, to prepare a Cultural Heritage Impact Assessment (**CHIA**) for the proposed development of the property known as 6939 King Street in the Town of Caledon, Ontario (“the **Subject Property**”). The scope of the CHIA was determined based on the Town of Caledon Official Plan policies on Cultural Heritage Impact Statements (see Section 1.2 of this document) and in discussion with Sally Drummond, Heritage Resource Officer for the Town of Caledon (“the **Town**”).

The Subject Property is not *listed* on the Municipal Heritage Register under Section 27, Part IV of the *Ontario Heritage Act* (OHA), nor has it been identified by the Town as a property of potential Cultural Heritage Value or Interest (CHVI). This CHIA has been requested by the Town in order to assess potential impacts on adjacent heritage properties and the character of the surrounding area, more generally. The CHIA, in this case, does not include an evaluation of the CHVI of the Subject Property as per discussions with municipal staff and is neither a comprehensive study on identifying new cultural heritage landscapes, to which a study was previously done by Envision – The Hough Group in 2009.

### 1.1 Study Area

The purpose of this CHIA is to address potential direct and indirect impacts on known and potential built heritage resources and cultural heritage landscapes within the Study Area. In order to capture potential adverse impacts for this type of project, the boundaries of the cultural heritage Study Area were determined to comprise the Subject Property and a 250-metre buffer (Figure 2). Additionally, due to its proximity, the South Albion Farmstead – Cultural Heritage Landscape was reviewed for potential direct or indirect impacts.

The delineation of this buffer was informed by guidance materials addressing the assessment of impacts on built heritage resources and cultural heritage landscapes over broad study areas, including the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Sample Tables and Language for “Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment” and Environmental Project Report (EPR) under Transit Project Assessment Process (TPAP) for Proponents and their Consultants* (2019) and the Ministry of Transportation’s *Environmental Guide for Built Heritage and Cultural Heritage Landscapes*, Section 3.7: Built Heritage and Cultural Heritage Landscape (2007).

### 1.2 Methodology

This report has been prepared in compliance with the Town of Caledon’s Official Plan policies regarding CHIAs. This CHIA has been scoped to address potential impacts on known and potential built heritage resources and cultural heritage landscapes on adjacent and nearby properties.

Per 3.3.3.1.5 of the OP:

- a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:
  - i. the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the



- recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Assessment;
  - ii. the potential for adverse impacts on cultural heritage resources; and,
  - iii. the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.
- b) Where it is determined that a Cultural Heritage Impact Statement should be prepared, the Cultural Heritage Impact Statement shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:
- i. A description of the proposed development [Information found in Section 5];
  - ii. A description of the cultural heritage resource(s) to be affected by development [Information found in Section 2.3 and 6];
  - iii. A description of the effects upon the cultural heritage resource(s) by the proposed development [Information found in Section 7];
  - iv. A description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s) (n/a);
  - v. A description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied (n/a).

Additionally, “Where a Cultural Heritage Impact Statement is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.”<sup>1</sup>

The objective of this Cultural Heritage Impact Assessment is to:

1. Outline the existing heritage conditions of the Study Area, through;
  - a. Background research into the historical and heritage planning context of the Study Area;
  - b. Review of available databases of known heritage properties;
  - c. Identification of potential heritage properties;
  - d. A site review to confirm and inventory of known and potential heritage properties and the existing conditions and character of the Study Area; and
  - e. A review of the Study Area for its potential to represent a significant cultural heritage landscape in the Town of Caledon.
2. Undertake an impact assessment to:
  - a. Identify potential direct and indirect adverse impacts on the inventoried cultural heritage resources; and

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<sup>1</sup> The Corporation of the Town of Caledon. 2018. *Town of Caledon Official Plan* p. 3-33 to 3-34

- b. As applicable, identify mitigation measures and next steps to lessen or avoid potential impacts.

The identification of potential built heritage resource or cultural heritage landscapes was based on background historic research, the MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*<sup>2</sup>, and professional judgement.

A site visit was conducted on 9 November 2020 and 23 August 2021 by Colin Yu. The purpose of the site visits was to document the current conditions of the Study Area and to record potential built heritage resources or cultural heritage landscapes.

### 1.3 Report Limitations

The qualifications of the heritage consultants who authored this report are provided in 9.0: Qualifications. All comments regarding the condition of any buildings within the Study Area are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings within the Study Area or the condition of any heritage attributes.

Concerning historical research, the authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct a screening-level evaluation based on the information collected and professional judgment.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review. Soundscapes, cultural identity, and sense of place analysis were not integrated into this report. Archaeological potential has not been assessed as part of this document. This CHIA, in this case, does not include an evaluation of the CHVI of the Subject Property as per discussions with municipal staff and is neither a comprehensive study on identifying new cultural heritage landscapes, to which a study was previously done by Envision – The Hough Group in 2009.

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<sup>2</sup> MHSTCI, *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*. 2016. Accessed <http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/MinistryDetail?OpenForm&ACT=RDR&TAB=PROFILE&ENV=WWE&NO=021-0500E>

## 2 INTRODUCTION TO THE DEVELOPMENT SITE

### 2.1 Property Location and Context

To avoid confusion, King Street is described in this document as running in an east-west direction and Centreville Creek Road is described as running north-south (Figure 1 and Figure 2).

The Subject Property at 6939 King Street is located on the south side of King Street, west of Centreville Creek Road (Figure 2). More specifically, the Subject Property lies at the southwest corner of the King Street and Centreville Creek Road intersection. The Subject Property is located in part of Lot 10, Concession 2, in the historic Albion Township, historic County of Peel.

The Subject Property includes a one storey brick-clad bungalow and two sheds surrounded by a manicured lawn and an agricultural field (Figure 5 to Figure 7). A windbreak to the west is provided by a row of deciduous trees. The Subject Property is zoned for A3, which is Small Agricultural Holdings.<sup>3</sup>

### 2.2 Surrounding Context

The Subject Property is located in the South Slope physiographic region.<sup>45</sup> The area is defined as the base of the Niagara Escarpment to the Iroquois Plain physiographic region.<sup>6</sup> The Peel Plain physiographic region bisects the area and it is common to find attributes of the Peel Plain within South Slope.<sup>7</sup> South Slope is characterized by low lying, fine grained undulating ground moraine and knolls.<sup>8</sup> The area is known for fertile soils, created by the Halton Till layer and was once supported by the upland forests.<sup>9</sup> The area is considered highly valued for agricultural and urban land use.

Ground water discharge, cedar swamps and meadow marshes are present in South Slope and lies within the Humber River Watershed.<sup>10</sup> The soils have low permeability and groundwater infiltration is limited.<sup>11</sup> Soils in the area is mainly clay and clay loam, and drainage in the area is poor.<sup>12</sup>

To the east, west and south of the Subject Property, the landscape was observed to comprise primarily open agricultural fields (Figure 8 to Figure 11). Lindsay Creek crosses Centreville Creek, north of King Street. Views from Centreville Creek Road, south of King Street, demonstrate the relatively flat topography of the Subject Property and its immediate environs (Figure 12 to Figure 16).

The topography changes slightly approximately 130 m north of King Street; where Lindsay Creek crosses Centreville Creek Road (Figure 17 to Figure 20).

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<sup>3</sup> Town of Caledon. n.d. Zoning. Accessed from <https://www.caledon.ca/en/town-services/zoning.aspx#Zone-maps>

<sup>4</sup> Ministry of Northern Development and Mines. *Physiography* mapping provided by kmz file on Google Earth Pro.

<sup>5</sup> Ministry of Northern Development and Mines. *Surficial Geology* mapping provided by kmz file on Google Earth Pro.

<sup>6</sup> Peel Region. 2011. Credit River Watershed and Region of Peel Natural Areas Inventory – volume 1.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

Wooded lots are sparse in the area and are located further north and south of the Subject Property. Tree plantings near the intersection of King Street and Centreville Creek Road are also sparse, although windbreaks were observed around the contemporary residential properties and extant tree lines were observed along field boundaries and farmyards of the adjacent known and potential historic farmsteads.

Johnston Sports Park is located near the northwest corner of King Street and Centreville Creek Road, opposite of the Subject Property. In June 2020, the park received several new additions including; a parking lot, shade structure, new soccer field with lighting and irrigation (Figure 22 to Figure 24).<sup>13</sup> Currently, the park comprises a series of five soccer fields, two parking lots, shade structure, and paved roads leading into and out of the complex.

### 2.2.1 South Albion Farmstead Viewshed

The Town of Caledon has identified the South Albion Farmstead (**SAF**) Cultural Heritage Landscape (**CHL**) as a significant viewshed; although, the Subject Property is not located within the SAF CHL indirect impacts to the views of this CHL may be possible and are explored in this CHIA. Envision – The Hough Group on behalf of the Town has prepared a *Town of Caledon: Cultural Heritage Landscapes Inventory* (2009). The report identified 10 “character-defining elements” within the SAF and include (Figure 3 and Figure 4):

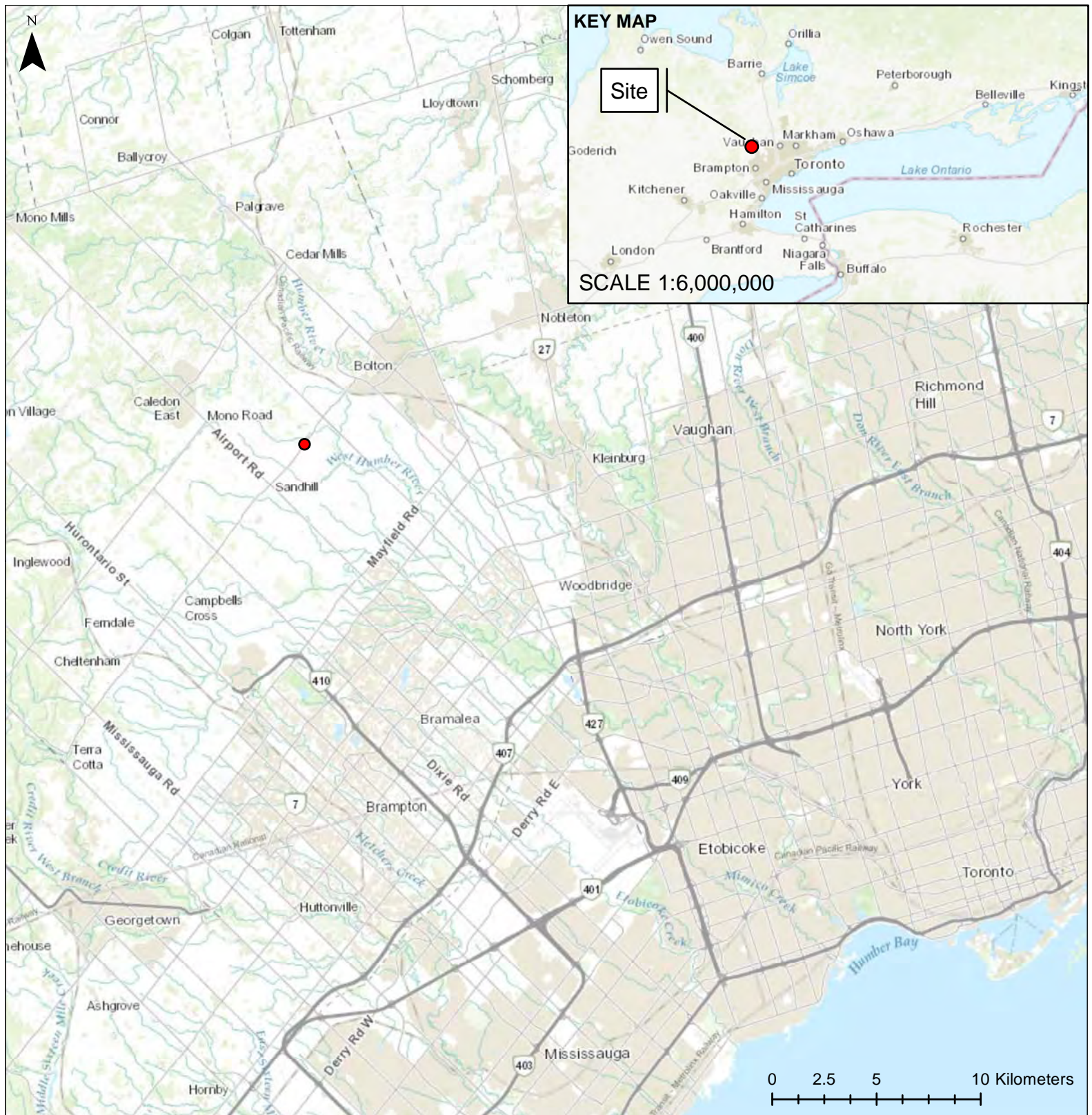
- SA-1 14921 Innis Lake Road (W ½ Lot 15, Con. 2)
- SA-2 14880 Innis Lake Road (E ½ Lot 15, Con. 1)
- SA-3 14639 Innis Lake Road (W ½ Lot 14, Con. 2)
- SA-4 Providence Cemetery, 14580 Innis Lake Road (NE corner East ½ Lot Con. 1)
- SA-5 14520 Innis Lake Road (E ½ Lot 13, Con.1)
- SA-6 The remaining embanked indications of the TG&B Railway on Lot 13, Con. 2
- SA-7 The field pattern
- SA-8 14285 Innis Lake Road (W ½ Lot 12, Con. 2)
- SA-9 14117 Innis Lake Road (W ½ Lot 11, Con. 2)
- SA-10 The view of 14117 Innis Lake Road from King Street<sup>14</sup>

The SAF is located in a rural area, mainly comprises of open farmlands, a few scrub lands, and a tree lots. The SAF is bounded to the north by Castlederg Side Road, to south by King Street, and to the east and west by property boundaries (refer to Figure 3). The Providence Cemetery is the main feature within this CHL. Views towards the Subject Property from SA-4, the Providence Cemetery, are rolling farmlands (Figure 25). Mature treed windrows are the most prominent view in the background (Figure 26 through Figure 28). The concentration of houses located centrally, outside the boundaries of the SAF CHL, are not identified as a significant contributor and are omitted from the SAF CHL (Figure 29). The farmstead complex at SA-9 is first viewed when entering the CHL from the south, via King Street (Figure 30 and Figure 31). SA-10 has been identified as a viewshed and one of several character-defining elements of the South Albion Farmstead CHL (Figure 32 and Figure 33). The SA-10 viewscape is characterized by rolling hills, open farmland and its associated farming buildings.

<sup>13</sup> Town of Caledon. 2019. Johnston Sports Park. Accessed from <https://www.caledon.ca/en/news/johnston-sports-park.aspx>

<sup>14</sup> Town of Caledon. Cultural Heritage Landscapes Inventory. p.10-8





**Legend**

● Subject Property

**NOTE(S)**  
1. All locations are approximate.

**REFERENCE(S)**  
1. Service Layer Credits: 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  
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**TITLE**  
Location of Subject Property

**CLIENT**  
Swaminarayan Mandir Vasna

**PROJECT** PROJECT NO. LHC0231  
Cultural Heritage Impact Statement  
6939 King Street, Caledon, Ontario

**CONSULTANT** YYYY-MM-DD 2020-11-11



PREPARED LHC

DESIGNED JG

FIGURE # 1





**Legend**

- Subject Property
- 250m Buffer Around Subject Property

**NOTE(S)**  
1. All locations are approximate.

**REFERENCE(S)**  
1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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TITLE  
**Subject Property with 250m Buffer on Surrounding Area**

CLIENT  
Swaminarayan Mandir Vasna

PROJECT  
Cultural Heritage Impact Statement  
6939 King Street, Caledon, Ontario

PROJECT NO. LHC0231

CONSULTANT  
YYYY-MM-DD 2020-11-16



PREPARED LHC

DESIGNED JG

FIGURE # 2



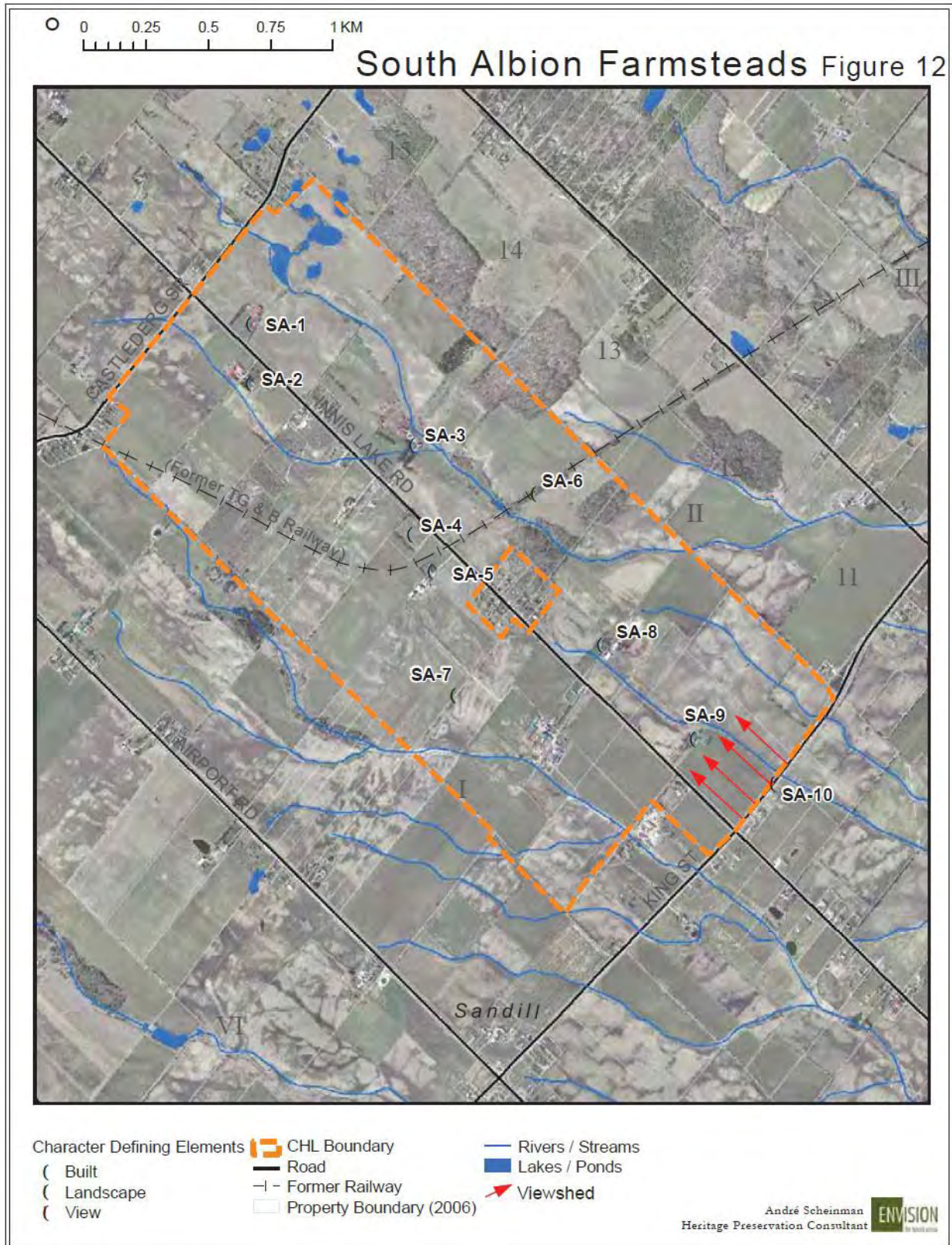


Figure 3: South Albion Farmstead Cultural Heritage Landscape (Envision 2009)





