TOWN OF CALEDON
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CULTURAL HERITAGE IMPACT ASSESSMENT

12434 DIXIE ROAD

TOWN OF CALEDON, ONTARIO

10144789 Canada Inc.
160 Avenue Labrosse
Pointe-Claire, QC H9R 1A1

ASI File: 21CH-156

February 2022
(updated March 2022)

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CULTURAL HERITAGE IMPACT ASSESSMENT
12434 DIXIE ROAD
TOWN OF CALEDON, ONTARIO

EXECUTIVE SUMMARY

ASI was contracted by 8181926 Canada Inc. to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 12434 Dixie Road in the Town of Caledon. This property consists of a residence, five outbuildings, a graded parking lot, two ponds, and agricultural lands. The CHIA is being undertaken to fulfill requirements for Temporary Use Zoning Bylaw applications to permit truck trailer parking on the property. The property is listed on the Town of Caledon's *Heritage Register*. The intent of the CHIA is to determine the cultural heritage value of the property and if necessary, measure the impacts of the proposed development on its cultural heritage value.

The evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Caledon. The evaluation determined that the property at 12434 Dixie Road meets the criteria outlined in *Ontario Regulation 9/06* and as such merits designation under the *Ontario Heritage Act*.

Based on the evaluation of the property under *Ontario Heritage Act* Regulation 9/06, the following recommendations are proposed as part of the proposed development of the property:

1. The property at 12434 Dixie Road is known to meet criteria contained in Ontario Regulation 9/06 and therefore has cultural heritage value or interest and should be considered for designation under Part IV of the Ontario Heritage Act.

2. Given the agricultural surroundings of the property, consideration should be given to the design of the acoustic barriers so that they are sympathetic in material and aesthetic to the setting and context of the area.

3. Depending on the excavation and construction methods required to accommodate the proposed parking area, vibration monitoring may be considered to ensure that negative impacts to the house are avoided.

4. Staging during construction should be carefully planned to ensure that negative impacts to cultural heritage resources are avoided. All efforts should be made to eliminate potential impacts during construction.

5. This report should be submitted to heritage planning staff at the Town of Caledon for review.

PROJECT PERSONNEL

Senior Project Manager:	Annie Veilleux, MA CAHP Senior Cultural Heritage Specialist | Manager - Cultural Heritage Division
Project Coordinator	Jessica Bisson, BFA (Hon), Dip. Heritage Conservation Project Administrator – Cultural Heritage Division
Historical Research:	Michael Wilcox, PhD Cultural Heritage Technician | Technical Writer and Researcher - Cultural Heritage Division
Field Review:	Annie Veilleux and Michael Wilcox
Report Production:	Michael Wilcox
Graphics Production:	Peter Bikoulis, PhD Archaeologist | GIS Technician – Operations Division
Report Reviewer:	Annie Veilleux

QUALIFIED PERSONS INVOLVED IN THE PROJECT

Annie Veilleux, M.A., C.A.H.P.
Senior Cultural Heritage Specialist, Manager - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Report is **Annie Veilleux** (M.A., C.A.H.P.), who is a Senior Cultural Heritage Specialist and Manager of the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines, and regulations; and implementation of quality control procedures. Annie is academically trained in the fields of cultural landscape theory, history, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. Annie has managed and conducted numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. Annie has extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and projects requiring comprehensive public and Indigenous engagement programs. She is fully bilingual in English and French and has served as a French language liaison on behalf of Archaeological Services Inc. Annie is a member of the Ontario Archaeological Society, the National Trust for Canada, ICOMOS Canada, and IAP2 Canada. She is also a professional member in good standing of the Canadian Association of Heritage Professionals.

Michael Wilcox, PhD
Cultural Heritage Technician | Technical Writer and Researcher - Cultural Heritage Division

The report writer for this report is **Michael Wilcox** (PhD, History), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division at ASI. He was responsible for preparing and contributing to background historical research, reviewing existing heritage inventories, and technical reporting for this project. His current responsibilities focus on identifying and researching historical documents as well as background research, assessment, and evaluation of cultural heritage resources in Ontario. He has over a decade of combined academic and workplace experience in conducting historical research and crafting reports, presentations, articles, films, and lectures on a wide range of Canadian history topics.

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1.0 INTRODUCTION

ASI was contracted by 8181926 Canada Inc. to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 12434 Dixie Road in the Town of Caledon. The CHIA is being undertaken to fulfill requirements for Temporary Use Zoning Bylaw applications to permit truck trailer parking on the property. The project proposes transforming the 10.7 hectare agricultural property to one primarily dedicated to truck trailer parking. The parking area is proposed to encompass 6.79 hectares, while vegetation groundcover will encompass 2.15 hectares and an environmental area will encompass 1.76 hectares. The existing structures on the property will not be directly impacted by the proposed undertaking. The property is listed on the Town of Caledon's Heritage Register. The intent of the CHIA is to determine the cultural heritage value of the property and if necessary, measure the impacts of the proposed development on its cultural heritage value.

The research and analysis for this report were conducted by Michael Wilcox, Cultural Heritage Technician, and Annie Veilleux, Senior Cultural Heritage Specialist, ASI. The CHIA is guided by the Ministry of Tourism and Culture's (now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries) *Infosheet #5: Heritage Impact Assessments and Conservation Plans* (Ministry of Tourism and Culture 2006) and the Town of Caledon's *Cultural Heritage Impact Assessment Terms of Reference* (Town of Caledon 2019).

This document will provide:

- A historical overview and analysis of the property;
- A description of the existing conditions of the property;
- An evaluation of the property under Ontario Regulation 9/06;
- A proposed Statement of Significance (if necessary);
- An assessment of impacts of the proposed development on the cultural heritage value of the property (if necessary); and
- A list of alternatives for consideration and mitigation measures to ensure that any impacts to the cultural heritage value of the property is minimized (if necessary).

1.1 Location and Description of the Property

The property at 12434 Dixie Road in the Town of Caledon is on the west side of Dixie Road, north of the former small community of Mayfield (Figure 1). The property is bordered by Dixie Road to the east, a UPS facility to the south, agricultural and forested lands to the west, and a combination of tree line, ponds, and creek to the north. The northeast corner of the subject property abuts the Mayfied United Church and its associated cemetery property (Figure 2). The property features a two-storey Edwardian Classical residence, five outbuildings, a graded parking lot, two ponds, and agricultural lands (Figure 3and Figure 4). An unnamed creek traverses the northeastern corner of the property.

The surrounding area primarily consists of agricultural lands to the north, east, and west. To the south is a mix of agricultural and industrial lands before switching to a residential area south of Mayfield Road.

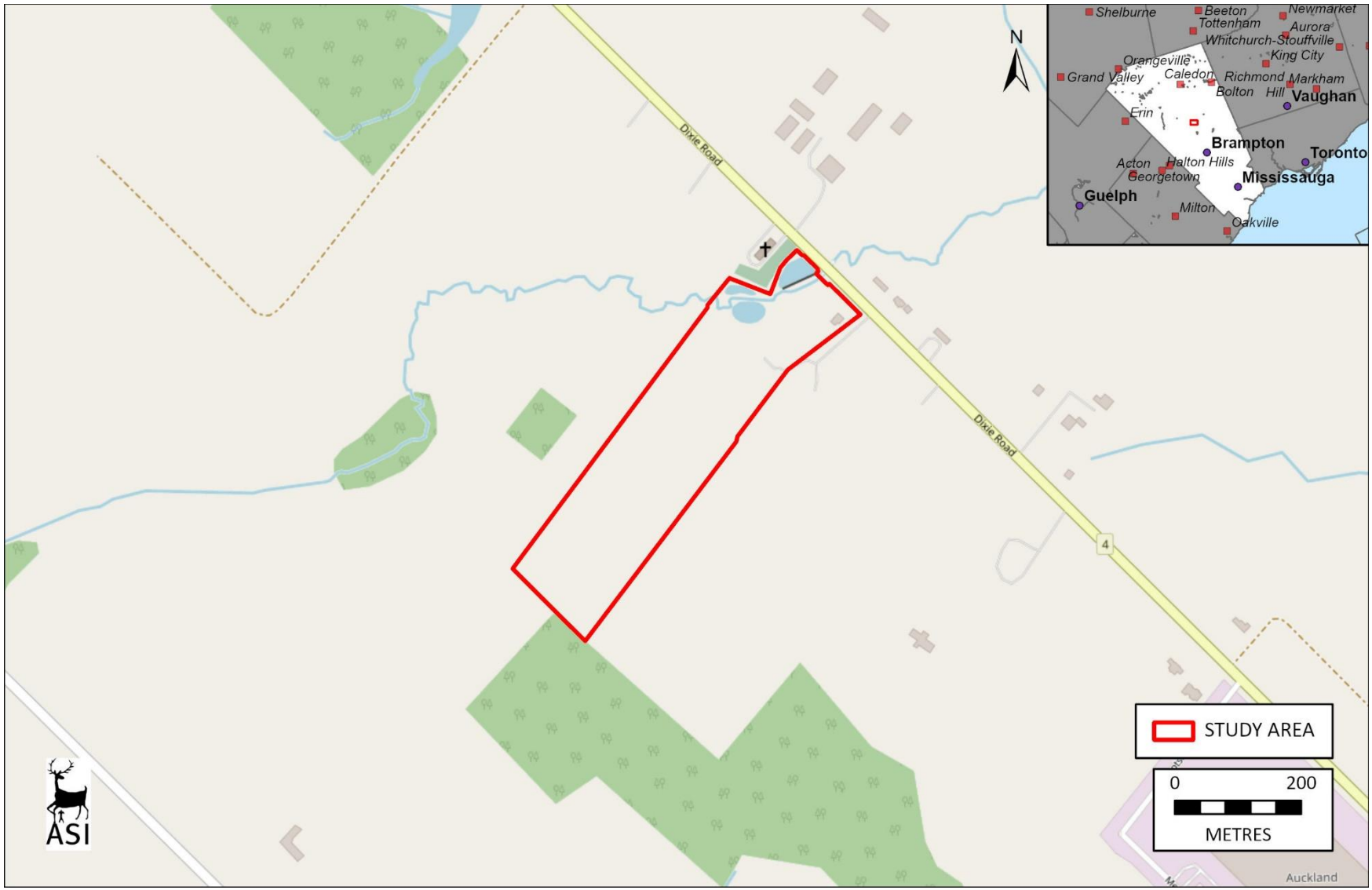


Figure 1: Location of the subject property at 12434 Dixie Road
Source: (c) Open Street Map contributors, Creative Commons n.d.



