TOWN OF CALEDON
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December 13th, 2022 and May 4th, 2026

To: **Cassandra Jasinski, Heritage Planner, Town of Caledon**
Cc: **Rohan Sovig, Malone Given Parsons**
From: **Annie Veilleux, Senior Cultural Heritage Specialist and Manager, Cultural Landscape & Community Planning, A.S.I.**
RE: **12434 Dixie Road Cultural Heritage Impact Assessment Addendum**

File: 21CH-156 and 26CH-051

1.0 Introduction

This addendum has been written in response to the Town of Caledon's Heritage Planner's comments dated 26 October 2022 and dated 12 February 2026 regarding RZ 2021-0010 – 12434 Dixie Road. The addendum has been prepared to supplement A.S.I.'s Cultural Heritage Impact Assessment (C.H.I.A.) for the property at 12434 Dixie Road in the Town of Caledon and it should be read in conjunction with the C.H.I.A. The original C.H.I.A., submitted in March 2022, was written to support 8181926 Canada Inc. (the Client) as they undertake measures to fulfill requirements for Temporary Use Zoning Bylaw applications to permit truck trailer parking on the property.

Comments from 2022 primarily related to the provision of a more fulsome documentation of the outbuildings on the property and their potential relevance to the overall evaluation of the property. Comments from 2026 relate to the incorporation of content related to the builders of the house on the subject property, content that heritage staff discovered while researching a separate property.

This addendum provides the Town of Caledon staff comments and itemizes A.S.I.'s responses. Section 2.0 and 3.0 relate to the 2022 comments and Section 4.0 relates to the 2026 comments.

2.0 Itemized Responses to Town of Caledon's 2022 Comments

- **Comment:** At the time of the HIA completion, the conditions on site were not amenable to full documentation of the outbuildings. The authors of the HIA noted that the grounds were icy at the time of the site inspection. Provide further information and images of all outbuildings. These images can be provided by the proponent to ASI and Heritage staff at the Town of Caledon.
    - **A.S.I. response:** Further information and images related to all outbuildings are provided in Section 3.0 of this Addendum. They include images taken by A.S.I. staff in December 2021 but which were not included in the C.H.I.A. as well as images provided by the proponent in December 2022.

- **Comment:** The authors identify that there are 5 outbuildings but the image below shows that one building, circled in red, has not been described:



Provide a description and assessment of value for the garage/outbuilding located near the rear of the house, as it appears to be contemporaneous with the Speirs House and should also be assessed for its potential value.

- **A.S.I. response:** The circled image of a small outbuilding with a pyramidal roof near the rear of the Speirs House was not described as it was no longer extant at the time of the site visit. While it appears on the Google Map aerial image (which dates to c. 2020) and which was used in the report, it seems most likely that it was removed between 2020 and

2021 to accommodate an entrance gate and fence now extant in this location (see Figure 1).



Figure 1: Entrance gate and fence at the rear of the Speirs House, at the location of the former small outbuilding with a pyramidal roof (A.S.I., 2021)

- **Comment:** Section 4.2.1: Revise the description of the heritage attributes to align with the current requirements of the *Ontario Heritage Act*.
    - **A.S.I. response:** The text below is an updated version that aligns with the current requirements of the *Ontario Heritage Act*:

      The following heritage attributes express the physical and design value of the subject property:
        - Rusticated concrete block exterior;
        - Concrete lintels and sills;
        - Wood frame windows;
        - Cut and field stone foundation;
        - The verandah and entranceway on the south façade, which features decorative concrete block columns, including impressions, as well as wooden railings and painted green and white woodwork;
        - The decorative wooden brackets painted green and white on the soffit;

- The "Glenoro 1908" dateplate located on the second storey of the east façade; and
- The natural topography on the east and north side of the house.