**Legend**

- CHL
- Subject Property
- 250m Buffer Around Subject Property

**NOTE(S)**  
1. All locations are approximate.

**REFERENCE(S)**  
1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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**TITLE**  
Cultural Heritage Landscape Adjacent to Subject Property

**CLIENT**  
Swaminarayan Mandir Vasna

**PROJECT** PROJECT NO. LHC0231  
Cultural Heritage Impact Statement  
6939 King Street, Caledon, Ontario

**CONSULTANT** YYYY-MM-DD 2020-11-16



PREPARED LHC

DESIGNED JG

FIGURE # 4





Figure 5: View south of 6939 King Street



Figure 6: View east of 6939 King Street



Figure 7: View south of agricultural field on Subject Property



Figure 8: View north of agricultural fields on the north side of King Street





Figure 9: View west of agricultural fields along Centreville Creek Road



Figure 10: View east of agricultural fields, on Centreville Creek Road





Figure 11: View from Centreville Creek Road, north of King Street



Figure 12: View south on Centreville Creek Road



Figure 13: View north towards King Street on Centreville Creek Road



Figure 14: View west towards Subject Property on King Street





Figure 15: View west of Subject Property



Figure 16: View west on King Street



Figure 17: View north, intersection of King Street and Centreville Creek Road



Figure 18: View north on Centreville Creek Road





Figure 19: View south of 14166 Centreville Creek Road



Figure 20: View east towards Subject Property





Figure 21: View west along King Street



Figure 22: View north of Johnston Sports Park



Figure 23: View north of Johnston Sports Park



Figure 24: View north on King Street, Johnston Sports Park in the background, agricultural field in the foreground





Figure 25: View east towards Subject Property, on Innis Lake Road north of Providence Cemetery (SA-4)



Figure 26: View east towards Subject Property, on Innis Lake Road north of SA-4





Figure 27: View south on Innis Lake Road, SA-4 on the right



Figure 28: View east towards Subject Property on Innis Lake Road, across from SA-4





Figure 29: View north on Innis Lake Road



Figure 30: View east of 14117 Innis Lake Road (SA-9)





Figure 31: View east of SA-9 agricultural fields towards Subject Property

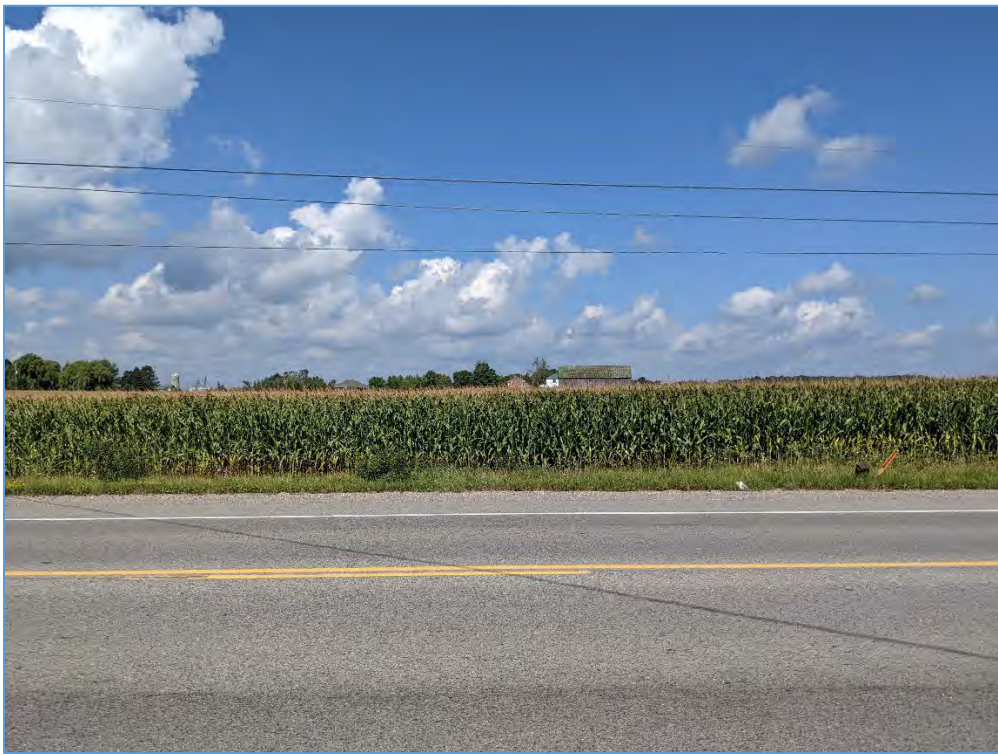


Figure 32: View north towards SA-9, viewscape of "The view of 14117 Innis Lake Road from King Street" (SA-10)




Figure 33: View east on King Street, SA-10 on left


### 2.3 List of Known and Potential Heritage Properties in the Study Area



There are two heritage properties within the Study Area and one located within the 250 m zone of influence (Figure 34). In addition, 13919 Centreville Creek Road, was identified as a potential heritage property. This determination was based on background research and a site visit. The Town of Caledon confirmed that the property is included on the Built Heritage Resource Inventory (BHRI), but not listed on the Register. Because of its proximity and associations with the history of the Study Area, 14116 Centreville Creek Road was also included in this study.



Table 1: List of known and potential heritage properties

Address	Heritage Recognition	Known or Potential CHVI and heritage attributes	Image
<p><b>South Albion Farmsteads CHL</b></p>	<p><i>Town of Caledon: Cultural Heritage Landscapes Inventory (2009)</i></p>	<ul style="list-style-type: none"> <li>• Original lot size;</li> <li>• Patchwork of fields;</li> <li>• Farmyards and windrows;</li> <li>• A combination of barns, outbuildings, and farmhouses built between 1850-1910</li> </ul> <p>Character-defining elements:</p> <ul style="list-style-type: none"> <li>• SA-1 14921 Innis Lake Road (W ½ Lot 15, Con. 2)</li> <li>• SA-2 14880 Innis Lake Road (E ½ Lot 15, Con. 1)</li> <li>• SA-3 14639 Innis Lake Road (W ½ Lot 14, Con. 2)</li> <li>• SA-4 Providence Cemetery, 14580 Innis Lake Road (NE corner East ½ Lot Con. 1)</li> <li>• SA-5 14520 Innis Lake Road (E ½ Lot 13, Con.1)</li> </ul>	



Address	Heritage Recognition	Known or Potential CHVI and heritage attributes	Image
		<ul style="list-style-type: none"> <li>• SA-6 The remaining embanked indications of the TG&amp;B Railway on Lot 13, Con. 2</li> <li>• SA-7 The field pattern</li> <li>• SA-8 14285 Innis Lake Road (W ½ Lot 12, Con. 2)</li> <li>• SA-9 14117 Innis Lake Road (W ½ Lot 11, Con. 2)</li> <li>• SA-10 The view of 14117 Innis Lake Road from King Street</li> </ul>	

Address	Heritage Recognition	Known or Potential CHVI and heritage attributes	Image
<p><b>6907 King Street</b></p>	<p>Section 27 Part IV "Listed", 2020-7</p>	<p>As per the Town of Caledon Property Summary; Candidate for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• A Neoclassical style farmhouse with a red-and-buff-brick exterior;</li> <li>• Construction is estimated to have commenced between 1850 and 1874;</li> <li>• Fine example of a vernacular Neoclassical farmhouse with and, classically inspired central peak.</li> </ul>	
<p><b>13848 Centreville Creek Road</b></p>	<p>Listed, 2020-91</p>	<p>As per the Town of Caledon Property Summary; Candidate for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• A Gothic Revival style farmhouse with a synthetic brick exterior;</li> <li>• Deciduous trees; and</li> <li>• 19<sup>th</sup> century Albion Township farmstead.</li> </ul>	

Address	Heritage Recognition	Known or Potential CHVI and heritage attributes	Image
<p><b>13919 Centreville Creek Road</b></p>	<p>Inventory</p>	<p>Likely heritage attributes include:</p> <ul style="list-style-type: none"> <li>• The farmhouse;</li> <li>• Associated barn and outbuildings; and,</li> <li>• Tree line along Centreville Creek Road and windbreak around farmyard.</li> </ul>	
<p><b>14116 Centreville Creek Road</b></p>	<p>Listed, 2020-68</p>	<p>As per the Town of Caledon Property Summary; Candidate for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• An Italiante style farmhouse with a red brick exterior;</li> <li>• Norway Spruce, White Pine and deciduous trees;</li> <li>• Construction estimated to have commenced between 1850 and 1874; and,</li> <li>• Interesting mid-19<sup>th</sup> century farmhouse and interesting barn complex.</li> </ul>	



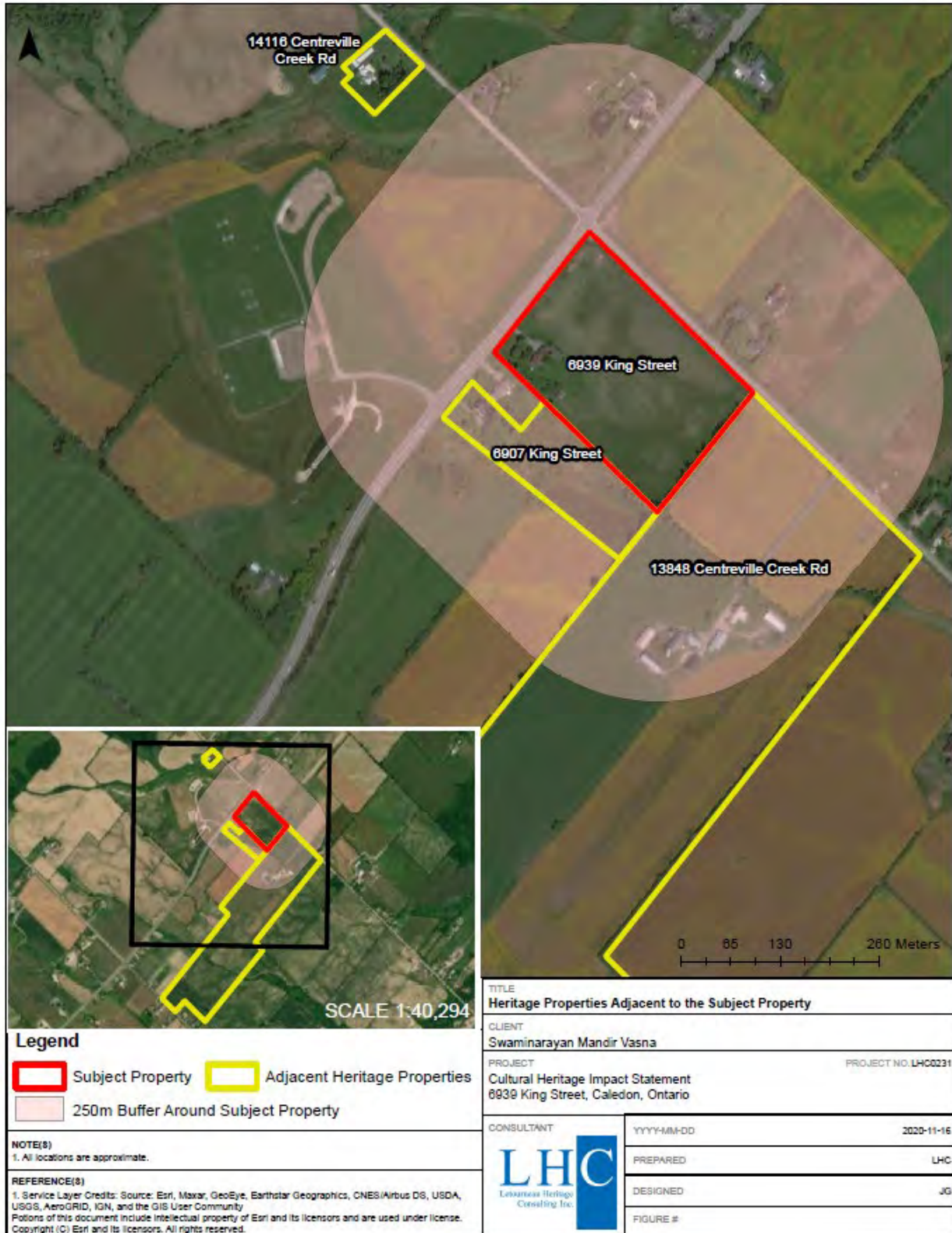


Figure 34: Heritage Properties Adjacent to the Subject Property.

### 3 POLICY AND LEGISLATIVE CONTEXT

#### 3.1 Provincial Planning Framework

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *OHA*, the *Planning Act*, and the *Provincial Policy Statement (PPS)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act and Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources, and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These various acts and policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established.

##### 3.1.1 The Planning Act, R.S.O. 1990, c.P.13

*The Planning Act* is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.<sup>15</sup>

Under Section 1 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].<sup>16</sup>

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS*, which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

##### 3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

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<sup>15</sup> Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” December 8, 2020, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

<sup>16</sup> Province of Ontario, “Planning Act,” 2020, Part I S.5.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

1.7.1e 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.<sup>17</sup>

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

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.<sup>18</sup>

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.<sup>19</sup> The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic, and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

### **3.1.3 Ontario Heritage Act, R.S.O. 1990, c.O18**

The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of

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<sup>17</sup> Province of Ontario, "Provincial Policy Statement," 2020, 22

<sup>18</sup> Province of Ontario, "Provincial Policy Statement," 2020, 29.

<sup>19</sup> Province of Ontario, "Provincial Policy Statement," 2020, 51.

heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.<sup>20</sup>

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.<sup>21</sup> *O. Reg. 9/06* and *Ontario Regulation 10/06 (O. Reg. 10/06)* outline criteria for determining cultural heritage value or interest and criteria for determining cultural heritage value or interest of provincial significance.

Individual heritage properties are designated by municipalities under Section 29 Part IV of the *OHA*. A municipality may list a property on a municipal heritage register under Section 27 Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41 Part V of the *OHA*. An *OHA* designation applies to real property rather than individual buildings.

Amendments to the *OHA* were announced by the Province under Bill 108: *More Homes, More Choices Act* and came into effect on July 1, 2021. Previously, municipal council could choose to protect a property determined to be significant under the *OHA*. With Bill 108 proclaimed, decisions are appealable to the Ontario Land Tribunal for adjudication.

Under Section 27(3) a property owner must not demolish or remove a listed building unless they give council at least 60 days notice in writing. Under Section 27(5), council may require plans and other information to be submitted with this notice, which may include a CHIA.

### 3.1.4 Places to Grow Act, 2005, S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 19 April 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.<sup>22</sup>

<sup>20</sup> Province of Ontario, "Ontario Heritage Act, R.S.O. 1990, c. O.18," July 1, 2019, <https://www.ontario.ca/laws/statute/90o18>.

<sup>21</sup> Province of Ontario, "Ontario Heritage Act," 2019.

<sup>22</sup> Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," April 19, 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

### 3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Subject Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.<sup>23</sup>

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.<sup>24</sup>

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.<sup>25</sup>

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.<sup>26</sup>

Amendment 1 to *A Place to Grow* (Approved 28 August 2020) aligns the definitions of *A Place to Grow* with PPS 2020.

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<sup>23</sup> Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

<sup>24</sup> Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 39.

<sup>25</sup> Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 39.

<sup>26</sup> Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 47.



## 3.2 Provincial Planning Framework Summary.

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require a CHIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

## 3.3 Local Planning Framework

### 3.3.1 Regional Municipality of Peel Official Plan (1996, consolidated 2018)

The *Regional Municipality of Peel Official Plan (ROP)* was adopted by Regional Council on July 11, 1996 through By-law 54-96 and was approved by the Ministry of Municipal Affairs and Housing (**MMAH**) on 22 October 1996. The current *ROP* was consolidated in September 2021. On 28 April 2022, Council passed by-law 20-2022 to adopt the new Region of Peel Official Plan (**RPOP**).<sup>27</sup> The RPOP is awaiting Provincial approval.

Various *ROP* Amendments (**ROPAs**) have been incorporated into the *ROP*, with the Region stating that:

“This Office Consolidation is for information purposes only and the actual Council adopted ROPAs, Ministry approvals and Ontario Municipal Board/Local Planning Appeal Tribunal decisions and approvals should be used for legal reference.”<sup>28</sup>

The *ROP* has been undergoing review since May 23, 2013 as required under the *Planning Act* with the new *ROP* planning for 2051.

The *ROP*'s purpose is to guide land use planning policies and “provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives”.<sup>29</sup> The *ROP* recognizes the importance of cultural heritage is the development of healthy and sustainable communities.

Section 3.6 of the *ROP* outlines cultural heritage policies and states that:

The Region of Peel encourages and supports heritage preservation and recognizes the significant role of heritage in developing the overall quality of life for residents and visitors to Peel. The Region supports identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.<sup>30</sup>

<sup>27</sup> The Regional Municipality of Peel. <https://peelregion.ca/officialplan/review/draft-policies/>

<sup>28</sup> The Regional Municipality of Peel. *Region of Peel Official Plan* (1996, consolidated 2021).

<sup>29</sup> *Ibid.* S.1.1.

<sup>30</sup> *Ibid.* S.3.6.

Section 3.6.1 states the objectives of the Region's cultural heritage policies are, as follows:

3.6.1.1 To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage* of the *region*, for present and future generations.

3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of *Peel's* heritage.

3.6.1.3 To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.

3.6.1.4 To *support* the heritage policies and programs of the area municipalities.<sup>31</sup>

Section 3.6.2 lists the Region's cultural heritage policies, with the most relevant including:

3.6.2.1 Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of *cultural heritage resources* in *Peel*, in cooperation with *the Region*, the conservation authorities, other agencies and aboriginal groups, and to provide direction for their conservation and preservation, as required.

3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of *cultural heritage resources* in *Peel*, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.

3.6.2.4 Require and *support* cultural heritage resource impact assessments, where appropriate, for *infrastructure* projects, including *Region of Peel* projects.

