

GLEN SCHNARR & ASSOCIATES INC.

CULTURAL HERITAGE IMPACT STATEMENT ALLOA PLANNING AREA

DECEMBER 14, 2023





CULTURAL HERITAGE IMPACT STATEMENT: ALLOA PLANNING AREA

TOWN OF CALEDON

GLEN SCHNARR & ASSOCIATES INC.

ORIGINAL REPORT

PROJECT NO.: OCUL2309
DATE: DECEMBER 14, 2023

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EXECUTIVE SUMMARY

WSP was retained by Glen Schnarr & Associates Inc. (GSAI), on behalf of the Alloa Planning Group, to conduct a Cultural Heritage Impact Statement (CHIS) in support of a future secondary plan for the Alloa Planning Area (Study Area). The Study Area is comprised of approximately 750 hectares bounded by the proposed Highway 413 Corridor to the north and west, Chinguacousy Road to the east, and Mayfield Road to the south, within the Town of Caledon, Ontario (Figure 1 and Figure 2).

The objective of this CHIS was to inventory known and potential heritage properties within and adjacent to the Alloa Planning Area lands (defined as the Study Area) and evaluate those properties at a preliminary level using the criteria for evaluating cultural heritage value or interest (CHVI) prescribed in *Ontario Regulation 9/06* (O. Reg. 9/06; (as amended by O. Reg. 569/22; Government of Ontario 2022a) of the *Ontario Heritage Act* (Government of Ontario 1990a, 1990b, 2022). This CHIS then aims to assess the predicted impacts of the proposed development on the CHVI on each identified cultural heritage resource in the Study Area and, where required, present conservation strategies to avoid or mitigate adverse effects.

Background research, information gathering, and a field review identified 22 known and potential built heritage resources (BHR) and cultural heritage landscapes (CHL) within and adjacent to the Study Area (BHR 1-12 and CHL 1-10). Of these, 19 properties are listed (not designated) on the Town of Caledon's Heritage Register (BHR 1-10; CHL 1-7, 9 and 10), one was previously identified by Envision as a Candidate CHL (CHL 8), and two were previously identified on Town of Caledon's BHR Inventory of Pre-1946 Structures (BHR 11-12).

To conserve the CHVI and heritage attributes of the potential cultural heritage resources within and adjacent to the Study Area, WSP recommends the following actions:

1. Avoidance of BHR 1 to BHR 12 and CHL 1 – CHL 10 is recommended. The proposed work should be planned in a manner that avoids direct and indirect impact impacts to the identified BHRs and CHLs.
 - a. If avoidance of the whole property is not feasible, and direct impacts (i.e., destruction or alteration) are anticipated to the potential heritage attributes of the identified BHRs and CHLs, a property specific CHIS that includes an evaluation against the criteria prescribed in O. Reg. 9/06 (as amended by 569/22) to determine whether the property has CHVI at a local level is recommended.
 - i. If a property is found to have CHVI then in accordance with Section 3.3.3.3.3 of the Town of Caledon official plan, the impact assessment should consider the following preferred conservation measures, in order of priority:
 1. Retention of the building on-site in its original use.
 2. Retention of the building on-site in an adaptive re-use.
 3. Relocation of the building on the development site.
 4. Relocation of the building to a sympathetic site
 - b. If avoidance of the whole property is not feasible, and indirect impacts are anticipated to the potential heritage attributes of the identified BHRs and CHLs, a property specific CHIS that includes an evaluation against the criteria prescribed in O. Reg. 9/06 (as amended by 569/22) to determine whether the property has CHVI at a local level is recommended.
 - i. If a property is found to have CHVI the impact assessment should consider the

following conservation measures as outlined in Infosheet #5:

1. Design guidelines that harmonize mass, setback, setting, and materials
 2. Limiting height and density
 3. Allowing only compatible infill and additions
 4. Reversible alterations
 5. Buffer zones, site plan control, and other planning mechanisms i.e. vibration monitoring
2. Indicate the property boundaries of BHR 1 to BHR 12 and CHL 1 – CHL 10 on project mapping with labels identifying them as cultural heritage constraints so that project personnel are aware of the presence of heritage properties within, and adjacent to, the proposed work.

The above recommendations were prepared using the Study Area as defined in Figure 1. Should the proposed Study Area be updated or changed, then this CHIS should be revised to confirm impacts and recommended mitigation measures.

PROJECT PERSONNEL

WSP

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ACKNOWLEDGEMENTS

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ABBREVIATIONS

BHR	Built Heritage Resource
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
PHP	Provincial Heritage Property
PPS	Provincial Policy Statement
SCHVI	Statement of Cultural Heritage Value of Interest

GLOSSARY

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (Government of Ontario 2020).
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 [Indigenous Nations]. Built heritage resources are located on property that may be designated under Parts IV or V of the <i>Ontario Heritage Act</i> , or that may be included on local, provincial, federal and/or international registers (Government of Ontario 2020).
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 (Government of Ontario 2020).
Cultural Heritage Landscape:	Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community [Indigenous Nations]. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the <i>Ontario Heritage Act</i> , or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (Government of Ontario 2020).
Heritage Attributes:	Means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (Government of Ontario 2020).
Protected Heritage Property:	Means property designated under Parts IV, V or VI of the <i>Ontario Heritage Act</i> ; property subject to a heritage conservation easement under Parts II or IV of the <i>Ontario Heritage Act</i> ; property identified by the Province and prescribed public bodies as provincial heritage property under the <i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i> ; property protected under federal

legislation, and UNESCO World Heritage Sites (Government of Ontario 2020).

Significant:

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* (Government of Ontario 2020).

Intangible Cultural Heritage

Practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artefacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognise as part of their cultural heritage. This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history, and provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity (UNESCO 2003).



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1 INTRODUCTION

1.1 PROJECT CONTEXT

WSP was retained by the Glen Schnarr & Associates Inc. (GSAI) on behalf of the Alloa Planning Group to conduct a Cultural Heritage Impact Statement (CHIS) in support of a future secondary plan for the Alloa Planning Area (Study Area). The Study Area is comprised of approximately 750 hectares bounded by the proposed Highway 413 Corridor to the north and west, Chinguacousy Road to the east, and Mayfield Road to the south, within the Town of Caledon, Ontario (Figure 1 and Figure 2).

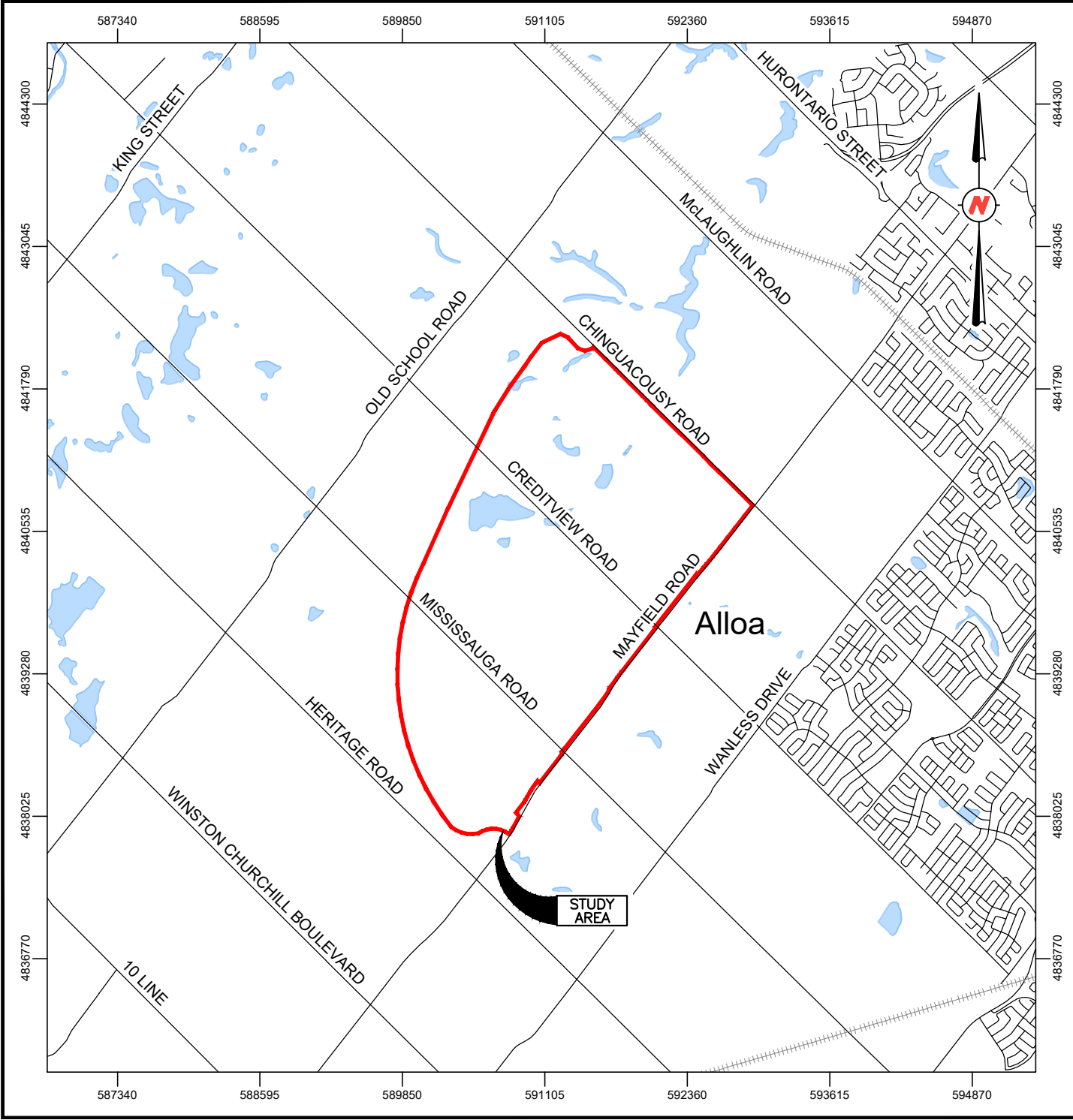
In accordance with Section 3.3.3.1.5 of the Town of Caledon's (the Town) Official Plan, a CHIS is required to address appropriate conservation measures as part of any development application (Town of Caledon 2018:3-33 to 3-34). The objective of this CHIS was to inventory known and potential heritage properties within and adjacent to the Alloa Planning Area lands (defined as the Study Area) and evaluate those properties at a preliminary level using the criteria for evaluating cultural heritage value or interest (CHVI) prescribed in *Ontario Regulation 9/06* (O. Reg. 9/06; (as amended by O. Reg. 569/22; Government of Ontario 2022a) of the *Ontario Heritage Act* (Government of Ontario 1990a, 1990b, 2022). This CHIS then aims to assess the predicted impacts of the proposed development on the CHVI on each identified cultural heritage resource in the Study Area and where required presented conservation strategies to avoid or mitigate adverse effects.

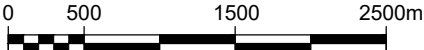


1.2 OBJECTIVES AND TASKS

The tasks completed for the preparation of this CHIS include:

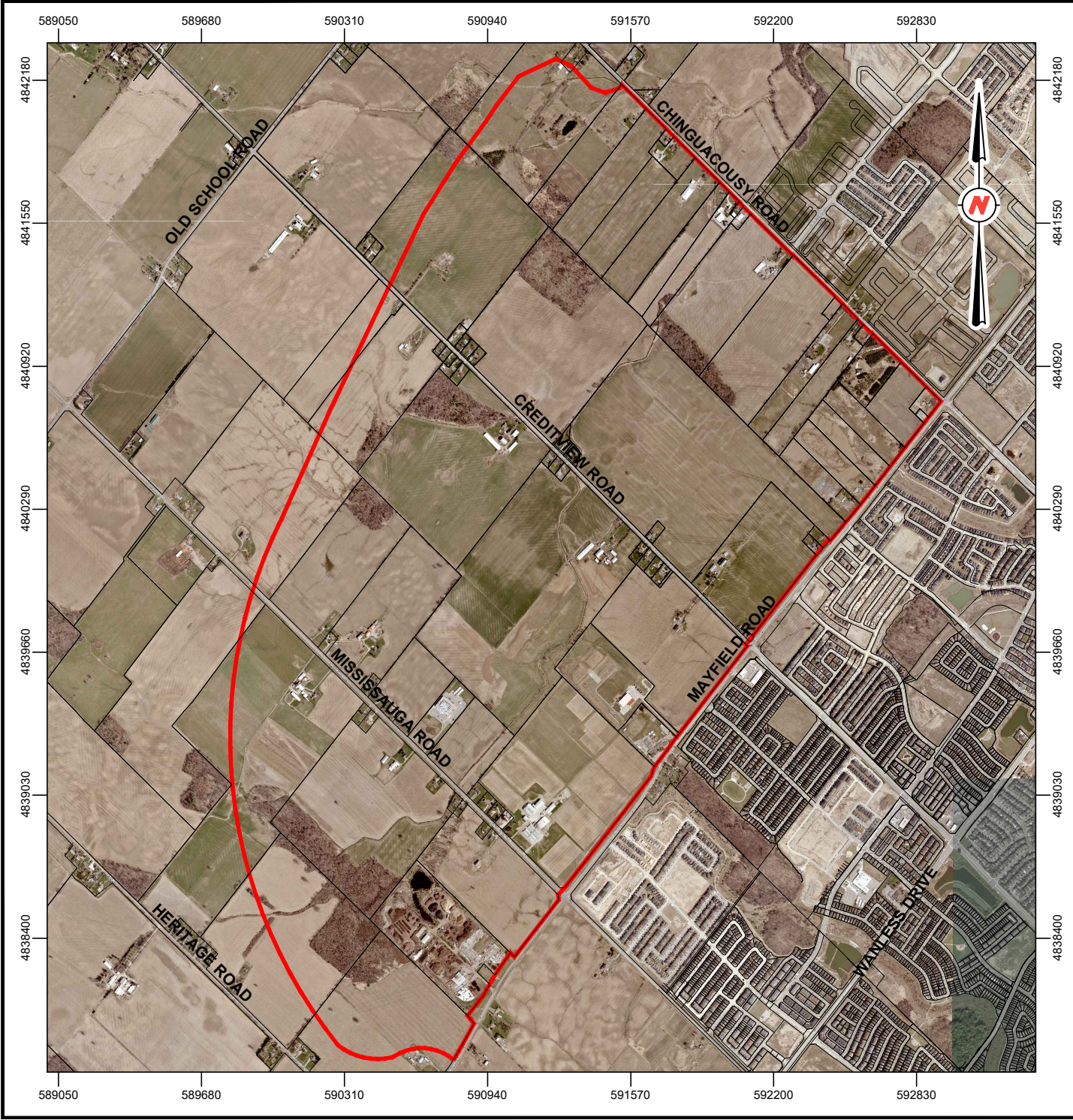
- **Background Research and Information Gathering:** Background research was completed to understand the history of the Study Area. Information gathering with the Town of Caledon, Ministry of Citizenship and Multiculturalism (MCM), the Ontario Heritage Trust (OHT) and Heritage Caledon was carried out via telephone and/or email to gather information about the study area and heritage status of properties within and adjacent to the study area.
- **Field Investigation:** Fieldwork was completed to confirm the presence of known heritage properties and identify properties with potential cultural heritage value or interest (CHVI).
- **Inventory of Built Heritage Resources and Cultural Heritage Landscapes:** An inventory of BHRs and CHLs was developed based on the results of the background research, information gathering, and field review. Each heritage property included in the inventory was photographed and described.
- **Preliminary Heritage Screening:** Each potential heritage property within the inventory was screened for CHVI at a preliminary level using the criteria prescribed in O. Reg. 9/06.
- **Preliminary Impact Assessment:** To determine whether the proposed development will adversely affect the significance and heritage attributes of each identified BHR and CHL, an impact assessment was conducted using the guidance outlined in *InfoSheet#5: Heritage Impact Assessment and Conservation Plans* contained within the *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* of the Ontario Heritage Tool Kit (Government of Ontario 2006).
- **Mitigation Measures and Conservation Approach:** Conservation and mitigation strategies were developed to address the predicted negative impacts to the significance and heritage attributes of each BHR and CHL.