Figure 2: The location of the subject property overlaid on a 2021 aerial image
Source: Satellite Imagery, 2021

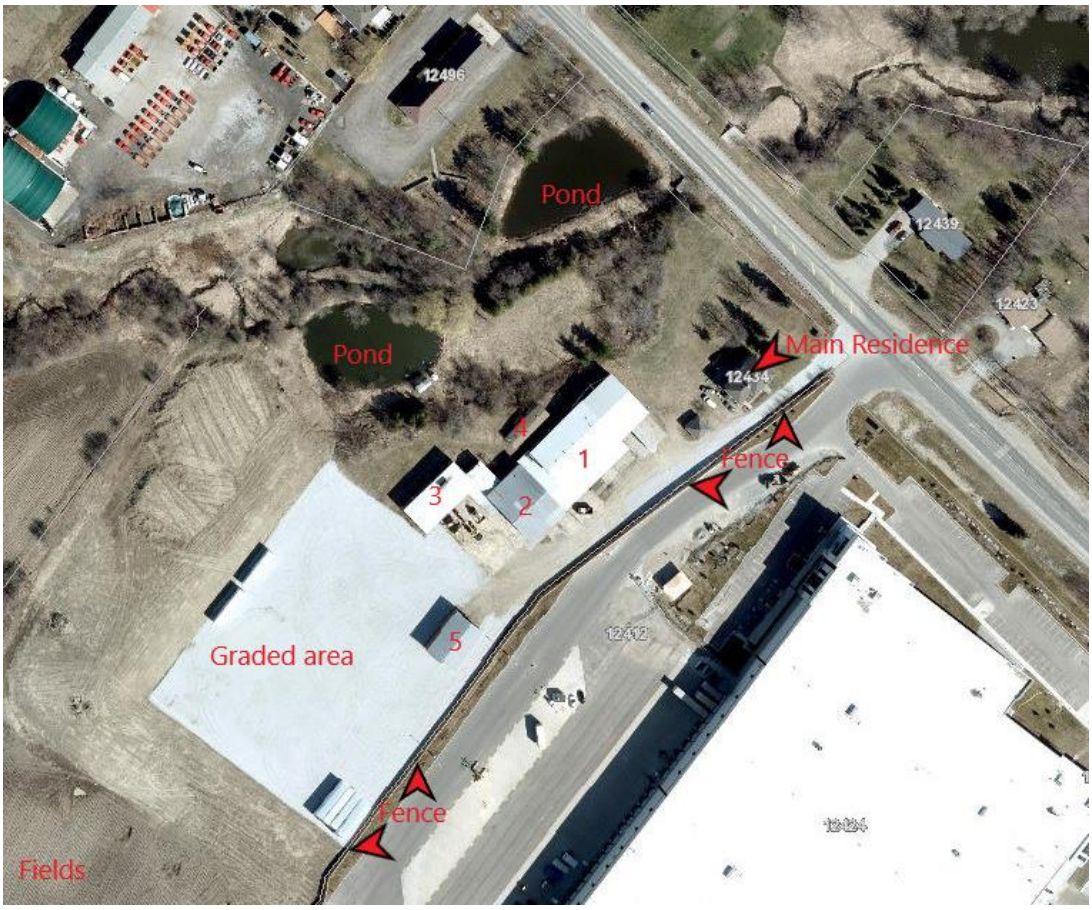


Figure 3: Site plan of the eastern portion of the subject property (Town of Caledon 2022)


Figure 4: The residence at 12434 Dixie Road (ASI 2021)

1.2 Ownership Information

10144789 Canada Inc.
160 Avenue Labrosse
Pointe-Claire, QC H9R 1A1

1.3 Policy Framework

The authority to request this CHER/CHIA arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act* (Ministry of Municipal Affairs and Housing 1990), the *Provincial Policy Statement* (Government of Ontario 2020), and the Town of Caledon *Official Plan* (Town of Caledon 2018).

The *Ontario Heritage Act* (*OHA*) (M.H.S.T.C.I. 1990) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (Ministry of Municipal Affairs and Housing 1990) and related *Provincial Policy Statement* (*PPS*) (Government of Ontario 2020) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

> 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4.0 - Implementation/Interpretation, that:

> 4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.
>
> Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.
>
> In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of cultural heritage are contained in Section 2.0, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting

the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits".

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following provisions relevant to this assessment:

> 2.6.1 *Significant built heritage resources* and *significant cultural heritage landscapes* 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*.

Italicized terms in the foregoing policy statements are defined in Section 6.0 Definitions of the *PPS* and have been considered as part of the present assessment.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The Town of Caledon's *Official Plan* (Town of Caledon 2018) provides policy direction for cultural heritage resources within the town. Policies related to Cultural Heritage Conservation are outlined in Section 3.3 and specific policies relevant to this proposal include:

- 3.3.3.1 General Policies
- 3.3.3.3 Built Heritage Resources
- 3.3.3.4 Cultural Heritage Landscapes

1.4 Project Consultation

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the properties. These included:

- The Town of Caledon's *Heritage Register* (Town of Caledon 2020a);
- The Town of Caledon's *Designation Story Map* (Town of Caledon 2020b);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust n.d.);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada n.d.); and

- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada n.d.).

Previous consultant reports associated with potential above-ground cultural heritage resources and archaeological resources within and/or adjacent and/or in the vicinity of the subject property in the Town of Caledon included the following:

- SABE Study: Cultural Heritage Resource Assessment – Existing Conditions Report (ASI 2020b)
- Cultural Heritage Impact Assessment – 16000 Airport Road (ASI 2020a)

A full list of references consulted can be found in Section 7.0 of this document.

Heritage staff at the Town of Caledon and relevant agencies were contacted through email to confirm the presence of previously identified cultural heritage resources in or near the study area, to inquire if there are any 'in progress' Part IV or Municipal Heritage Register properties in the study area, and to request information relating to the history of the subject property. See Table 1 for a list of organizations contacted and a description of information received.

Table 1: Results of Agency Data Collection

Contact Name/ Position	Organization	Contact Information	Date(s) of Communications	Description of Information Received
Cassandra Jasinski Heritage Planner	Town of Caledon	cassandra.jasinski@caledon.ca	24 and 25 November 2021	Provided information regarding adjacent and nearby heritage properties.
Karla Barboza Team Lead, Heritage	MHSTCI	Karla.Barboza@ontario.ca	24 November and 1 December 2021	Response confirmed that the subject property is not a provincial heritage property nor adjacent to provincial heritage properties.
Kevin De Mille Natural Heritage Coordinator	Ontario Heritage Trust	Kevin.DeMille@heritagetrust.on.ca	24 and 25 November 2021	Confirmed that the subject property nor adjacent properties are Trust-owned or subject to OHT conservation easements.
Kyle Neill Senior Archivist	Peel Art Gallery, Museum and Archives	kyle.neill@peelregion.ca	3, 15, and 17 December 2021	Requested information on the subject property, including information on the Speirs family and the neighbouring Mayfield United Church. PAMA provided a research file for the Speirs family from the Perkins Bull collection, aerial photographs from 1974, and Planning Department map books.

1.5 Cultural Heritage Value

The property at 12434 Dixie Road is listed as a Non-Designated property on the Town of Caledon's *Heritage Register* (Town of Caledon 2020a). The property was added to the *Heritage Register* in May 2020 through Council Resolution #2020-91, as part of the batch listing of the remaining 509 properties from the Town's Built Heritage Resource Inventory (BHRI). The listing information sheet for the property identifies the residence as an "Edwardian Classical style farmhouse with a concrete block exterior" with construction "estimated to have commenced between 1900 and 1924." The listing further notes that the property is part of an "early Chinguacousy Township farmstead" (Town of Caledon 2020c).

A snapshot of the map for the listing provided in the Staff Report is provided below (Figure 5). It should be noted that 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.



Figure 5: Aerial photo with border of 12434 Dixie Road property (Town of Caledon 2020c)

The subject property at 12434 Dixie Road is adjacent to 12496 Dixie Road, which includes Mayfield United Church and its associated cemetery, and which is also listed as a Non-Designated property on the Town of Caledon's *Heritage Register* (see Figure 6).[1] Also in the vicinity is 12489 Dixie Road, a Non-Designated property on the *Heritage Register* and which is located north of the subject property and on the east side of Dixie Road.

[1] As it relates to Cultural Heritage and Archaeology, the *Provincial Policy Statement* (Government of Ontario 2020) defines adjacent as "those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan."

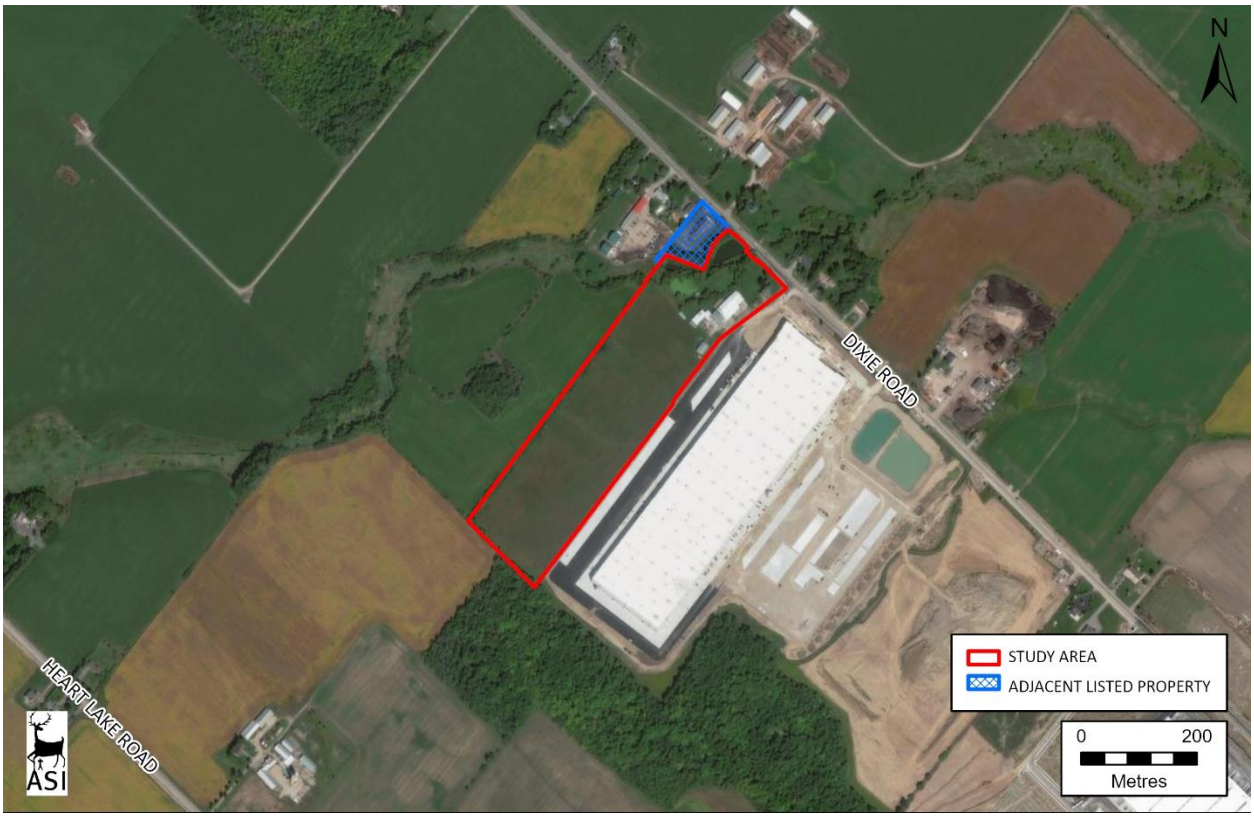


Figure 6: The location of the subject property and adjacent heritage property overlaid on a 2021 aerial image
Source: Satellite Imagery, 2021

2.0 HISTORICAL RESEARCH

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the study areas. The following libraries and archives provided further information:

- Peel Art Gallery, Museum, and Archives
- Archives of Ontario
- Library and Archives Canada

This section provides a brief summary of historical research. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Indigenous land use and Euro-Canadian settlement.

2.1 Summary of Early Indigenous History in Southern Ontario

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.) (Ferris 2013).[2] During the Paleo period (c. 11,000 B.C.E. to 9,000 B.C.E.), groups tended to be small, nomadic, and non-stratified. The population relied on hunting, fishing, and gathering for sustenance, though their lives went far beyond subsistence strategies to include cultural practices including but not limited to art and astronomy. Fluted points, beaked scrapers, and gravers are among the most important artifacts to have been found at various sites throughout southern Ontario, and particularly along the shorelines of former glacial lakes. Given the low regional population levels at this time, evidence concerning Paleo-Indian period groups is very limited (Ellis and Deller 1990).

Moving into the Archaic period (c. 9,000 B.C.E. to 1,000 B.C.E.), many of the same roles and responsibilities continued as they had for millennia, with groups generally remaining small, nomadic, and non-hierarchical. The seasons dictated the size of groups (with a general tendency to congregate in the spring/summer and disperse in the fall/winter), as well as their various sustenance activities, including fishing, foraging, trapping, and food storage and preparation. There were extensive trade networks which involved the exchange of both raw materials and finished objects such as polished or ground stone tools, beads, and notched or stemmed projectile points. Furthermore, mortuary ceremonialism was evident, meaning that there were burial practices and traditions associated with a group member's death (Ellis and Deller 1990; Ellis et al. 2009).

The Woodland period (c. 1,000 B.C.E. to 1650 C.E.) saw several trends and aspects of life remain consistent with previous generations. Among the more notable changes, however, was the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more stratified societies, and more elaborate burials. Later in this period, settlement patterns, foods, and the socio-political system continued to change. A major shift to agriculture occurred in some

[2] While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.

regions, and the ability to grow vegetables and legumes such as corn, beans, and squash ensured long-term settlement occupation and less dependence upon hunting and fishing. This development contributed to population growth as well as the emergence of permanent villages and special purpose sites supporting those villages. Furthermore, the socio-political system shifted from one which was strongly kinship based to one that involved tribal differentiation as well as political alliances across and between regions (Ellis and Deller 1990; Williamson 1990; Dodd et al. 1990; Birch and Williamson 2013).