3.6.2.6 Encourage and *support* the area municipalities in preparing, as part of any *area municipal official plan*, an inventory of *cultural heritage resources* and provision of guidelines for identification, evaluation and impact mitigation activities.

3.6.2.8 Direct the area municipalities to only permit *development* and *site alteration* on *adjacent lands* to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.<sup>32</sup>

### 3.3.2 Town of Caledon Official Plan (2018)

The *Town of Caledon Official Plan (OP)* is a legal document which provides policies and guidance for long term growth and development in a municipality. The current *OP* was consolidated in April 2018 and the Town is currently in the process of reviewing and updating the *OP* to plan for 2041.<sup>33</sup>

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<sup>31</sup> Ibid. S.3.6

<sup>32</sup> Ibid. S.3.6

<sup>33</sup> Town of Caledon. Town of Caledon Official Plan, 2018

Section 3.3 Cultural Heritage Conservation contains several policies concerning archaeology, built heritage resources, and cultural heritage landscapes. The objectives of the *OP's* cultural heritage policies are:

3.3.2.1 To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community.

3.3.2.2 To promote the continuing public and private awareness, appreciation and enjoyment of Caledon's cultural heritage through educational activities and by providing guidance on sound conservation practices.

3.3.2.3 To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.

3.3.2.4 To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Municipal Act*, the *Cemeteries Act* and the *Niagara Escarpment Planning and Development Act* in order to conserve Caledon's cultural heritage.<sup>34</sup>

The Town's cultural heritage conservation policies cover a wide range of cultural heritage situations, the most relevant to the subject project have been included below. Section 3.3.3.1 deals with CHIS and outlines the requirements (found in Section 1.2 of this report) including the following conditions:

3.3.3.1.6 Where a Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement has identified a development property as having archaeological potential, no pre-approval site grading, servicing or other soil disturbance shall take place prior to the Town and/or appropriate Provincial Ministry confirming that all archaeological resource concerns have met licencing and resource conservation requirements.

3.3.3.1.7 Should a development proposal change significantly in scope or design after completion of an associated Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement, additional cultural heritage investigations may be required by the Town.

3.3.3.1.8 Appropriate conservation measures, identified in a Cultural Heritage Planning Statement, Cultural Heritage Survey or Cultural Heritage Impact Statement, may be required as a condition of any development approval. Where the Town has the authority to require development agreements and, where appropriate, the Town may require development agreements respecting the care and conservation of the affected cultural heritage resource. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same

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<sup>34</sup> Ibid. S.3.3.



matters made between the applicant and another level of government or Crown agency.<sup>35</sup>

Regarding cultural heritage landscapes (**CHL**), the *OP* states that:

3.3.3.4.1 An inventory of candidate cultural heritage landscapes shall be prepared by the Town and maintained through the Heritage Resource Office. A cultural heritage landscape identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment. A cultural heritage landscape identified by either this section or by a Cultural Heritage Survey will be appropriately conserved and may be considered for designation under the *Ontario Heritage Act*.

Prior to the preparation of the inventory of candidate cultural heritage landscapes, candidate cultural heritage landscapes shall be identified by the proponent of development or redevelopment proposals by way of a Cultural Heritage Surveys and, where necessary, a Cultural Heritage Impact Statements as described in Sections 3.3.3.1.4 and 3.3.3.1.5 of this Plan.

The Town has produced a *Criteria for the Identification of Cultural Heritage Landscapes*<sup>36</sup> and *Town of Caledon: Cultural Heritage Landscape Inventory*.<sup>37</sup>

The Subject Property is noted as being a prime agricultural area part of the Schedule A Town of Caledon Land Use Plan.<sup>38</sup> There are no heritage policies related to this designation.

### 3.3.3 Town of Caledon Zoning By-law

The Subject Property is zoned for A3, which is Small Agricultural Holdings.<sup>39</sup> Agricultural uses and detached dwellings are permitted under this zoning. There are no heritage policies related to this designation.

## 3.4 Town of Caledon – Terms of Reference, Cultural Heritage Impact Assessment

The Town has a Terms of Reference (ToR) document for undertaking CHIAs.

The ToR outlines that CHIAs are required for properties on the Municipal Heritage Register as part of the following application types:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision

<sup>35</sup> Ibid. S.3.3.

<sup>36</sup> André Scheinman and Envision - The Hough Group. 2003. *Criteria for the Identification of Cultural Heritage Landscapes*. Town of Caledon.

<sup>37</sup> André Scheinman and Envision - The Hough Group. 2009. *Town of Caledon: Cultural Heritage Landscape Inventory*. Town of Caledon.

<sup>38</sup> Town of Caledon. 2018. Schedule A.

<sup>39</sup> Town of Caledon. n.d. Zoning. Accessed from <https://www.caledon.ca/en/town-services/zoning.aspx#Zone-maps> and Town of Caledon. 2015. *Town of Caledon Zoning By-law*. Accessed from: <https://www.caledon.ca/en/town-services/zoning.aspx>

- Site Plan Control

Per the ToR, this includes properties listed or designated in the Municipal Heritage Register under Section 27 (1.1) or (1.2) of the OHA when demolition is being sought when subject to land use planning applications. The requirement for a CHIA also applies to properties subject to land use planning applications that are adjacent to a property listed on the Municipal Heritage Register under Section 27 (1.1) of the OHA.

The Town may also require CHIAs in the following situations:

- Consent and/or Minor Variance and Building Permit applications for properties included on the *Town of Caledon's Inventory of Heritage Properties*;
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications "adjacent to a cultural heritage resource"<sup>40</sup>;
- Heritage Permit applications for any property designated under Parts IV V of the OHA; and,
- Properties subject to land use planning applications which are adjacent to a property listed in the Municipal Heritage Register under Section 27 (1.2) of the OHA.

Heritage consultants submitting CHIAs must be members in good standing of the Canadian Association of Heritage Professionals (see Section 9, Qualifications).

### 3.5 Town of Caledon – Cultural Heritage Landscape Evaluation

The following is the criteria for evaluation of a cultural heritage landscape, as set by the Town of Caledon.

To be identified as a CHL an area must clearly embody both heritage significance and integrity. The following Significance Criteria are excerpted from the *Town of Caledon: Criteria for the Identification of Cultural Heritage Landscapes* (2003) and are provided here for reference.

#### **Significance Criteria**

While any landscape upon which humankind has left its imprint is a cultural landscape, only those cultural landscapes that have a deep connection with the history of the jurisdiction can be identified as cultural heritage landscapes. To be considered significant from a heritage perspective it must be demonstrated through the Inventory Report that the Candidate CHL meets one or more of the following criteria:

- A. Is associated with events that made significant contributions to the broad patterns of area history, i.e., strong association with central themes.
- B. Is closely associated with the lives of individuals and/or families who are considered significant to the history of the area.
- C. Embodies the distinctive characteristics of a particular settlement pattern or lifeway whether derived from ethnic background, imposed by the

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<sup>40</sup> Town of Caledon, *Town of Caledon Terms of Reference: Heritage Impact Assessment*. July 2018.

landscape, was the practice of a specific historic period or a combination of the above.

- D. Manifests a particularly close and harmonious long-standing relationship between the natural and domestic landscape.
- E. Has yielded or is likely to yield information important to prehistory or history.
- F. Is strongly associated with the cultural and/or spiritual traditions of First Nations or any other ethnic and/or religious group

### **Integrity**

A CHL must be able to be justified as a distinct area of contiguous heritage integrity. Its key individual elements, which constitute the cultural heritage landscape and the way in which their interweaving makes a unique 'place,' must still clearly reflect the historic period and/or organic evolution from which the heritage significance derives

### **3.5.1 Local Planning Framework Summary**

Local planning policy supports cultural heritage conservation and values comprehensive assessment in their cultural heritage evaluation reports. The Subject Property is adjacent to two listed heritage properties and the South Albion Farmstead CHL, however, the *ROP* and *OP* do not define adjacency in terms of heritage.



## 4 HISTORY OF THE STUDY AREA

### 4.1 Natural History

The underlying bedrock in the Caledon area is made up of shale, limestone, dolostone and siltstone of the Queenston Formation. When the ice sheets of the Wisconsin glacier retreated around 11,000 years ago the terrain around the Property consisted of till plains with a few drumlins. The Subject Property is located in the till plains<sup>41</sup> region, which consists clay to silt-textured till.<sup>42</sup>

#### 4.1.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.<sup>43</sup> During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.<sup>44</sup> The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.<sup>45</sup>

#### 4.1.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles although they were living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.<sup>46</sup>

#### 4.1.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).<sup>47</sup> The Early Woodland is defined by the introduction of clay pots, which allowed for preservation and easier

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<sup>41</sup> Ministry of Northern Development and Mines. *Physiography* mapping provided by kmz file on Google Earth Pro.

<sup>42</sup> Ministry of Northern Development and Mines. *Surficial Geology* mapping provided by kmz file on Google Earth Pro.

<sup>43</sup> Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

<sup>44</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: Toronto Region Conservation Authority, 2002). <http://www.trca.on.ca/dotAsset/37523.pdf>.

<sup>45</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.

<sup>46</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.

<sup>47</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.

cooking.<sup>48</sup> During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300), Middle (CE 1300–1400), and Late (CE 1400–1650).<sup>49</sup> The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.<sup>50</sup>

## 4.2 Post Contact History

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17th century, they brought with them diseases for which the Indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.<sup>51</sup>

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomí, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.<sup>52</sup> Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.<sup>53</sup> A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the Credit.<sup>54</sup> Artifacts

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<sup>48</sup> Toronto Region Conservation Authority, “Chapter 3: The First Nations,” 2002.

<sup>49</sup> Toronto Region Conservation Authority, “Chapter 3: The First Nations,” 2002.

<sup>50</sup> Toronto Region Conservation Authority, “Chapter 3: The First Nations,” 2002.; Haudenosaunee Confederacy, “Who We Are: About the Haudenosaunee Confederacy,” accessed April 13, 2020, <https://www.haudenosauneeconfederacy.com/who-we-are/>.

<sup>51</sup> Mississaugas of the Credit First Nation. *The History of the Mississaugas of the New Credit First Nation*, 3. Accessed from <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>

<sup>52</sup> Ibid. p3-4.

<sup>53</sup> Ibid.

<sup>54</sup> Ibid.

from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 sites.<sup>55</sup>

International conflicts including The Seven Years War (1756-1763) between Great Britain and France and the American Revolution (1775-1783) lead to a push by the British Crown for greater settlement in Canada leading to treaties.<sup>56</sup> In 1792, the area that would become Peel County was part of the already established York County.<sup>57</sup> The current property limits lie within the Ajetance Purchase, also known as Treaty 19 (Figure 35). The treaty was signed on October 28, 1818 by the Crown and the Anishinaabe people (Figure 36).<sup>58</sup> Chief Ajetance, for whom the treaty is named, was forced to sell the land due to increasing encroachment by European settlement.<sup>59</sup> As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.<sup>60</sup>

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<sup>55</sup> Toronto Region Conservation Authority. 2018. Archaeology Opens a Window on the History of Indigenous Peoples in the GTA. Accessed from: <https://trca.ca/news/archaeology-indigenous-peoples-gta/>

<sup>56</sup> Peel Art Gallery, Museum, and Archives. n.d. About Peel. Accessed from: <https://peelarchivesblog.com/about-peel/>

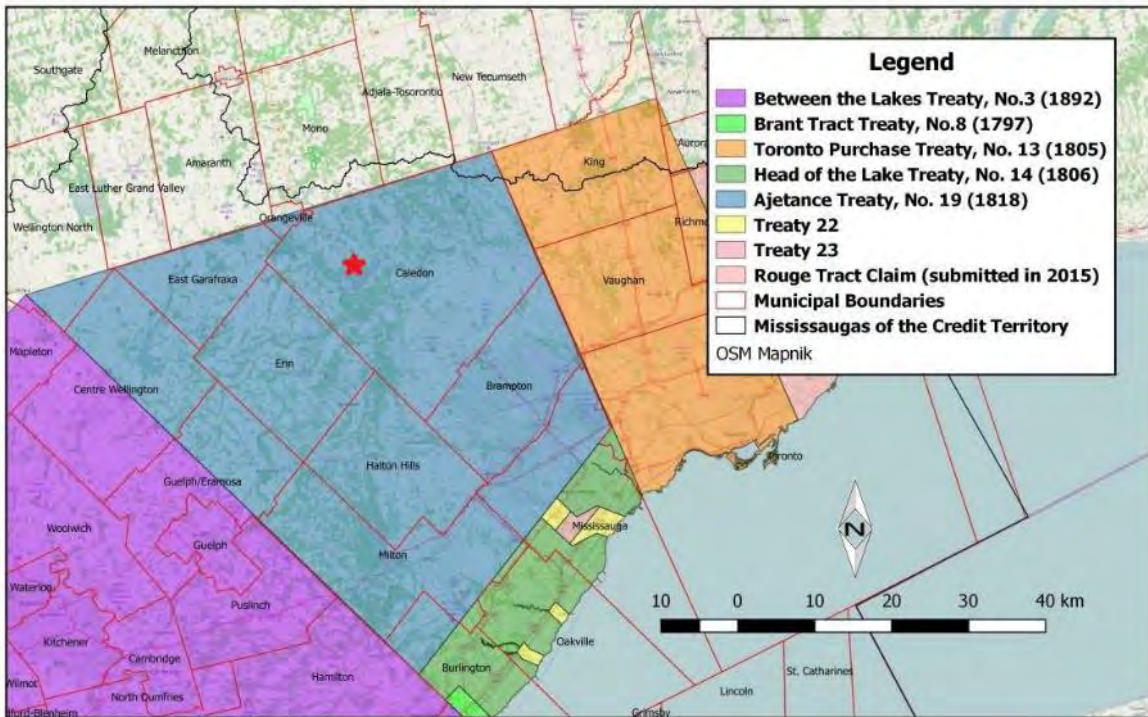
<sup>57</sup> Rayburn, A. 1997. *Place Names of Ontario*. University of Toronto Press: Toronto. p266

<sup>58</sup> Mississaugas of the Credit. Accessed from <http://mncfn.ca/treaty19/>

<sup>59</sup> Ibid.

<sup>60</sup> Mississaugas of the Credit First Nations. Ajetance Treaty, No. 19 (1818).





**Municipal Boundaries Related to the Ajetance Treaty, No. 19 (1818)**

Figure 35: Location of property within the Ajetance Purchase shown in red star. Treaty No. 19, shown in blue (Mississaugas of the Credit First Nations, 2019)

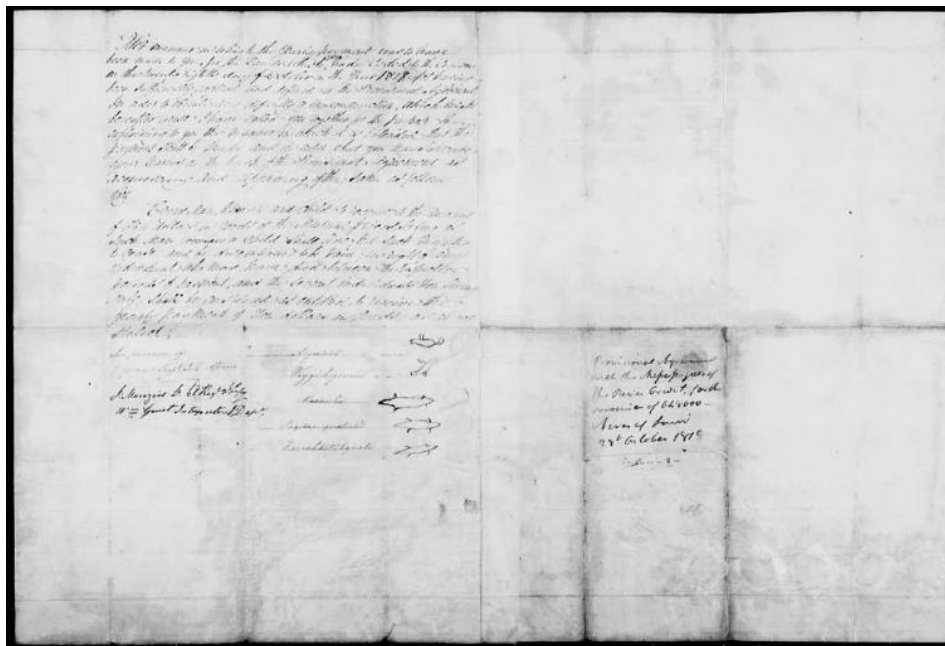


Figure 36: Ajetance Purchase (Library and Archives Canada Mikano no. 3951604:2019)

In 1819, the Townships of Albion, Caledon, and Chinguacousy were surveyed by Richard Bristol and Timothy Street on the newly acquired Ajetance Treaty lands.<sup>61</sup> A “New Survey” method was used in the creation of smaller Townships within the County of Peel. Traditionally, 200 acres lots were the preferred method of surveying a town. However, these townships granted 100-acre square lots in order to provide everyone with access to a transportation route and ease of farming.<sup>62</sup> They also used the ‘double-front’ system, and established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today Hurontario Street). Lot numbers were assigned running south to north.

The first township in Peel was Toronto Township.<sup>63</sup> The name Peel was given in honour of Sir Robert Peel, who held many senior Government posts.<sup>64</sup>

All the townships within Peel were initially administered by the Home District Court and authority of self governance was minor.<sup>65</sup> The County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, and Chinguacousy, Caledon, and Albion Townships.<sup>66</sup> In 1854, Ontario County separated from the United Counties and in 1866 Peel became an independent county.<sup>67</sup> Peel quickly grew and by the late 19<sup>th</sup> century a shift from small self-sustaining family farms to larger business/export-oriented farms contributed to its growth. By 1873, the construction of the Toronto Grey & Bruce, Hamilton & Northwestern, and Credit Valley rails throughout Peel County allowed the county to prosper and local products were shipped to other parts of Ontario.<sup>68</sup>

Growth following World War II lead to the creation of the Regional Municipality of Peel in 1974.<sup>69</sup> Caledon, Brampton, and Mississauga became the three lower tier municipalities and Peel Region became the Upper Tier. Responsibility of the Upper Tier was for many over arching services, such as: public health, utility services, and policing.<sup>70</sup> Lower Tier municipalities were responsible for local matters and included: property assessment, tax collection, public transit, and libraries. At the time, Peel Region had a total population of 334,750<sup>71</sup> and by 2016 was 1,381,739.<sup>72</sup>

### 4.3 Albion Township

Albion Township was surveyed by deputy surveyor James G. Chewett in 1819.<sup>73</sup> Chewett would name the Township *Albion*, after the ancient poetic name for Britain.<sup>74</sup> The name Albion is Celtic

<sup>61</sup> Town of Caledon., 2019. Local History.