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PROJECT:
 CULTURAL HERITAGE IMPACT STATEMENT
 ALLOA PLANNING AREA

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 AERIAL PHOTOGRAPH SHOWING THE
 LOCATION OF THE STUDY AREA

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 [Red outline] STUDY AREA
 [Black outline] PROPERTY PARCEL

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REFERENCES:
 GSAI, "ALLOA LANDOWNERS GROUP, PARTICIPATING OWNERS
 MAP", ATTACHMENT 2, 'Ownership Key Plan Feb 13 23.dwg',
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2 METHODOLOGY

2.1 POLICY FRAMEWORK

Cultural heritage resources are recognized, protected, and managed through a number of international, federal, provincial and municipal planning and policy regimes. These policies have varying levels of authority, though generally all inform decision making on identification and evaluation of BHRs and CHLs.

2.1.1 INTERNATIONAL AND FEDERAL HERITAGE CONTEXT

In the international context, the protection and management of cultural heritage is regulated and guided by international charters, conventions and declarations

No federal heritage policies apply to the subject property, although many of the provincial and municipal policies detailed in the following sections align in approach to that of the Canada's Historic Places (CHP) *The Standards & Guidelines for the Conservation of Historic Places in Canada* (CHP Standards and Guidelines). The CHP Standards and Guidelines was drafted in response to international and national agreements such as the 1964 International *Charter for the Conservation and Restoration of Monuments and Sites* (Venice Charter), 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia's International Council on Monuments and Sites (ICOMOS) *Charter for Places of Cultural Significance* (Burra Charter, updated 2013). The latter is important for pioneering "values based" evaluation and management, an approach central to Canadian federal, provincial and territorial legislation and policies for identifying and conserving cultural heritage. The CHP Standards and Guidelines define three conservation treatments —preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

2.1.2 PROVINCIAL HERITAGE CONTEXT

2.1.2.1 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

Development and land use on privately owned or municipally owned property in Ontario is subject to the *Planning Act*. The *Planning Act* lays out the "ground rules" for land use planning in Ontario and includes direction for the provincial and local administration of planning matters in the province. The *Planning Act* also enables municipalities to develop Official Plans, which are to set goals, objectives, and policies to manage and direct local land use. Under the *Planning Act*, planning authorities are responsible for local planning decisions and creating local planning documents (i.e., Official Plans, Secondary Plans, and Heritage Conservation District Plans) that are consistent with the PPS and other applicable provincial legislation, such as the *Ontario Heritage Act* (Government of Ontario 1990c).

The PPS is issued under Section 3 of the *Planning Act* and recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and conserving features that help define character, including [BHRs] and [CHLs]" supports long-term economic prosperity (Government of Ontario 2020: 6, 22). Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. All decisions affecting land use planning "shall be consistent with" the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved (Government of Ontario 2020).

Section 2.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2020). Specifically, the following direction is given regarding BHRs, CHLs, and protected heritage properties:

“2.6.1 Significant [BHRs] and significant [CHLs] shall be 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.”

(Government of Ontario 2020: 31)

The PPS defines ‘significant’ as defined by the PPS (see Glossary) which encompasses known as well as potential heritage properties including listed (non-designated) properties under Part IV, Section 27 of the OHA, properties that have been evaluated against O. Reg. 9/06 and found to meet the criteria but are not listed or designated, and properties that have not yet been evaluated but have the potential to meet the criteria if they were.

2.1.2.2 ONTARIO HERITAGE ACT AND ONTARIO REGULATION 9/06

The *Ontario Heritage Act* provides a framework for the protection of cultural heritage resources in the province and gives municipalities and the provincial government powers to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties, and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources (Government of Ontario 1990b).

Properties can be designated individually (Part IV of the *Ontario Heritage Act*) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the *Ontario Heritage Act*). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

Designated heritage properties are formally described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property’s cultural heritage significance, and a list of its heritage attributes. The latter is defined in the *Ontario Heritage Act* to mean “in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.” The designation is then recognized through by-law, and the property must be included on a “Register” maintained by the municipal clerk.

Under Part IV, Section 27, of the *Ontario Heritage Act*, municipalities must maintain a Register of properties situated in the municipality that are of Cultural Heritage Value or Interest (CHVI). A municipality may also “list” a property on the Register to indicate it as having potential CHVI. This provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Listed properties, although recognized as having CHVI, are not protected under the *Ontario Heritage Act* as designated properties, but are acknowledged under Section 2 of the PPS (Ontario Government 2020). Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features. In 2022, Bill 23 also known as the *More Homes Built Faster Act*, was enacted. Under Schedule 6 of the *More Homes Built Faster Act* the following subsections were added to the Ontario Heritage Act:

“New subsection 25.2 (3.1) provides that the process for identifying such properties, as set out in the heritage standards and guidelines, may permit the Minister to review determinations made by a ministry or prescribed public body [...]

New subsection 25.2 (7) authorizes the Lieutenant Governor in Council to, by order, exempt the Crown, a ministry or a prescribed public body from having to comply with the heritage standards and guidelines in respect of a particular property, if the Lieutenant Governor in Council is of the opinion that such exemption could potentially advance one or more provincial priorities, as specified [...]

New subsection 27 (1.1) requires the clerk of the municipality to ensure that the information included in the register is accessible to the public on the municipality’s website [...]

New subsection 27 (14), (15) and (16) specify circumstances that require the removal of non-designated property from the register. New subsection 27 (18) prevents a council from including such non-designated property in the register again for five years [...]

New subsection 41 (10.2) and (10.3) require a council of a municipality wishing to amend or repeal a by-law made under the section to do so in accordance with such process as may be prescribed; similar rules are added to section 41.1”

(Government of Ontario 2022b: ii-iii)

The *Ontario Heritage Act* includes two regulations for determining CHVI: O. Reg. 9/06 and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the CHVI of a property at a local level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of provincial significance (Government of Ontario 1990a, 1990d). In 2022, as part of the *More Homes Built Faster Act*, O. Reg. 9/06 was amended by O. Reg. 569/22 to stipulates that a property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023, if the property meets one or more of the nine criterion for determining whether a property is of CHVI. For the purposes of this CHIS each potential heritage property within and adjacent to the study area was evaluated for CHVI at a preliminary level using the criterion prescribed under O. Reg. 9/06 (as amended by O. Reg. 569/22; Government of Ontario 2022a). These include:

- 1 The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- 2 The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
- 3 The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
- 4 The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- 5 The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- 6 The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 7 The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- 8 The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
- 9 The property has contextual value because it is a landmark. O. Reg. 9/06, s. 1.

(Government of Ontario 1990a)

2.1.2.3 MINISTRY OF CITIZENSHIP AND MULTICULTURALISM

The MCM is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario’s

cultural heritage resources, including BHRs, CHLs, and archaeological sites. The Ontario Heritage Toolkit gives guidance and information on the heritage conservation process in Ontario.

One such document is the MCM 2022 *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (MCM Checklist). The MCM Checklist provides a screening tool for a study area to identify known or recognized BHRs and CHLs, commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with structures 40 or more years old, or potential CHLs. Further guidance on identifying, evaluating, and assessing impact to BHRs and CHLs is provided in the MCM 2006 Ontario Heritage Tool Kit series (MCM 2006a-c)

For the purpose of this report *InfoSheet#5* from the Ontario Heritage Tool Kit was used to guide the general preparation of this report (MCM 2006c).

2.1.3 MUNICIPAL HERITAGE PLANNING POLICIES

2.1.3.1 REGION OF PEEL

Adopted by Regional Council in 2022, the Region of Peel Official Plan is a public document with the goal of providing the Regional Council with a “long-term policy framework for decision making” that “sets the Regional context for more detailed planning by protecting the environment, managing resources and directing growth” (Region of Peel 2022: i). It was drafted in response to the high level of population and employment growth in the Region, which is putting pressure on the ability to provide Regional services, the natural landscape, and cultural heritage. Its goals include “to create healthy, resilient, equitable and sustainable regional communities for those living and working in Peel which is characterized by...a recognition and preservation of the Region’s natural and cultural heritage” (1.7.1) and “to support growth and development which takes place in a sustainable manner, and which integrates the environmental, social, economic and cultural responsibilities of the Region and the Province” (1.7.5).

Chapter 2 of the Region of Peel Official Plan focuses on the Natural Environment but also considers cultural heritage, recognizing “there is an important interrelationship between these resources illustrating the historic link between the local municipal community and its surrounding environment, and providing a sense of place and identity” (2.1). Reference to cultural heritage resources is made throughout this chapter then more specifically addressed in Section 3.6 of “Chapter 3: Resources”. Here the Region states that cultural heritage resources “are fragile, non-renewable and limited, and as such, are imperative to conserve through preservation, rehabilitation, restoration or a combination of these actions” and that they support the “identification, conservation and interpretation of cultural heritage resources, including but not limited to the [BHRs], structures, archaeological resources, and [CHLs] (including properties owned by the Region or properties identified in Regional infrastructure projects), according to the criteria and guidelines established by the Province”. The objectives for cultural heritage are listed as subsections of Section 3.6.1:

“3.6.1 - To identify, conserve and promote Peel’s non-renewable cultural heritage resources, including but not limited to [BHRs], [CHLs] and archaeological resources for the well-being of present and future generations.

3.6.2 - To encourage stewardship of Peel’s [BHRs] and [CHLs] and promote well-designed built form to support a sense of place, help define community character and contribute to Peel’s environmental sustainability goals.

3.6.3 - To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

3.6.4 - To support the heritage policies and programs of the local municipalities.

These objectives are then realized through regional policies that direct municipalities to develop policies to address cultural heritage in their respective official plans (see Section 3.3.2).”

(Region of Peel 2022: 111)

2.1.3.2 TOWN OF CALEDON

The development of the Town of Caledon is guided by the *Town of Caledon Official Plan* (Official Plan) (Town of Caledon 2018). The Official Plan contains policies for cultural heritage in Section 3.3 entitled “Cultural Heritage Conservation” and includes the following specific objectives in relation to the conservation and protection of cultural heritage resources:

“Objectives

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.”

(Town of Caledon 2018: 3-31)

The Official Plan also details specific policies and guidelines pertaining to Cultural Heritage Impact Statements:

“3.3.3.1.5 Cultural Heritage Impact Statements

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

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.”

(Town of Caledon 2018: 3-33 to 3-34)

To guide conservation of BHRs, the Official Plan includes a ‘hierarchy of controls’ in Sections 3.3.3.3.3:

“3.3.3.3.3 Retention/Relocation of Heritage Buildings

The Town shall encourage the retention of significant [BHRs] in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:

- a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;
- b) Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;
- c) Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and,
- d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town.”

(Town of Caledon 2018: 3-37 to 3-38)

Guidance pertaining to [CHLs] are addressed in the Section 3.3.3.4.1:

“3.3.3.4.1 Cultural Heritage Landscape Inventory

An inventory of candidate [CHLs] shall be prepared by the Town and maintained through the Heritage Resource Office. A [CHL] identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment. A [CHL] 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 [CHLs], candidate [CHLs] 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.”

(Town of Caledon 2018: 3-38 to 3-39)

2.2 BACKGROUND RESEARCH

Background research was carried out during the preparation of this CHIS to gain a thorough understanding of the historical context of the Study Area. Primary sources, secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. Specifically, research regarding the physiography, survey and settlement, 19th century land use, and 20th century land use of the Study Area was completed. A review of historical mapping and aerial photographs was also conducted to identify settlements, structures, and landscape features within, and adjacent to, the Study Area. Specifically historical maps from 1859, 1877, 1909, 1933, 1942, 1979, and 1994 and aerial imagery from 1954, 2001, and 2022 were reviewed.

The results of the background research are presented in Section 3 of this report.

2.3 INFORMATION GATHERING

Information gathering was carried out to identify known and potential BHRs and CHLs in the Study Area. For this CHIS, WSP contacted the Town of Caledon, MCM, and OHT via email and/or phone to determine the presence of listed, designated, or protected heritage properties within, and adjacent to, the Study Area.

The results of the information gathering activities are presented in Section 5.1 of this report.

2.4 FIELD REVIEW

A field review of the Study Area was completed to identify known and potential BHRs and CHLs. During the field review, the 40-year “rule of thumb” was used to identify properties with the potential to have CHVI. The 40-year rule is generally accepted by federal and provincial agencies as a preliminary screening measure for CHVI. It should be noted, however, that the 40-year threshold is a guide only and does not imply that all properties with buildings or structures 40 years or older have CHVI, nor does it assume that buildings or structures less than 40 years old do not have CHVI.

The results of the field review are presented in Section 5.2 of this report.

2.5 INVENTORY OF BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES

After completing the background research, information gathering, and field review, an inventory was created of BHRs and CHLs within and adjacent to the Study Area. Each property identified was subject to evaluation for CHVI at a preliminary level using the O. Reg. 9/06 prescribed criterion. For each property found to have CHVI, a list of preliminary heritage attributes was prepared.