The arrival of European trade goods in the sixteenth century, Europeans themselves in the seventeenth century, and increasing settlement efforts in the eighteenth century all significantly impacted traditional ways of life in Southern Ontario. Over time, war and disease contributed to death, dispersion, and displacement of many Indigenous peoples across the region. The Euro-Canadian population grew in both numbers and power through the eighteenth and nineteenth centuries and treaties between colonial administrators and First Nations representatives began to be negotiated. The subject property is located on Treaty #19 territory.

The Ajetance Purchase, or Treaty #19, included 648,000 acres of land occupying portions of present-day Halton and Peel Region as well as Dufferin and Wellington County. This area was the last large tract of land ceded by the Mississaugas of the Credit First Nation, following the settlement of the Head of the Lake purchase (Treaty 14) in 1806, and is also surrounded by Treaty #3 (1784/1792) to the west, Treaty 13 (1788/1805) to the east, and Treaty 18 (1818) to the north (Government of Canada 2016). By 1818, the Mississaugas were experiencing a rapid decline in population due to increased encroachment by settlers, and declining resources and the area to the north had just been ceded by Chippewa nations (Mississaugas of the Credit First Nation 2017a).

On October 23, 1818, Deputy Superintendent William Claus met with Chief Ajetance and other delegates of the Missisaugas of the Credit First Nation to negotiate the sale of this tract of land. The payment offered for this land consisted of the yearly sum of five hundred and twenty-two pounds ten shillings in goods annually. By 1820, the Mississaugas of the Credit negotiated the sale of the remainder of their lands except for a 200 acre parcel near the mouth of the Credit River (Surtees 1984; Mississaugas of the Credit First Nation 2017b; Crown-Indigenous Relations and Northern Affairs 2016). The Ajetance Purchase is also significant due to its relationship to the Haldimand Tract. On October 25, 1784, the Governor of Quebec Sir Frederick Haldimand signed a proclamation that allotted land six miles (10 km) on either side of the Grand River to the Six Nations People for their assistance during the American revolutionary war (Filice 2018; Surtees 1984).

Upon review of the Haldimand Proclamation, however, politician and Indian Department official Sir John Johnson noted an error involving the location of the northern boundary of the tract. Governor Haldimand had mistakenly assumed in 1784 that the headwaters of the Grand River resided within the area negotiated under Treaty #3. However, the headwaters extended to the present-day community of Dundalk, Grey County, which was not negotated until 1818 under Treaty #18. Additionally, the northern reach of the Grand River crosses through the northwestern corner of the Ajetance Purchase lands in Dufferin and Wellington County (Government of Canada 2016; Filice 2018; Surtees 1984). Due to this inconsistency, the northern boundaries of the Haldimand Tract were redefined in 1793 under Treat #4 to end at Jones Base Line in Fergus, Ontario – at the boundary of Treaty #3 and Treaty #19. This decision to end the Haldimand tract within Treaty #3 lands rather than continuing the tract up to the headwaters of the Grand River is still disputed by Six Nations of the Grand River and the community continues to contest the redefined territory with the Government of Canada (Filice 2018).

2.2 Euro-Canadian Settlement History

Historically, the subject property was located in the Township of Chinguacousy in Peel County, now the Region of Peel. It was located on Lot 20, Concession 3, East of Hurontario Street (EHS), north of the village of Mayfield.

2.2.1 Township of Chinguacousy

Chinguacousy Township is said to have been named by Sir Peregrine Maitland after the Mississauga word for the Credit River meaning "young pine." Other scholars assert that it was named in honour of the Ottawa Chief Shinguacose, which was corrupted to the present spelling of 'Chinguacousy,' who, on behalf of the British, led the capture of Fort Michilimackinac from the Americans during the War of 1812 (Mika and Mika 1977:146; Rayburn 1997:68). The township was formally surveyed in 1818, and the first legal settlers took up their lands later that year. The extant Survey Diaries indicate that the original timber stands within the township included oak, ash, maple, beech, elm, basswood, hemlock, and pine. It was recorded that the first landowners in Chinguacousy included settlers from New Brunswick, the United States, and also United Empire Loyalists and their children (Pope 1877:65; Mika and Mika 1977:417; Armstrong 1985:142).

Due to the small population of the newly acquired tract, Chinguacousy was initially amalgamated with the Gore of Toronto Township for political and administrative purposes. In 1821, the population of the united townships numbered just 412. By 1837, the population of the township had reached an estimated 1,921. The numbers grew from 3,721 in 1842 to 7,469 in 1851. Thereafter the figures declined to 6,897 in 1861, and to 6,129 by 1871 (Walton 1837:71; Pope 1877:59). Chinguacousy Township was the largest in Peel County and was described as one of the best settled townships in the Home District. It contained excellent, rolling land which was timbered mainly in hardwood with some pine intermixed. Excellent wheat was grown here. By 1851, the township had two grist mills and eight sawmills (Smith 1846:32; Smith 1851:279). The principal crops grown in Chinguacousy included wheat, oats, peas, potatoes, and turnips. It was estimated that the only township in the province which rivaled Chinguacousy in wheat production at that time was Whitby. Other farm products included maple sugar, wool, cheese, and butter (Smith 1851:279).

Chinguacousy was originally included within the limits of the Home District until 1849, when the old Upper Canadian Districts were abolished. It formed part of the United Counties of York, Ontario, and Peel until 1851, when Peel was elevated to independent county status under the Provisions 14 & 15. A provisional council for Peel was not established until 1865, and the first official meeting of the Peel County council occurred in January 1867.

In 1974, part of the township was amalgamated with the City of Brampton, and the remainder was annexed to the Town of Caledon (Pope 1877:59; Mika and Mika 1977:417-418; Armstrong 1985:152; Rayburn 1997:68).

2.2.2 Village of Mayfield

Mayfield was likely named after a place in Scotland of the same name, apparently at the suggestion of William Speirs. In 1859, two of the principal businessmen in this village were Thomas Archdekin

(proprietor of the "Bay Horse Inn") and William Speirs (postmaster and general merchant). In the 1850s, the village, with a population of approximately 50 inhabitants, included a post office, store, and inn. By the 1870s, it had grown to include a blacksmith shop, a "good brick school," and two churches, though the population remained static (Lovell 1857:298; Tremaine 1859; Pope 1877:66; Mann 2000:61). Mayfield declined in the decades thereafter, as other neighbouring communities were on more well-travelled routes. It became little more than a crossroads intersection by the early twentieth century. Nevertheless, the place name persisted because of the major east-west road it was located on, and by the creation of Mayfield Secondary School, built in 1969, and Mayfield Recreation Centre, built in 1971. The Caledon Heritage Foundation now considers the former village of Mayfield a "ghost hamlet" (Caledon Heritage Foundation n.d.).

2.3 Historical Chronology and Setting

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, church histories, and research papers at the Peel Art Gallery, Museum, and Archives.

The crown patent for the original 200-acre property, found on Lot 20, Concession 3 EHS of the former Chinguacousy Township, went to Sarah Salsbury in 1824. It is unlikely that she ever resided on the property, though, as she sold the full 200 acres to William Gray in March 1825. Gray then sold 50 acres on the south half of the east half of Lot 20 – on which the subject property is found – to Peter Page in April 1825. Page sold these 50 acres to Robert Archdeacon in 1828. Six years later, Archdeacon's son and his wife sold the 50 acres to Patrick Speirs (OLRA n.d.).[3]

Patrick (1787-1869) and Mary Speirs (1787-1867) must have purchased the property soon after they migrated with their children from Scotland to Canada in 1834 (PAMA). Patrick, a miller back in Scotland, had been a "very strong man" and "very stern in his manner," while Mary "was a tall winsome pleasant woman" (PAMA). The Speirs were members of the 3rd Line East congregation of Presbyterians. Occasional services had occurred in the area beginning in the late 1820s and a congregation began in 1830 or 1831. According to the cairn at the cemetery, Patrick Speirs donated the land for a new church on the northeast corner of his property in 1842 and the church was erected that same year. However, an account of the church's history called *Mayfield Memories* notes that a "meeting house" was erected in 1841 and the congregation held its inaugural meeting on January 1, 1842 (Mayfield United Church Committee 1980). Making matters more confusing, the Abstract/Parcel Register Book notes that Speirs did not officially donate the land (constituting "1 ¼ + a ½ Acres") until 1845 (OLRA n.d.). Whatever the case may be, it is clear that Speirs donated the land and that a church or meeting house was extant by 1842. It appears to have been a wood frame structure (Figure 7).

[3] The surname appears with multiple different spellings depending on the document in question, including Speir, Spier, Spears, and Spiers. I have used Speirs throughout for the sake of consistency, but also because that is the name engraved in the cairn at Mayfield Cemetery and is the most commonly used spelling.



Figure 7: Wood frame church on Lot 20, Concession 3, 1850, from the *Missionary Record of the United Presbyterian Church of Scotland, 1850* (Mayfield United Church Committee 1980)

Patrick Speirs, along with five others, was named one of the Church managers in 1842. A manse was erected across the road from the Church c. 1845 and a shed for horses was erected c. 1860. A new church, made of brick, was built at the same location in 1874 by Mr. Josiah Mason of Brampton and the first service was held on 24 January 1875. This church remains extant at 12496 Dixie Road, adjacent to the subject property. A rear wing was built as an addition to the church in 1929 and was used for a Sunday School and as a location for social events and other Church functions (Mayfield United Church Committee 1980). In regards to the adjacent cemetery, it has been recorded that "everyone in the cemetery there is related. The excessive "familyness" of the Mayfield Presbyterian church was a byword in the district" (Bull c. 1930s). Many members of the Speirs family are buried there. The first burial to have taken place on the grounds was that of Patrick Speirs Jr., the son of Patrick and Mary, who died of pneumonia in 1837.

Returning to the broader history of the property and the Speirs family, the 1851 census (Library and Archives Canada 1851) identifies Patrick Speirs as a 63-year-old Scottish-born farmer, Presbyterian in faith, and married to 62-year-old Mary Speirs. The couple had three children living with them at the time and the family lived in a single-storey log house. The census also notes that their property included a wood frame Presbyterian Church, which is described above. In 1854, Patrick and Mary Speirs began leasing the property to their son Robert Speirs. Nevertheless, it was still Patrick Speirs' name that appears on the 1859 Tremaine Map for Peel County (Figure 9). The map shows the extent of ownership and the land allotment at this time. While no residence is depicted, it was not uncommon for map makers at this time to exclude features and structures that were in fact extant. Patrick Speirs officially granted the land to Robert Speirs in 1861 (OLRA n.d.).

The 1861 census (Library and Archives Canada 1861) identifies Patrick and Mary, both 72, continuing to live in a single-storey log house (probably on Lot 20) while Robert, his wife Elizabeth (d. 1871), whom he had married in 1850, and their five children lived in a one-and-a-half storey log house (probably on Lot 19). Other members of the Speirs family, including William and James and their families, also lived on

nearby properties. The 1871 census (Library and Archives Canada 1871) records that Robert and his wife were both 43 years old, and they had five children. The eldest son, Peter, was listed as a farmer alongside his father though none of the other family members had jobs listed. Other schedules on the 1871 census note that Robert Speirs owned 128 ½ total acres (on Lots 19 and 20), two dwelling houses, four barns and/or stables, one carriage/sleigh, two waggons/cars/sleds, three ploughs/cultivators, one reaper/mower, one horse rake, and one fanning mill. The family grew wheat, barley, oats, peas, potatoes, clover seed, tobacco, and hay. One hundred bushels of apples were also collected from a small orchard on the property. Additionally, Speirs owned four horses over three years old, six milch cows, six other horned cattle, 14 sheep, eight pigs, five hives of bees, and the family was able to produce 450 pounds of butter, 30 pounds of cheese, 15 pounds of honey, and 40 pounds of wool. Oddly, the family also owned three muskrats, one of only a handful in this enumeration district. There were enough trees on the property to yield 18 cords of firewood.