<sup>62</sup> Peel Art Gallery, Museum, and Archives. 2017. The Creation of the County of Peel, 1851-1867.

<sup>63</sup> Peel Art Gallery, Museum, and Archives. 2017. The Creation of the County of Peel, 1851-1867.

<sup>64</sup> Rayburn, A., 1997. p266

<sup>65</sup> Ibid.

<sup>66</sup> Peel Art Gallery, Museum, and Archives. 2017. The Creation of the County of Peel, 1851-1867.

<sup>67</sup> Ibid.

<sup>68</sup> Town of Caledon., 2019. Local History.

<sup>69</sup> Peel Art Gallery, Museum, and Archives. n.d. About Peel.

<sup>70</sup> Ibid.

<sup>71</sup> Ibid.

<sup>72</sup> Statistics Canada (2016). Census Profile, 2016 Census. Accessed from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=3521&Geo2=PR&Code2=35&Data=Count&SearchText=peel&SearchType=Begins&SearchPR=01&B1=All&TABID=1>

<sup>73</sup> Rayburn (1997). p6

<sup>74</sup> Ibid.

in origin and means “the land.”<sup>75</sup> The first European settler to arrive in Albion Township was George Bolton, in 1821.<sup>76</sup> In 1824, George and his brother James, built a grist mill and dam.<sup>77</sup> William Smith, in his 1842 Gazetteer mentions Albion Township had four grist mills, two saw mills, and two distilleries.<sup>78</sup> The Township had a total of 41,829 acres, of which 10,000 of it was under cultivation.<sup>79</sup> Smith described Albion Township as: “the north and north-east of the township are hilly and broken, with a great deal of pine land; in the south of the township the land is better, and there are some good farms.”<sup>80</sup> Although Smith’s description of the land’s fertility was understated, the Peel Plains physiographic region made the area desirable for farming.<sup>81</sup> In the mid 19<sup>th</sup> century a demand for wheat increased and Canadian farmers took advantage of soaring prices.<sup>82</sup> Around the same time, the Reciprocity Treaty was signed and allowed Canadians to diversify their crops and livestock.<sup>83</sup> The increased income allowed farmers to build new barns and many made upgrades to their existing houses. Alfalfa became the most common crop and was especially important in the development of Peel County; owing to the Peel Plains physiography that facilitated their growth.<sup>84</sup> By 1926, a new strain of Alfalfa was developed and allowed it to be grown in less desirable locations, namely out west and subsequently caused the decline of Alfalfa crops in Peel County.

Development around the South Albion Farmstead began when a group of Primitive Methodists arrived in the area.<sup>85</sup> Most of the early settlers are buried at the Providence Cemetery, located at modern day 14580 Innis Lake Road; which is the modern centralized concentration of this farming community. The use of major roadways, namely King Street provided access for farmers to other communities such as Bolton and Sandhill. By the 1870s, the Toronto Grey and Bruce Railway came to the area and passed through this community.

In 1974, the communities of Caledon Village, Bolton, Caledon East and the Townships of Albion and Caledon and the northern half of Chinguacousy Township amalgamated to form the Town of Caledon.<sup>86</sup> In 1991 the Town of Caledon had a population of 34,965<sup>87</sup> and by 2016 had grown to 66,502<sup>88</sup>. The Town is one of the largest in Canada, encompassing over 688 km<sup>2</sup>.

#### 4.4 Study Area

The Study Area is located within Part of Lots 10 and 11, Concessions 2 and 3.

Historic maps, land patents, and land registry abstracts were consulted to better understand the land use history of the Study Area.

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<sup>75</sup> Ibid.

<sup>76</sup> Albion Bolton Historical Society. n.d Founding of Bolton: Millsite Purchase. Accessed from <http://boltonhistory.com/founding-of-bolton/>

<sup>77</sup> Ibid.

<sup>78</sup> Smith, W.H. 1846. Smith’s Canadian Gazetteer. H&W Roswell: Toronto. p. 2

<sup>79</sup> Ibid.

<sup>80</sup> Ibid.

<sup>81</sup> André Scheinman and Envision - The Hough Group. 2003, 10-2

<sup>82</sup> André Scheinman and Envision - The Hough Group. 2003, 10-2

<sup>83</sup> André Scheinman and Envision - The Hough Group. 2003, 10-2

<sup>84</sup> André Scheinman and Envision - The Hough Group. 2003, 10-2

<sup>85</sup> André Scheinman and Envision - The Hough Group. 2003, 10-2

<sup>86</sup> Morrison, K.I., 2020. Caledon. Accessed <https://www.thecanadianencyclopedia.ca/en/article/caledon#:~:text=BESbswy-,History,Corners%20after%20a%20Loyalist%20family.>

<sup>87</sup> Statistics Canada. 1991 Census

<sup>88</sup> Ibid. 2016 Census



Note that while historic maps can provide a great deal of information, there are some limitations. Not all features of interest were surveyed to the same degree of accuracy or included on the maps. Furthermore, subscribers to historical atlases were given preference in terms of the degree of detail included for their property.. Only properties within the Study Area are described.

Topographic maps between 1914 and 2001 were reviewed to understand the development of the Study Area. Topographic maps between 1914 and 1940 reveal the Subject Property remained unoccupied with a tree lot to the north (Figure 38). The surrounding area has remained rural with dwellings scattered around the Subject Area.

Table 2: Summary of owner/occupant and lot features

Date	Location	Owner / Description	Reference
1857	Lot 10, Concession 2	Michael Slood – 200 acres.	Crown Patent map 1857 (Figure 37)
	Lot 11, Concession 2	Michael Slood – 200 acres.	
	Lot 10, Concession 3	Michael Slood – 200 acres.	
	Lot 11, Concession 3	Timothy Longham W ½ - 50 acres.	
1859	Lot 10, Concession 2	Thomas Anderson N ½. William Wilson S ½ (dwelling and watercourse).	George Tremaine 1859 (Figure 37)
	Lot 11, Concession 2	Charles Northcott E ½ (dwelling and watercourse) – 50 acres. Farmer from England and part of the Church of England. <sup>89</sup>	
	Lot 10, Concession 3	Seth Wilson (dwelling and watercourse) – 50 acres. Farmer from England and part of the Church of England. <sup>90</sup> By 1861, value of farmland was \$6,000 and value of crops \$500. <sup>91</sup>	

<sup>89</sup> Ancestry.ca, "Charles Nortcott," Year: 1851; Census Place: Peel, Canada West (Ontario); Schedule: A; Roll: C-11746; Page: 15; Line: 47.

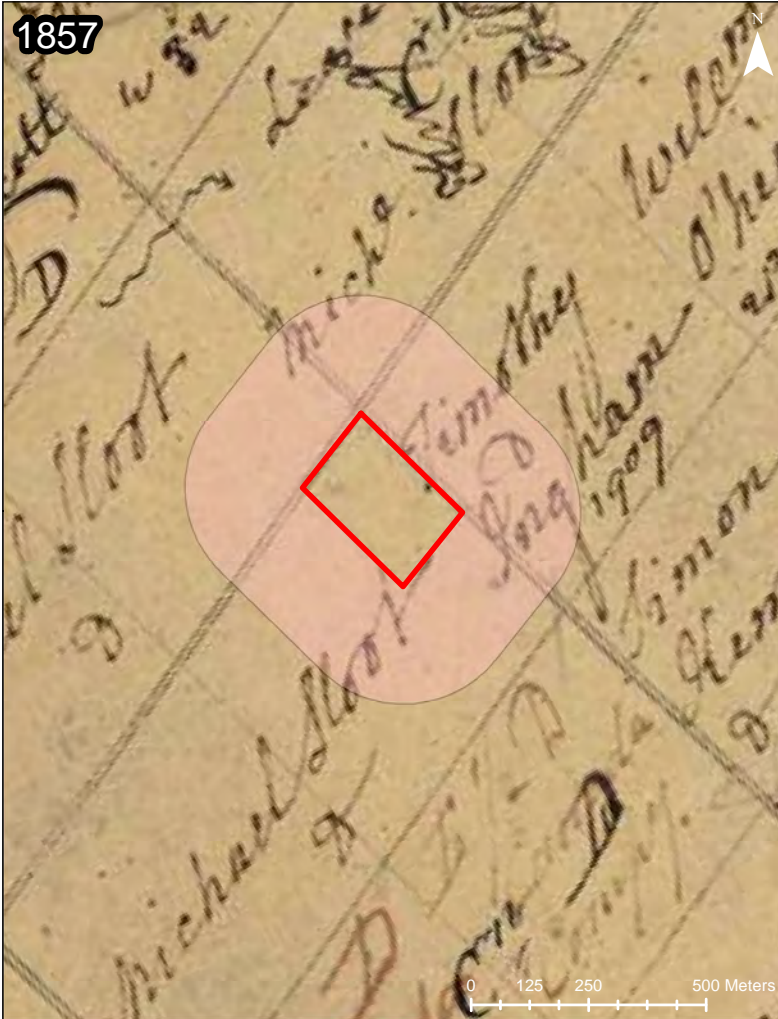
<sup>90</sup> Ancestry.ca, "Seth Wilson," Year: 1851; Census Place: Peel, Canada West (Ontario); Schedule: A; Roll: C-11746; Page: 31; Line: 9

<sup>91</sup> Ancestry.ca, "Seth Wilson," Library and Archives Canada; Ottawa, Ontario, Canada; Census Returns For 1861; Roll: C-1062

Date	Location	Owner / Description	Reference
	Lot 11, Concession 3	Seth Wilson (dwelling) - 50 acres.	
1877	Lot 10, Concession 2	Thomas Anderson N ½ (dwelling and two orchards) – 47 acres. J. W. Wilson S ½ (dwelling, two orchards and road) – 47 acres.	Walker & Miles 1877 (Figure 37)
	Lot 11, Concession 2	William Wilson (watercourse) – 50 acres.	
	Lot 10, Concession 3	Seth Wilson (dwelling with orchard and watercourse) – 35 acres. By 1881, gentlemen (retired). <sup>92</sup>	
	Lot 11, Concession 3	W. G. Wilson (watercourse) – 35 acres.	

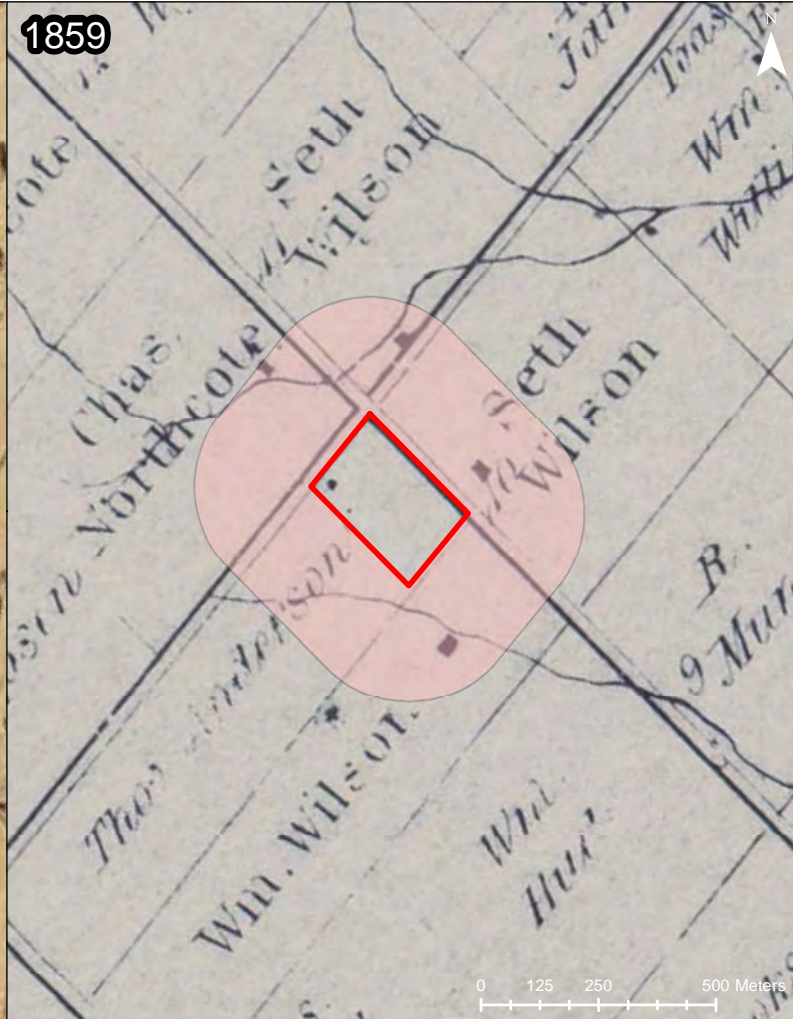
<sup>92</sup> Ancestry.ca, "Seth Wilson," Year: 1881; Census Place: Yarmouth, Elgin East, Ontario; Roll: C\_13265; Page: 48; Family No: 238

1857



0 125 250 500 Meters

1859





0 125 250 500 Meters

1877



0 125 250 500 Meters

**Legend**

-  Subject Property
-  250m Buffer Surrounding the Subject Property

TITLE  
**1857, 1859, and 1877 Historic Maps of Study Area**

CLIENT  
**Swaminarayan Mandir Vasna**


PROJECT  
**Cultural Heritage Impact Statement**  
 6939 King Street, Caledon, Ontario

PROJECT NO. LHC0231

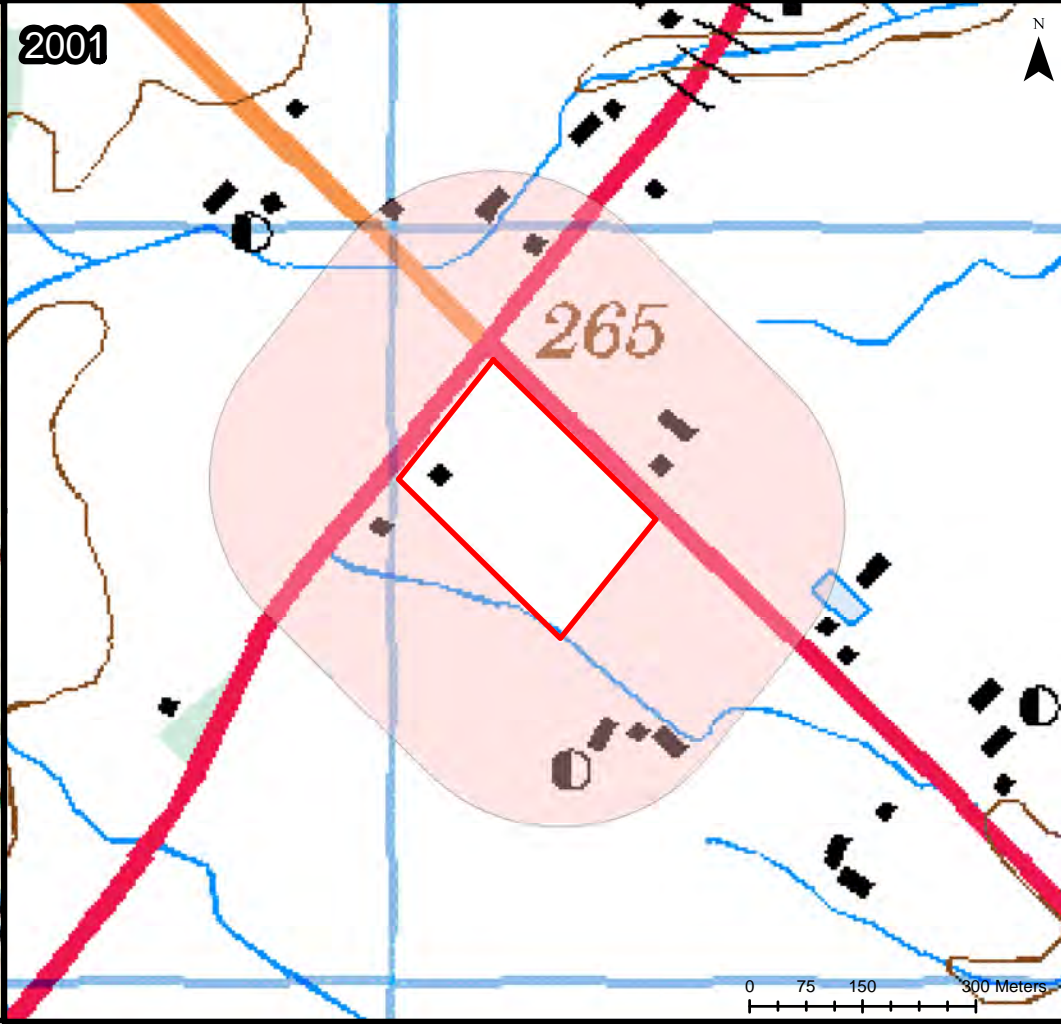
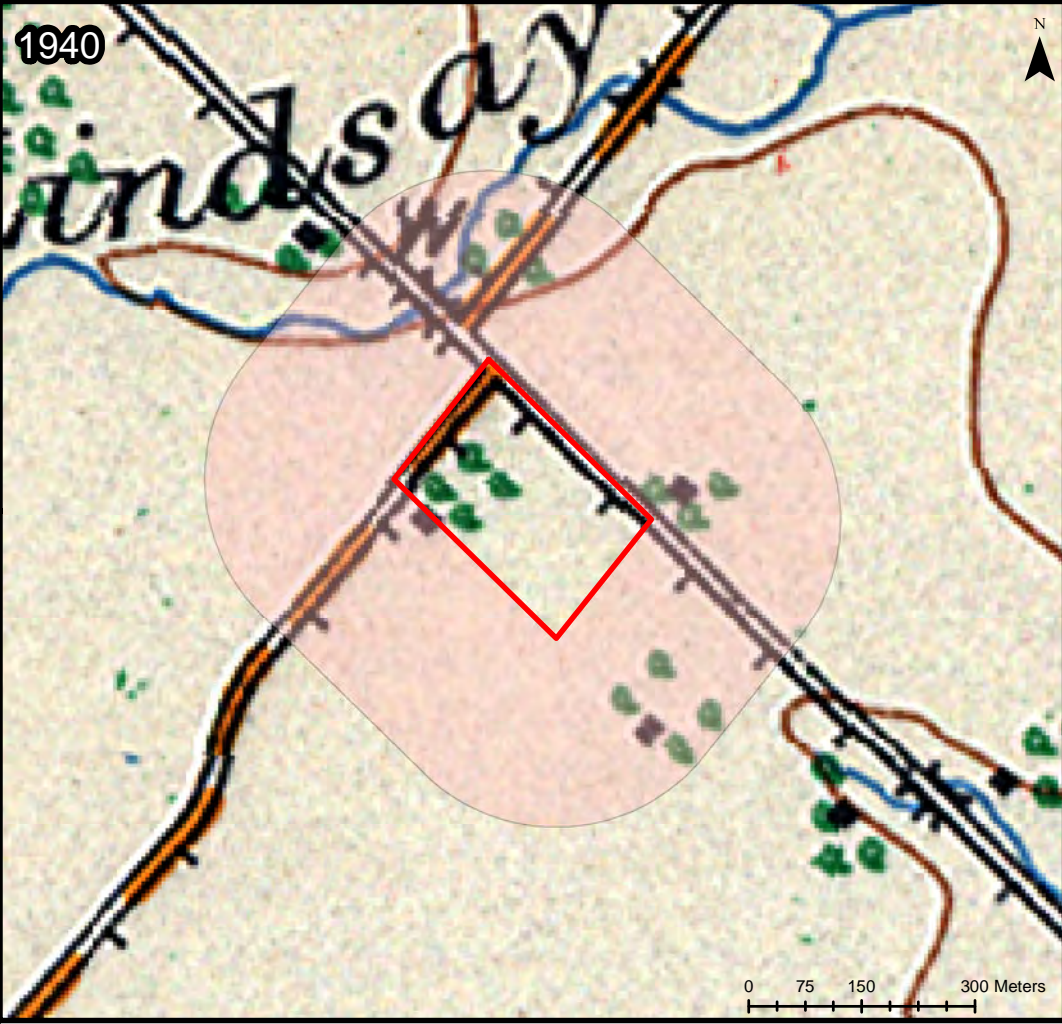
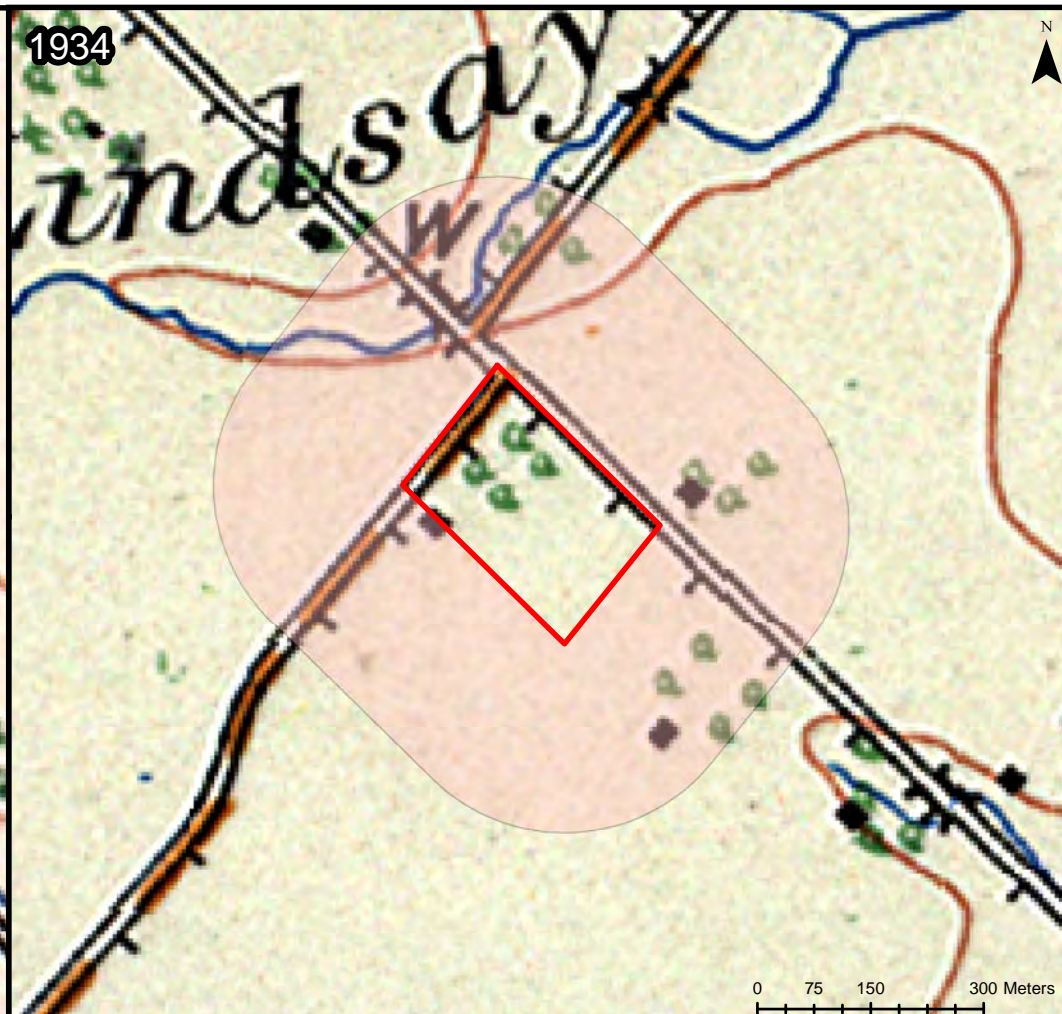
NOTE(S)  
 1. All locations are approximate.