The inventory of cultural heritage resources is presented in Section 5.3 of this report.

2.6 PRELIMINARY IMPACT ASSESSMENT

A preliminary impact assessment (hereafter referred to as “impact assessment”) was completed to identify the direct or indirect impacts from the proposed development on the CHVI and heritage attributes of the inventoried BHRs and CHLs. The assessment considered the impact examples provided in the MCM InfoSheet #5 (Government of Ontario 2006), which are:

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

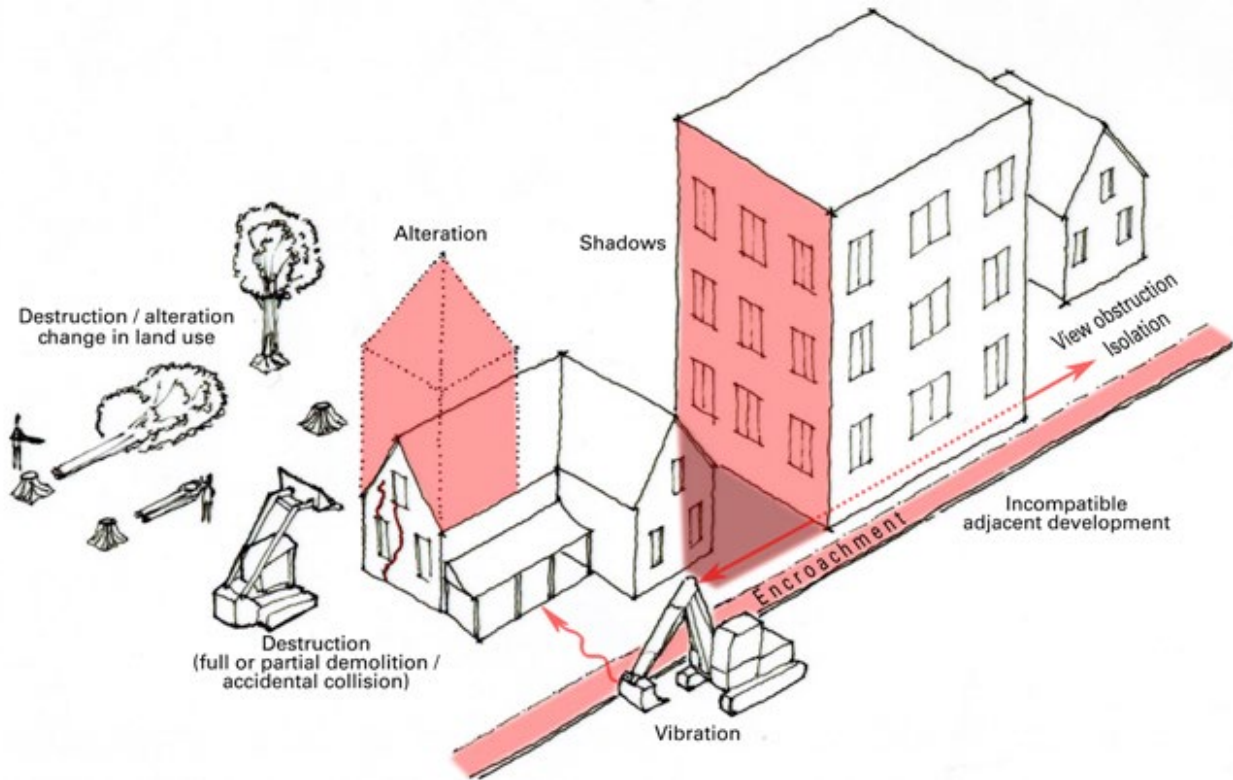


Plate 1: Examples of Negative Impacts

Alternatives, mitigation and conservation methods to address the identified impacts were developed from MCM InfoSheet#5. These include:

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

The results of the impact assessment and recommended mitigation measures are contained in Section 6.

3 BACKGROUND RESEARCH

3.1 PHYSIOGRAPHY

The Study Area is situated within the South Slope physiographic region of Ontario (Chapman and Putnam 1984:113). This region encompasses the southern slope of the Oak Ridges Moraine and includes the strip south of the Peel Plain from the Niagara Escarpment to the Trent River (Chapman and Putnam 1984:172). Underlying the South Slope is limestone of the Verulam and Lindsay Formations and shales of the Georgian Bay and Queenston Formations (Chapman and Putnam 1984:173).

Tributaries of Etobicoke and Fletchers Creek intersect various portions of the Study Area (Ontario Ministry of Natural Resources and Forestry 2010)

3.2 INDIGENEOUS HISTORY

The history of Indigenous peoples in Southern Ontario spans thousands of years. The following synopsis therefore provides only a brief summary of this extensive time span but aims to illustrate the major developments in Indigenous life as revealed through oral history, archaeology, and ethnohistory.

The cultural history of southern Ontario began approximately 11,000 years ago when the glaciers had melted, and the land was re-exposed. The first arrivals were groups of foragers who are thought to have hunted big game. This period is referred to as the Paleo Period and it is thought to have lasted until approximately 9,000 years ago (Storck 2004).

After 9,500 years ago, there was a long period when the climate was variable and the bare lands left by the glaciers were becoming re-forested, resulting in patchier, more diverse ecozones. During this time, which lasted until 3,000 years ago, people were adapting to diverse environmental settings. The Archaic adaptation is generally thought to have centered on localized resources, often forest resources, and groups of people are thought to have been less mobile, an adaptation that continued to develop until the arrival of Europeans. In southern Ontario, the Archaic Period is divided into the Early, Middle and Late Archaic (Ellis et al. 2009).

The Archaic Period is followed by the Woodland Period, which is marked in southern Ontario by the use of pottery at around 2,400 years ago. Despite its advantages for storing and cooking food, pottery appears to have had little impact on the hunter-gatherer way of life that had developed in the Late Archaic, though does suggest that people were consuming more plants, such as nuts, in their diet. (Williamson 2013; Ferris & Spence 1995).

The Early Woodland Period transitioned into the Middle Woodland Period between 1,600 and 1,500 years ago. During the Middle Woodland Period in southern Ontario community and kin identity became more deeply entrenched, and more sedentary communities developed (Ferris & Spence 1995).

The Late Woodland Period saw the development of recognizable Anishinaabeg (Algonquian) and Nadowek (Sioui 2019:118-120, also known as Iroquoian) cultures in southern Ontario. Nadowek life increasingly revolved around growing crops including beans, squash, sunflower, and tobacco, with maize as central to the diet. Intensified agriculture supported greater sedentism and larger population sizes, and in turn fostered complex social organization. As the Late Woodland Period progressed, more intercommunity communication and integration became necessary to maintain the sedentary agricultural way of life. In the far southwest of the province, people ancestral to the Anishnaabe and following the Western Basin way of life were more mobile, moving with seasonally available resources. However, at the borderlands of the Nadowek and Western Basin were agricultural communities living in small, palisaded villages with a mix of small and large houses, and who were both farming and seasonally mobile.

Through the Late Woodland period the borderlands shifted further east, and Western Basin settlements became larger and more permanent (Sioui 1999; Ferris 2013:110-111).

When French explorers, missionaries, and fur traders arrived in southern Ontario in the early 17th century, they met diverse communities across the Great Lakes region, such as the Nadowek nations of Wendat (Huron), Attawandaron (Neutral), Tionnontaté or Khionontateronon (Petun), and Haudenosaunee (Five Nations before 1722), and the Anishnaabe nations of Ojibwe, Odawa, Nipissing, and Algonquin. Contact with Europeans disrupted the traditional Indigenous political dynamics, allegiances, and ways of life at different times and to varying degrees throughout Ontario. As European colonization has intensified from the 18th century onwards, Indigenous ways of life have adapted to change in complex and varied ways and after the British colonial regime gained control of Canada in 1763, Treaties were established between the Crown and Indigenous Nations for lands across Ontario (Ferris 2009).

It is now recognized that the British —and later Canadian governments— and Indigenous Nations had different understandings of these treaties, but they remain legally binding agreements that “form the basis of the relationship between Indigenous and non-Indigenous people (Government of Ontario 2023b). Presently, there are ongoing land claims between Indigenous Nations and the Government of Canada related to differing perspectives on treaty lands and traditional territory in Ontario (Miller 2009; SNGR 2023; MCFN n.d.; and Haudenosaunee Confederacy 2023).

The Study Area is within the land of the Ajetance Purchase (Treaty 19) which covers approximately 6,500 km², in the present-day regions of Halton and Peel, was signed on October 28, 1818, by representatives of both the Crown and Anishinaabe people (Government of Ontario 2023, Healey 2022). Named for the Chief Ajetance, a Mississauga’s leader the full transcript of the Ajetance Purchase can be found within the Government of Ontario’s *Treaty Texts - Upper Canada Land Surrenders* (Government of Canada 2016).

Indigenous perspectives on land rights and treaties from the Nations reviewed as part of this project include:

- Haudenosaunee Confederacy: [Land Acquisition](#)
- Huron Wendat Nation: [Update of the 1760 Huron British Treaty](#)
- Mississaugas of the Credit First Nation: [Treaty Lands & Territory](#) and [Ajetance Treaty, No. 19 \(1818\)](#)
- Six Nations of the Grand River: [Key Issues, Lands and Resources](#)

The Region of Peel, in collaboration with the Peel Aboriginal Network and other local Indigenous groups, has developed the following land acknowledgement:

“We would like to begin by acknowledging the land on which we gather, and which the Region of Peel operates, is part of the Treaty Lands and Territory of the Mississaugas of the Credit. For thousands of years, Indigenous peoples inhabited and cared for this land, and continue to do so today. In particular we acknowledge the territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway/Chippewa peoples; the land that is home to the Metis; and most recently, the territory of the Mississaugas of the Credit First Nation who are direct descendants of the Mississaugas of the Credit.

We are grateful to have the opportunity to work on this land, and by doing so, give our respect to its first inhabitants.”

(Region of Peel 2022).

Additionally, the Town of Caledon in collaboration with the Mississaugas of the Credit First Nation, has developed the following land acknowledgement:

“Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee Peoples, and the Anishnabek of the Williams Treaties.

This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.”

(Town of Caledon 2022).

3.3 TOWNSHIP SURVEY AND SETTLEMENT

In the survey system established during the British colonial period, the Study Area was located within Lots 18-21 in Concessions 3 to 5, West of Centre Road, in the Township of Chinguacousy, County of Peel.

The County of Peel was formed in 1788 from the extensive Nassau District, later Home District. By the late 1800s, the County of Peel included the Townships of Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion, and incorporated Town of Brampton and Villages of Streetsville and Bolton. The greater part of the County was settled about the year of 1819 (Walker and Miles 1877:58, 61).

Chinguacousy Township was named by Lieutenant Governor Sir Peregrine Maitland for the Anishinaabeg word for the Credit River meaning “young pine” (Rayburn 1997:68). The first land surveys in the Township were based on the “double-front” system, which established concessions from a baseline laid through the centre of the township (today Hurontario Street). This led to naming concessions in relation to Hurontario Street as either east (EHS) or west (WHS). In the double-front system only the concession roads were surveyed, and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981).

The earliest Euro-Canadian settlers were primarily second-generation United Empire Loyalists from Niagara, although the area also attracted families from New Brunswick, the United States, and other parts of Upper Canada (Walker & Miles 1877:90). Although the population in 1821 was only 412, in twenty years this number grew exponentially to 3,965 with many settling in villages such as Brampton and Cheltenham. By 1846 it was reported that Chinguacousy was the “one of the best settled townships in the County, containing excellent land and many good farms” (Smith 1846:32).

In the 1850s, a combination of failed harvests in Europe and trade routes disrupted by the Crimean War created a market for Canadian wheat producers —then centred in Ontario— to meet global demand. This economy was further strengthened by the 1854 Canadian American Reciprocity Treaty, which prompted farmers to take up livestock rearing for the export market (Scheinman 2009:6-2). Transporting these products to consumers was aided by the railways, first the Toronto & Guelph line of the Grand Trunk Railway laid in 1856 then the Credit Valley Railway in the 1870s. An indication of the township’s growth is reflected in the 1877 census, which recorded 6,129 inhabitants (Walker & Miles 1877:90).

Situated within and adjacent to the Study Area is the former Hamlet of Alloa, located at Creditview Road and Mayfield Road and Salmonville (now Terra Cotta; Envision 2009). Originally known as Troughton’s Corners the Hamlet was renamed in 1850 to Alloa by William Sharp after his birthplace in Scotland. At its height the hamlet grew to include the following businesses: a sawmill, general store, post office, butcher shop, slaughterhouse, blacksmith shop, a wagon and carriage maker shop, and two hotels. Between 1873-74 the population was 70 though it would later decline to 30 by 1900 (Caledon Heritage Foundation 2023).

3.4 REVIEW OF HISTORICAL MAPS AND AERIALS

3.4.1 19TH CENTURY LAND USE

Historical records and mapping were examined to gain an understanding of 19th century land use in the Study Area. A summary of these historical records is presented below in Table 1.