The 1873-74 Directory of the County of Peel lists Robert Speirs as living on Lot 19, Concession 3 EHS. If this is indeed the case then there might not have been a residence on his northern portion of the property at this time (Lynch 1874). This is plausible, given that Patrick and Mary, Robert's parents, died in 1867 and 1869 respectively, and they were likely the ones who had been living on Lot 20. However, it is possible that the directory mistakenly noted Speirs' dwelling as being on Lot 19 when he actually lived on Lot 20. On the 1877 Illustrated Historical Atlas, for instance, Speirs' dwelling appears to be on the southeast corner of Lot 20 (with a small orchard surrounding it). While he is also shown as owning Lot 19, no residence is depicted on that portion of his property (Figure 10). The Presbyterian Church, the cemetery, and an unnamed creek appear in the northeastern corner of Speirs' property, though, as noted above, the church and cemetery are excluded from the subject property review.

In 1881, Robert Speirs sold the south east quarter (50 acres) of Lot 20 to Janet Speirs (1816-1892), the second wife of Robert's brother William Speirs, for $8500 (OLRA n.d.). Janet and William Speirs likely moved into Robert and Elizabeth's former residence, one the 1891 census identifies as a one-and-a-half storey wood structure. Both the 1881 and 1891 census note that William was a store keeper, so it is likely that the farm was worked on by someone else during their tenure (Library and Archives Canada 1881; Library and Archives Canada 1891).

Janet Speirs sold the 50 acres on which the subject property is found to her son John Speirs (1854-1918) in 1892 (OLRA n.d.). She died later that year. However, it appears that William continued to reside on Lot 20 for at least another year, as an article in the *Orangeville Banner* published 17 August 1893 notes that a major fire occurred on Lot 20, Concession 3 at the property of William Speirs, resulting in "the complete destruction of his large barn and all his outbuildings, five in number, together with their contents" and amounting to $4,000 in losses (PAMA). Although John Speirs owned 50 acres on Lot 20 beginning in 1892, it is possible that he did not move onto the property until his father died in 1895. Or, perhaps he lived in a residence formerly owned by his uncle Robert Speirs at the southeast corner of Lot 20, which may have still been extant at this time.

Born in Ontario in 1854, John Speirs was a farmer. The 1901 census (Library and Archives Canada 1901) notes that he was 46 years old, a Presbyterian in faith, and married to Martha E. Speirs, who was also 46. At this time, the couple had 10 children, one of whom was married and with a child, and all 14 people resided on the property. It is unknown what type of residence the family resided in, nor exactly where it was located.

The subject residence has a dateplate that states “Glenoro 1908” which signifies the house’s date of construction, as well as what was likely the farm’s name. As such, the house was erected under the ownership of John Speirs. John Speirs was a Liberal in politics, and a lifelong member of the Mayfield Presbyterian Church, even serving as its caretaker during the 1909-10 years (PAMA; Mayfield United Church Committee 1980). The 1911 census (Library and Archives Canada 1911) identifies John Speirs as 56 years of age and a farmer, married to Martha, and with six children who lived in the subject residence, all of whom were between the ages of 13 and 22. The full family is pictured below (Figure 8).



Figure 8: Family of John and Martha Speirs, c. 1910 (Ancestry.ca)

The subject residence is visible on the 1914 topographic map (Figure 11), right on the crest of a small river valley. The house is situated in a rural-agricultural context, with a few neighbouring farmhouses to the north and south.

John Speirs died in 1918 and his obituray in one of the local papers notes that he was “one of the best known farmers of East Chinguacousy” (PAMA). By February 1920, Henry J. Speirs and Aylmer Speirs, acting as executors of their father’s estate, officially sold the property to their brother Archibald Speirs (OLRA n.d.).

Archibald (Archie) Speirs (1887-1974) owned and likely lived in the residence and farmed the surrounding property for another 40 years. A soldier with the 54th Battalion during the First World War, Archibald returned to Canada in 1919. The 1921 census (Libraries and Archives Canada 1921) notes that he was the 34-year-old owner of the subject residence and the head of the household, which also included his mother Martha (66), brother Henry James (36), and sister Euphemia (26). The house construction material is marked down as "con" which would seem to indicate concrete block, and that the family occupied 11 rooms therein. Archie married Mary Archdekin in 1922 and the couple had six children (PAMA). Archie was the director of the Peel Seed Growers Co-operative Society in 1931 (PAMA).

The 1940 topographic map (Figure 12) and 1954 aerial image (Figure 13) depict the subject property in a rural-agricultural context. More detail is visible in the 1954 image: the residence is surrounded by trees, and the property itself appears to have distinct areas for different crops, including what appears to be an orchard in the middle third of the property.

Archibald seems to have divided the property in 1960-61, and granted 22.75 acres to his son John in 1960 and the remaining 27.25 acres to his son Kenneth in 1961. It was Kenneth who owned the subject property, and lived there with his wife Lonna and their children and, at least for some time, with his parents. His mother Mary died in 1965 and father Archibald died in 1974. John owned the land to the south and occupied a separate residence. In 1980, Kenneth took possession of John's portion as well. Kenneth was the owner and operator of Ken Speirs Orchards (Mayfield Farms Ltd.), and the orchard is clearly visible at the rear of the property on the 1974 aerial photograph (Figure 14) and the 1994 topographic map (Figure 15). While apples, pies, and cider were sold in retail outlets around Mayfield, the hub of his orchard operation was on the subject property. Here, the oldest remaining barns at the rear of the property (closest to the residence) were formerly used for apple processing, including peeling, slicing, and cubing apples for a variety of companies to sell across Canada. The plant primarily processed apples from rich apple-growing areas in Ontario (Collingwood, Meaford, Thornbury) but about 5% of the apples processed here were from Speirs' own orchards (Caledon Heritage Foundation n.d.). Other orchard owners from the surrounding area also used Speirs' facility for processing their apples as well.

According to signage on the front of the property, visible on Google Maps Street View imagery, Speirs was still occupying 12434 Dixie Road in 2014. He likely owned the property until his death in 2016 at the age of 77. Following his funeral at Mayfield United Church, he was buried at Dixon Union Cemetery (Egan Funeral Home 2016).



Figure 9: The location of the subject property overlaid on the 1859 Tremaine Map of the County of Peel
Source: Map of the County of Peel (Tremaine 1859)



Figure 10: The location of subject property overlaid on the 1877 Illustrated Historical Atlas of Peel County
Source: Illustrated Historical Atlas of Peel County (Walker and Miles 1877)

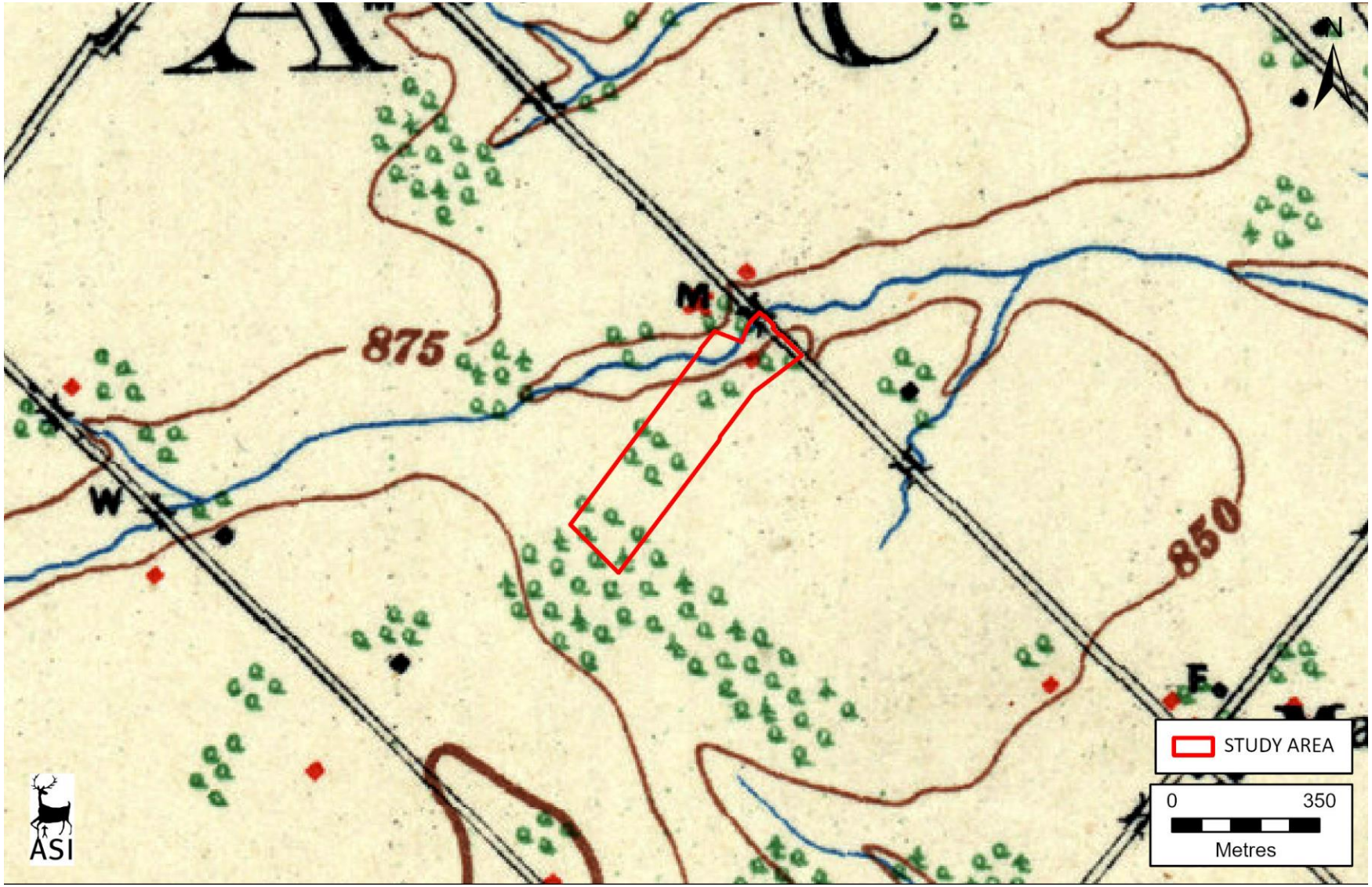


Figure 11: The location of the subject property overlaid on a 1914 topographical map, Bolton Sheet
Source: (Department of Militia and Defence 1914)

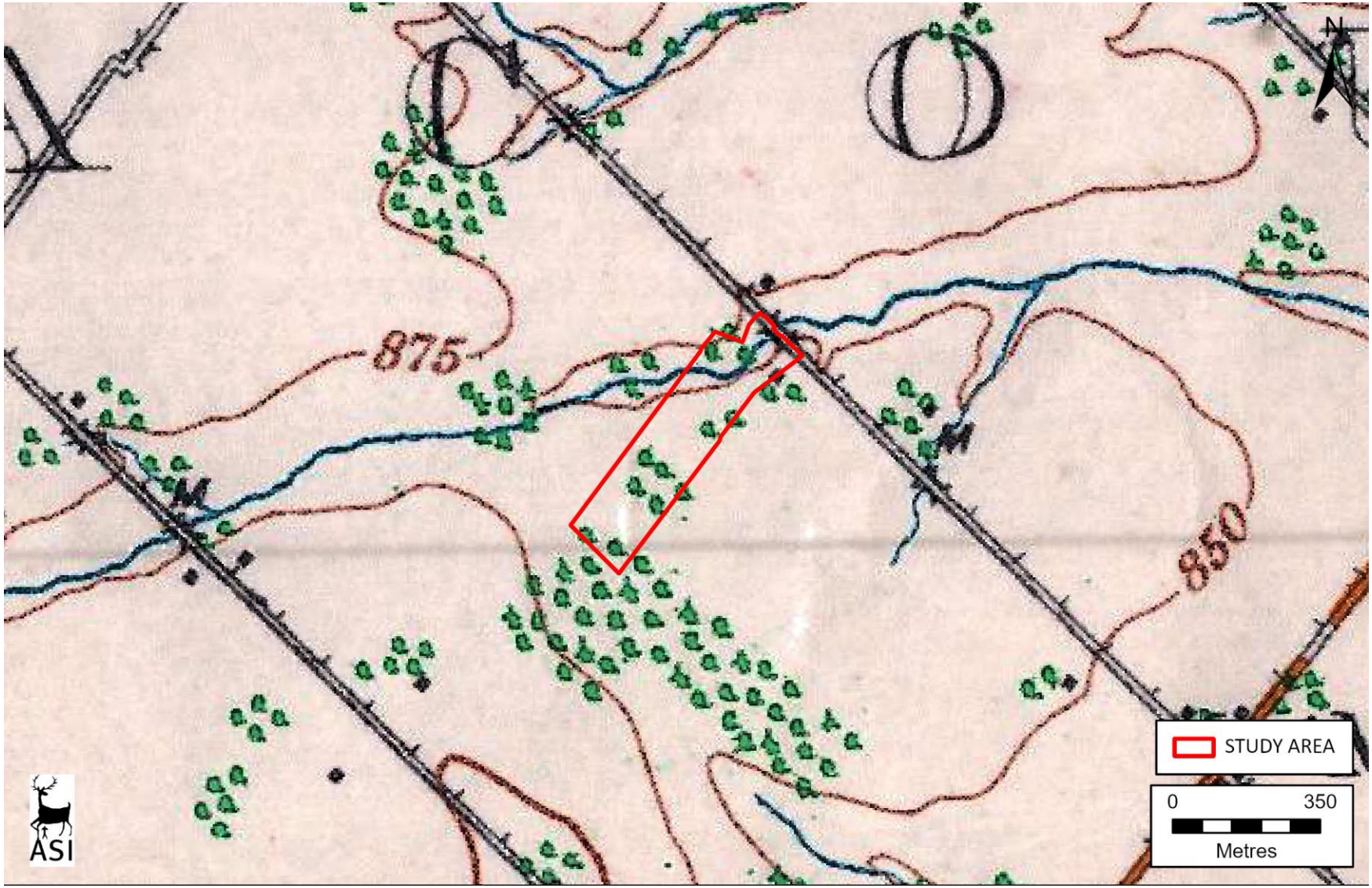


Figure 12: The location of the subject property overlaid on a 1940 topographical map, Bolton Sheet
Source: (Department of National Defence 1940)