REFERENCE(S)  
 1. Crown Patent Map. County of Peel. Scale 1:31,680. Unattributed, 1857. Provided by the Archives of Ontario, Digital Image Number I0043018.jpg  
 2. 1859 - Geo. R. Tremaine. Tremaine's Map of the County of Peel, Canada West. Scale 1:39,600. Toronto: G.R. & G.M. Tremaine, 1859.  
 3. 1877 - Walker & Miles. Illustrated Historical Atlas of the County of Peel Ont. Scale 1:39,600. Toronto: Walker & Miles, 1877.

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CONSULTANT	YYYY-MM-DD	2020-11-16
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	<b>37</b>





**Legend**

- Subject Property
- 250m Buffer Around Subject Property

**TITLE**  
1914, 1926, 1934, 1940, and 2001 Topographic Maps of the Subject Property

**CLIENT**  
Swaminarayan Mandir Vasna

**PROJECT**  
Cultural Heritage Impact Statement  
6939 King Street, Caledon, Ontario

**PROJECT NO.** LHC0231

**NOTE(S)**  
1. All locations are approximate.

**REFERENCE(S)**  
1. 1914 - Department of Militia and Defence. *Topographic Map, Ontario, Bolton Sheet*. Scale 1:63,360. Canada 1 Inch to 1 Mile, Bolton Sheet No 59. Unattributed: Department of Militia and Defence, 1914.  
2. 1926 - Geographical Section, General Staff, Department of National Defence. *Topographic Map, Ontario, Bolton Sheet*. Scale 1:63,360. Canada 1 Inch to 1 Mile, Bolton Sheet No 59. Unattributed: Department of National Defence, 1926.  
3. 1934 - Geographical Section, General Staff, Department of National Defence. *Topographic Map, Ontario, Bolton Sheet*. Scale 1:63,360. Canada 1 Inch to 1 Mile, Sheet No. 30 M/13. Unattributed: Department of National Defence, 1934.  
4. 1940 - Geographical Section, General Staff, Department of National Defence. *Topographic Map, Ontario, Bolton Sheet*. Scale 1:63,360. Canada 1 Inch to 1 Mile, Sheet No. 30 M/13. Unattributed: Department of National Defence, 1940.  
5. 2001 - Centre for Topographic Information, Natural Resources Canada. *Bolton, Ontario*. Edition 7. Scale 1:50,000. National Topographic System, Sheet No 30 M/13. Unattributed: Natural Resources Canada, 2001.

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<b>CONSULTANT</b>	YYYY-MM-DD	2020-11-16
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	38



## 5 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development comprises a one-storey campus-style temple with a total Gross Floor Area (GFA) of 3,141.72m<sup>2</sup> (Figure 39). The temple will be setback 64.88m from King Street and is planned to have a maximum height of 16.31m (Figure 40 and Figure 41). Heights of the main portions of the temple which will be utilized by guests and staff will range from 8.67m to 9.75m and decorative spires on portions of the temple roof will result in building heights up to 16.31m.

A large garden with three fountains and pedestrian walkways leading to the front entrance is proposed between the road and the temple. The fountains will be positioned in front of the front entrance, left and right wings of the temple. Lighting fixtures will also be positioned along the pedestrian pathways within the garden. A curb-side drop-off area is contemplated in front of the garden and pedestrian walkways near King Street.

The temple is split up into four areas: the Mandir Floor (Figure 42), the Sabha Hall Floor (Figure 43), the Admin Floor (Figure 44), and Saint Ashram Floor (Figure 45).

- The Mandir Floor has a GFA of 476.50 m<sup>2</sup> and is the front portion of the temple which leads into the garden via a long staircase. The Mandir Floor functions as the decorative lobby of the temple.
- The Sabha Hall Floor functions as the main event space of the temple and has a GFA of 1,002.8 m<sup>2</sup>. The Sabha Hall is a large room intended for religious events and activities. There are also four classrooms in this section which provide for religious educational programming to the community
- The Admin Floor is located on the west side of the temple and has a GFA of 831.21 m<sup>2</sup>. This section of the temple contains rooms for office use, washrooms, a dining room, kitchen and food-preparation related uses to serve the temple's priests, staff, and worshippers.
- The Saint Ashram Floor is located on the east side of the temple and has a GFA of 831.21 m<sup>2</sup>. This section contains an activity hall and gym which functions as a recreational gathering space, along with various supporting rooms including a kitchen and washrooms.

A parking area consisting of 309 visitor parking spaces plus 14 accessible parking spaces, six drop-off spaces, and one delivery space will be provided on the west side of the Subject Property for a total of 330 parking spaces. Landscaping curbs and trees will be provided in the parking area and along the northern, western, and eastern property line. Two full-moves access, one off of King Street and one off Centreville Creek Road will provide vehicular access to the Subject Property. The access points are connected by a looping driveway which circles around the proposed temple. A waste collection area and associated turning point are located at the southwest corner of the proposed developed portion of the site.

### 5.1 Retaining Wall and Grading

Three retaining walls will be constructed on the Subject Property (Figure 46). One will be located towards the north, along King Street; one towards the west, abutting 6923 King Street; and one towards the east, along Centreville Creek Road. The north retaining wall's dimensions have not been decided; however earlier preliminary numbers were 37 m in length with a maximum height of 0.6 m and are subject to change. The west retaining wall will be 160 m in length with a maximum height of 2.50 m. The east retaining wall will be 127 m in length with a

maximum height of 1.0 m. All grading for the installation of retaining walls will match the existing grade with a maximum 3:1 ratio.

The grade around the north wall ranges from 267.214 to 267.801 and gently slopes from west to east. The proposed grading will match the existing grade and ranges between 267.61 to 268.95 with a proposed minor flow direction of 1.0% towards the south.

The grade around the west wall ranges from 265.686 to 266.681 and gently slopes from north to south. The proposed grading will match the existing grade and ranges between 265.75 to 266.85 with a proposed minor flow direction of 1.0% towards the south, reaching 2.0% at its maximum, and finally 1.0% at the south terminal end of the west retaining wall.

The grade around the east wall ranges from 266.685 to 266.865 and gently slopes to the south. The proposed grading will match the existing grade and ranges between 266.74 to 267.05 with a proposed minor flow direction of 1.0% towards the south.

## 5.2 Landscape Plan

An inventory of the existing trees was provided by Marton Smith Landscape Architects (**MSLA**). There are currently 80 trees within the Subject Property, of which 76 will be removed and four will be retained (Figure 47). All 80 trees were rated in percentage of the condition, condition rating (CR). Generally, trees were rated at 60% with some rated as low as 0% and as high as 75%. The four trees to be retained are four weeping willows and are rated between 55-60%. The most common existing tree is the weeping willow, followed by apple, Manitoba maple, green ash, and smaller amounts of bur oak, privet, buckthorn, white birch, catalpa, Emerald cedar, horsechestnut, silver maple, cottonwood, plum, apricot, pear, and Russian olive.

The four weeping willows that will be retained are located at the southwest portion of the Subject Property and abut the neighbouring property at 6923 King Street (Figure 47).

The proposed landscape plan is to plant a variety of deciduous trees, coniferous trees, ornamental grasses, and perennials as a result of the proposed development (Figure 48).

At the north end of the Subject Property is a row of deciduous shrubs and perennials (little spire Russian sage), along with evenly spaced-out deciduous trees (American Beech, tulip tree, Redmond basswood). Around the parks and large fountains leading to the Temple will be 16 white oaks and 10 London Plane trees. At the rear of the Subject Property, behind the Temple complex will be seven white oaks. To the south of the remaining four weeping willows will be five London Plane trees and 10 white spruces.

Tree planting around the parking lot will include several shrubs (Tango Weigela, dwarf red spirea) that divide the parking spaces with a mixture of Jeffersred Freeman maples and Redmond basswoods. At the eastern portion of the Subject Property will be a row of perennials, deciduous shrubs (compact high bush-cranberry, purple dwarf Korean lilac) and an intermixed row of red oaks and tulip trees.

All deciduous and coniferous trees are native, while most deciduous shrubs are except for the purple dwarf Korean lilac and Tango Weigela. Additionally, perennials are not native.

## 5.3 Hinduism

The temple will serve the Swaminarayan (Hindu) religious community.



Hinduism, considered by scholars to be the world's oldest religion, began in the Indus Valley as far back as the 3<sup>rd</sup> to 2<sup>nd</sup> millennium.<sup>93</sup> Although the earliest historic records of Hinduism are found during this time, the majority of Hindus believe Hinduism has always existed and there is no singular founder.<sup>94</sup>

The early Hindu period is often divided into the pre-Vedic and Vedic periods which saw the development of Hinduism from a mixture of Indus Valley Civilizations and Indo-Aryan migration.<sup>95</sup> The earliest literary source of Hinduism is the Rigveda, known as "The Knowledge of Verses"<sup>96</sup> The Rigveda is a collection of 1,028 poems, arranged into 10 "circles" that present the early tenants of Brahmanism or Vedism.<sup>97</sup> Hinduism was more fully realized after the Vedic period, between 500-200 BCE.<sup>98</sup> During the Gupta Dynasty, which lasted from the mid-to-late 3<sup>rd</sup> century CE to 543 CE, saw the greatest development of Hinduism. The rise of three major sects of Hinduism emerged from this period. The Vaishnavism, who consider Vishnu<sup>99</sup> as the Supreme Lord; The Shaivism, who consider Shiva<sup>100</sup> as the Supreme Lord; and Shaktism, who consider Adi Parashakti<sup>101</sup> as Supreme Lord.

The first Puranas, or scriptures, were written during this time.<sup>102</sup> The Puranas contained a collection of myths, legends, genealogies of gods, heroes and saints.<sup>103</sup> These texts were also widely available to all castes and women and children.<sup>104</sup> The Gupta Emperors adopted the Vaishnavas branch of Hinduism and constructed numerous Temples, dedicated to Vishnu.<sup>105</sup>

Between the 11<sup>th</sup> and 19<sup>th</sup> century BCE, Hinduism declined, in part due to the focus on Islam as the newer religion.<sup>106</sup> The ruling emperors would often determine how Hinduism survived in a particular region. Some rulers were more sympathetic to Hindus, while others would enforce a jizya, or tax, on the local Hindus<sup>107</sup>. Destruction of Hindu Temples was also common during this time period.

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<sup>93</sup> Doniger, W. 2019. *Hinduism* in The Encyclopedia Britannica. Accessed from <https://www.britannica.com/topic/Hinduism>

<sup>94</sup> History.com Editors. 2019. *Hinduism*. Accessed from [https://www.history.com/topics/religion/hinduism#section\\_4](https://www.history.com/topics/religion/hinduism#section_4)

<sup>95</sup> Doniger, W. 2019. *Hinduism* in The Encyclopedia Britannica. Accessed from <https://www.britannica.com/topic/Hinduism>

<sup>96</sup> The Editors of Encyclopedia Britannica. 2020. *Rigveda*. Accessed from <https://www.britannica.com/topic/Rigveda>

<sup>97</sup> Doniger, W. 2019. *Hinduism* in The Encyclopedia Britannica. Accessed from <https://www.britannica.com/topic/Hinduism>

<sup>98</sup> Larson, G.J. 2009. *Hinduism* in World Religions in America: An Introduction. Westminster John Knox Press: USA

<sup>99</sup> Ibid.

<sup>100</sup> Ibid.

<sup>101</sup> The Editors of Encyclopedia Britannica. 2015. *Shaktism*. Accessed from <https://www.britannica.com/topic/Shaktism>

<sup>102</sup> Doniger, W. 2019. *Hinduism* in The Encyclopedia Britannica. Accessed from <https://www.britannica.com/topic/Hinduism>.

<sup>103</sup> Ibid.

<sup>104</sup> Ibid.

<sup>105</sup> Ibid.

<sup>106</sup> Ibid.

<sup>107</sup> Ibid.

In the 19<sup>th</sup> century, Sahajanand Swami founded the Swaminarayan branch of Hinduism.<sup>108</sup> This sect considers Sahajanand Swami to be the Supreme Lord.<sup>109</sup> Sahajanand was born in Uttar Pradesh in Northern India.<sup>110</sup> At the age of 11, his parents died and he began a life as an ascetic.<sup>111</sup> During his period of wandering, he chose the name Nilkantha.<sup>112</sup> Nilkantha eventually settled in Saurashtra, in southern Gujarat.<sup>113</sup> In Saurashtra, he met Ramanand Swami, who initiated him and gave him the names *Sahajanand* and *Narayan Muni*.<sup>114</sup> At 21, Sahajanand was appointed the successor to Ramanand and eventually led the group of Hindus in Saurashtra. During his lifetime, Sahajanand built six mandirs, or temples, and include, Ahmedabad, Bhuj, Vadtal, Dholera, Jungadh, and Badhada.<sup>115</sup>

Sahajanand Swami believed everyone deserved to be educated, including women.<sup>116</sup> He discouraged the act of *Sati*, the practice of self-immolation of widows on their husband's funeral pyre, and the act of infanticide.<sup>117</sup>

## 5.4 Hindu Temple Architecture

The height of Hindu Temple construction began during the Gupta Dynasty.<sup>118</sup> These early temples were made of wood, but stone and brick were eventually used in their construction.<sup>119</sup> Early temples may have borrowed building layouts from Buddhist temples.<sup>120</sup> The surviving Gupta temples all have a similar design aesthetic. These features include a small central chamber, constructed with stone, with a verandah at the entrance or on all sides of the building.<sup>121</sup>

Early Hindu believers, unlike their Buddhist or Jain counterparts, rarely built their temples into the landscape. Example of this type of construction include the Ellora Caves and Undavalli Caves, which were built directly into the landscape by rock-cutting.<sup>122</sup> The rare instance of Hindu cave temples is the Udayagiri and Badami temple complexes in India.<sup>123</sup>

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<sup>108</sup> Williams, R. B. 2018. *An Introduction to Swaminarayan Hinduism*. Cambridge University Press: Cambridge.