Table 1: Review of 19th Century Historical Mapping

YEAR	MAP TITLE	CONCESSION	LOT	PROPERTY OWNER	HISTORICAL FEATURE(S) WITHIN STUDY AREA
1859	<i>Tremaine's Map of The County of Peel</i> (Tremaine 1859; Figure 3)	3	18	<ul style="list-style-type: none"> Patrick McLean J. McLean William Sharp 	<ul style="list-style-type: none"> The Alloa Hamlet is situated at the southern edge of the Study Area at the intersection of Creditview Road and Mayfield Road and Salmonville (now Terra Cotta) The general area has been divided into large rectangular lots. Mapping depicts the Study Area in a rural context. Two roadways are depicted transecting the study area and additional roadways are located along the southern and western edges of the Study Area corresponding to the present-day Mississauga Road, Creditview Road, Mayfield Road, and Chinguacousy Road Unnamed tributaries of Etobicoke and Fletchers Creek intersect various portions of the Study Area Five structures are depicted within the Study Area
			19	<ul style="list-style-type: none"> James Gaden Edward Rice 	
			20	<ul style="list-style-type: none"> James Graham George Watson 	
			21	<ul style="list-style-type: none"> David Hall David Young 	
		4	18	<ul style="list-style-type: none"> Mahlon Silverthorn William D. Dolson 	
			19	<ul style="list-style-type: none"> Robert Ovens James Ovens William Scott 	
			20	<ul style="list-style-type: none"> Erastus Clarridge James Ovens 	
			21	<ul style="list-style-type: none"> William Dolson Robert Mothersill 	
		5	18	<ul style="list-style-type: none"> William D. Dolson Andrew Dolson 	
			19	<ul style="list-style-type: none"> Hugh Matthews Josiah Leslie 	
			20	<ul style="list-style-type: none"> Joseph Mothersill Robert Mothersill James Matthews 	
			21	<ul style="list-style-type: none"> James Matthews Hugh Matthews Thomas Matthews 	
1877	<i>Illustrated Historical Atlas Map of The County of Peel</i> (Walker & Miles 1877; Figure 4)	3	18	<ul style="list-style-type: none"> Patrick McLean F. Grahan Alphens Clarridge Stephen Dolson 	<ul style="list-style-type: none"> The general context of the study area remains largely unchanged

		19	<ul style="list-style-type: none"> Estate of James Grayden 	<ul style="list-style-type: none"> More than 15 structures and orchards are depicted within the Study Area
		20	<ul style="list-style-type: none"> James Graham John Clark James Marshall 	
		21	<ul style="list-style-type: none"> William Hall James Hall 	
	4	18	<ul style="list-style-type: none"> James Ovens Joseph Monthersill 	
		19	<ul style="list-style-type: none"> James Ovens Erastus Clarridge 	
		20	<ul style="list-style-type: none"> Erastus Clarridge James Ovens 	
		21	<ul style="list-style-type: none"> William Dolson Mrs. Ann Mothersill 	
	5	18	<ul style="list-style-type: none"> William D. Dolson Andrew Dolson 	
		19	<ul style="list-style-type: none"> Hugh Matthews James Ovens Josiah Leslie 	
		20	<ul style="list-style-type: none"> Joseph Mothersill James Matthews 	
		21	<ul style="list-style-type: none"> James Matthews Estate of Thomas Matthews 	

3.4.2 20TH TO 21ST CENTURY LAND USE

A review of 20th century historical maps and historical aerial photographs was completed to gain an understanding of 20th century land use in the Study Area. A review of topographic mapping from 1909, 1933, 1942, 1979 and 1994 indicates that the configuration of the Study Area does not appear to have changed much from the 1877 historical atlas apart from some additional structures within the study area and (Figure 5); Department of Militia and Defence 1909; Department of National Defence 1933, 1942; NRCan 1979, 1994).

A review of topographic maps from 1954, 2001 and 2022 aeriels depicts change to the configuration of the Study Area, though the area south of the study area depicts an increase in development of several neighbourhoods Neighbourhood (Figure 2 and Appendix A: Plate A1 to Plate A2; University of Toronto 1954, Town of Caledon 2022).

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PROJECT:
 CULTURAL HERITAGE IMPACT STATEMENT
 ALLOA PLANNING AREA

TITLE:
 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL
 SHOWING THE LOCATION OF THE STUDY AREA

LEGEND:
 STUDY AREA

NOTES:
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 ALL FEATURE LOCATIONS ARE APPROXIMATE.
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 MISSISSAUGA, ONTARIO, L5R 3K6

GSAI
 Glen Schnarr & Associates Inc.

WSP
E&I Canada Limited
 201 KING STREET, 4TH FLOOR
 LONDON, ONTARIO, N6A 1C9
 519-681-2400


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PROJECT:
 CULTURAL HERITAGE IMPACT STATEMENT
 ALLOA PLANNING AREA


TITLE:
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 OF PEEL COUNTY, ONTARIO SHOWING
 THE LOCATION OF THE STUDY AREA

LEGEND:
 STUDY AREA


NOTES:
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 WALKER & MILES, 1877.

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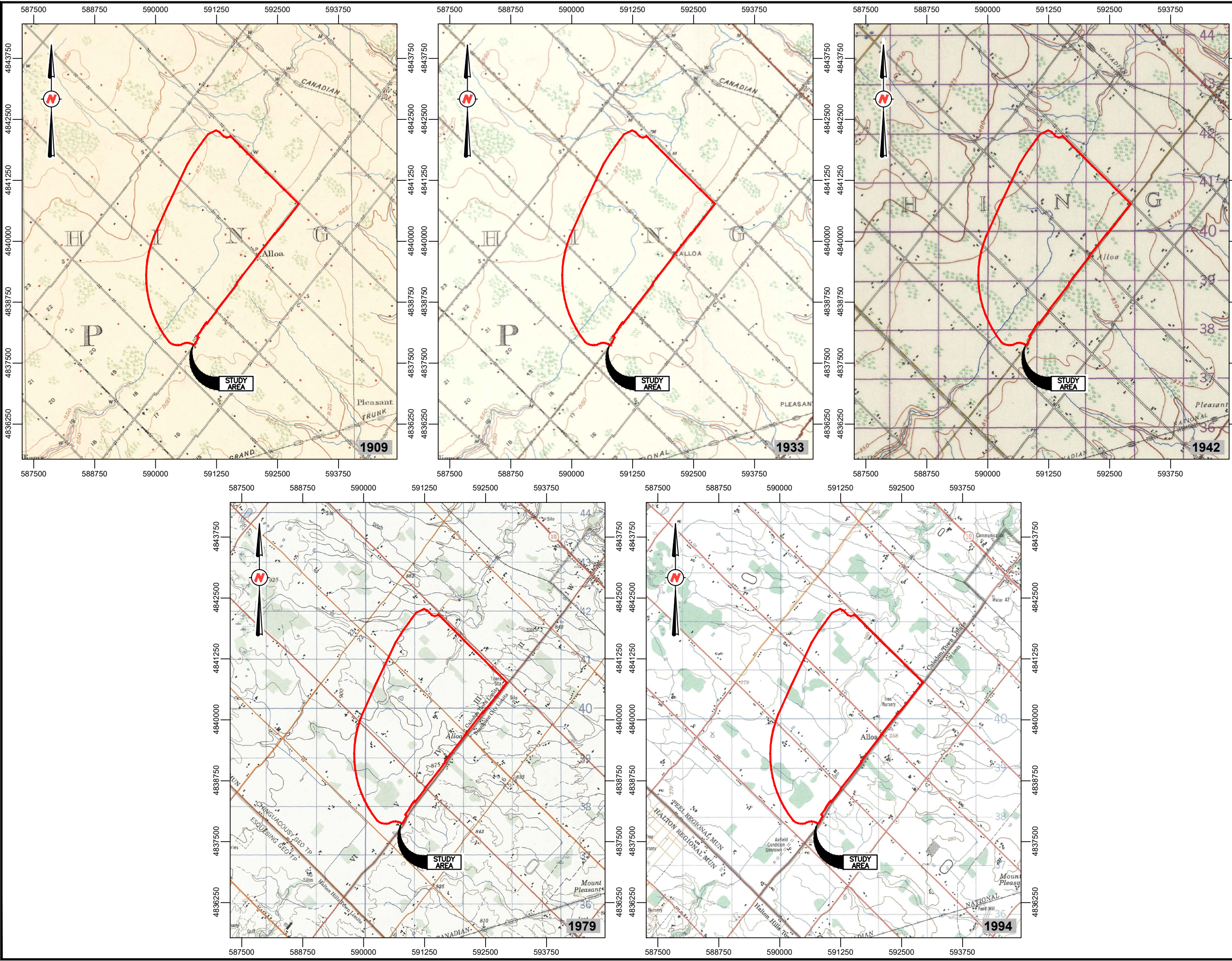

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PROJECT: CULTURAL HERITAGE IMPACT STATEMENT ALLOO PLANNING AREA		
TITLE: HISTORICAL TOPOGRAPHIC MAPS SHOWING THE LOCATION OF THE STUDY AREA		
LEGEND: <div style="display: flex; align-items: center; margin-left: 20px;"> STUDY AREA </div>		
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4 PREVIOUS INVESTIGATIONS

4.1 MAYFIELD WEST SECONDARY PLAN (ENVISION 2008)

In 2009, Envision was retained by the Town to conduct a CHL Assessment and BHR Assessment Report as part of a Cultural Heritage Survey to support the Mayfield West Community Development Plan project Area. As part of this assessment Envision identified 14 BHRs, one CHL and one additional property (12258 Chinguacousy) that they identified as a potential BHR and CHL. Of these, 12669 Chinguacousy Road (BHR 9) and 12259 Chinguacousy Road (BHR 10) are located east of the current Study Area (Envision 2008: A-89-97 and A-110-115)

4.2 CULTURAL HERITAGE LANDSCAPES INVENTORY (ENVISION 2009)

In 2009, Envision was retained by the Town to inventory candidate CHLs. Using the Town's 2003 *Criteria for the Identification of Cultural Heritage Landscapes* guidance document, the assessment was completed in two phases, the first focussing on a large area of northwest Caledon and Silver Creek and the second phase concentrated on areas from the rural four corners of the Chinguacousy Peel Plain to along the Credit River section of the Niagara Escarpment. Within the Chinguacousy Township the inventory identified three distinct CHLs including the 'Farmsteads of Former Chinguacousy Township', 'Cheltenham and the Brickworks' and the 'Former Credit Valley Railway'. Although none of these are located within the current Study Area, the 'Farmsteads of Former Chinguacousy' CHL is located north of the study area (CHL 4 and CHL 5; Envision 2009: 6-1 to 6-10).

4.3 12259 CHINGUACOUSY ROAD (GOLDER 2016, 2019; WSP 2023)

In 2015, Golder (now WSP) was retained by Mattamy Homes to conduct a CHIS for 12259 Chinguacousy Road. Golder determined the property, also known as the Cook House, to be of CHVI and subsequently recommended that the one-and-a-half story log house and a representative outbuilding be moved to a rural location.

In 2017 this recommendation was accepted by the Town of Caledon and in March 2017 Golder was retained to complete a heritage conservation plan (HCP) to guide the relocation of the Cook House and its subsequent conservation actions.

In 2019 the plans to move the Cook House off-site were amended to incorporate the Cook House on Lot 18 with frontage on Lanette Street within the Plan of Subdivision. Mattamy Homes subsequently retained Golder to monitor the dismantling of the Cook House between September 2020 and 2021. To date, the structure is awaiting reassembly.

5 RESULTS

5.1 INFORMATION GATHERING RESULTS

The Town of Caledon, MCM and OHT were consulted to gather information on the Study Area.

Sally Drummond, Senior Heritage Planner, at the Town of Caledon, confirmed that the Study Area contains 15 listed (not-designated) potential heritage properties and identified an additional seven listed, non-designated potential heritage properties, directly adjacent to the Study Area.

Courtney Kovacich, Curator of Cultural Collections at the OHT reported that the Study Area does not contain any Trust conservation agreements or OHT trust-owned properties.

Karla Barboza, Acting Team Lead at the MCM, reported that there are no properties designated under the *Ontario Heritage Act* by the Minister within, or adjacent to, the Study Area and that the MCM is not aware of any provincial heritage properties within or adjacent to the Study Area.

5.2 FIELD REVIEW RESULTS

The field review was completed by WSP Cultural Heritage Specialist Shannon Neill-Sword on September 3, 2023. The Study Area encompasses the lands surveyed as Lots 18 to 22, Concessions 3 to 5, in the Historical Township of Chinguacousy now located at the southern edge of the Town of Caledon. The area includes the sections of Mississauga Road, Creditview Road, and Chinguacousy Road, between Mayfield and Old School Roads. The Study Area is has an agricultural use, with remaining farmhouses dating from the mid-19th to early 20th centuries, and occasional woodlots interspersed among crop fields (Plate 2 to Plate 5).

The Study Area is surrounded by agricultural land to the southwest, west, northwest, north, and northeast. There is some new development in process to the immediate east of the study area, and neighbourhoods of new build townhomes and single detached homes to the south and southeast (Plate 6 and Plate 7).

Twenty-two properties were identified within and directly adjacent to the Study Area that have known or potential CHVI. This includes twelve (12) BHRs and ten (9) CHLs, as well as a previously identified potential CHL, the “Farmsteads of Former Chinguacousy”, which encompasses multiple properties.



Plate 2: Mississauga Road from Mayfield Road, facing north



Plate 3: Front of 2700 Creditview Road, facing north



Plate 4: Front of 12306 Chinguacousy Road, facing south toward Mayfield Road



Plate 5: Chinguacousy Road from Old School Road, facing south



Plate 6: New development starting to the east of the study area, from Chinguacousy and Mayfield Roads, facing northeast



Plate 7: Commercial development with new build residential neighborhood beyond, Creditview and Mayfield Road, former hamlet of Alloo, facing south


5.3 INVENTORY OF BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES


The background research, information gathering, and field review determined that there are 22 properties within and adjacent to the Study Area that have known or potential CHVI. This includes 12 BHR and 9 CHLs, as well as a previously identified potential CHL, the “Farmsteads of Former Chinguacousy”, which encompasses multiple properties.


Table 2 provides an inventory of BHRs and CHLs within and adjacent to the Study Area. It is arranged by street and heritage recognition status. The location of each inventoried property is depicted in Figure 6.


Each inventoried property includes a high-level property description and a list of preliminary heritage attributes. The preliminary heritage attributes are based on observations made from the public right of way during field inspection, and descriptions of the properties in the Town of Caledon Heritage Register.


Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 1	CHL	12300 Mississauga Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 19, Con. 5, Historical Township of Chinguacousy. It contains a single-detached 1.5-storey red-and-buff brick Victorian Gothic Revival farmhouse with cross-gable roof, high gable dormer with gothic arch window, decorative vergeboard, and window headers of brick voussoirs. The façade has a covered porch on the main level and bay window on the gable end. There is a single-storey extension from the rear of the main level.</p> <p>The property is accessed via a gravel laneway entering from the northeast side, running southeast of the house to a large wood-frame gable roof barn, and a single-level driveshed at the rear of the residence.</p> <p>The 1859 historical map shows the property owned by Rich Harris, with no structures depicted; the 1877 map shows the property owned by Joseph Mothersill and a residence and surrounding orchard in the approximate location of the extant brick farmhouse. Combined with the architectural style, this historical mapping suggests the residence was constructed c. 1875.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey red-and-buff brick Victorian Gothic Revival farmhouse with: <ul style="list-style-type: none"> - Cross-gable roof - High gable dormer with gothic arch window - Segmental windows with buff brick voussoirs - Decorative vergeboard on the gable end - Buff brick accents, including quoins - Original wood frame windows with 1-over-1 and 2-over-2 sashes - Gable end bay window • Large rectangular, wood-frame, gable barn • Access laneway running southeast of residence 	


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 2	CHL	12441 Mississauga Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 20, Con. 4, Historical Township of Chinguacousy. It contains a single detached 1.5-storey white brick Gothic revival farmhouse with a rectangular plan, cross-gable roof, high gable wall dormer on the façade, covered front porch, and cinder block foundation. The rear wing of the house is finished with stone and siding and appears to be a later addition.</p> <p>The house is set back approximately 160 m from the road and is accessed via a straight gravel laneway running from Mississauga Road to the southwest, directly to the residence. The laneway continues from the house to the northwest, leading to a rectangular gable roof, wood frame barn with stone foundation; beyond the barn are four rectangular metal drivesheds.</p> <p>The 1859 historical map shows the property owned by James Ovens, with no structures depicted; Ovens remains the owner in 1877, with an orchard but no structure depicted in the location of the extant farmhouse. Combined with the architectural style, the historical mapping suggests the residence was constructed in the late-19th century.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey Gothic Revival farmhouse with <ul style="list-style-type: none"> - Gable roof - High gable dormer with gothic arch window - Brick chimney • Rectangular, wood frame, gable barn with stone foundation • Long access laneway from southwest of the residence 	


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 3	CHL	12466 Mississauga Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 20, Con. 5, Historical Township of Chinguacousy. It contains a single-detached 1.5-storey red-and-buff brick Victorian Gothic Revival farmhouse with cross-gable roof, high gable dormer with gothic arch window, decorative vergeboard, and flat window openings with brick voussoir headers. There are two covered porches, one of wood and brick on the façade, and one of stone on the northwest side. The house has a new metal roof.</p> <p>The property is accessed via an approximately 130 m asphalt laneway from the northeast of the residence, leading to a complex of four farm structures including a large, rectangular, wood frame, gambrel roof barn with a stone foundation.</p> <p>The 1859 historical map shows the property owned by Joseph Mothersill, with a structure in the approximate location of the extant house; Mothersill remains the owner in 1877, with a residence, orchard, and laneway in the location of the extant farm complex. Combined with the architectural style, the historical mapping suggests that the residence was constructed in the mid-19th century.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey red-and-buff brick Victorian Gothic Revival farmhouse with: <ul style="list-style-type: none"> - Cross-gable roof - High gable dormer with gothic arch window - Window headers with buff brick voussoirs on all elevations - Decorative wood finials on dormer gables - Buff brick accents, including quoins - Original wood frame windows with 1-over-1 and 2-over-2 sashes • Large rectangular, wood-frame, gambrel barn with stone foundation • Long access laneway from northeast of the residence 	


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 1	BHR	12679 Mississauga Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 21, Con. 4, Historical Township of Chinguacousy. The property contains a 1.5-storey, rectangular plan residence, described in the Town of Caledon Heritage Register as a Neoclassical style farmhouse with red brick exterior covered with synthetic siding. The house has a gable roof and gable wall dormer and covered porch on the façade. There is a one-storey wing at the north corner of the house with gable roof and brick chimney.</p> <p>The residence is set back approximately 75 m from the road and is accessed by a straight gravel laneway passing to the northwest of the house and continuing to three outbuildings on the property: a detached garage; a rectangular, wood-frame, single level driveshed; and a large, recently constructed metal driveshed.</p> <p>The 1859 historical map shows the property owned by Robert Mothersill, with a residence in the approximate location of the extant farmhouse; the 1877 map shows the owner as Mrs. Ann Mothersill, with a structure and surrounding orchard in the same location. Combined with the architectural style, the historical mapping suggests that the residence was constructed in the mid-19th century.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey Neoclassical brick farmhouse with: <ul style="list-style-type: none"> - Gable roof and gable wall dormer on façade - Original brick exterior - Rear/side wing with brick chimney 	




CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 4	CHL	12911 Creditview Road	<p>-Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i></p> <p>-Identified as part of a proposed CHL "Farmsteads of Former Chinguacousy" (Envision 2009)</p>	<p>The property is part of Lot 22, Con. 3, Historical Township of Chinguacousy. The property contains a 1.5-storey red-and-buff brick Gothic Revival style residence with t-shaped plan, cross gable roof, and high gable wall dormers on the façade and both sides of the rear wing. The façade has a gothic arch window, and covered porch with wooden posts and decorative wood frieze. There is a bay window on the northwest side gable end, and the windows are segmental throughout with buff brick voussoir headers. Both the end gables and dormers contain decorative wood vergeboard, and the brick wall details include buff brick quoins (painted white).</p> <p>The property is accessed by a straight gravel laneway, approximately 100 m long, running on the southeast side of the residence, leading to three single level outbuildings to the east of the house, and two grain silos.</p> <p>The 1859 historical map shows the property owned by William Wilkinson, with a residence in the approximate location of the extant farmhouse; Wilkinson remains the owner on the 1877 map with a residence and surrounding orchard in the same location. Combined with the architectural style, the historical mapping suggests that the residence was constructed in the mid-19th century.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey Gothic Revival residence with: <ul style="list-style-type: none"> - Red brick exterior with buff brick decorative accents - Cross gable roof and three high gable dormers - Symmetrical fenestration on the façade - Wood two-panel, lighted main entrance door, with moulded mull posts, and blind side panels. - Decorative wood vergeboard and porch frieze - Gothic arch window with ornate red-and-buff brick header - Segmental windows with buff brick voussoirs headers - Main level bay window on northwest gable end - Access laneway on the southeast side of the residence - Farm-purpose buildings surrounding the residence to the east 	


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 5	CHL	12872 Creditview Road	<p>-Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i></p> <p>-Identified as part of a proposed CHL "Farmsteads of Former Chinguacousy" (Envision 2009)</p>	<p>The property is part of Lot 22, Con. 4, Historical Township of Chinguacousy. The property contains a 2.5-storey red brick Edwardian Classical style farmhouse with rectangular plan, hipped gable roof with a central brick chimney, roof dormers on the façade and northwest side, flat windows with plain concrete headers and one-over-one sash wood frame windows. The façade has nearly symmetrical fenestration, with a bay window on the main level of the right-side bay, a covered stone porch with wood posts and plain frieze, and second floor balcony with wood balustrade. The house has a one-storey rear extension with hipped gable roof, brick chimney, and vinyl windows.</p> <p>The property is accessed by an approximately 70 m asphalt laneway on the northwest side of the residence, leading to several farm-purpose outbuildings, including: a large, rectangular, wood frame, gable roof bank barn; a detached car garage two single level metal drivesheds; and three grain silos.</p> <p>The 1859 historical map shows the property owned by David Henderson, with a residence in the approximate location of the extant farmhouse. Henderson remains the owner shown on the 1877 map, with a residence and surrounding orchard in the location of the extant farm complex. Combined with the architectural style, the historical mapping suggests that the residence was not the first house on the property in the same location, as the extant residence was likely built c. 1900-1915.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 2.5-storey brick Edwardian Classical style farmhouse residence with: <ul style="list-style-type: none"> - Hipped gable roof with central brick chimney - Roof dormers with three 2-over-1 sash windows on the façade and northwest elevation - Flat windows with plain concrete headers and 1-over-1 sashes - Bay window on the façade - Covered stone porch with second-level balcony - Large rectangular, wood frame, gable roof, bank barn - Access laneway on the northwest side of the residence 	


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 2	BHR	12700 Creditview Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 21, Con. 4, Historical Township of Chinguacousy. The property contains a 1.5-storey Vernacular style wood frame house with L-shaped plan, vinyl or aluminum siding, flat window openings with 1-over-1 sashes, and covered porch.</p> <p>The residence is accessed by a gravel laneway approximately 40 m long. In a field to the northwest of the residence is a rectangular, single level, wood frame barn that appears to be no longer in use.</p> <p>The 1859 historical map shows the property owned by William Dolson, with no structures depicted; Dolson remains the owner in the 1877 map, with a structure and small orchard in the approximate location of the extant farmhouse. Combined with the architectural style, the historical mapping suggests that the residence was constructed between 1860 and 1877.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey Vernacular wood frame house with: <ul style="list-style-type: none"> - L-shaped plan with cross gable roof - 1-over-1 sash wood frame windows 	


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 3	BHR	12455 Creditview Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 20, Con.5, Historical Township of Chinguacousy. The property contains a 2.5-storey red brick Italianate residence with Romanesque architectural influences. The residence has a square plan, hipped roof with wood cornice brackets in pairs, three brick chimneys, outside right, left, and rear, and gable wall dormer on the projecting centre bay of the façade. The windows are mostly segmental, with two semi-circular windows in the central bay; the headers appear to be brick voussoirs, with a projecting header course; the sills are plain stone lugs. The remaining window frames are wood 1-over-1 sash, but most openings are boarded. There is a one-storey gable roof extension from the northwest rear corner, which appears to be wood frame with vinyl or aluminum siding.</p> <p>The property is accessed by a gravel and dirt laneway approximately 75 m long on the southwest side of the residence. There are no other structures visible on the property.</p> <p>The 1859 historical map shows the property owned by George Watson, with no structures depicted; on the 1877 map John Clark is the owner, with a structure and orchard depicted in the approximate location of the extant farmhouse. Combined with the architectural style, the historical mapping suggests that the residence was constructed between 1860 and 1877.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 2.5-storey red brick Italianate residence with Romanesque architectural influences: <ul style="list-style-type: none"> - Hipped roof with pairs of wood cornice brackets - Three brick chimneys - Façade gable wall dormer with returned eaves and wood cornice brackets - Three bay façade with projecting central bay and symmetrical fenestration - Segmental and semi-circular windows with headers of brick voussoirs and projecting course - Remaining 1-over-1 wood window frames 	


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 6	CHL	12240 Creditview Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 19, Con. 4, Historical Township of Chinguacousy. The property contains a 2.5-storey red brick Italianate residence with rectangular plan, complex hipped roof with wood cornice brackets in pairs, gable end with decorative vergeboard and returned eaves on the northeast elevation, and wraparound porch with wood posts and balustrade. The windows are segmental throughout with most having projecting brick voussoir headers and 1-over-1 sashes.</p> <p>The property is accessed by an approximately 125 m asphalt laneway southeast of the residence, lined with a mix of coniferous and deciduous trees on the southeast side. The laneway leads beyond the residence to a complex of numerous farm purpose outbuildings, including a large, rectangular, wood frame, gambrel roof, bank barn.</p> <p>The 1859 historical map shows the property owned by James Ovens with no structure depicted on the property; Ovens is still the owner shown on the 1877 map, with a residence and orchard depicted in the approximate location of the extant farm complex. Combined with the architectural style, the historical mapping suggests that the residence was constructed between 1860 and 1877.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 2.5-storey red brick Italianate residence with: <ul style="list-style-type: none"> - Complex hipped and gable roof with paired wood cornice brackets - Gable end with decorative vergeboard and returned eaves - Segmental windows with brick voussoir headers - Wraparound porch with wood posts and balustrade - Large, rectangular bank barn with wood frame and gambrel roof - Long access laneway lined with mixed vegetation on the southeast 	


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 7	CHL	12017 - 12101 Creditview Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 18, Con. 3, Historical Township of Chinguacousy. The property contains two residential addresses listed on the Town of Caledon Heritage Register.</p> <p><u>12101 Creditview Road</u></p> <p>This residence is located near the centre of the property's frontage on Creditview Road. The two-storey red-and-buff brick Victorian Gothic Revival farmhouse has three intersecting gables in a "Z-plan", with buff brick cornice decoration and quoins. The house has three high gable dormers, one on the façade, and one on each side of the rear wing, where decorative vergeboard remains intact. The windows are segmental with ornate red-and-buff brick voussoir headers, and one-over-one sashes with wood frames. There is a canted bay window on the left bay of the façade, and an enclosed stone porch with one-over-one sash windows.</p> <p>This residence is accessed by an approximately 110 m gravel laneway on its southeast, dotted with trees on both sides. The laneway leads to three farm purposes structures including a rectangular, wood frame, gambrel roof barn, with cinder block foundation.</p> <p>The 1859 historical map shows the owner of the property surrounding the community of Alloa as William Sharp, with no structure shown on the property. On the 1877 map, the owner is shown as Stephen Dolson, with a residence surrounded by an orchard in the approximate location of the extant farm complex however information Tom Dolson, whose family lived in the area, has indicated that the farmhouse was not built until 1885, which is consistent with the architectural style.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 2-storey red-and-buff brick Victorian Gothic Revival residence with: <ul style="list-style-type: none"> - Intersecting gable roof in "Z-plan" - Buff brick accents including cornice decoration and quoins - Three high gable wall dormers with decorative vergeboard on rear wing - Segmental windows with red-and-buff brick voussoir headers and 1-over-1 sash wood frames - Canted bay window on façade - Rectangular, wood frame, gambrel roof barn - Long access laneway on the southeast side of the residence <p><u>12017 Creditview Road</u></p> <p>This residence is in the southern corner of the property, near the intersection of Creditview and Mayfield Road. The 2-storey wood frame Vernacular farmhouse has an intersecting gable roof in L-shaped plan, covered front porch, and flat window openings. There is a one-storey gable roof extension at the rear of the house. The exterior finish is vinyl siding and the windows have vinyl frames.</p> <p>The 1859 historical map shows the community of Alloa surrounding the property but does not depict a specific structure at the location of the extant house. The 1877 map shows Stephen Dolson as owner of the surrounding Lot and shows a structure at the approximate location of the extant farmhouse and one or more adjacent structures to the south. Combined with the architectural style, the historical mapping suggests that the residence was constructed in the mid-late-19th century.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 2-storey wood frame Vernacular residence with: <ul style="list-style-type: none"> - Cross-gable roofline in "L-shaped" plan - Original flat window openings - One-storey rear extension 	  


CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 4	BHR	1500 Mayfield Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is in the south corner of Lot 18, Con. 3, Historical Township of Chinguacousy, in the community of Alloo. The property contains Home United Church, erected in 1926-1927, the church was a successor structure to the former Methodist Episcopal Church located in Lot 16, Con. 3 and constructed in 1862 (Churchweb Canada 2023).</p> <p>The church building has a rectangular plan, with gable roof, red brick walls on smooth cinder block foundations, with stepped brick pilasters evenly symmetrically placed on all four elevations, and two octagonal spires with square stone finials. The windows throughout have gothic arches with two sashes each displaying with one primary pane trimmed by multiple small panes. The front main entrance is two leaves of solid wood boards with a shallow pointed arch opening containing an ornate lighted transom with moulded wood frame.</p> <p>The church building is surrounded by a L-shaped parking lot, with a rectangular, wood frame driveshed with cement foundation on the northwest side of the property.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • Historical association with the former Methodist Episcopal Church located on Lot 16, Con. 3. • Red brick Gothic church with: <ul style="list-style-type: none"> - Gothic pointed arch windows throughout - Wood main entrance doors with decorative lighted transom - Stepped brick pilasters with rough stone caps - Octagonal brick spires with square, stone finials 	

CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 5	BHR	12306 Chinguacousy Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is part of Lot 19, Con. 3, Historical Township of Chinguacousy. The property contains a two-storey Vernacular residence with hipped roof in an L-shaped plan, with a one-storey gable roof extension from the rear. The exterior of the house is covered with vinyl or aluminum siding but is likely brick underneath, with a stone foundation. The windows are flat with one-over-two sash vinyl windows.</p> <p>The property is accessed by an approximately 90 m gravel laneway to the southeast of the residence, which leads to a complex of new farm-purpose buildings, including three small metal structures, a large metal driveshed, and a group of metal grain silos.</p> <p>The 1859 historical map shows the owner of the property as James Graydon and no structure is shown; Graydon's Estate is shown as owner on the 1877 map, with a residence and orchards in the approximate location of the extant farmhouse. Combined with the architectural style, the historical mapping suggests that the residence was constructed between 1860 and 1877.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • Two-storey Vernacular farmhouse with: <ul style="list-style-type: none"> - Original L-shaped plan with covered brick exterior - Rear one-storey extension from the rear of the house - Stone foundation 	

CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 6	BHR	12472 Chinguacousy Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 20, Con. 3, Historical Township of Chinguacousy. The property contains a 1.5-storey Gothic Revival style residence with cross-gable roof and vinyl siding. The depth of the window casing suggest the original brick exterior may be underneath the current vinyl siding. The house has a one-storey gable roof extension on the southeast side, and a full two-storey wing at the rear that appears to be a new addition. The façade has a high gable wall dormer containing a gothic arch window and symmetrical fenestration. The windows are flat with two-over-two or 1-over-1 sash but appear to be modern vinyl replacements.</p> <p>The property is access by an approximately 70 m gravel laneway to the northwest side of the residence, leading to two one-storey modern metal barns at the end of the lane.</p> <p>The 1859 historical map shows the owner of the property as James Graham, with no structure depicted; Graham is still shown as owner of the property on the 1877 map, with a residence and orchards in the approximate location of the extant farmhouse. Combined with the architectural style, the historical mapping suggests that the residence was constructed between 1860 and 1877.</p> <p><u>Preliminary I Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey Gothic Revival residence with: <ul style="list-style-type: none"> - Medium gable roof with high gable wall dormer - Gothic arch window - Façade with typical symmetrical fenestration for a Gothic cottage - 1-over-1 and 2-over-2 sash windows - Original brick exterior underneath the current vinyl finish - One-storey extension on the southeast side 	

CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 7	BHR	12540 Chinguacousy Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 20, Con. 3, Historical Township of Chinguacousy. The property contains a 1.5-storey wood frame Gothic Revival style farmhouse with L-shaped plan, cross gable roof, and vinyl or aluminum siding. The house has three high gable wall dormers located on the façade and each side of the rear wing. A covered porch with wood posts and balustrades wraps around the façade and northwest side of the house; a second enclosed porch extends from the southeast side of the rear wing. The windows have flat opening with new replacement frames with single sash of multiple panes.</p> <p>The property is accessed by an approximately 50 m asphalt laneway on the southeast side of the residence. There is a long one-storey rectangular shed on the northwest side of the property.</p> <p>The 1859 historical map shows the owner of the property as James Graham, with no structure depicted; the 1877 map shows James Marshall as the owner of this property, still with no structure shown. Combined with the architectural style, the historical mapping suggests that the residence was constructed in the late-19th century.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey wood frame Gothic Revival residence with: <ul style="list-style-type: none"> - Cross gable roof and L-shaped plan - Three high gable wall dormers - Original window openings and fenestration 	

CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 8	BHR	12846 Chinguacousy Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 22, Con. 3, Historical Township of Chinguacousy. The property contains a 2.5-storey red-and-buff brick Queen Anne Revival residence with a complex roofline of cross gables in an L-shaped plan and hipped corner section. Both gable ends are pedimented with decorative moulded wood bargeboard, fish scale shingles, and cornice brackets, along with two small, flat windows with one-over-one sash wood frames. The windows on the upper level are segmental, with buff brick voussoir headers and partial sides, plain lug sills, and one-over-one sash vinyl windows. The windows on the main level have the same style of opening but are boarded. The residence also has canted bay windows on the lower level of each gable end wall, and a small, covered porch with wood posts and moulded wood entablature.</p> <p>The property is accessed by an approximately 90 m gravel driveway on the north side of the residence, which leads to two large, one-level, wood frame barns or drivesheds to the northwest of the house.</p> <p>The 1859 historical map shows John McCulloch as the owner and no structures on the property; the 1877 map shows John McCullough as the owner, with a residence in the approximate location of the extant farmhouse and orchards to the southeast. Combined with the architectural style, the historical mapping suggests that the residence was constructed between 1860 and 1877.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 2.5-storey Queen Anne Revival residence with: <ul style="list-style-type: none"> - Red-and-buff brick exterior walls laid in stretcher bond - Gable end pediments with moulded wood bargeboard, fish scale shingles, and cornice brackets - Segmental windows with buff brick voussoir headers and partial sides - Canted bay windows on the lower level of each gable end wall - Covered porch with wood posts and moulded wood entablature 	

CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 9	BHR	12669 Chinguacousy Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 21, Con. 2, Historical Township of Chinguacousy. The property was previously screened by Envision against O. Reg. 9/06 as part of the Mayfield West Phase II Secondary Plan CHL Assessment and BHR Assessment and recommended for listing on the Town of Caledon Heritage Register. The following property description is excerpted from Appendix A of Envision's 2009 Report:</p> <p>Only the brick farmhouse and deep yard remain of the property which used to be known as "Silver Springs Farm". However, the variety of large mature deciduous trees across the front yard creates a picturesque foreground to the Edwardian home.</p> <p>The original patent for the lot was to Samuel Price, March 4, 1834, who sold it to James McCulloch in 1845. The 1844 Chinguacousy Township Tax Assessment Roll lists John McCulloch under Lot 21 with 85 uncultivated and 15 cultivated acres of land, and a single storey house; "square or hewn timber on two sides". A building is shown in the approximate location of the current residence, along with an orchard, on the 1877 County Atlas map. James McCulloch died in 1889 and the property was left to Robert McCulloch. In 1911 (datestone on building) the current residence was constructed, seemingly at the approximate location of the original residence.</p> <p>The existing home is a substantial Edwardian '4-square", essentially a 2 ½ storey red brick cube with symmetrical three bay façade below a hipped roof. This spacious design was a favourite with prosperous farmers at the turn of the 20th century. The brick is laid up in stretcher bond. The lower window openings have been altered. The centre bay was given special emphasis with dormer and portico with balcony. The portico features paired columns at each of the masonry front corner piers as well as pilasters at the wall face. A wood balustrade survives at the balcony.</p> <p>While there is no longer a barn complex associated with this property, the lane(s) lined with Norway spruce and horse chestnuts and the large front lawn, which also includes silver birch, oak and weeping willow, create a cloistered setting for the early 20th century farmhouse. As well, the traditional view to the west across 12710 Chinguacousy Road remains substantially intact.</p>	








CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 10	BHR	12259 Chinguacousy Road (Cook House)	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 19, Con. 2, Historical Township of Chinguacousy. The property was evaluated by Golder to meet three of the nine O. Reg. 9/06 criteria (Golder 2019: 28-29). The following SCHVI is excerpted from Section 3.5.1 of Golder's 2019 Report:</p> <p><u>Description of Property - 12259 Chinguacousy Road</u> Cook House, presently located at 12257 Chinguacousy Road, formerly Chinguacousy Township and now part of the Town of Caledon, is a storey-and-a-half log house with timber-frame rear wing estimated to have been constructed between 1838 and 1861, possibly by a member of the Irish-emigrant Neil family.</p> <p><u>Statement of Cultural Heritage Value or Interest</u> In its storey-and-a-half massing with gable roof, construction in lap keyed log on a coursed rubble foundation, and a rear timber-frame wing, Cook House is an early and rare example of 19th century log and timber-frame farmhouse construction in southwestern Ontario. Although altered in the second half of the 20th century through the addition of front and rear closed porches, insulbrick cladding, and interior finishes, the house retains a significant number of historic features including log walling and floor puncheons with intact bark, shiplap and earlier plank cladding, shingle roofing, and wood flooring and timber framing. The house has historical and associative value as one of few surviving log houses in the Town of Caledon and one with potential to offer insights into 19th century log construction techniques, and contextual value for its linkage with the agricultural settlement and land use in Caledon from the 19th century to today.</p> <p><u>Heritage Attributes</u> The heritage attributes that demonstrate the design or physical value of Cook House are its:</p> <ul style="list-style-type: none"> • One-and-a-half storey massing for Main Block and Rear Wing; • Two-room plan on the first level of the Main Block; • Coursed rubble foundation of the Main Block; • Lap-keyed log construction of the Main Block with top and bottom tie logs; • Puncheon flooring in Main Block first level and squared, hand-hewn joists extending through the wall at the second level; • Surviving pole wood roof framing and shingling on the Main Block; • Knee-wall, timber-frame construction of the Rear Wing in three bents of large, hand-squared timbers with pinned and braced mortise and tenon joints at the sill, plate, and girts; • Off-set placement of the Rear Wing; and, • Asymmetrical fenestration on all façades but the south. <p>The heritage attributes that demonstrate the historical or associative value of Cook House are its:</p> <ul style="list-style-type: none"> • Combination of intact stone, log and timber-framing construction, and well as spatial relationship of elements, that has the potential to yield information on 19th century Ontario vernacular architectural knowledge and traditions, as well as aesthetics and use of domestic and working space. <p>The heritage attributes that demonstrate the contextual value of Cook House are its:</p> <ul style="list-style-type: none"> • Orientation and setback from the road at the end of a long, straight driveway; • Visual and functional relationship with a central complex of agricultural buildings surrounded by open fields; and, • Visual and functional relationship with a line of trees and bushes that act as a windbreak. 	

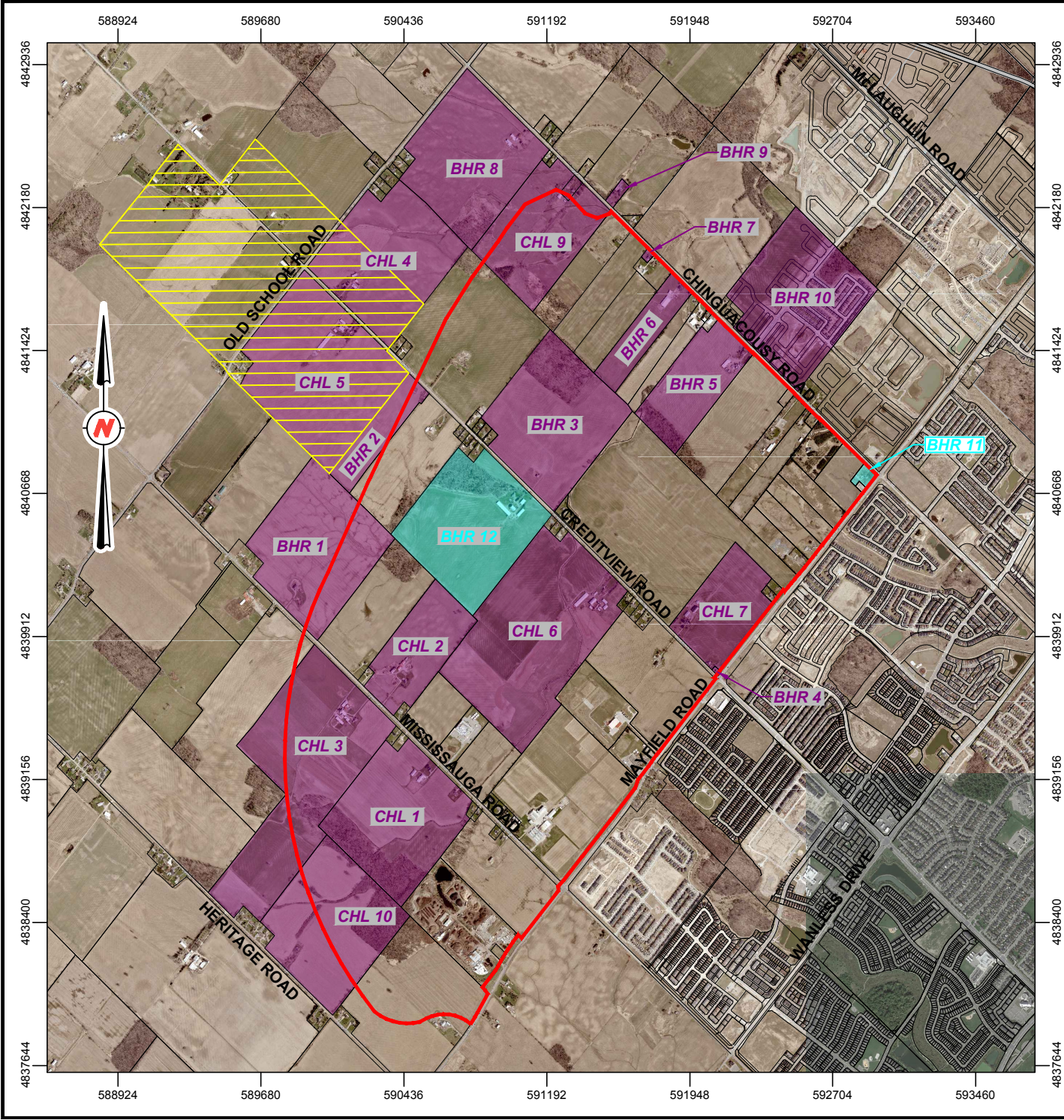
Plate 8: South and east façades of Cook House, 2018

CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
BHR 11	BHR	12016 Chinguacousy Road	Previously Identified on the Town of Caledon's BHR Inventory of Pre-1946 Structures	<p>The property is part of Lot 18, Con. 3, Historical Township of Chinguacousy. The property contains a 1.5-storey wood frame Vernacular style farmhouse with an irregular plan; medium gable roof; central, double stack, red brick chimney; vinyl or aluminum siding; and single-storey extension from the northwest corner. The extension has a lower gable roof and central single stack brick chimney. The residence was largely obscured by vegetation but appeared to have covered or enclosed porches on both sides, as well as flat window openings.</p> <p>The property is accessed by an approximately 80 m gravel laneway on the northwest side of the residence. The residence is surrounded by primarily deciduous vegetation and no other structures were observed on the property at the time of inspection from the right of way.</p> <p>The 1859 map shows Patrick McLean as the owner with a structure in the approximate location of the extant house. McLean remains the owner on the 1877 map, now showing two structures at the approximate location of the house, with orchards to the northwest. Information provided from the Town of Caledon estimates the farmhouse was constructed between 1900 and 1924, and the barn between 1875 and 1899. The historical mapping suggests that the extant house is on the site of a mid-19th century house and may include the original structure or elements thereof.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • 1.5-storey Vernacular wood frame house with: <ul style="list-style-type: none"> - Medium gable roof with central double stack brick chimney - Rear extension with central brick chimney - Remaining window openings and fenestration 	
BHR 12	BHR	12458 Creditview Road	Previously Identified on the Town of Caledon's BHR Inventory of Pre-1946 Structures	<p>The property is part of Lot 20, Con. 4, Historical Township of Chinguacousy. The property was previously identified as a potential resource on the Town of Caledon's BHR inventory of pre-1946 structures and the following information was derived from the associated BHR Inventory (BHRI) sheet provided by the Town.</p> <p>The principal resource on the property is a 19th century gambrel roofed barn with vertical board exterior likely constructed between 1875 and 1899. The remaining structures (one residence and three outbuildings) were constructed post-1954 and therefore not identified within the BHRI. The property is accessed by an approximately 80 m gravel laneway on the northeast side of the residence with a tree lined lane that features sugar maple trees.</p> <p>The 1859 and 1877 historical maps depict Josiah Leslie as the associated owner. No structures are depicted on the 1859 historical map however the map 1877 features a structure and orchard depicted in the approximate location of the barn.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> • Rectangular, vertical board wood frame, gambrel roofed barn • Tree lined lane 	

CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 8	CHL	Intersection of Old School Road and Creditview Road	"Farmsteads of Former Chinguacousy"; Previously identified by Envision as a Candidate CHL (Envision 2009)	<p>The Farmsteads of Former Chinguacousy was previously evaluated by Envision against the Town of Caledon's <i>Criteria for the Identification of Cultural Heritage Landscapes</i> and identified as a candidate CHL. The following 'Statement of Significance' and 'Character Defining Elements' is excerpted from Section 6.4 of Envision's 2009 Report.</p> <p><u>Statement of Significance</u></p> <p>This crossroads grouping of farmsteads around the fine stone school is representative of rural life throughout the large, fertile Peel Plain. This region was an extremely important agricultural area throughout the 19th and early 20th century being a major producer of wheat during the mid 19th century 'boom' and diversifying in the later 19th century to include a greater variety of crops and an emphasis on livestock. The traditional agricultural landscape of the Plain is shrinking as the number of severances increase and subdivisions march relentlessly northward.</p> <p>The farmsteads which make up this Candidate CHL still, for the most part, retain their historic attributes including: original lot size; patchwork of fields, farmyards, and windrows; complement of widely varied barns and outbuildings; and farmhouses of local brick, the construction of which spans the period c.1850 – c.1910. The presence of the schoolhouse emphasizes the sense of this area as a rural community. The quality of the school's design and stonework is testament to the regard with which education was held.</p> <p><u>Character-defining Elements</u></p> <ul style="list-style-type: none"> • CF-1 *13278 Creditview Road, 'Taylor-Echlin House' (now Pt. E ½ Lot 24, Con. 4) • CF-2, 4, 8 Seasonal streams and minor tributary of the Etobicoke Creek • CF-3 13089 Creditview Road (W ½ Lot 23, Con. 3) • CF-5 *1488 Old School Road, 'Sharpe Schoolhouse' (Pt. E ½ Lot 23, Con.4) • CF-6 12911 Creditview Road (W ½ Lot 22, Con.3) • CF-7 12872 Creditview Road (E ½ Lot 22, Con. 4) • CF-9 Associated lanes, fields, windrows and yard plantings" 	

CHR NO.	TYPE	LOCATION	HERITAGE RECOGNITION	DESCRIPTION OF PROPERTY	PHOTOGRAPHS/DIGITAL IMAGES
CHL 9	CHL	12710-12748 Chinguacousy Road	-Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 21, Con. 3, Historical Township of Chinguacousy. The property contains a two-storey Edwardian Classical style brick farmhouse with hipped roof and square plan, with one-storey gable roof extension at rear. During the field inspection, the view of the house was obscured by vegetation. The visible windows have segmental openings with brick voussoir headers, plain lug sills, and new vinyl windows with a single sash and pane. There is a hipped roof dormer at the front of the house with multiple one-over-one sash windows. The southeast side of the house has a covered porch and second-floor balcony.</p> <p>The property is accessed by two laneways: an approximately 90 m curved laneway on the southeast side of the residence, leading to a detached garage at the rear of the house; and a straight gravel laneway approximately 125 m long on the northwest side of the foursquare house, leading to a new one-storey residence on its northwest side, and a rectangular, wood frame, gable roof barn at the end of the lane.</p> <p>The 1859 historical map shows David Hall as the owner of the property, with a structure to the east of the location of the extant farmhouse, near the current location of a modern house on the property. The 1877 map shows James Hall as the owner and two residences surrounded by orchards; one is in the approximate location of the extant historic farmhouse and the other in the same location as the structure on the 1859 map. Despite the presence of structures on the historical mapping, the architectural style of the residence suggests it was constructed in the early 20th century. The structures depicted on the mapping are likely earlier residence that may have been replaced or incorporated into the extant structure.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> Two-storey Edwardian foursquare residence with: <ul style="list-style-type: none"> Red brick exterior walls laid in stretcher bond Hipped roof dormer with multiple 1-over-1 sash windows Segmental windows with brick voussoirs headers and rough stone lug sills Covered porch with second floor balcony, wood posts and balustrade Rectangular, wood frame, gable roof barn 	 
CHL 10	CHL	12317 Heritage Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>The property is part of Lot 19, Con. 5, Historical Township of Chinguacousy. The property was previously identified as a potential resource on the Town of Caledon's BHR inventory of pre-1946 structures and the following information was derived from the associated BHRI sheet provided by the Town.</p> <p>The property features a 19th 1 1/2 storey farmhouse with a synthetic exterior and a large rectangular gambrel roofed barn likely constructed. The BHRI estimates the farmhouse was constructed between 1875 and 1899 and later altered and the barn constructed between 1900 and 1924. The property features sugar maple trees and is accessed by an approximately 100 m gravel laneway on the southwest side of the residence.</p> <p>The 1859 and 1877 historical maps depict Josiah Leslie as the associated owner. No structures are depicted on the 1859 historical map however the map 1877 features a structure and orchard depicted in the approximate location of the residence and barn.</p> <p><u>Preliminary Heritage Attributes</u></p> <ul style="list-style-type: none"> 1 1/2 storey farmhouse Rectangular, wood frame, gambrel roofed barn 	

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PROJECT:
 CULTURAL HERITAGE IMPACT STATEMENT
 ALLOA PLANNING AREA

TITLE:
 IDENTIFIED CULTURAL HERITAGE RESOURCES

- LEGEND:
- STUDY AREA
 - PROPERTY PARCEL
 - LISTED ON THE TOWN OF CALEDON'S HERITAGE REGISTER
 - PREVIOUSLY IDENTIFIED ON THE TOWN OF CALEDON'S BHR INVENTORY OF PRE-1946 STRUCTURES
 - CHL 8 - PREVIOUSLY IDENTIFIED

NOTES:
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WSP E&I CANADA LIMITED REPORT No. OCUL2309.
 ALL FEATURE LOCATIONS ARE APPROXIMATE.
ORIGINAL PAPER SIZE: 8½ x 11.
 REFERENCES:
 GSAI, "ALLOA LANDOWNERS GROUP, PARTICIPATING OWNERS MAP", ATTACHMENT 2, 'Ownership Key Plan Feb 13 23.dwg', FEBRUARY 13, 2023; 2022 AERIAL PHOTOGRAPHS BY THE TOWN OF CALEDON.

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Glen Schnarr & Associates Inc.
 700-10 KINGSBRIDGE GARDEN CIRCLE
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DWN BY: SJL	CHK'D BY: CD	DATE: SEP. 26, 2023
DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: OCUL2309
REV No: 0		FIGURE No: 6

6 PRELIMINARY IMPACT ASSESSMENT

While proposed land use drawings are not available at this time, WSP's understanding is that secondary plan will identify areas of the Study Area that will be developed in the future. Accordingly, the following impact assessment aims is to identify the potential impacts from general development and provides general recommendations or policies for future conservation utilizing the Town of Caledon's hierarchy of approaches for the Retention/Relocation of Heritage Buildings as defined in Section 2.1.3.2. This assessment considers two categories of impacts:

- **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include destruction or alteration.
- **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include shadows, isolation, direct or indirect obstruction of significant views or vistas, a change in land use, or land disturbances.

It should be noted that land disturbances, as defined in MCM InfoSheet #5, and described above, also apply to archaeological resources. An archaeological assessment is beyond the scope of this study since recommendations regarding archaeological resources must be made by a professional archaeologist licensed by the MCM.

Table 3: Preliminary Impact Assessment and Mitigation Measures

IMPACT CATEGORY	POTENTIAL IMPACT	POTENTIALLY AFFECTED RESOURCES	PRELIMINARY MITIGATION RECOMMENDATIONS
Direct Adverse	<p>Destruction of any, or part of any, significant heritage attributes or features.</p> <p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</p>	<p>The following resources have been flagged for the potential for direct adverse impacts as they feature preliminary heritage attributes located wholly or partly within the Study Area:</p> <ul style="list-style-type: none"> – BHR 2 – BHR 3 – BHR 4 – BHR 5 – BHR 6 – BHR 7 – BHR 10 – BHR 11 – BHR 12 – CHL 1 – CHL 2 – CHL 3 – CHL 6 – CHL 7 – CHL 9 	<p>Preferred Option: Avoidance - design the secondary plan to avoid the property.</p> <p>Alternative Option: If avoidance of the whole property is not feasible, and the proposed development will result in the destruction or alteration of the potential heritage attributes of the property WSP recommends a property specific CHIS be prepared by a qualified heritage professional that includes an evaluation against the criteria prescribed in O. Reg. 9/06 (as amended by 569/22) to determine whether the property has CHVI at a local level.</p> <p>If a property is found to have CHVI as a result of the evaluation against O. Reg 9/06. then in accordance with Section 3.3.3.3.3 of the Town of Caledon official plan, the impact assessment should consider the following conservation measures, in order of priority:</p> <ul style="list-style-type: none"> – Retention of the building on-site in its original use. – Retention of the building on-site in an adaptive re-use. – Relocation of the building on the development site. – Relocation of the building to a sympathetic site
Indirect Adverse Impacts	<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</p> <p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</p> <p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</p> <p>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.</p> <p>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</p>	<p>The following resources have been flagged for the potential for indirect adverse impacts as they feature preliminary heritage attributes adjacent to the Study Area:</p> <ul style="list-style-type: none"> – BHR 1 – BHR 8 – BHR 9 – BHR 10 – CHL 4 – CHL 5 – CHL 8 – CHL 10 	<p>Preferred Option: Avoidance - design the secondary plan to avoid the property.</p> <p>Alternative Option: If avoidance of the whole property is not feasible, and the proposed development will result in indirect impacts to the potential heritage attributes of the property WSP recommends a property specific CHIS be prepared by a qualified heritage professional that includes an evaluation against the criteria prescribed in O. Reg. 9/06 (as amended by 569/22) to determine whether the property has CHVI at a local level.</p> <p>If a property is found to have CHVI as a result of the evaluation against O. Reg 9/06. the impact assessment should consider the following conservation measures as outlined in Infosheet #5:</p> <ul style="list-style-type: none"> • Design guidelines that harmonize mass, setback, setting, and materials • Limiting height and density • Allowing only compatible infill and additions • Reversible alterations • Buffer zones, site plan control, and other planning mechanisms i.e. vibration monitoring

7 CONSERVATION STRATEGY

7.1 TOWN OF CALEDON OFFICIAL PLAN

As identified in Section 2.1.3.2, the Town of Caledon Official Plan contains policies and objectives to guide the conservation of cultural heritage resources (Town of Caledon 2018: 3.3). These policies broadly identify that heritage properties (BHRs and CHLs) should be identified, conserved, and integrated into the community fabric. Where new development is proposed, the town provides general guidelines concerning the retention/relocation of BHRs, the addition of second dwellings and the conservation of CHLs. Given this, the development of the Alloo Planning Area Secondary Plan must take into account the identified BHRs and CHLs so that the proposed development plans are sympathetic to the significant BHRs and CHLs. This may include the retention and conservation of the following BHRs and CHLs:

- BHR 1: 12679 Mississauga Road (Listed, not Designated)
- BHR 2: 12700 Creditview Road (Listed, not Designated)
- BHR 3: 12455 Creditview Road (Listed, not Designated)
- BHR 4: 1500 Mayfield Road (Listed, not Designated)
- BHR 5: 12306 Chinguacousy Road (Listed, not Designated)
- BHR 6: 12472 Chinguacousy Road (Listed, not Designated)
- BHR 7: 12540 Chinguacousy Road (Listed, not Designated)
- BHR 8: 12846 Chinguacousy Road (Listed, not Designated)
- BHR 9: 12669 Chinguacousy Road (Listed, not Designated)
- BHR 10: 12259 Chinguacousy Road (Listed, not Designated)
- BHR 11: 12016 Chinguacousy Road (Previously Identified Town of Caledon's BHR Inventory of Pre-1946 Structures)
- BHR 12: 12458 Creditview Road (Previously Identified Town of Caledon's BHR Inventory of Pre-1946 Structures)
- CHL 1: 12300 Mississauga Road (Listed, not Designated)
- CHL 2: 12441 Mississauga Road (Listed, not Designated)
- CHL 3: 12466 Mississauga Road (Listed, not Designated)
- CHL 4: 12911 Creditview Road (Listed, not Designated)
- CHL 5: 12872 Creditview Road (Listed, not Designated)
- CHL 6: 12240 Creditview Road (Listed, not Designated)
- CHL 7: 12017 - 12101 Creditview Road (Listed, not Designated)
- CHL 8: Farmsteads of Former Chinguacousy (Previously identified as a Candidate CHL)
- CHL 9: 12710-12748 Chinguacousy Road (Listed, not Designated)
- CHL 10: 12317 Heritage Road (Listed, not Designated)

7.2 CHP STANDARDS AND GUIDELINES

The CHP Standards and Guidelines was reviewed to develop a general conservation strategy for the Project Area (CHP 2011). The CHP Standards and Guidelines lay out the framework for the conservation of historic places, can be defined as “all actions or processes aimed at safeguarding the character-defining elements [heritage attributes] of an historic place to retain its heritage value and extend its physical life” (CHP 2011:15). Per the CHP Standards and Guidelines, there are three primary conservation treatments:

- **Preservation:** Involves protecting, maintaining, and stabilizing the existing form, material, and integrity of an historic place or individual component, while protecting its heritage value. Preservation should be considered as the primary treatment when, a) materials, features and spaces of the historic place are essentially intact and convey the historical significance without extensive repair or replacement, b) depiction during a particular period in its history is not appropriate, and, c) continuation or new use does not require extensive alterations or additions.
- **Rehabilitation:** Involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value. Rehabilitation should be considered as the primary treatment when, a) repair or replacement of deteriorated features is necessary, b) alterations or additions to the historic place or planned for a new or continued use, and c) depiction during a particular period in its history is not appropriate.
- **Restoration:** Involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. Restoration should be considered as the primary treatment when, a) an historic place’s significance during a particular period in its history significantly outweighs the potential loss of existing, non-character defining materials, features and spaces from other periods, b) substantial physical and documentary or oral evidence exists to accurately carry out the work, and, c) contemporary additions or alterations and are not planned.