- **Comment:** Clarify whether or not the other outbuildings meet any criteria or are not of concern.
  - **A.S.I. response:** The Cultural Heritage Value or Interest of the property is related to the Speirs House and to the natural topography to the east and north sides of the house.
  - The extant outbuildings to the rear of the house are of no heritage concern. Based on a review of historical mapping and aerial photographs, none of the extant outbuildings are contemporaneous with the house. Outbuildings 1 and 2 appear to have been constructed between 1954 and 1974 while Outbuildings 3, 4, and 5 were likely constructed between 1974 and 1994. These structures are all utilitarian in nature. They lack ornamentation and appear to use common building materials and construction techniques. None appear to display a high degree of craftsmanship or artistic merit.
  - Buildings believed to have been contemporaneous to, or built earlier than, the farmhouse have been demolished. As noted in Section 1.5 of the C.H.I.A., "the listing information sheet includes a "secondary resource" which refers to a barn estimated to have been constructed between 1875 and 1899 (Stewart and Dilse 2008). This barn, along with a silo and second barn, were located immediately south of the study area, south of the extant outbuildings. However, all were demolished between 2011 and 2013." Furthermore, as noted above, the small outbuilding at the rear of the house, believed to be contemporaneous to the house, was demolished c. 2020-2021.

3.0 Information and Images on Outbuildings 1-5

3.1 Outbuilding 1

This building is currently being used as a cross dock and storage building.



Figure 2: East elevation of Outbuilding 1, looking west (Sukh Bhaura, 2022)



Figure 3: North elevation of Outbuilding 1, looking southwest (Sukh Bhaura, 2022)



Figure 4: North elevation of Outbuilding 1, looking southeast (Sukh Bhaura, 2022)



Figure 5: Interior of Outbuilding 1 (Sukh Bhaura, 2022)



Figure 6: Interior of Outbuilding 1 (Sukh Bhaura, 2022)



Figure 7: Interior of Outbuilding 1 (Sukh Bhaura, 2022)



Figure 8: Interior of Outbuilding 1 (Sukh Bhaura, 2022)

3.2 Outbuilding 2

This building is currently being used as a cross dock and storage building.



Figure 9: West and south elevations of Outbuilding 2, looking east (A.S.I., 2021)



Figure 10: North elevation of Outbuilding 2, looking south (A.S.I., 2021)



Figure 11: Interior of Outbuilding 2 (A.S.I., 2021)

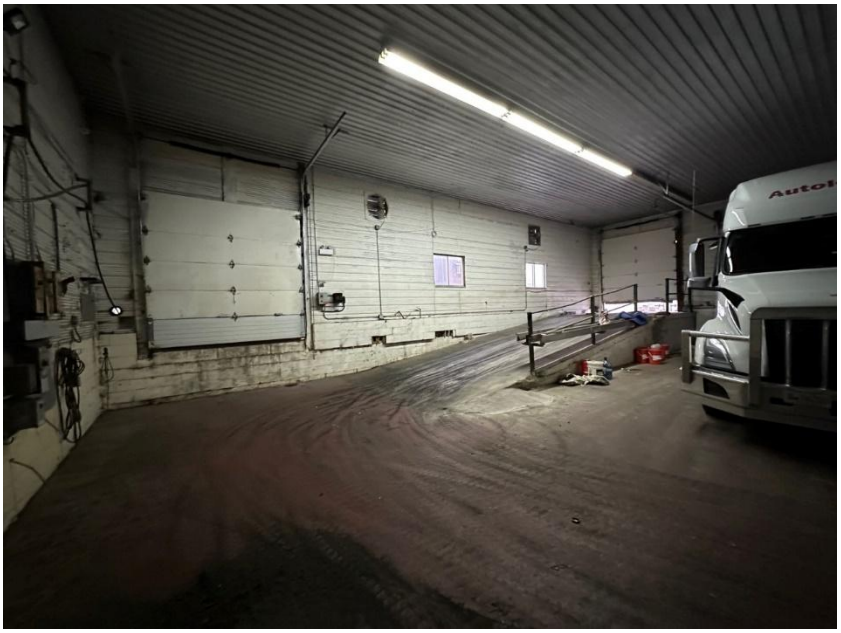


Figure 12: Interior of Outbuilding 2 (Sukh Bhaura, 2022)