<sup>109</sup> Ibid.

<sup>110</sup> Kim, H. 2005. *Swaminarayan Movement*. Accessed from <https://www.encyclopedia.com/environment/encyclopedias-almanacs-transcripts-and-maps/swaminarayan-movement>

<sup>111</sup> Ibid.

<sup>112</sup> Ibid.

<sup>113</sup> Ibid.

<sup>114</sup> Ibid.

<sup>115</sup> Williams, R. B. 2018. *An Introduction to Swaminarayan Hinduism*. Cambridge University Press: Cambridge.

<sup>116</sup> Ibid.

<sup>117</sup> Kim, H. 2005. *Swaminarayan Movement*. Accessed from <https://www.encyclopedia.com/environment/encyclopedias-almanacs-transcripts-and-maps/swaminarayan-movement>.

<sup>118</sup> Doniger, W. 2019. *Hinduism* in The Encyclopedia Britannica. Accessed from <https://www.britannica.com/topic/Hinduism>.

<sup>119</sup> Ibid.

<sup>120</sup> Ibid.

<sup>121</sup> Ibid.

<sup>122</sup> Ibid.

<sup>123</sup> Ibid.

In the 3<sup>rd</sup> and 4<sup>th</sup> century, Hindu temples were constructed in a grander scale.<sup>124</sup> The Sun Temple, located in Konarak is an excellent example of Hindu temple architecture. The temple was built in the 13<sup>th</sup> century during the reign of Narasimha Deva I.<sup>125</sup> Other examples of Hindu temples include the Brihadisvara temple, located in Thanjavur, Tamil Nadu, India. Known as the Great Living Chola Temples, this complex of multiple temples was built during the Chola Empire<sup>126</sup> and was inscribed as a UNESCO World Heritage Site in 1987.<sup>127</sup> The Brihadisvara temple, located within the Chola Temple Complex, is regarded as an excellent example of architectural achievement of the Chola Empire architects.<sup>128</sup> Several traditional Hindu architectural elements can be found in at the temple. UNESCO describes the temple as follows:

A massive colonnaded *prakara* with sub-shrines dedicated to the *ashatadikpalas* and a main entrance with *gopura* (known as *Rajarajantiruvasal*) encompasses the massive temple. The sanctum itself occupies the centre of the rear half of the rectangular court. The *vimana* soars to a height of 59.82 meters over the ground. This grand elevation is punctuated by a high *upapitha*, *adhithana* with bold mouldings; the ground tier (*prastara*) is divided into two levels, carrying images of Siva. Over this rises the 13 *talas* and is surmounted by an octagonal *sikhara*. There is a circumambulatory path all around the sanctum housing a massive *linga* (abstract representation of Shiva). The temple walls are embellished with expansive and exquisite mural paintings. Eighty-one of the one hundred and eight *karanas* (*dance*), posed in *Baharatanatya* (*classical dance*), are carved on the walls of second *bhumi* around the *garbhagriha*.<sup>129</sup>

The Shikhara is often the most prominent and easily identifiable feature of Indian architecture.<sup>130</sup> Shikharas towering over the temple is not uncommon in Shikhar-Bandhi temples. There are two types of Shikhara, the *latina* and *phamsana*. The latina has a curvilinear outline and usually found above the sanctuary; while the phamsana is rectilinear and capped with a bell-shaped finial.<sup>131</sup> The Shikhara is composed of horizontal roof slabs and is covered in *chandrashalas* or ogee arches. As the Shikhara reaches its apex, it is truncated and flatted to add an *amalaraka* or grooved disk.<sup>132</sup> Throughout the Shikhara and at each storey the presence of smaller amalarakas are located at the corners. At the very top of the Shikhara is a pot with a crowning finial.<sup>133</sup>

The following is a glossary of terms used in describing Indian Temple architecture. The list is an adaptation of Adam Hardy's *Indian Temple Architecture: Form and Transformation*, unless otherwise noted.<sup>134</sup>

**Aedicule:** image or presentation of a building (of a shrine) used as an architectural element

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<sup>124</sup> Ibid.

<sup>125</sup> United Nations Educational, Scientific, and Cultural Organization (UNESCO). Sun Temple, Konarak. Accessed from <https://whc.unesco.org/en/list/246/>

<sup>126</sup> Ibid. Great Living Chola Temples. Accessed from <https://whc.unesco.org/en/list/250>

<sup>127</sup> Ibid.

<sup>128</sup> Ibid.

<sup>129</sup> Ibid.

<sup>130</sup> Ibid.

<sup>131</sup> Ibid.

<sup>132</sup> Ibid.

<sup>133</sup> Ibid.

<sup>134</sup> Hardy, A. 1995. *Indian Temple Architecture: Form and Transformation*. Indira Gandhi National Centre for the Arts: New Delhi p387-389



**Ashatadikpalas:** the eight guardians that rule over the eight quarters of the universe<sup>135</sup>

**Garbhagriha:** “womb-house”, sanctum, holy of holies

**Ghata:** vase, pot; cushion-like capital in pillars and pilasters

**Kaksasana:** seat-back

**Kuta:** representation of a square (occasionally circle, octagonal or stellate) pavilion, with domed roof

**Panjara:** cage, representation of a pavilion with a nasi as its roofing element, often constituting the superstructure of a panjara-aedicule

**Panjara-aedicule:** aedicule with a panjara as the superstructure

**Pradaksinapatha:** (internal) circumambulatory passage around sanctum

**Prakara:** enclosure wall

**Mandapa:** pillared hall of temple, either closed (surrounded by walls), open (without walls, except perhaps at rear, where vimana adjoins), or partially opens

**Sandhara:** with pradaksinapatha (ambulatory)

**Shikhara:** the superstructure, tower, or spire above the sanctuary and also above the pillared mandapas<sup>136</sup>

**Tala:** collar under the ghata of a pillar or pilaster

**Vimana:** structure over the garbhagriha

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<sup>135</sup> Hindu Online. Asta Dipalas. Accessed from <http://hinduonline.co/HinduReligion/Gods/AstaDikpalas.html>

<sup>136</sup> Encyclopedia Britannica. 2011. Shikhara: architecture. Accessed from <https://www.britannica.com/technology/shikhara>



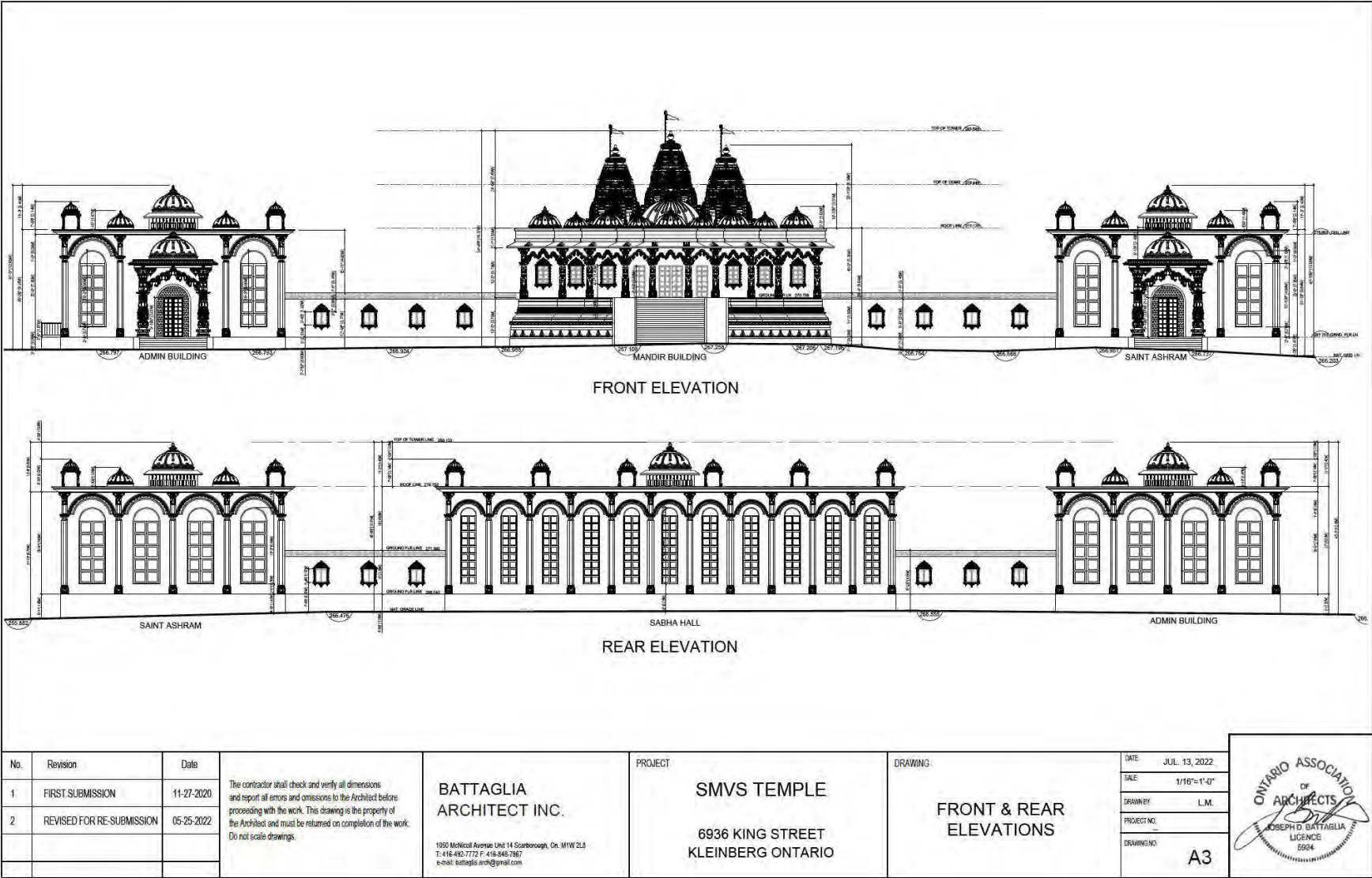


Figure 40: Proposed front and rear elevations (Battaglia Architects Inc.)



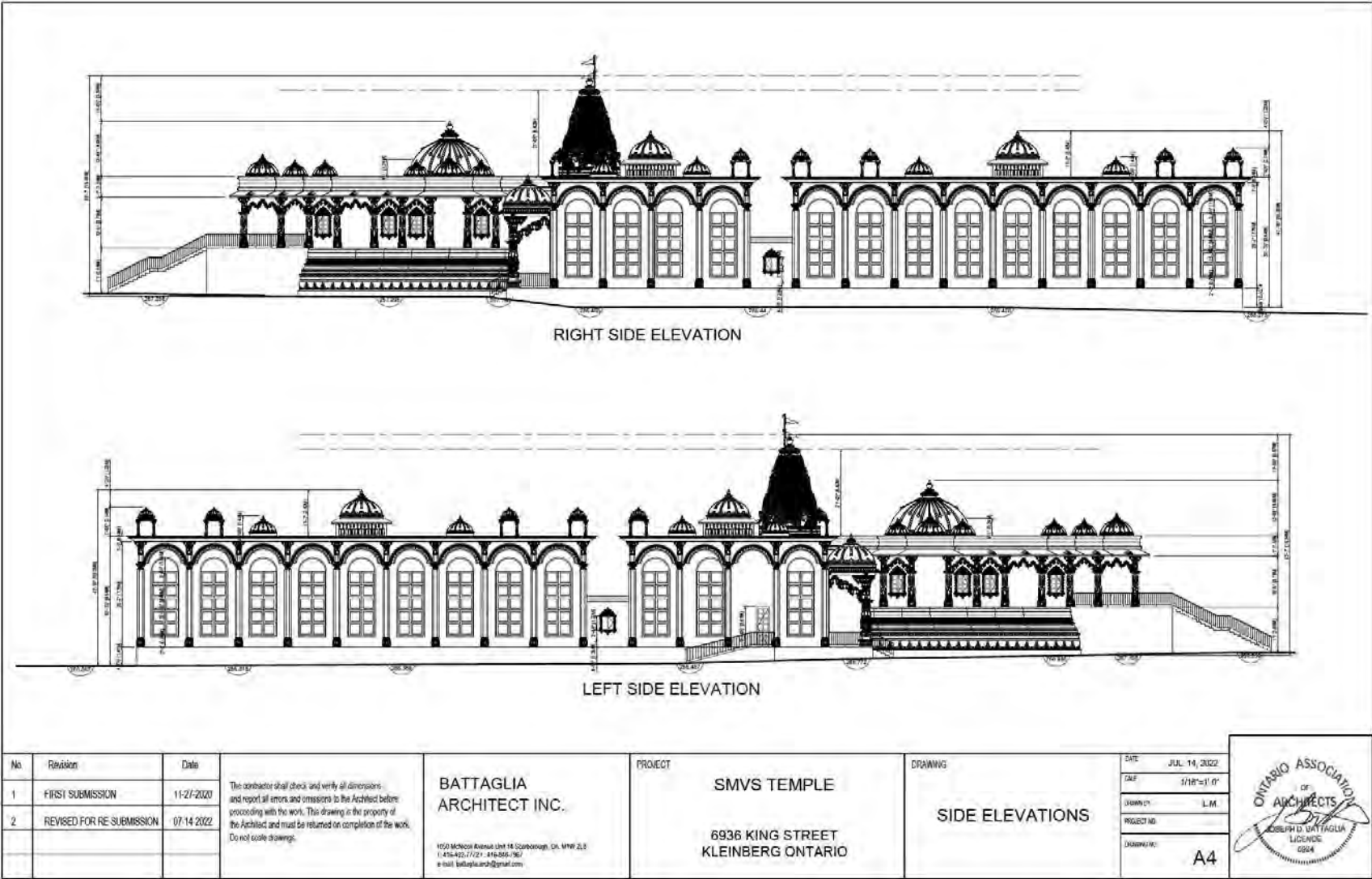


Figure 41: Proposed right and left elevations (Battaglia Architects Inc.)

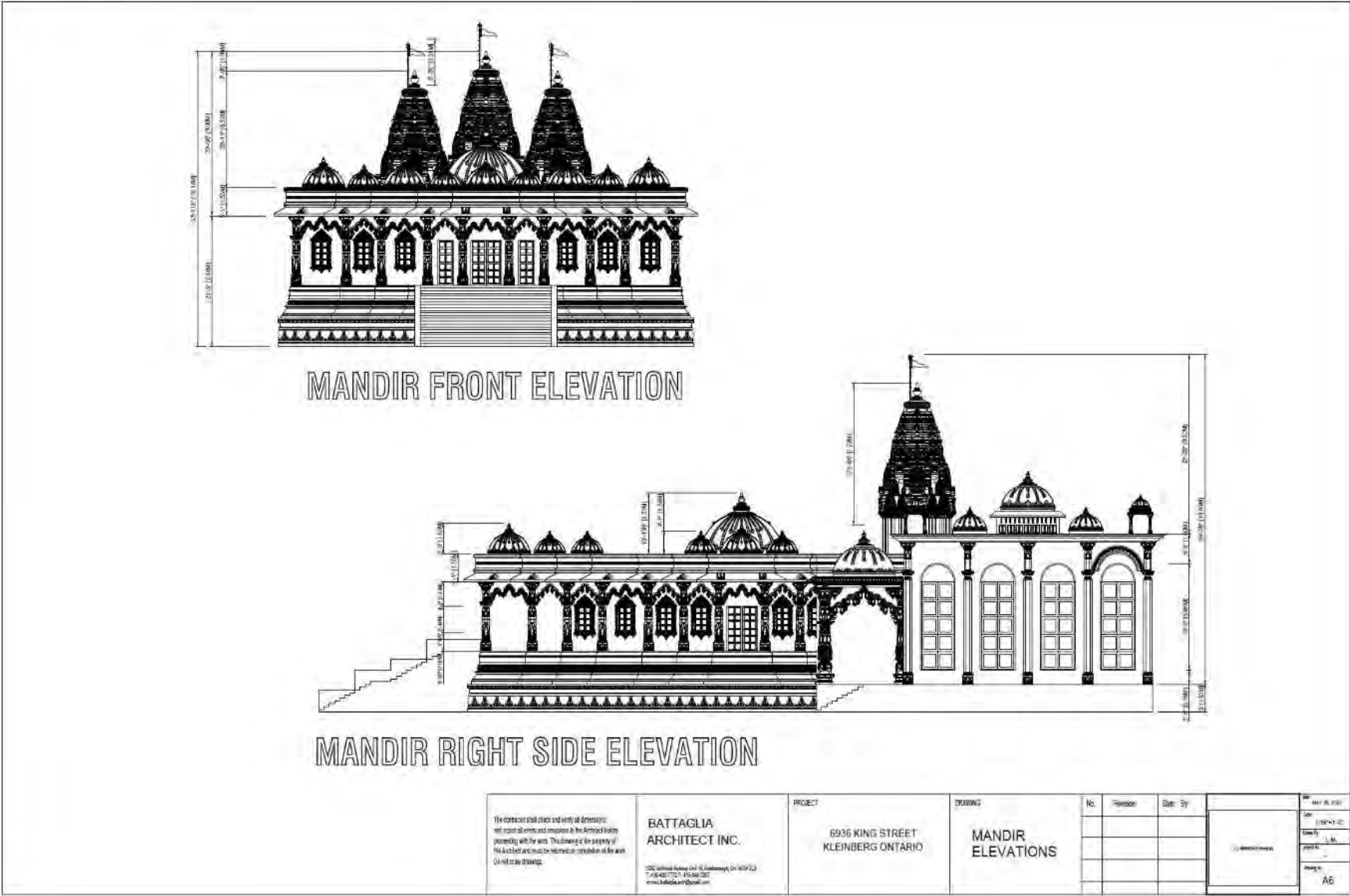


Figure 42: Proposed Mandir front and right-side elevation (Battaglia Architects Inc.)