(CHP 2011: 17)

Given that change is planned for the Study Area in the form of the future secondary plan, it is anticipated property-specific conservation strategies will be required.

8 RECOMMENDATIONS

Following the completion of background research, information gathering, and fieldwork, it was determined that there are 22 known and potential heritage properties within and adjacent to the Study Area. Of these, 19 properties are listed (not designated) on the Town of Caledon's Heritage Register (BHR 1-10; CHL 1-7, 9 and 10), one was previously identified by Envision as a Candidate CHL (CHL 8), and two were previously identified on Town of Caledon's BHR Inventory of Pre-1946 Structures (BHR 11-12).

To conserve the BHRs and CHLs within and adjacent to the Study Area, WSP recommends the following actions:

1. Avoidance of BHR 1 to BHR 12 and CHL 1 – CHL 10 is recommended. The proposed work should be planned in a manner that avoids direct and indirect impact impacts to the identified BHRs and CHLs.
 - a. If avoidance of the whole property is not feasible, and direct impacts (i.e., destruction or alteration) are anticipated to the potential heritage attributes of the identified BHRs and CHLs, a property specific CHIS that includes an evaluation against the criteria prescribed in O. Reg. 9/06 (as amended by 569/22) to determine whether the property has CHVI at a local level is recommended.
 - i. If a property is found to have CHVI then in accordance with Section 3.3.3.3.3 of the Town of Caledon official plan, the impact assessment should consider the following preferred conservation measures, in order of priority:
 1. Retention of the building on-site in its original use.
 2. Retention of the building on-site in an adaptive re-use.
 3. Relocation of the building on the development site.
 4. Relocation of the building to a sympathetic site
 - b. If avoidance of the whole property is not feasible, and indirect impacts are anticipated to the potential heritage attributes of the identified BHRs and CHLs, a property specific CHIS that includes an evaluation against the criteria prescribed in O. Reg. 9/06 (as amended by 569/22) to determine whether the property has CHVI at a local level is recommended.
 - i. If a property is found to have CHVI the impact assessment should consider the following conservation measures as outlined in Infosheet #5:
 1. Design guidelines that harmonize mass, setback, setting, and materials
 2. Limiting height and density
 3. Allowing only compatible infill and additions
 4. Reversible alterations
 5. Buffer zones, site plan control, and other planning mechanisms i.e. vibration monitoring
 2. Indicate the property boundaries of BHR 1 to BHR 12 and CHL 1 – CHL 10 on project mapping with labels identifying them as cultural heritage constraints so that project personnel are aware of the presence of heritage properties within, and adjacent to, the proposed work.

The above recommendations were prepared using the Study Area as defined in Figure 1. Should the proposed Study Area be updated or changed, then this CHIS should be revised to confirm impacts and recommended mitigation measures.

9 ASSESSOR QUALIFICATIONS

The qualifications of the assessors involved in the preparation of this report are provided in Appendix B.

10 CLOSURE

This report was prepared for the exclusive use of Glen Schnarr & Associates Inc. and is intended to provide a Cultural Heritage Impact Statement (CHIS) of the Study Area. The Study Area is comprised of approximately 750 hectares bounded by the proposed Highway 413 Corridor to the north and west, Chinguacousy Road to the east, and Mayfield Road to the south, within the Town of Caledon, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from WSP will be required. With respect to third parties, WSP has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the cultural heritage assessment conducted by WSP. It is based solely a review of historical information, a property reconnaissance conducted on September 3, 2023 and data obtained by WSP as described in this report. Except as otherwise maybe specified, WSP disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to WSP after the time during which WSP conducted the archaeological assessment. In evaluating the Study Area, WSP has relied in good faith on information provided by other individuals noted in this report. WSP has assumed that the information provided is factual and accurate. WSP accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons contacted.

WSP makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This report is also subject to the further Standard Limitations contained in Appendix C.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

WSP E&I Canada Limited

Prepared by:



Chelsea Dickinson B.A. Hons. (R1194)
Cultural Heritage Specialist | Research Archaeologist

Reviewed by:



Henry Cary, Ph.D., CAHP, RPA
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Heidi Schopf, MES, CAHP
Cultural Heritage Team Lead

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APPENDIX

A AERIALS




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 CULTURAL HERITAGE IMPACT STATEMENT
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 THE LOCATION OF THE STUDY AREA

LEGEND:
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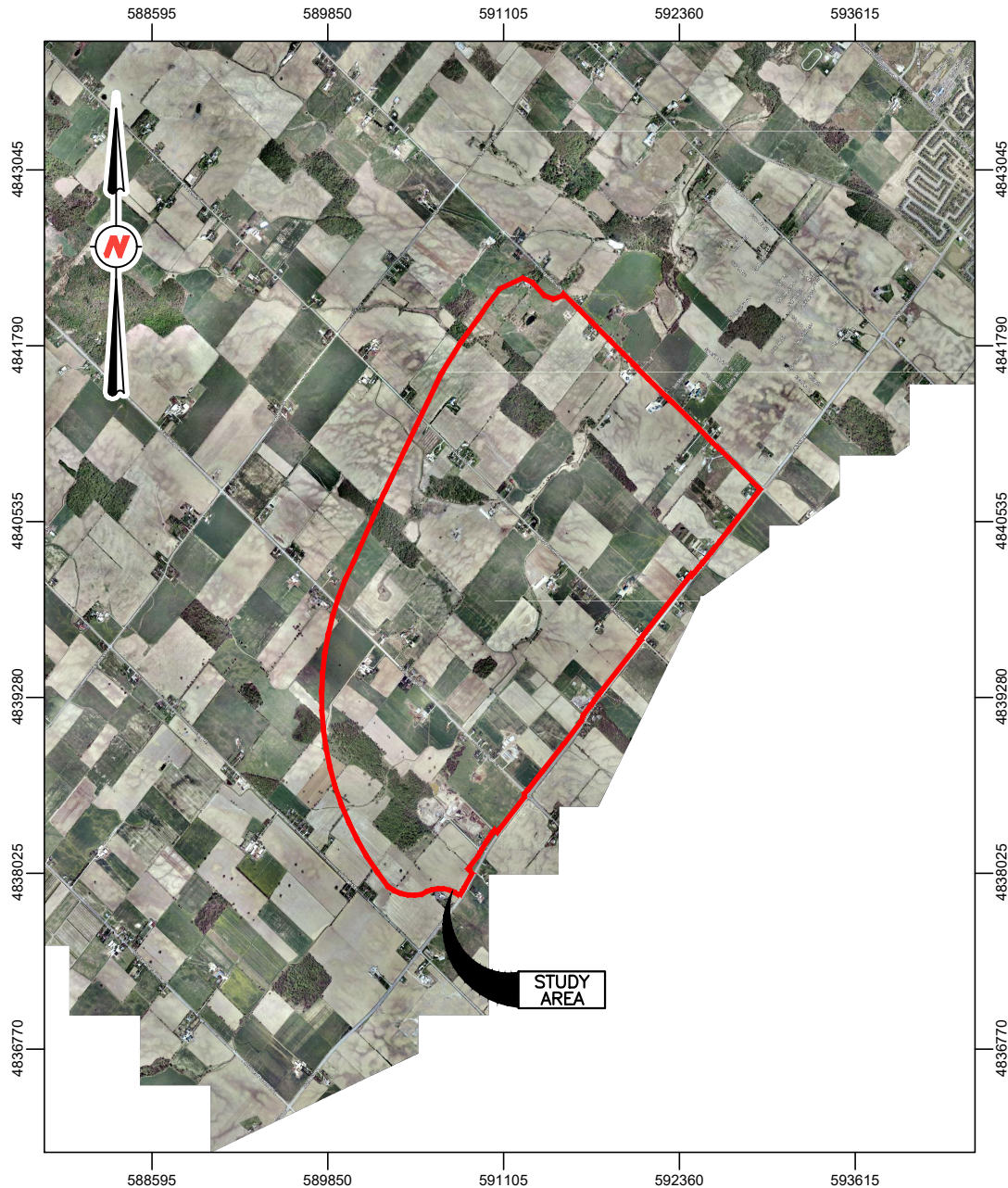
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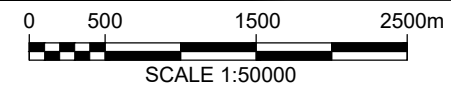


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DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: OCUL2309
REV No: 0		PLATE No: A2

APPENDIX

B ASSESSOR QUALIFICATIONS



APPENDIX

ASSESSOR QUALIFICATIONS

Chelsea Dickinson, B.A. Hons. Cultural Heritage Specialist - Ms. Dickinson holds an Honours B.A. Degree in Near Eastern and Classical Archaeology from Wilfrid Laurier University, a Post-Graduate Certificate in Geographical Information Systems from Fanshawe College and is currently pursuing her Master of Arts (MA) in Planning at the University of Waterloo. She has worked in the field of cultural resource management since 2015 working on a wide variety of projects throughout Ontario including Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments (Cultural Heritage Reports), Cultural Heritage Evaluation Reports (CHERs), Heritage Impact Assessments (HIAs), Strategic Conservation Plans (SCP), and documentation reports specializing in historical background research. Ms. Dickinson is a licensed archaeologist, currently holding an **Applied Research License (R1194)** issued by the Ontario MCM with experience conducting all aspects of Stage 1 to 4 Archaeological Assessments (AAs), is a member of the Ontario Archaeological Society and is a professional member of the **Canadian Association of Heritage Professionals (CAHP)**.

Role: Project Manager, Cultural Heritage Specialist, Report Co-Author

Heidy Schopf, MES, CAHP – Cultural Heritage Team Lead - Heidy Schopf the Cultural Heritage Team Lead at WSP. She has over 13 years' experience in Cultural Resource Management. She is a professional member of the **Canadian Association of Heritage Professionals (CAHP)** and is **MTO RAQs certified** in archaeology/heritage. She has worked on a wide variety of projects throughout Ontario, including: cultural heritage resources assessments, heritage impact assessments, documentation reports, cultural heritage evaluations, strategic conservation plans, heritage conservation district studies and plans and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed.

Role: Senior Reviewer

Henry Cary, Ph.D., CAHP, RPA, Senior Cultural Heritage Specialist - Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He holds a Professional Archaeology Licence (P327) issued by the Ontario MCM, is Ministry of Transportation Ontario RAQs-approved in Archaeology/Heritage and is a member of the **Canadian Association of Heritage Professionals (CAHP)** and **Register of Professional Archaeologists (RPA)**. Henry received a B.A. (with distinction) in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, an MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Currently, Henry also holds academic positions as Adjunct Professor in the Anthropology Department at Saint Mary's University and as lecturer of archaeology in the Classics and Visual & Material Culture departments at Mount Allison University.

Role: Senior Reviewer

Shannon Neill-Sword, B.A., J.D., Cultural Heritage Specialist – Mr. Neill-Sword is an experienced cultural heritage professional; he first worked in the heritage consultation field as an undergraduate student in 2003 and has been working as a cultural heritage specialist since 2019. Shannon has experience conducting historical research, field inspections, heritage resource evaluations, and impact assessments for private and public-sector clients, in accordance with applicable legislation and policies including the Ontario Heritage Act, Planning Act, Environmental Assessment Act, the Standards & Guidelines for the Conservation of Provincial Heritage Properties, and municipal Official Plans. Shannon has conducted field inspections and written reports for all stages in the heritage resource management process including: initial screening for heritage resources within large project areas; evaluation of potential heritage properties under the criteria set out in the Ontario Heritage Act; and impact assessment, conservation, and mitigation of impacts through Heritage Impact Assessment reports. Shannon received an Honours B.A. in History (2006) and a Law Degree (J.D., 2010), both from the University of Toronto.

Role: Cultural Heritage Specialist, Report Co-Author

APPENDIX

C LIMITATIONS



APPENDIX

LIMITATIONS

- 1 The work performed in the preparation of this report and the conclusions presented are subject to the following:
 - a The Standard Terms and Conditions which form a part of our Professional Services Contract;
 - b The Scope of Services;
 - c Time and Budgetary limitations as described in our Contract; and
 - d The Limitations stated herein.
- 2 No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
- 3 The conclusions presented in this report were based, in part, on visual observations of the Study Area. Our conclusions cannot and are not extended to include those portions of the Study Area, which are not reasonably available, in WSP's opinion, for direct observation.
- 4 The potential for archaeological resources, and any actual archaeological resources encountered, at the Study Area were assessed, within the limitations set out above, having due regard for applicable heritage regulations as of the date of the inspection.
- 5 Services including a background study and fieldwork were performed. WSP's work, including archival studies and fieldwork, were completed in a professional manner and in accordance with the Ministry of Tourism, Culture and Sport guidelines. It is possible that unforeseen and undiscovered archaeological resources may be present at the Study Area.
- 6 The utilization of WSP's services during the implementation of any further archaeological work recommended will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
- 7 This report is for the sole use of the parties to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information or conclusions in the report, is the sole responsibility of such third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report, or anything set out therein.
- 8 This report is not to be given over to any third-party other than a governmental entity, for any purpose whatsoever without the written permission of WSP, which shall not be unreasonably withheld.