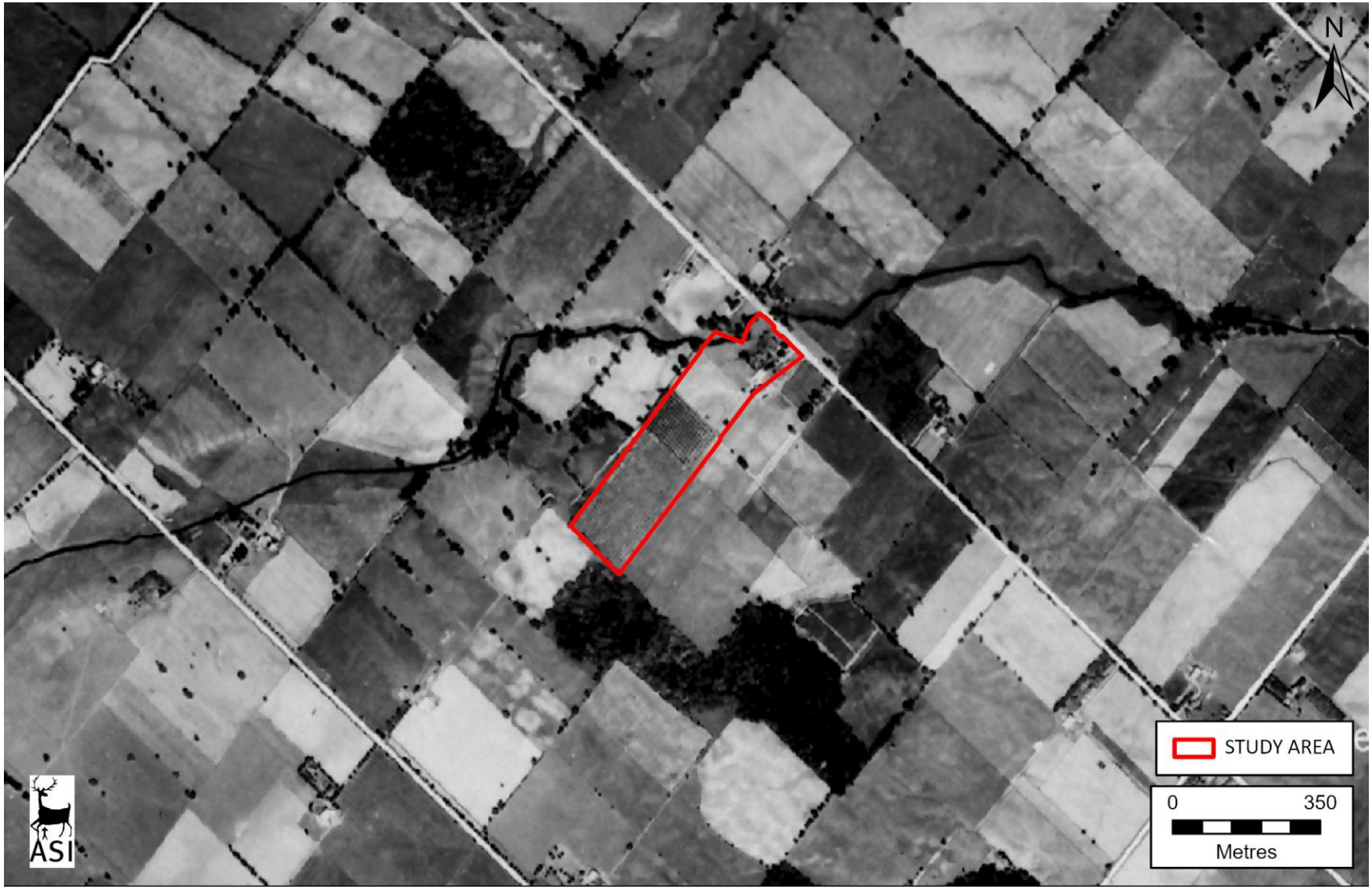


Figure 13: The location of the subject property overlaid on a 1954 aerial photograph
Source: (Hunting Survey Corporation Limited 1954)



Figure 14: The location of the subject property overlaid on a 1974 aerial photograph
Source: (PAMA)

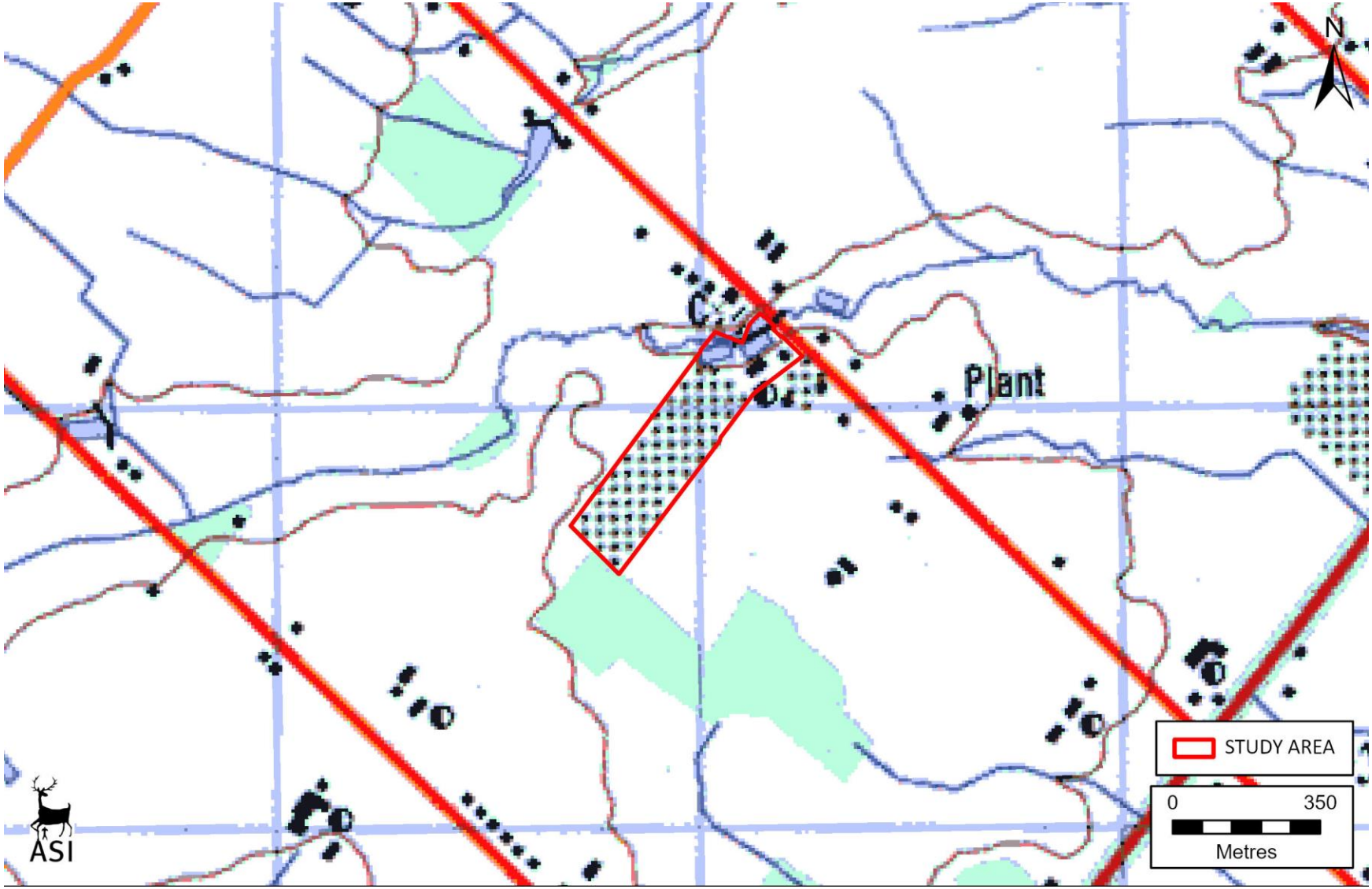


Figure 15: The location of subject property overlaid on a 1994 topographical map, Bolton Sheet
Source: (Department of Energy, Mines and Resources 1994)

3.0 EXISTING CONDITIONS

A site visit to the subject property was conducted on 1 December 2021 by Michael Wilcox and Annie Veilleux, both of ASI. The site visit included photographic documentation of the subject property's exterior and the residence's interior.

The property at 12434 Dixie Road in the Town of Caledon is on the west side of Dixie Road, a nineteenth century transportation route. The property features a two-storey Edwardian Classical residence, five outbuildings, a graded parking lot, two ponds, and agricultural lands. Photographic plates (**Error! Reference source not found.** to Plate 66) are provided below.

3.1 Surrounding Area

The subject property at 12434 Dixie Road in the Town of Caledon is on the west side of Dixie Road, a north-south oriented roadway that carries a single lane of vehicular traffic in each direction (Plate 1 and Plate 2). To the south of the subject property is a large UPS facility, which was built between 2018 and 2019 based on a review of historical air photo images (Town of Caledon 2022) (Plate 3). To the north, east, and west is largely agricultural lands. One of these agricultural properties, located at 12489 Dixie Road, is listed on the Town of Caledon's *Heritage Register* (Plate 4). Mayfield United Church and its associated cemetery is also listed on the Town's *Heritage Register* and is located adjacent to the subject property, immediately to the north (Plate 5 to Plate 7). While the adjacent pond is visible from the edge of the cemetery, the subject residence is partially obscurred by existing vegetation. The agricultural fields and proposed truck parking area are not visible from the cemetery due to heavy vegetation.



Plate 1: View looking south from 12434 Dixie Road (ASI 2021)



Plate 2: View looking north from 12434 Dixie Road (ASI 2021)



Plate 3: View looking southwest showing house and property at 12434 Dixie Road, with UPS facility in the background (ASI 2021)



Plate 4: Listed house at 12489 Dixie Road, northeast of the subject property (ASI 2021)



Plate 5: Mayfield United Church, north of the subject property (ASI 2021)



Plate 6: Cairn at Mayfield United Church Cemetery, north of the subject property (ASI 2021)


Plate 7: Cemetery grounds south of the church and north of the subject residence, looking west (ASI 2021)

3.2 Residence

3.2.1 Exterior

The residence on the subject property consists of a two-storey Edwardian Classical farmhouse with a slight 'T' footprint and a hipped roof with overhanging eaves. The front (south) façade features the main entrance under a verandah and a secondary entrance through an enclosed porch, as well as symmetrically-placed windows on the main and upper levels (Plate 8). The east façade faces Dixie Road and features symmetrically-placed windows on the main and upper levels as well as a window dormer extending from the attic (Plate 9). The dormer has a hipped roof with overhanging eaves, wooden soffit with decoratrive wooden brackets, and wooden siding. The north façade features symmetrically-placed windows on the main and upper levels and a porch with a third entrance into the residence (Plate 10). The west façade features symmetrically-placed windows and a fourth entrance into the residence via an enclosed stairway into the basement (Plate 11).