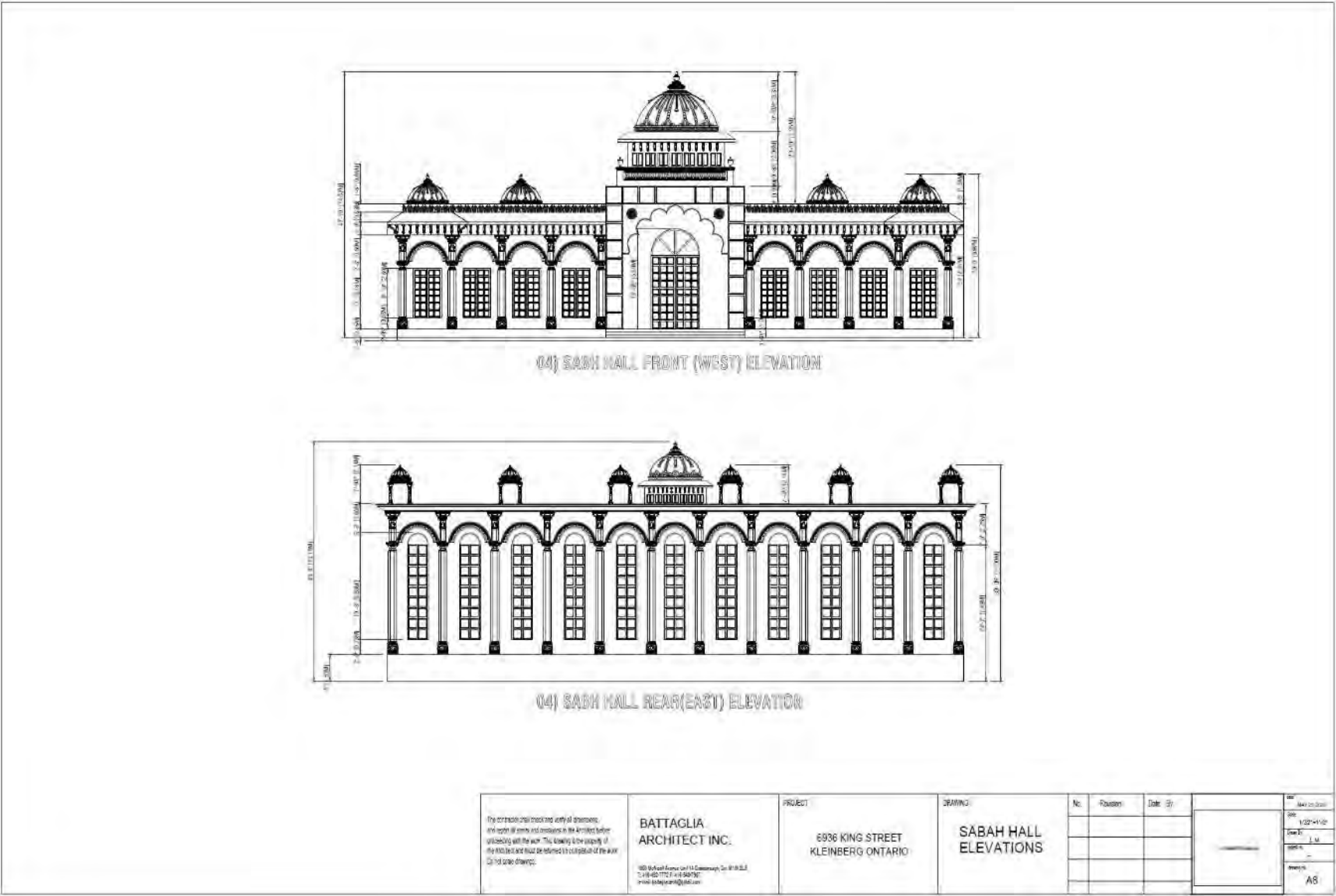


Figure 43: Proposed Sabh Hall elevations (Battaglia Architects Inc.)



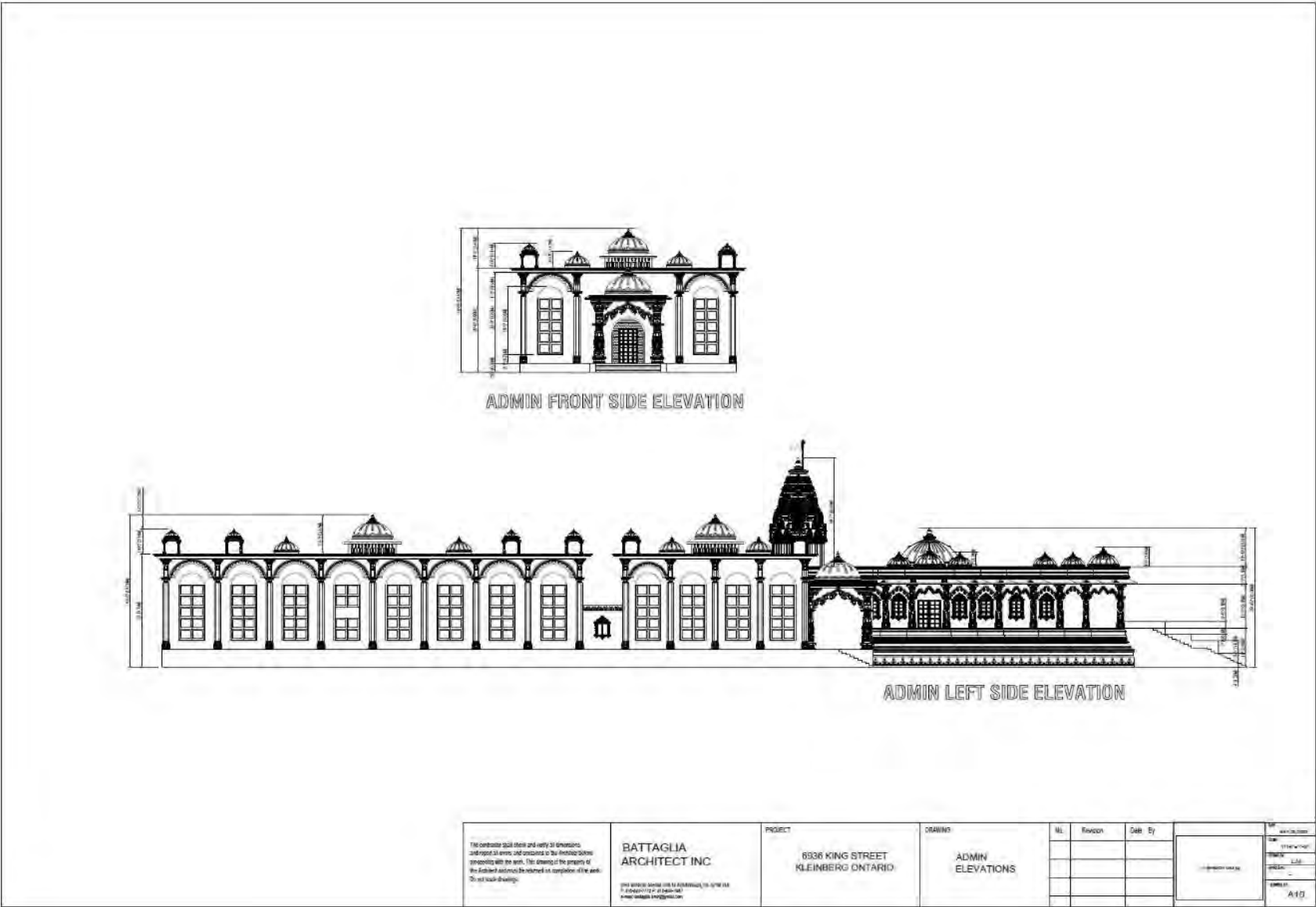


Figure 44: Proposed admin office elevations (Battaglia Architects Inc)

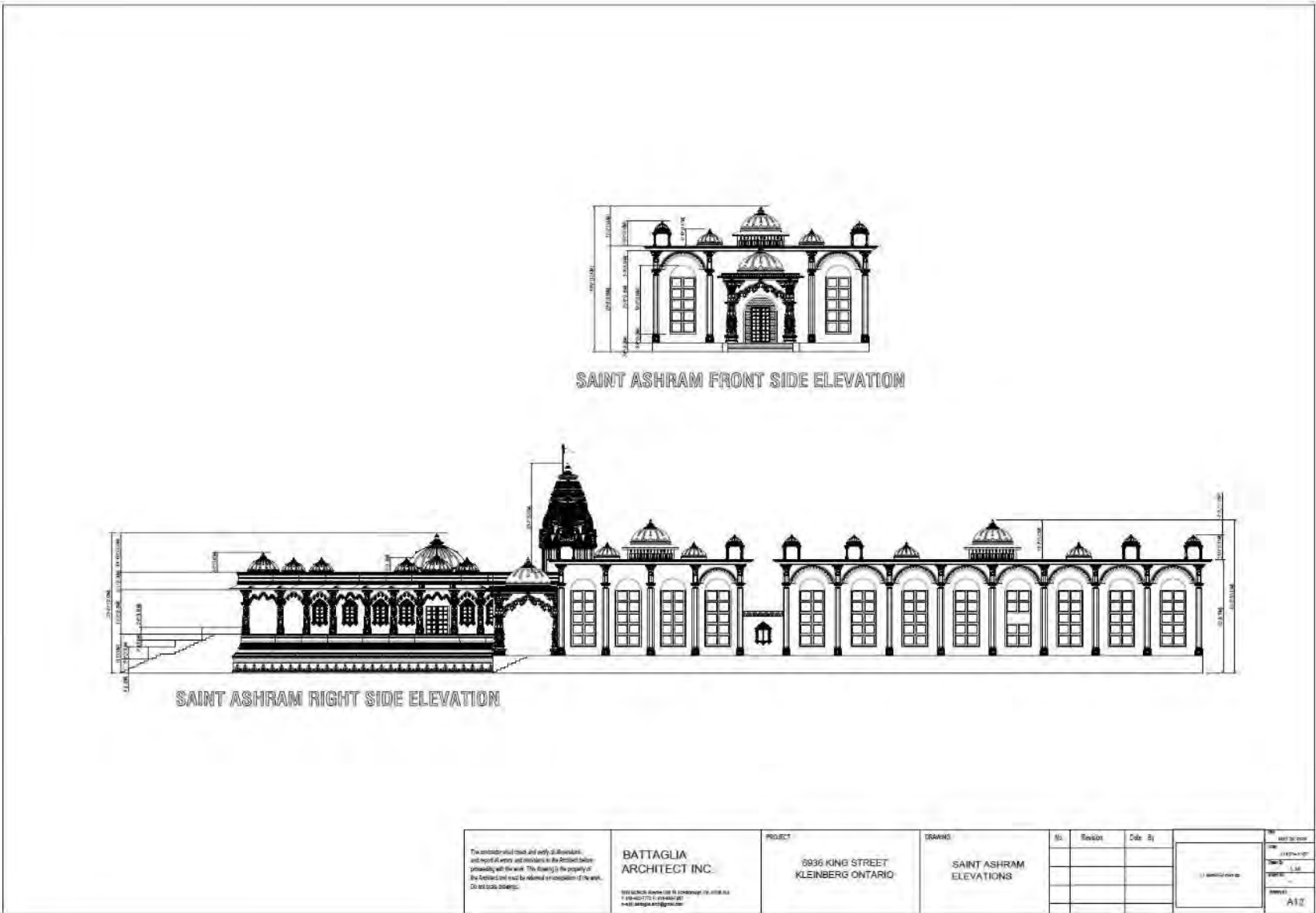


Figure 45: Proposed Saint Ashram elevations (Battaglia Architects Inc.)

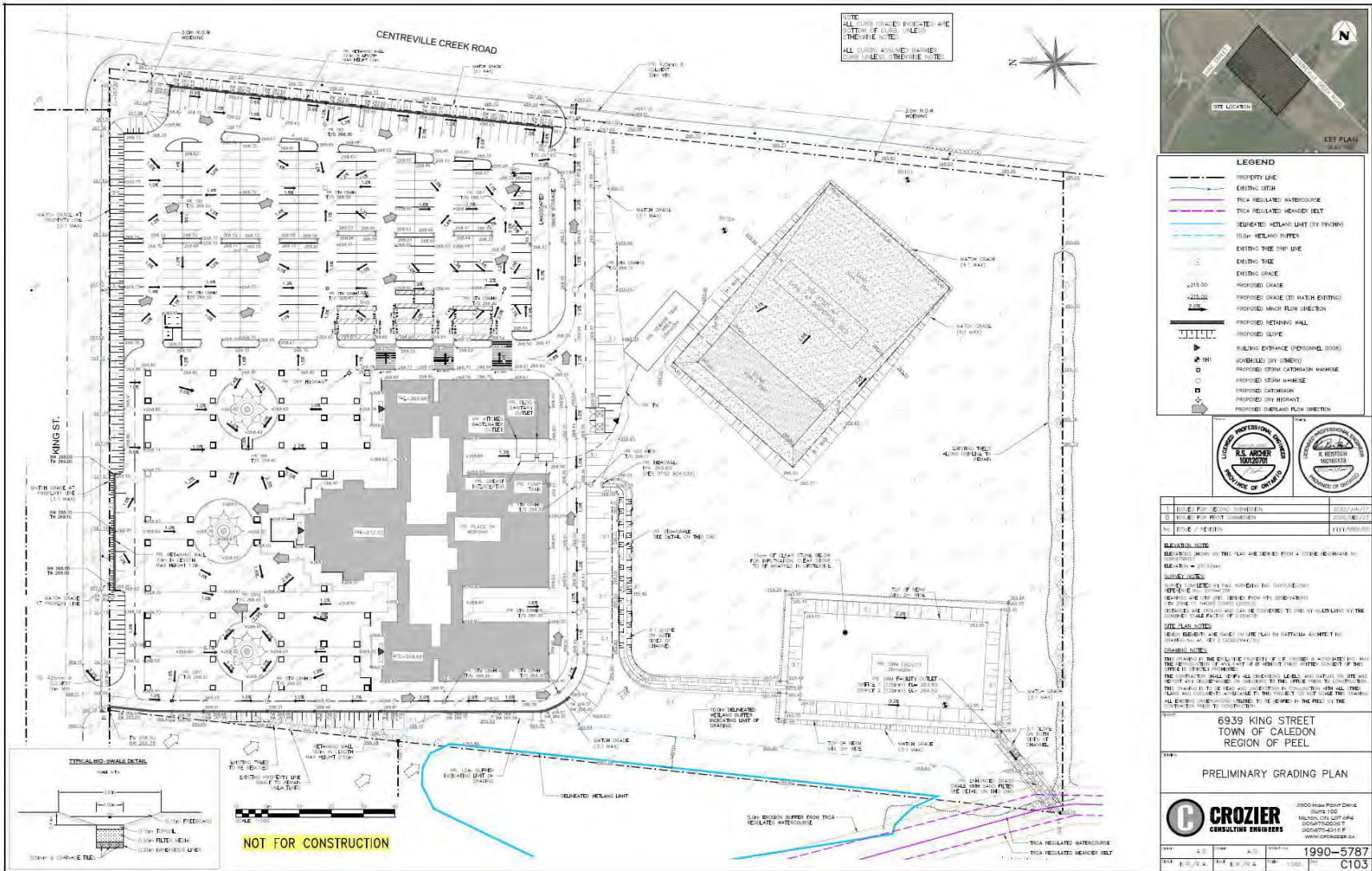


Figure 46: Preliminary Grading Plan with Retaining Walls (Crozier Consulting Engineers)









## 6 CULTURAL HERITAGE LANDSCAPE CONSIDERATION

The Study Area is not within any of the cultural heritage landscapes (CHLs) outlined in the Town of Caledon *Cultural Heritage Landscape Inventory* (2009). It is in the vicinity of the South Albion Farmsteads CHL but is not included within its boundaries. The Study Area was screened for its potential to comprise a significant cultural heritage landscape per the Town of Caledon *Criteria for the Identification of Cultural Heritage Landscapes* (2003). Notwithstanding the fact that no specific associations, characteristics, or relationships were identified as part of the screening it, the screening –notably—identified that the Study Area does not meet the threshold for *integrity* outlined in the CHL criteria (see Table 3).

Table 3: Town of Caledon CHL criteria.

Town of Caledon CHL Criteria	Criteria Met	Justification
<b>Significance Criteria</b>		
Is associated with events that made significant contributions to the broad patterns of area history, i.e., strong association with central themes	No	Although individual properties at 6907 King Street, 13848 Centreville Creek Road, 13919 Centreville Creek Road, and 14116 Centreville Creek Road are generally associated with the agricultural history of the area, the intersection of King Street and Centreville Creek Road does not appear to exhibit these same associations.  More generally, when compared to other cultural heritage landscapes, Farmsteads of Former Chinguacousy CHL and South Albion Farmstead CHL demonstrate a stronger relation to an uninterrupted settlement landscape.
Is closely associated with the lives of individuals and/or families who are considered significant to the history of the area	No	The intersection of King Street and Centreville Creek Road does not, as a whole, appear to be associated with individuals or families that are significant to the history of the area.
Embodies the distinctive characteristics of a particular settlement pattern or lifeway whether derived from ethnic background, imposed by the landscape, was the practice of a specific historic period or a combination of the above	No	The Study Area does not have a cohesive or distinctive character that reflects historic settlement patterns. Although individual farmsteads have treelines along fields and around farmyards, the intersection is generally open, with late 20 <sup>th</sup> to 21 <sup>st</sup> century properties along King Street (e.g., modern residences and Johnston Sports Park) which interrupt the agricultural landscape of the surrounding area.



Town of Caledon CHL Criteria	Criteria Met	Justification
Manifests a particularly close and harmonious long-standing relationship between the natural and domestic landscape	No	The Study Area does not contribute to the early farming settlement pattern of the area.
Has yielded or is likely to yield information important to prehistory or history.	unknown	An Archaeological Assessment (AA) has not been undertaken.
Is strongly associated with the cultural and/or spiritual traditions of First Nations or any other ethnic and/or religious group	No	The area has not been identified as being strongly associated with any cultural and/or spiritual group.
<b>Integrity</b>		
A CHL must be able to be justified as a distinct area of contiguous heritage integrity. Its key individual elements, which constitute the cultural heritage landscape and the way in which their interweaving makes a unique 'place,' must still clearly reflect the historic period and/or organic evolution from which the heritage significance derives.	No	The area does not exhibit a contiguous heritage landscape. The fragmentation of farming structures against the intermixed non-farming residences does not form one contiguous landscape.

## 6.1 Comparative Analysis

Two CHLs, found on the Town of Caledon's *Cultural Heritage Landscapes Inventory* were identified as having similarities to the Subject Property.