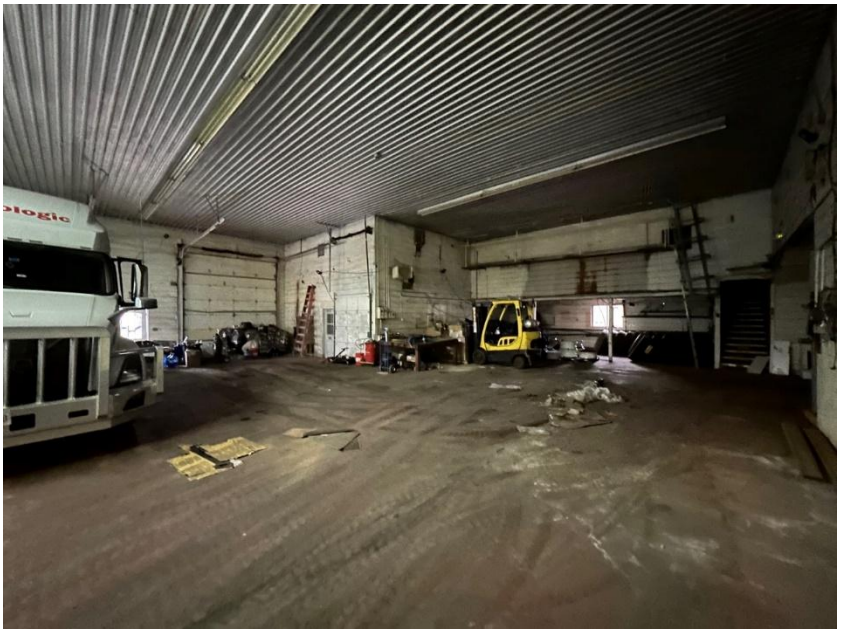


Figure 13: Interior of Outbuilding 2 (Sukh Bhaura, 2022)



Figure 14: Interior of Outbuilding 2 (Sukh Bhaura, 2022)

3.3 Outbuilding 3

This building is currently being used as a large storage facility.



Figure 15: West elevation of Outbuilding 3, looking east (A.S.I., 2021)



Figure 16: North and west elevations of Outbuilding 3, looking southeast (A.S.I., 2021)



Figure 17: South elevation of Outbuilding 3, looking north (Sukh Bhaura, 2022)



Figure 18: North elevation of Outbuilding 3, looking southeast (Sukh Bhaura, 2022)



Figure 19: Interior of Outbuilding 3 (Sukh Bhaura, 2022)



Figure 20: Interior of Outbuilding 3 (Sukh Bhaura, 2022)

3.4 Outbuilding 4

This building, known as the Bunk House, was used as accommodations for farm workers by the previous owners. The current owners do not use this building and it has been closed off to prevent access. As a result, no interior photographs are available.



Figure 21: South elevation showing former entrance into Outbuilding 4, looking west (A.S.I., 2021)



Figure 22: South and east elevations of Outbuilding 4, looking northwest (Sukh Bhaura, 2022)

3.5 Outbuilding 5

This building is currently being used as a storage facility.



Figure 23: East elevation of Outbuilding 5, looking west (Sukh Bhaura, 2022)



Figure 24: South elevation of Outbuilding 5, looking north (Sukh Bhaura, 2022)



Figure 25: North and west elevations of Outbuilding 5, looking southeast (A.S.I., 2021)



Figure 26: East and north elevations of Outbuilding 5, looking southwest (Sukh Bhaura, 2022)



Figure 27: Interior of Outbuilding 5 (Sukh Bhaura, 2022)



Figure 28: Interior of Outbuilding 5 (Sukh Bhaura, 2022)

4.0 Response to Town of Caledon's 2026 Comments

- **Comment:** Through research associated with another property, Heritage staff discovered reference to this former farmhouse being constructed by Proctor & White, builders from Caledon East known for using concrete block.
    - A.S.I. response: Information about the builders of the house on the subject property was provided to A.S.I. by heritage staff at the Town of Caledon on 6 March 2026. The following section includes content that relates to these builders as that can impact how the Statement of Cultural Heritage Value and the list of heritage attributes are composed, should this property be designated under Part IV of the *Ontario Heritage Act* by the Town of Caledon.

White and Proctor

The residence on the subject property was built by the construction firm of White and Proctor (Bolton Enterprise, 1908a). Samuel W. White and Joseph O. Proctor first established a sawmill in the Caledon East area around the turn of the twentieth century. They next entered the construction business, erecting a wide variety of buildings using both brick and cement blocks, with the latter coming to the fore following their purchase of a cement block-making machine in 1906. They erected a "commodious building at their cement works for the purpose of making cement blocks, tile, and brick during [the] winter" of 1908 (Bolton Enterprise, 1906, 1908b). Among the firm's principal buildings include the Masonic Hall, Memorial Hall, and St. James' Anglican Church and rectory, all in Caledon East. Other structures included schools, a cement block vault at Providence Cemetery, and numerous houses throughout Peel County (Heyes, 1957). Overall, the firm played an integral part in the physical development of Peel County in the late nineteenth and early twentieth century.