The exterior of the residence has several ornamental features of note. A date plate that reads "Glenoro 1908" is located on the second storey of the east façade, between the two windows (Plate 12). This would seem to indicate the name of the farm/house as well as its year of construction. The verandah on the south façade features decorative concrete block columns, including impressions, as well as wooden railings and painted green and white woodwork along the trellis (Plate 13 and Plate 14). Furthermore, the wooden soffit features decorative wooden brackets painted green and white (Plate 15).

All windows on the main and second floors, which consist of large 1/1 wooden windows, feature concrete lintels and sills, and all have aluminum storms (Plate 16). All doors appear to have been updated. The entire house is clad in rusticated concrete block, an early example of this material for residential construction, since it only started being produced around the turn of the twentieth century (Simpson 1989). *The Globe* first noted the sudden prevalence of concrete block as a building material in Canada in a 1905 article that highlighted the ease in which it could be moulded into various styles, shapes and design. It was also thought to be desirable as a frost-proof, damp-proof, and fire-proof material (The Globe 1905) (Plate 17).[4] The residence features primarily cut stone foundation, though field stone foundation is evident underneath the porches (Plate 18 and Plate 19). The secondary entrance is found within an enclosed porch featuring wooden siding and concrete block pillars (Plate 20) on the south elevation. Finally, there is an internal brick chimney, which extends out of the residence.

[4] Concrete blocks could be inexpensively produced on site with machinery ordered through catalogues likes Sears. While this material eventually tended to be used for construction of residential building foundations and adopted for industrial and institutional building construction through the course of the twentieth century, it was embraced as an 'architectural' material in the early twentieth century in the United States and Ontario. Generally, the use of concrete block for complete residential building construction in the early twentieth century embraced the use of 'pressed' or texturized concrete block that sought to imitate other more traditional building materials like stone or brick. Most early concrete blocks were manufactured in the rock-face block style, which was particularly popular amongst middle class homeowners looking to use it as a cheaper substitute for stone. The rock-face block style was also a remnant of the more ornamental Victorian tastes that lingered into the early twentieth century (Simpson 1989).



Plate 8: Southern elevation of 12434 Dixie Road (ASI 2021)



Plate 9: Eastern elevation of 12434 Dixie Road (ASI 2021)



Plate 10: Northern elevation of 12434 Dixie Road (ASI 2021)



Plate 11: Western elevation of 12434 Dixie Road (ASI 2021)



Plate 12: Date plate on second storey of east façade (ASI 2021)


Plate 13: Concrete block column on front (south) elevation (ASI 2021)

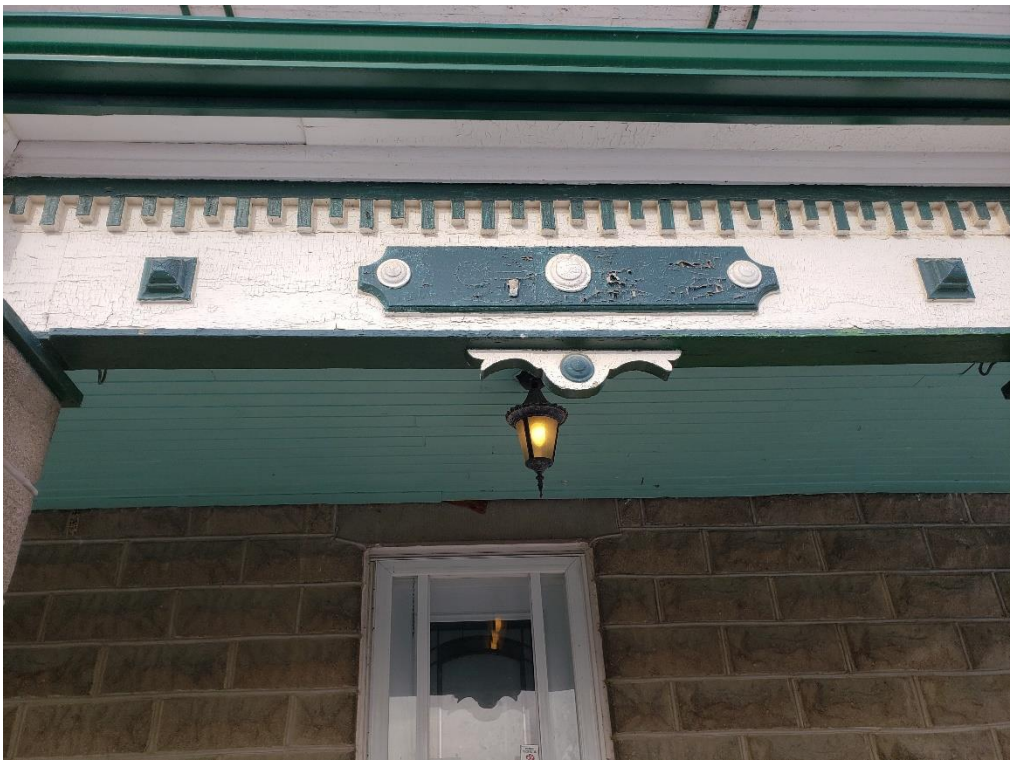


Plate 14: Painted wooden porch detail (ASI 2021)

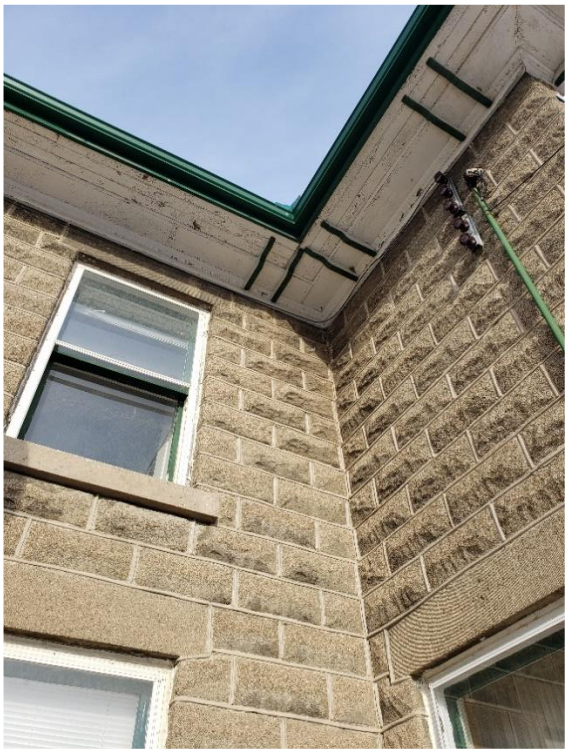


Plate 15: Decorative features on soffit (ASI 2021)



Plate 16: Window with concrete lintel and sill (ASI 2021)



Plate 17: Concrete block detail (ASI 2021)



Plate 18: Basement window with concrete lintel and cut stone foundation (ASI 2021)



Plate 19: Field stone foundation under porch (ASI 2021)



Plate 20: Secondary entrance, with wooden cladding (ASI 2021)

3.2.2 Interior

Basement

The basement of 12434 Dixie Road consists of four large rooms and features stone foundation and walls with parging and a concrete floor. The foundation walls are most clearly visible in the most eastern room, which extends the width of the house and features one north-facing and one south-facing window (Plate 21). The middle of the basement is occupied by two separate rooms. The northern room is a storage area and consists of built-in cabinets and one north-facing window (Plate 22). The southern room of the basement includes the furnace, hot water tank, and electrical panel. Wood support beams are visible, as is one south-facing window (Plate 23). Wooden doors provide access between the middle rooms and the basement's most western room. This room provides access to the main floor via a wooden staircase along its northern wall, as well as access to the exterior via a metal door and enclosed concrete staircase. The room also features wood and steel beams, laundry facilities, and one west-facing window (Plate 24 and Plate 25).



Plate 21: Large eastern-most room in basement (ASI 2021)



Plate 22: Large storage room in basement (ASI 2021)



Plate 23: Furnace room in basement (ASI 2021)



Plate 24: Staircase down to western-most storage room in basement (ASI 2021)



Plate 25: Staircase from basement to exterior (ASI 2021)

Main Floor

As mentioned above, the subject house features a slight "T-shaped" plan, with the "tail" extending on the west side of the structure. The main floor consists of six rooms, with a newly renovated kitchen and washroom occupying the "tail." The main floor generally features large 1/1 wooden frame windows, new flooring, and, excepting in the kitchen and bathroom, original or older baseboards and wooden door and window surrounds. At the time of the site visit, the house was under active renovations.

The main part of the house is composed of a small entrance foyer and four large separate rooms. The two eastern-most rooms have decorative tin ceilings and are separated by a large opening with woodend surrounds and wooden sliding doors (Plate 26 to Plate 28). A chandelier hangs in the southeastern room. Wallpaper covers the walls in the southeastern room while paint is used in the northeastern room. The dining room is located west of the northeastern living room and features painted walls, wooden door and window surrounds, and a door with access to the north (rear) balcony (Plate 29). The main floor's front room accessed through the foyer, includes a spiral staircase that may be a newer addition, wood pannelled ceiling with wooden cross beam, chandelier, original or old air vents, and original door and window surrounds (Plate 30). The kitchen is located at the western side of the residence, in the "tail." It has been newly renovated, including new floors, cabinets, and sink (Plate 31). Off the kitchen and along its north wall is a staircase down to the basement, a second staircase up to the second floor, and a newly renovated bathroom. A doorway to the enclosed secondary entrance is found on the south wall.



Plate 26: Main floor southeastern living room (ASI 2021)



Plate 27: Main floor northeastern living room (ASI 2021)

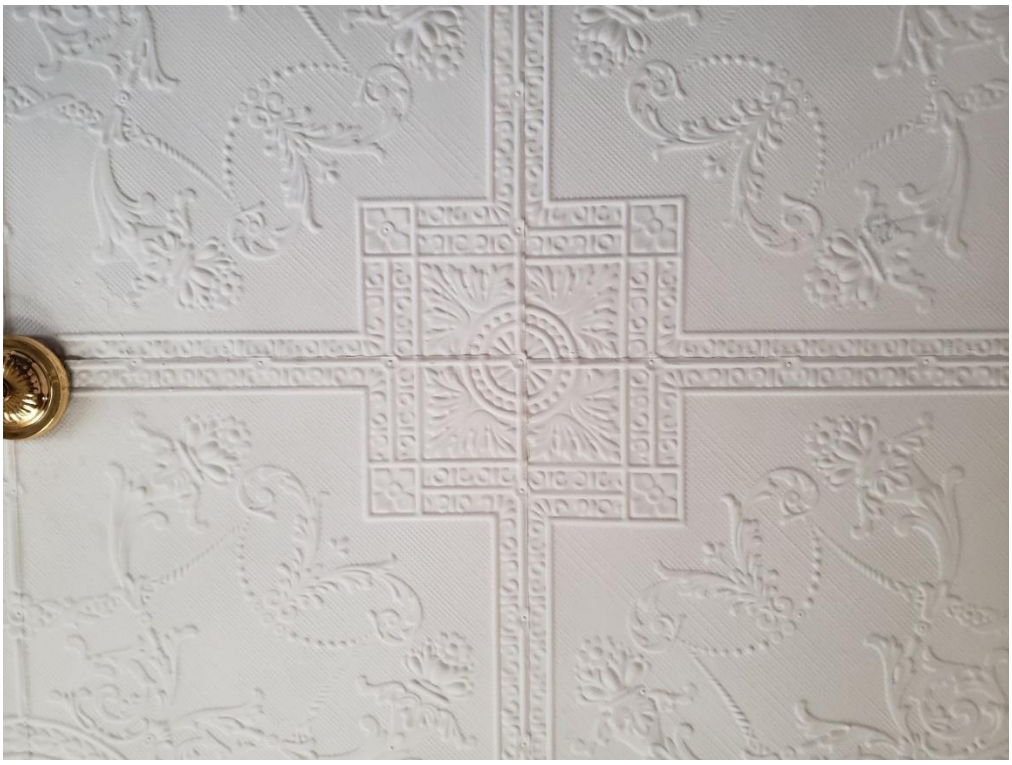


Plate 28: Decorative tin ceiling in main floor living room area (ASI 2021)



Plate 29: Main floor dining room (ASI 2021)



Plate 30: Main floor front room, including spiral staircase, wood panelled ceiling with wooden cross beam, and original door surround (ASI 2021)



Plate 31: Main floor kitchen (ASI 2021)

Second Floor

Like the main floor, the second floor of the house generally features large 1/1 wooden frame windows, new flooring, and original or older baseboards and wooden door and window surrounds. The main part of this floor features a landing area and hallway around the primary spiral staircase (Plate 32). The landing provides access to three bedrooms in the southwest, southeast, and northeast corners, as well as a newly renovated bathroom and a secondary kitchen area with updated cabinets, backsplash and sink in the northeast corner. The bedrooms and kitchen all feature large closets, along with original or older features of note, such as an air vent, candle holder, and door stopper (Plate 33 to Plate 39). The "tail" of the second floor is composed of a large fourth bedroom, a second renovated bathroom, and a landing area with staircase access to the kitchen on the main floor (Plate 40 to Plate 42). The second-floor landing also provides access to the stairs leading up to the large attic, accessed through an original wooden door, with original doorknob and lock (Plate 43).