- Farmsteads of Former Chinguacousy Township (FCT)
- South Albion Farmstead (SAF)

Both CHLs were identified as meeting the third Criteria, which "reflects agricultural life on the Peel Plain throughout the 19<sup>th</sup> and early 20<sup>th</sup> century"<sup>137</sup> These CHL are reflective of a crossroads grouping of farmsteads that exhibit the following shared attributes:

- Original lot size;
- Patchwork of fields;
- Farmyards and windrows;
- A combination of barns, outbuildings, and farmhouses built between 1850-1910.<sup>138</sup>

<sup>137</sup> Town of Caledon. *Cultural Heritage Landscapes Inventory* p. 6-8

<sup>138</sup> Town of Caledon. *Cultural Heritage Landscapes Inventory*. p. 6-8 – 6-9, 10-8

The school located within the FCT is indicative of settlement in the rural parts of Ontario. The houses are generally characterized by their one-and-a-half to two-storey Gothic Cottages; a common, yet distinctive nature of rural communities.<sup>139</sup>

The SAF is centered around the settlement of early Methodists to the area and its associations with the Methodist Church in Sandhill.<sup>140</sup> The Providence Cemetery, located at the northeast corner of Lot 13, Concession 1 can be considered an anchor point for the community. The location of the cemetery and its importance to the SAF community is a contributing factor into the landscape of this CHL. The SAF has also been identified as:

Excellent extended example of the typical farmstead types of the area ranging from relatively early to late 19<sup>th</sup> century with the comparatively large Providence Cemetery underscoring the community life of the area<sup>141</sup>

The SAF CHL has been identified as meeting criteria C of the *Significance Criteria* as provided by the *Town of Caledon: Criteria for the Identification of Cultural Heritage Landscapes*. The following statement is provided by the Town of Caledon

This area was first settled by members of the Primitive Methodists in the 1830s and was associated with the Providence Primitive Methodist Church in Sandhill, constructed in 1837. A main feature of the area, the Providence Cemetery, is assumed to be the formalization of an earlier Primitive Methodist burying ground associated with the church as many of the early settlers are interred there.

This block of farmsteads is representative of rural life throughout the Albion Township section of the large, fertile Peel Plain. This region was an extremely important agricultural area throughout the 19<sup>th</sup> and early 20<sup>th</sup> century, being a major producer of wheat during the mid 19<sup>th</sup> century 'boom' and diversifying in the later 19<sup>th</sup> century to include a greater variety of crops and emphasis on livestock. The traditional agricultural landscape of the Plain is shrinking as severances increase and subdivisions march relentlessly northward.

The farmsteads which make up this Candidate CHL still, by in large, retain their original lot size, patchwork of fields, open spaces and woodlots, complement of widely varied barns and outbuildings, and include farmhouses which largely date pre-1870 and appear to reflect, in the main, the preference for simplicity associated with Primitive Methodism. Still, they range from three bay frame buildings with no ornamentation to a fine five bay brick dwelling and another, which incorporates some Gothic Revival features

Character-defining elements:

SA-1 14921 Innis Lake Road (W ½ Lot 15, Con. 2)

SA-2 14880 Innis Lake Road (E ½ Lot 15, Con. 1)

SA-3 14639 Innis Lake Road (W ½ Lot 14, Con. 2)

SA-4 Providence Cemetery, 14580 Innis Lake Road (NE corner East ½ Lot Con. 1)

SA-5 14520 Innis Lake Road (E ½ Lot 13, Con.1)

SA-6 The remaining embanked indications of the TG&B Railway on Lot 13, Con. 2

SA-7 The field pattern

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<sup>139</sup> Town of Caledon. Cultural Heritage Landscapes Inventory. p. 6-8

<sup>140</sup> Town of Caledon. Cultural Heritage Landscapes Inventory. p. 10-8

<sup>141</sup> Town of Caledon. Cultural Heritage Landscapes Inventory. p.1-4

SA-8 14285 Innis Lake Road (W ½ Lot 12, Con. 2)

SA-9 14117 Innis Lake Road (W ½ Lot 11, Con. 2)

SA-10 The view of 14117 Innis Lake Road from King Street<sup>142</sup>

The presence of historic transportation routes such as those located at Centreville Creek Road and King Street were not identified as character-defining elements of the SAF and although the intersection at Innis Lake Road and King Street has been identified as a viewscape (SA-9 and SA-10), these are located greater than 500m from the Subject Property. Furthermore, the distance along with the rolling topography, variation in elevations, mature treed windrows provide an obscured view towards the Subject Property (Figure 26, Figure 28, and Figure 33).

To reiterate, this CHIA has been requested by the Town in order to assess potential impacts on adjacent heritage properties and the character of the surrounding area, more generally. The CHIA, in this case, does not include an evaluation of the CHVI of the Subject Property as per discussions with municipal staff and is neither a comprehensive study or identification of new cultural heritage landscapes, to which a study was previously conducted by Envision – The Hough Group in 2009.

A review of both CHLs and in particular, aspects that make up the farmstead landscape, the current Subject Property and its surrounding environs fail to exhibit these attributes. The original lots are no longer present within the Subject Property and the 250m buffer. Houses along King Street and Centreville Creek Road are generally one-storey bungalows, which were common in the 1970s. Specifically, the following houses are bungalows:

- 13809 Centreville Creek Road;
- 14125 Centreville Creek Road;
- 14073 Centreville Creek Road;
- 7104 King Street; and
- 7091 King Street.

The presence of bungalows, intermixed with other infilled modern residences, and a few historic farmsteads creates a broken and interrupted landscape. Therefore, the Subject Property and its surrounding environs are not indicative of an early settlement pattern or farmstead community that would qualify as a CHL.

## 6.2 Bhagwan 1008 Adinatha Swamy Jain Temple

Located at 7875 Mayfield Road in the City of Brampton is the Bhagwan 1008 Adinatha Swamy Jain Temple. The temple is the first Shikharbandi Jain Temple to have a Manastambh in North America (Figure 46).<sup>143</sup> Construction of the temple began in 2011 and incorporated traditional Indian architecture; most of which were carved and built by Indian architects.<sup>144</sup>

The temple is located in an area that is largely rural in the northeast portion of the City of Brampton, approximately 7km south of Bolton, Ontario. The majority of open land is farmland

<sup>142</sup> Town of Caledon. Cultural Heritage Landscapes Inventory. p.10-8

<sup>143</sup> Bhagwaan 1008 Adinath Swamy Jain Temple. "Temple History", accessed August 24, 2021 <https://jaintemplecanada.wixsite.com/adinathtemple/about>

<sup>144</sup> Bhagwaan 1008 Adinath Swamy Jain Temple. "Temple History"



with small pockets of residential properties; mostly located northeast of Mayfield Road and Humber Station Road (Figure 47); and Mayfield Road and The Gore Road (Figure 48).

The temple is approximately three-storeys in height, but with the added Shikara<sup>145</sup>, it is approximately four-storeys in height. The Manastambh<sup>146</sup> and front gate are also three-to-four-storeys in height. The temple has a relatively large setback and is approximately 85m from Mayfield Road. Located on Mayfield Road, the temple is mostly obscured when viewed from the east (Figure 49) and west (Figure 50). Directly north of the temple are several structures, namely two residences and two barns and open farmland (Figure 51). At the intersection of Mayfield Road and Humber Station Road / Clarkway Drive, the temple is barely visible within the landscape (Figure 52).

The Bhagwan 1008 Adinatha Swamy Jain Temple shares many similarities with the proposed development in respect to location, height, massing, setbacks, and views. The proposed development will be located in an area that is largely rural where large open agricultural fields are predominant landscape component. The Bhagwan 1008 Adinatha Swamy Jain Temple is not excessively large and setback far enough that it is obscured from viewscapes beyond 100m from the Temple. The proposed development is approximately 500m east of the SAF CHL and its expected height is 16.31m, and its GFA is 3,141.72m<sup>2</sup>. These measurements are not excessive for a religious structure and as seen from Figure 26, Figure 28, and Figure 33, views eastward are not anticipated to be obstructed.

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<sup>145</sup> The superstructure, tower, or spire above the sanctuary and also above the pillared mandapas

<sup>146</sup> A pillar constructed at the front of the temple, known as the pride pillar. It indicates the loss of pride when entering the temple



Figure 49: View west of the Bhagwan 1008 Adinatha Swamy Jain Temple



Figure 50: View northeast at Mayfield and Humber Station Road





Figure 51: View south at Mayfield and The Gore Road intersection



Figure 52: View east towards Bhagwan 1008 Adinatha Swamy Jain Temple on Mayfield Road





Figure 53: View west on Mayfield Road



Figure 54: View north, on southside of Mayfield Road





Figure 55: View west of Bhagwan 1008 Adinatha Swamy Jain Temple on Clarkway Drive



Figure 56: View south on Clarkway Drive

## 7 IMPACT ASSESSMENT


The following section provides an assessment of potential direct adverse impacts on the Subject Property and known and potential cultural heritage resources and cultural heritage landscapes identified in Table 1.


The MHSTCI *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* (2006) outlines seven potential negative impacts to be considered with any proposed development or property alteration. Potential impacts include, but are not limited to:


1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.




Table 4: Summary of Potential Impacts of Adjacent Properties


Address and Name	Image	Known or Potential CHVI and heritage attributes	Potential Negative Impact (Y/N)	Discussion
<p><b>South Albion Farmsteads CHL</b></p>		<ul style="list-style-type: none"> <li>• Original lot size;</li> <li>• Patchwork of fields;</li> <li>• Farmyards and windrows;</li> <li>• A combination of barns, outbuildings, and farmhouses built between 1850-1910</li> </ul> <p>Character-defining elements:</p> <ul style="list-style-type: none"> <li>• SA-1 14921 Innis Lake Road (W ½ Lot 15, Con. 2)</li> <li>• SA-2 14880 Innis Lake Road (E ½ Lot 15, Con. 1)</li> <li>• SA-3 14639 Innis Lake Road (W ½ Lot 14, Con. 2)</li> <li>• SA-4 Providence Cemetery, 14580 Innis Lake Road (NE corner East ½ Lot Con. 1)</li> <li>• SA-5 14520 Innis Lake Road (E ½ Lot 13, Con. 1)</li> <li>• SA-6 The remaining embanked indications of the TG&amp;B Railway on Lot 13, Con. 2</li> <li>• SA-7 The field pattern</li> </ul>	<p>N</p>	<p>The proposed development is located approximately 500 m east of the SAF CHL. The limits of the SAF CHL have been delineated in a report provided by Envision – The Hough Group (2009). The Subject Property is neither within or adjacent to the SAF CHL.</p> <p>The proposed development will not destroy or alter any heritage attributes or character-defining elements of the SAF CHL</p> <p>The highest point of the structure is expected to be 16.31 m in height. Views from the SAF CHL are obscured to the east by the rolling hills, varying levels of elevation, and mature treed windrows</p> <p>The proposed development is not expected to create any shadows, isolate, cause indirect obstructions any portion of the SAF CHL and its character-defining elements. Additionally, a change in land use or land disturbances are not proposed for any portion of the SAF CHL.</p>

Address and Name	Image	Known or Potential CHVI and heritage attributes	Potential Negative Impact (Y/N)	Discussion
		<ul style="list-style-type: none"> <li>• SA-8 14285 Innis Lake Road (W ½ Lot 12, Con. 2)</li> <li>• SA-9 14117 Innis Lake Road (W ½ Lot 11, Con. 2)</li> <li>• SA-10 The view of 14117 Innis Lake Road from King Street</li> </ul>		
<p><b>6907 King Street</b></p>		<p>As per the Town of Caledon Property Summary; Candidate for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• A Neoclassical style farmhouse with a red-and-buff-brick exterior;</li> <li>• Construction is estimated to have commenced between 1850 and 1874;</li> </ul> <p>Fine example of a vernacular Neoclassical farmhouse with and, classically inspired central peak.</p>	<p>N</p>	<p>The proposed development will not destroy or alter any heritage attributes located at 6097 King Street.</p> <p>The highest point of the structure is expected to be 16.31 m in height. Views to the northeast from this property are already obstructed by the tree line and two additional structures (Figure 21). The Temple will not cause shadows to obstruct any of the heritage attributes at 6907 King Street, nor will it isolate the property.</p> <p>The proposed development does not seek to change the land use of 6907 King Street.</p>

Address and Name	Image	Known or Potential CHVI and heritage attributes	Potential Negative Impact (Y/N)	Discussion
<p><b>13848 Centreville Creek Road</b></p>		<p>As per the Town of Caledon Property Summary; Candidate for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• A Gothic Revival style farmhouse with a synthetic brick exterior;</li> <li>• Deciduous trees; 19th century Albion Township farmstead.</li> </ul>	<p>N</p>	<p>The proposed development will not destroy or alter any heritage attributes of 13848 Centreville Creek Road.</p> <p>Because of its wide setback from Centreville Creek Road, views of the farmhouse, outbuildings and deciduous trees are generally from Centreville Creek Road towards the west rather than northward towards the Subject Property.</p> <p>The highest point of the proposed temple is 16.31 m, and a result of the difference in grade, it may appear as much as 2.5m taller than it would with no grade difference; however, the farmhouse is approximately 165 m setback from the shared property line and it is not anticipated that this difference in height will be perceived over that distance. Although portions of the structure may be visible above the northernmost treeline when viewing the property from the south along Centreville Creek Road, this is not anticipated to detract from the relationship of the treeline with the agricultural fields and farm complex at 13848 Centreville Creek Road (Figure 13).</p>



Address and Name	Image	Known or Potential CHVI and heritage attributes	Potential Negative Impact (Y/N)	Discussion
				<p>The proposed temple is not expected to cause shadows or isolate 13848 Centreville Creek Road.</p> <p>The proposed development does not seek to change the land use of 13848 Centreville Creek Road.</p>
<p><b>13919 Centreville Creek Road</b></p>		<p>Likely heritage attributes include:</p> <ul style="list-style-type: none"> <li>• The farmhouse;</li> <li>• Associated barn and outbuildings; and,</li> <li>• Tree line along Centreville Creek Road and windbreak around farmyard.</li> </ul>	<p>N</p>	<p>The proposed development will not destroy or alter any potential heritage attributes located at 13919 Centreville Creek Road.</p> <p>Views of the property are towards the east and are partially obstructed by trees (Figure 13). The temple will not cast shadows that obstruct the property’s heritage attributes nor will it isolate 13919 Centreville Creek Road.</p> <p>The proposed development does not seek to change the land use of 13919 Centreville Creek Road.</p>

Address and Name	Image	Known or Potential CHVI and heritage attributes	Potential Negative Impact (Y/N)	Discussion
<p><b>14116 Centreville Creek Road</b></p>		<p>As per the Town of Caledon Property Summary; Candidate for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• An Italiante style farmhouse with a red brick exterior;</li> <li>• Norway Spruce, White Pine and deciduous trees;</li> <li>• Construction estimated to have commenced between 1850 and 1874; and, Interesting mid-19<sup>th</sup> century farmhouse and interesting barn complex</li> </ul>	<p>N</p>	<p>The property at 14116 Centreville Road is approximately 300 m north of the Subject Property. The proposed development will not destroy or alter any heritage attributes located at 14116 Centreville Creek Road. Although the temple may be visible when viewing the property from the north (looking south along Centreville Creek Road) this is not anticipated to result in any negative impacts on views of the heritage attributes of the property.</p> <p>The proposed development does not seek to change the land use of 14116 Centreville Creek Road.</p>

## 8 CONCLUSIONS

The purpose of this CHIA was twofold:

1. To evaluate potential impacts of the proposed development on adjacent known and potential heritage properties; and,
2. To review the potential of the Study Area to comprise a significant cultural heritage landscape in the Town of Caledon and, if so, to identify any potential impacts on the heritage character of that cultural heritage landscape.

The CHIA identified the following properties adjacent to the Subject Property or in the vicinity of cultural heritage Study Area (i.e., the Subject Property and 250-m buffer):

- South Albion Farmstead CHL
- 6907 King Street;
- 13848 Centreville Creek Road;
- 13919 Centreville Creek Road; and
- 14116 Centreville Creek Road.

The Study Area was screened for its potential to comprise a significant cultural heritage landscape.

It is LHC's opinion that the Study Area does not appear to satisfy the Town's criteria for identifying significant cultural heritage landscapes and, although there are several identified known and potential properties with CHVI, the overall landscape surrounding the intersection of King Street and Centreville Creek Road does not have a consistent and uninterrupted heritage character.

No direct or indirect adverse impacts were identified with respect to the heritage attributes of adjacent properties or cultural heritage landscapes.

Should the development proposal change significantly in scope or design, further revisions to the CHIA or additional cultural heritage investigations may be required.

## SIGNATURES



Christienne Uchiyama, M.A, CAHP  
Principal, Manager Heritage Consulting  
Services  
LHC



Colin Yu, M.A., CAHP  
Cultural Heritage Specialist / Archaeologist  
LHC



## 9 QUALIFICATIONS

### **Christienne Uchiyama, MA, CAHP – Principal, LHC**

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

### **Colin Yu, MA, CAHP – Cultural Heritage Specialist and Archaeologist**

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI). Colin is a professional member of Canadian Association of Heritage Professionals (CAHP). He is currently working with Marcus Létourneau and Christienne Uchiyama in developing a stronger understanding of the heritage industry.

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways

### **Jordan Greene, BA – Mapping Technician**

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant

contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

## 10 GLOSSARY

Definitions are based upon those provided in the *Ontario Heritage Act (OHA)*, the *Provincial Policy Statement (PPS)*, the *Regional Municipality of Peel Official Plan (ROP)* and the *Town of Caledon Official Plan (OP)*.

**Adjacent Lands** – those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a *negative impact* on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives. (*ROP*).

**Alter** means to change in any manner and includes: to restore, renovate, repair, or disturb. “Alteration” has a corresponding meaning (“transformer”, “transformation”). (*OHA O. Reg. 170/04*).

**Built Heritage Resource** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers. (*PPS*).

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

**Cultural Heritage Impact Statement** – a study where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required. A Cultural Heritage Impact Statement will look at the extent and significance of a heritage resource, potential for adverse impact on a heritage resource, and to consider other approval processes that may impact the cultural heritage resource. (*OP*).

**Cultural Heritage Landscape** means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from its constituent elements or parts. Heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples. (*PPS 2020*)

**Cultural Heritage Landscape Inventory** means an inventory of candidate cultural heritage landscapes shall be prepared by the Town and maintained through the Heritage Resource Office. A cultural heritage landscape identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment. A cultural heritage landscape identified by either this section or by a Cultural Heritage Survey will be appropriately conserved and may be considered for designation under the *Ontario Heritage Act*. Prior to the preparation of the inventory of candidate cultural heritage landscapes, candidate cultural heritage landscapes shall



be identified by the proponent of development or redevelopment proposals by way of a Cultural Heritage Surveys and, where necessary, a Cultural Heritage Impact Statements as described in Sections 3.3.3.1.4 and 3.3.3.1.5 of this Plan. (OP).

**Cultural Heritage Resources** shall mean everything produced, modified and left by people of a given geographic area, the sum of which represents their cultural identity. This includes their handicrafts, tools, equipment, buildings, monuments, furnishings, folklore rituals, art, transportation, communications and places of dwelling, play, worship, commercial, agricultural and industrial activity. (OP).

**Development** means the creation of a new lot, a change in land use, or the construction of a building and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under *the Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a) (PPS).

**Significant** - means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. (PPS).

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