The Ontario Regulation 9/06 evaluation of the property at 12434 Dixie Road was updated based on the information presented above. The updated analysis of criterion 4 (previously criterion 2i) is as follows:

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.

- The subject property meets this criterion. The residence and surrounding property were owned and/or occupied by members of the Speirs family between 1834 and c. 2016. Over several generations, this family has had an important and direct association with agriculture in the Mayfield area. After Ken Speirs took ownership in 1961, the property became largely associated with apple orchards. Furthermore, the residence on the property was erected by White and Proctor, a prominent construction firm in Peel established by Samuel W. White and Joseph O. Proctor. The firm played a key part in the physical development of Peel County through the erection of numerous religious, educational, commercial, and residential structures.

Finally, the Draft Statement of Cultural Heritage Value or Interest has been updated as follows:

Draft Statement of Cultural Heritage Value or Interest

Description of Property

The subject property at 12434 Dixie Road is located on the west side of Dixie Road, approximately 1.35 kilometres north of Mayfield Road in the Town of Caledon. It is found on the southeast corner of Lot 20, Concession 3, East of Hurontario Street. The property contains a two-storey Edwardian Classical residence built in 1908, five outbuildings, a graded parking lot, two ponds, and agricultural lands. An unnamed creek traverses the northeastern corner of the property.

Cultural Heritage Value or Interest

The subject property has design and physical value as the residence on the property includes a representative two-storey Edwardian Classical farmhouse in the Town of Caledon. Plus, the residence, called Glenoro and built in 1908, is an early example of a residence clad in rusticated concrete block in the Town of Caledon. It features a slight 'T' footprint, a hipped roof, a verandah, symmetrically-placed windows on the main and upper levels, concrete lintels and sills, and primarily cut stone foundation, with some field stone foundation.

The subject property has historical and associative value through its association with generations of the Speirs family, prominent community members in Mayfield in both the nineteenth and twentieth centuries. Patrick Speirs purchased the

property in 1834; he and his wife Mary erected a residence and the family started to farm soon thereafter. Patrick Speirs was an important figure in the community of Mayfield, both as a farmer and for having donated land for the first Presbyterian church. His descendants and/or members of his extended family continued to reside thereon until c. 2016. This includes William and Janet Speirs (who ran the local general store), John Speirs (a prominent farmer in Chinguacousy and the owner during the construction of the extant residence), Archibald Speirs (a World War I veteran and farmer), and Kenneth Speirs (an orchard operator). The subject property also has historical and associative value for its direct association with Samuel W. White and Joseph O. Proctor, whose business, White and Proctor, erected the residence on the property. White and Proctor were locally-prominent builders, and they played a crucial role in the physical development of Peel County through the erection of numerous religious, educational, commercial, and residential structures in the early twentieth century.

The subject property has contextual value because it is historically linked to the adjacent Mayfield United Church (formerly Presbyterian) and its associated cemetery. The land for the church and cemetery was donated by Patrick Speirs in the 1840s. Many members of the Speirs family have been buried there and some members of the Speirs family have served in various roles for the church administration.

Heritage Attributes

The following heritage attributes express the physical and design value of the subject property:

- Rusticated concrete block exterior;
- Concrete lintels and sills;
- Wood frame windows;
- Cut and field stone foundation;
- The verandah and entranceway on the south façade, which features decorative concrete block columns, including impressions, as well as wooden railings and painted green and white woodwork;
- The decorative wooden brackets painted green and white on the soffit;
- The “Glenoro 1908” dateplate located on the second storey of the east façade; and,
- The natural topography on the east and north side of the house.

If you require any clarifications or require further input, please do not hesitate to get in touch.

Sincerely,



Annie Veilleux, M.A., C.A.H.P.
Senior Cultural Heritage Specialist
Manager, Cultural Landscape & Community Planning, Cultural Heritage