Plate 32: Second floor main landing (ASI 2021)



Plate 33: Second floor bedroom (ASI 2021)



Plate 34: Second floor bedroom (ASI 2021)



Plate 35: Second floor bedroom (ASI 2021)



Plate 36: Second floor kitchen (ASI 2021)



Plate 37: Air vent in second floor bedroom (ASI 2021)



Plate 38: Mounted candle holder in second floor bedroom (ASI 2021)



Plate 39: Door stopper mounted to original baseboard in second floor bedroom (ASI 2021)



Plate 40: Second floor bedroom (ASI 2021)



Plate 41: Second floor bathroom off the west side bedroom (ASI 2021)



Plate 42: Second floor secondary stairway landing (ASI 2021)

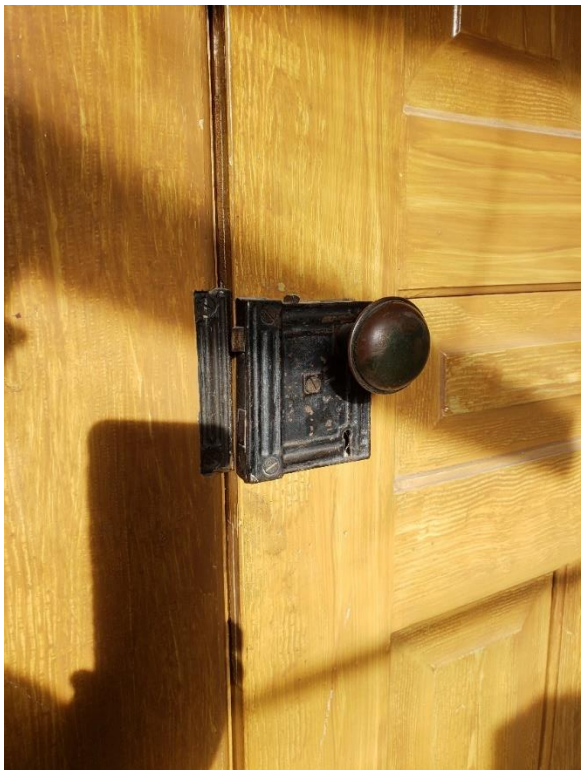


Plate 43: Doorknob and lock on second floor door to attic (ASI 2021)

Attic

The attic is one large single room oriented along an east-west axis. The flooring is made of wood (Plate 44). The staircase down to the second floor is made of wood and has a wood bannister and wooden railings (Plate 45). Wood beams and framing support the hipped roof throughout the attic (Plate 46). A brick chimney is evident, the only visible remnant of a former fireplace and chimney combination that extended down through to the basement (Plate 47).



Plate 44: Wood flooring in attic (ASI 2021)

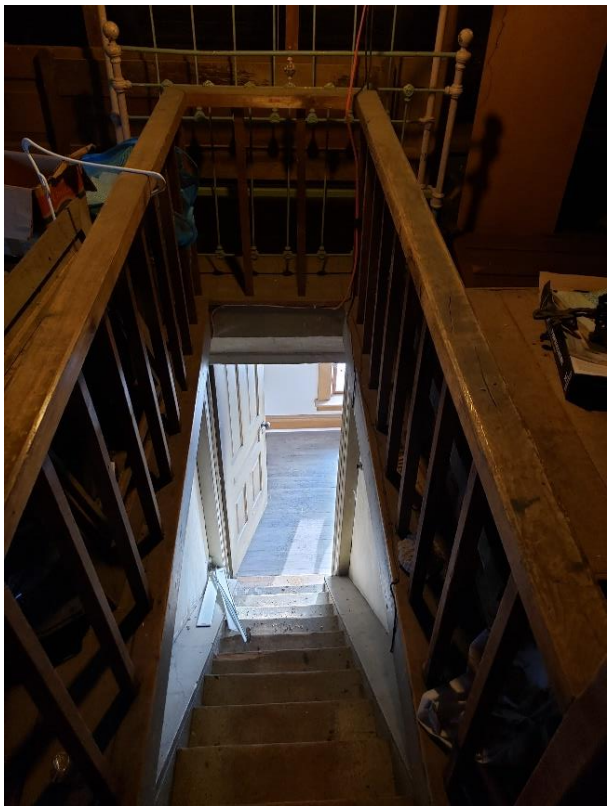


Plate 45: Stairs between attic and second floor (ASI 2021)



Plate 46: Wood beams supporting hipped roof in attic (ASI 2021)



Plate 47: Brick chimney through attic (ASI 2021)

3.3 Property

3.3.1 Grounds and Landscape

The property at 12434 Dixie Road features a residence, several outbuildings, a graded parking lot, two ponds, and agricultural lands (see Figure 3 above). There is a clear division, as marked by a security fence, between the house and surrounding yards, and the outbuildings, graded parking area, and agricultural fields behind the house. Close to the house, the front yard (facing Dixie Road) and north side yard feature lawns and several trees (Plate 48). The residence is found atop a slight rise in land, with the slope leading down to Dixie Road to the east and the ponds to the north (Plate 49). A water pump is found on the west side of the house, near the basement entrance.

The property is accessed by a long driveway that occupies the entire south side of the residence. A long, newly constructed, wooden fence separates the property from the UPS facility to the south while an electronic wire security fence separates the driveway from the graded parking area and buildings in the rear (Plate 50 to Plate 53). Agricultural fields are found to the west of the graded area and buildings west of the main residence (Plate 54 and Plate 55). North of the outbuildings includes a path down to the ponds as well as dense vegetation, trees, and a structure with an unknown use (Plate 56 to Plate 58).

The site plan for the conceptual transport truck/trailer parking layout for the project identifies the eastern part of the property, including the residence, most outbuildings, and ponds as being part of the Greenbelt (see Appendix A).



Plate 48: Front yard of the property at 12434 Dixie Road, looking northeast (ASI 2021)



Plate 49: Residence sitting on a slight rise in land, looking west (ASI 2021)



Plate 50: Driveway and access fence, looking east (ASI 2021)



Plate 51: Fence, outbuildings, and driveway/parking area west of residence, looking west (ASI 2021)



Plate 52: Graded area, looking west (ASI 2021)



Plate 53: Graded area, looking northeast, with embankments (ASI 2021)



Plate 54: Agricultural fields west of graded area, looking west (ASI 2021)



Plate 55: Fields and vegetation north of graded area, looking north (ASI 2021)



Plate 56: Vegetation north of outbuildings, looking northeast toward the adjacent church and cemetery property (ASI 2021)



Plate 57: Vegetation and pond, looking north (ASI 2021)



Plate 58: Unknown structure next to pond (ASI 2021)

3.3.2 Outbuildings

All outbuildings on the subject property are located west of the main residence and have been numbered 1 to 5 for ease of description (see Figure 3). Due to the extremely icy conditions of the property, not all outbuilding interiors were accessed during ASI's site visit. Outbuilding No. 1 is a low and long single storey structure with brown aluminum siding and a gabled roof (Plate 59). Its function is for shifting truck loads (cross docking), though it was formerly used for apple processing. Outbuilding No. 2 is attached to the west side of Outbuilding No. 1. It features brown aluminum siding, a gabled roof, and two large garage doors on the west side, providing access for vehicles into the large and primarily open interior (Plate 60 and Plate 61). Its current function is unknown. Both Outbuildings No. 1 and 2 appear to have been constructed between 1954 and 1974. Outbuilding No. 3, located northwest of Outbuilding No. 2, is a rectangular-shaped structure with brown siding and a large garage door (Plate 62). The interior was empty at the time of ASI's visit (Plate 63). Outbuilding No. 4 is a rectangular-shaped structure with windows facing all directions and a south-facing door (Plate 64). This structure may have provided temporary living accommodations for workers on the former apple orchard, possibly from the 1970s to the early 2000s. Outbuilding No. 5 is a large garage with reddish-brown aluminum siding (Plate 65). The interior includes a large parking pad as well as a room in the rear with a loft area above (Plate 66). Outbuildings No. 3 to 5 were likely constructed between 1974 and 1994.

Note that the subject property was formerly part of a farm during the nineteenth century and first half of the twentieth century; it was later part of a large apple orchard operation. As such, the property formerly had other outbuildings, including barns and a silo that are no longer extant, visible on the BHRI sheet provided by the Town of Caledon (Town of Caledon 2020c) and in historical aerial imagery from 2001-2011 (Town of Caledon 2022).



Plate 59: Outbuilding No. 1 (ASI 2021)



Plate 60: Exterior of outbuilding No. 2 (ASI 2021)



Plate 61: Interior of outbuilding No. 2 (ASI 2021)



Plate 62: Exterior of outbuilding No. 3 (ASI 2021)



Plate 63: Interior of outbuilding No. 3 (ASI 2021)



Plate 64: Outbuilding No. 4 (ASI 2021)



Plate 65: Exterior of outbuilding No. 5 (ASI 2021)



Plate 66: Interior of outbuilding No. 5 (ASI 2021)

4.0 CULTURAL HERITAGE VALUE

4.1 Comparative Analysis

Properties designated under Part IV and Part V of the *Ontario Heritage Act* or listed on the Town of Caledon's *Heritage Register* (Town of Caledon 2020a) were reviewed to identify comparable buildings for the purposes of establishing a comparative context for evaluating the subject property. Comparative examples were selected either to compare architectural style or building typology and to situate the subject property in relation to its local context. The Town of Caledon's inventory of non-designated properties listed under Section 27 (1.2) of the *Ontario Heritage Act* identifies 16 properties that feature an Edwardian Classical style house built using concrete blocks. Of those, 10 are either active or former farmhouses. Three of these 10 have been chosen as comparable properties/structures based on similarities in their attributes but also based on the best available images from Google Maps, since the *Heritage Register* does not provide photos of any properties therein, either designated or listed.

4.1.1 15826 Regional Road 50

This residence is listed on the Town of Caledon's *Heritage Register*. It is a two-storey Edwardian Classical style farmhouse, erected c. 1900-24 (Plate 67). It is found on a formerly agricultural property, south of the community of Palgrave. The original building has a square footprint, and a later addition at the rear now gives the building a rectangular footprint. The residence is made of rusticated concrete blocks, and features concrete sills and lintels, and a hipped roof. The residence formerly had a front verandah though it was removed between August 2015 and July 2016.



Plate 67: 15826 Regional Road 50 (Courtesy of Google Streetview 2021)

4.1.2 6339 King Street

This residence is listed on the Town of Caledon's *Heritage Register*. It is a two-storey Edwardian Classical style farmhouse, erected c. 1900-24 (Plate 68). It is found on an active agricultural property, southwest of the community of Bolton. The building has a rectangular footprint. The residence is made of rusticated concrete blocks (painted white) and features concrete sills and lintels and a hipped roof.

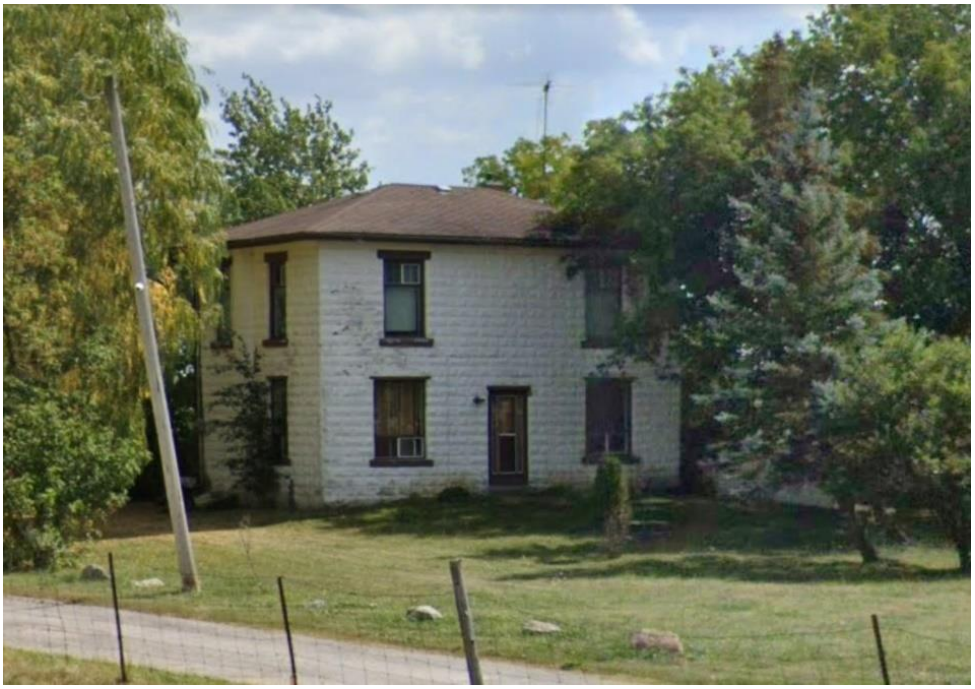


Plate 68: 6339 King Street (Courtesy of Google Streetview 2021)

4.1.3 12511 Winston Churchill Boulevard

This residence is listed on the Town of Caledon's *Heritage Register*. It is a two-storey Edwardian Classical style farmhouse, erected c. 1900-24 (Plate 69). It is found on an active agricultural property, north of the community of Georgetown. The original building has a square footprint, though there is now a rear addition. The residence is made of rusticated concrete blocks, and features concrete sills and a hipped roof.



Plate 69: 12511 Winston Churchill Boulevard (Courtesy of Google Streetview 2021)

4.1.4 Summary

The three identified comparative residences are all similar to the subject residence in terms of architectural style, construction material, age, size and massing, and location in rural contexts. Based on preliminary review, the structural changes to the residences at 15826 Regional Road 50 and 6339 King Street suggest a lesser degree of integrity than the subject residence at 12434 Dixie Road. The properties at 6339 King Street and 12511 Winston Churchill Boulevard also include what appear to be early twentieth-century barns and outbuildings, and are surrounded by agricultural fields. These residences are part of intact agricultural properties. The subject residence on the property at 12434 Dixie Road is a representative two-storey Edwardian Classical farmhouse in the Town of Caledon.

4.2 Ontario Regulation 9/06 Evaluation

The evaluation of the subject property at 12434 Dixie Road using the criteria set out in *Ontario Regulation 9/06* is presented in the following sections (Table 2).

Table 2: Evaluation of 12434 Dixie Road – *Ontario Regulation 9/06*

1. The property has design value or physical value because it:		
***Ontario Heritage Act* Criteria**	**Response (Y/N)**	**Analysis**
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Y	This two-storey Edwardian Classical rusticated concrete block farmhouse was built in 1908. The residence 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 evident as well). Comparative analysis demonstrates that there are a number of other early twentieth-century residences that are similar to the subject residence in terms of architectural style, construction material, age, size and massing, and location in rural contexts, some of which exhibit a lesser degree of integrity. As such, the subject residence/property at 12434 Dixie Road is a representative two-storey Edwardian Classical farmhouse in the Town of Caledon. Constructed in 1908, the structure is also an early example of a residence clad in rusticated concrete block in the Town of Caledon. The residence on the property meets this criterion.
ii. displays a high degree of craftsmanship or artistic merit; or	N	The property at 12434 Dixie Road does not meet this criterion. While the residence has some decorative elements, they do not appear to be of enough significance to warrant meeting the threshold of a high degree of craftsmanship or artistic merit. All outbuildings appear to be simple structures that do not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	N	There is no indication that construction of the residence or outbuildings on the property demonstrates a high degree of technical or scientific achievement. The subject property does not meet this criterion.
2. The property has historical value or associative value because it:		
***Ontario Heritage Act* Criteria**	**Response (Y/N)**	**Analysis**
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Y	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 The subject property meets this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or	N	There is no indication that the subject property has the potential to yield information that contributes to an understanding of a community or culture. The subject structure does not meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	The residence on the subject property was designed and built by an unknown architect/builder. At this time, it remains unknown if they were significant to the community. The subject structure does not meet this criterion.
3. The property has contextual value because it:		
***Ontario Heritage Act* Criteria**	**Response (Y/N)**	**Analysis**
i. is important in defining, maintaining or supporting the character of an area;	N	The subject property is located on the northern edge of a mixed industrial and rural-agricultural context north of Brampton. This area does not have a cohesive character that the property would be an important contributor towards. The subject property does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings; or	Y	The property at 12434 Dixie Road meets this criterion. The property is historically linked to the adjacent church and cemetery since the land for them 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,
iii. is a landmark.	N	The subject property at 12434 Dixie Road is not considered to be a landmark within the local context. The subject property does not meet this criterion.

Based on available information, it has been determined that the property at 12434 Dixie Road meets the criteria contained in Ontario Regulation 9/06 and therefore has cultural heritage value.

4.2.1 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 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

Physical attributes of the property at 12434 Dixie Road include:

- 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.

5.0 PROPOSED DEVELOPMENT

5.1 Proposed Work

ASI reviewed the proposed Conceptual Transport Truck/Trailer Parking Layout by Malone Given Parsons dated 6 January 2021 (see Appendix A). The project proposes transforming the 10.7 hectare agricultural property to one primarily dedicated to truck trailer parking. The parking area is proposed to encompass 6.79 hectares, while vegetation groundcover will encompass 2.15 hectares and an environmental area will encompass 1.76 hectares. The existing structures on the property will not be directly impacted by the proposed undertaking and there are no plans to expand the existing driveway on the south side of the house. The existing residence is intended to be used as office space.

An acoustic barrier is will be added along the eastern boundary of the proposed parking area. The barrier will measure four metres in height. While specific details as to the material and aesthetics of the barriers have not yet been developed, an acoustic barrier could be a combination of an earth berm, wood and/or concrete fencing, masonry wall, etc., as long as the total height and the density requirements are met. According to the noise report developed for this project, these acoustic barriers should meet a minimum surface density of 20kg/sq m and must have no gaps or openings that would compromise their acoustic performance (client communication, 17 February 2022).

5.2 Impact Analysis

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts, based on the *Ontario Heritage Tool Kit InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (Ministry of Tourism and Culture, 2006). These include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- 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;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Possible impacts are further discussed in Table 3 below.

Table 3: Impact Assessment – 12434 Dixie Road

Impact	
Destruction, removal or relocation	The proposed development will not result in the destruction of any, or part of any heritage attributes or features. The existing residence and natural topography and vegetation east and north of the house will not be directly impacted by the proposed development.
Alteration	The proposed development will result in the alteration of the existing fields to create a parking area for trucks/trailers, an element that is not sympathetic to the

Impact	
	agricultural history of area. The remaining fields, however, have not been identified as a heritage attribute.
Shadows	No significant shadows are anticipated.
Isolation	The proposed development will not result in the isolation of a heritage attribute from its surrounding environment, context or a significant relationship. The residence is already isolated from the rest of the property and the remaining agricultural fields beyond the outbuildings and existing graded parking area.
Direct or indirect obstruction of significant views	No significant views related to the property have been identified. It should also be noted that the proposed parking area is not visible from the adjacent listed cemetery due to existing vegetative screening.
A change in land use	The proposed development requires a change in land use for the property, from rural agricultural to industrial.
Soil disturbance	The proposed development will result in soil disturbance, though it is not anticipated that these disturbances will have an impact on any cultural heritage resources on the property. Depending on the excavation and construction methods required to accommodate the proposed parking area, vibration monitoring may be considered to ensure that negative impacts to the house are avoided.

The proposed undertaking at 12434 Dixie Road largely adheres to section 2.6.1 of the Provincial Policy Statement, which states that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved" (Government of Ontario, 2020).

5.3 Conservation and Mitigation Recommendations

To conserve the cultural heritage value of the property at 12434 Dixie Road and mitigate against the impacts of the proposed development on the heritage attributes, the following conservation and mitigation measures are proposed:

1. Given the agricultural surroundings of the property, consideration should be given to the design of the acoustic barriers so that they are sympathetic in material and aesthetic to the setting and context of the area.

2. Depending on the excavation and construction methods required to accommodate the proposed parking area, vibration monitoring may be considered to ensure that negative impacts to the house are avoided.

3. Staging during construction should be carefully planned to ensure that negative impacts to cultural heritage resources are avoided. All efforts should be made to eliminate potential impacts during construction.

6.0 CONCLUSION

The project proposes transforming the 10.7 hectare agricultural property to one primarily dedicated to truck trailer parking. The parking area is proposed to encompass 6.79 hectares, while vegetation groundcover will encompass 2.15 hectares and an environmental area will encompass 1.76 hectares. As this property is listed on the Town of Caledon's *Heritage Register*, an evaluation of the property's cultural heritage value under Ontario Regulation 9/06 was conducted as part of this report. The evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Caledon. The evaluation determined that the property at 12434 Dixie Road meets the criteria outlined in Ontario Regulation 9/06 and as such merits designation under the *Ontario Heritage Act*. The property has design and physical value as a representative example of a two-storey Edwardian Classical farmhouse in the Town of Caledon and as an early example of a residence clad in rusticated concrete blocks. It 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, and has contextual value because of its historical links to the adjacent Mayfield United Church (formerly Presbytarian) and its associated cemetery.

Overall, based on the range of possible impacts included in the Ontario Heritage Toolkit, the proposed development will have an impact on the property. While the project proposes transforming the largely agricultural property to one primarily dedicated to truck trailer parking, the existing structures on the property, however, will not be directly impacted by the proposed undertaking and the property's cultural heritage value is not anticipated to be lost or significantly compromised. In addition, the proposed undertaking is not anticipated to directly or indirectly impact the adjacent listed property. Any potential views from the cemetery to the proposed parking area are currently screened by existing vegetation.

6.1 Recommendations

Based on the evaluation of the property under *Ontario Heritage Act* Regulation 9/06, the following recommendations are proposed as part of the proposed development of the property:

1. The property at 12434 Dixie Road is known to meet criteria contained in Ontario Regulation 9/06 and therefore has cultural heritage value or interest and should be considered for designation under Part IV of the Ontario Heritage Act.

2. Given the agricultural surroundings of the property, consideration should be given to the design of the acoustic barriers so that they are sympathetic in material and aesthetic to the setting and context of the area.

3. Depending on the excavation and construction methods required to accommodate the proposed parking area, vibration monitoring may be considered to ensure that negative impacts to the house are avoided.

4. Staging during construction should be carefully planned to ensure that negative impacts to cultural heritage resources are avoided. All efforts should be made to eliminate potential impacts during construction.

5. This report should be submitted to heritage planning staff at the Town of Caledon for review.

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APPENDIX A: Conceptual Layout for Transport Truck/Trailer Parking at 12434 Dixie Road



Subject Lands - 10.7 ha

Limit of Greenbelt

Waterbody

Wetland +30m

Meanderbelt

Meanderbelt +30m

Staked Valleyland 10m Buffer

Woodland 10m Buffer

Schedule of Land Use

Gravel Parking Area	6.79 ha
Vegetation Groundcover	2.15 ha
Environmental Area	1.76 ha
Total Area	10.70 ha

Scale:

0 20 40 60 80 100m

CONCEPTUAL TRANSPORT TRUCK / TRAILER PARKING LAYOUT

12434 DIXIE ROAD

Town of Caledon
Regional Municipality of Peel

Date	Revision	By
Jan 6 / 21		

Prepared For:

MGP File: 19-2852

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