



**CULTURAL HERITAGE EVALUATION REPORT FOR
A SCHEDULE 'C' CLASS ENVIRONMENTAL ASSESSMENT
FOR WIDENING OF McLAUGHLIN ROAD AND
CONSTRUCTION OF EAST-WEST SPINE ROAD
(MAYFIELD WEST PHASE 2)**

Submitted to:

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AND

THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT

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EXECUTIVE SUMMARY

Amec Foster Wheeler Environment and Infrastructure, a division of Amec Foster Wheeler Americas Limited (“Amec Foster Wheeler”) was retained by the Corporation of the Town of Caledon (the “CLIENT”) to conduct a Cultural Heritage Evaluation Report (CHER) in support of completion of Phases 1 through 4 of the Schedule C Class Environmental Assessment for the widening of McLaughlin Road and the construction of an east-west Spine Road. The work focuses on updating the already completed Phases 1 and 2 as a part of the Mayfield West II (MW2-TMP) work and completing in detail the remaining Phases 3 and 4. Historically, the study area is located on: Part of Lot 19, Concession III West of Hurontario Street (WHS); Lots 18, 19, 20, 21 and 22, Concession II WHS; Lots 18, 19, 20, 21, and 22, Concession I WHS; and Lot 19, Concession I, East of Hurontario Street (EHS) in the northern part of the Township of Chinguacousy, County of Peel, now in the Town of Caledon, Region of Peel, Ontario (Appendix A: Figures 5, 6). The total study area is approximately 15 ha and currently consists of agricultural/farm lands with occasional single residential lots.

The background research was conducted by Ms. Devon Brusey, Amec Foster Wheeler Intermediate Heritage Analyst and Ms. Linda Axford, Amec Foster Wheeler Senior Heritage Specialist. The heritage property inspection was conducted on 14 June 2017 by Ms. Axford and Ms. Brusey. The weather was sunny and warm, and did not impede the inspection in any way.

Two related CHERs completed for the Town of Caledon prior to this report were carefully reviewed. They are entitled: *Cultural Heritage Landscapes Assessment & Built Heritage Resources Assessment for the Mayfield West Phase II Secondary Plan* (ENVision, 2008); and *Cultural Heritage Resource Assessment Review Update of the Mayfield West Phase II Secondary Plan* (Archaeological Services Inc. [ASI], 2017). The study areas of these two reports diverge slightly from the current study area (see maps on pages 14-16). As such, not all of the heritage resources identified in these reports are pertinent to the present study.

The 2008 study identified 14 properties and a railway as having cultural heritage resource significance (ENVision, 2008). The 2017 study identified four properties and the railway (ASI, 2017). The current CHER identifies 10 cultural heritage resources pertinent to the proposed roadway development (Table 2).

The Town of Caledon has created the Mayfield West 2 (MW2) Community Development Plan Study Area for a potential future settlement boundary expansion to accommodate future growth. The planning process began in 2006 and was concluded with the approval of Regional Official Plan Amendment 29 (ROPA 29) in 2015. Peel Region’s 2006 Growth Plan forecasted a population and employment base to reach 1,640,000 and 870,000 respectively by 2031, which later became known as the 2031A forecast when the Growth Plan was amended in 2013. The plan identified residential lands, employment lands, commercial lands and a transit hub. A natural heritage

system was also identified. The plan also recommended creating a Spine Road between Chinguacousy Road on the west and Hurontario Street on the east.

The heritage context of all properties and landscapes within the present study has been somewhat altered through years of land use. Visual alterations of cultural heritage landscapes have been caused by both subtractive and additive modifications through neglect and reuse. All of the heritage resources within the study area are evocative vestiges of historical land uses over time.

A range of effects are anticipated within the study area, mostly as a result of impacts on vegetation, fences, farmsteads and viewsapes. The impacts are characterized from low to high, based primarily on the distance of resources and vegetation from the right-of-way or impact zone.

Property encroachment along the roadways should be sensitive to the rural character of the identified heritage resources, and post-construction landscaping along the two corridors should employ heritage plantings and heritage themes to help conserve and enhance the cultural heritage character near the heritage resources.

Four of the five listed built heritage properties are far enough away from the existing McLaughlin Road and the proposed Spine Road that effects on them should be low. This includes: 12259 Chinguacousy Road, and 12461, 12700 and 12711 McLaughlin Road. With regard to the listed property at 12502 McLaughlin Road, however, there is a laneway lined with mature trees that could be impacted closer to McLaughlin Road.

In addition, the property at 12324 McLaughlin Road also has a very significant row of mature oak trees along the laneway that could be impacted by the building of the Spine Road. And lastly, the historic Credit Valley Railway corridor will be impacted by the building of the Spine Road in the area where the new roadway is proposed to cross the rail corridor.

It is recommended that the following mitigation measures be taken:

1. Encroachment onto former Credit Valley Railway lands should be minimized in order to preserve the historic appearance of the railway corridor. The crossing at the new Spine Road should be designed to be sympathetic to the rural nature of the area.
2. The mature oak trees that are along the laneway at 12324 McLaughlin should be protected from the construction of the new Spine Road. In the current design of the Spine Road, the oak trees will be separated from the road by about 30m.
3. Construction fencing and tree hoarding should be installed around and in front of those heritage resources which are closer to the roadway, at a sufficient distance to ensure that there will be no direct construction impacts as a result of the movement of construction equipment or machinery;

4. Standard road construction techniques should be used where possible, excluding all avoidable construction techniques (such as deep foundation work or piling) that could cause structural damage to heritage resources;
5. All trees that cannot be saved should be replaced with large caliper nursery stock that are appropriate for roadside use (i.e. salt resistant). Replacement trees should replicate as closely as possible the heritage appearance, assortment and placement of the current trees;
6. Wherever possible, the roadway should be engineered to ensure that the heritage character of the buildings and landscapes listed in Table 2 and Appendix B are not unduly impacted or obscured;
7. All outstanding Heritage Impact Assessments for heritage resources within the study area (including the Cultural Heritage Landscape of the former Credit Valley Railway) should be completed (see page 15). By doing so it can be determined whether any of these resources should be designated under the *Ontario Heritage Act*.

PROJECT PERSONNEL

| | |
|---------------------|---|
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1.0 INTRODUCTION

1.1 Development Context

Amec Foster Wheeler Environment and Infrastructure, a division of Amec Foster Wheeler Americas Limited (“Amec Foster Wheeler”) was retained by the Corporation of the Town of Caledon (the “CLIENT”) to conduct a Cultural Heritage Evaluation Report (CHER) in support of completion of Phases 1 through 4 of the Schedule C Class Environmental Assessment for the widening of McLaughlin Road and the construction of an east-west Spine Road. The work focuses on updating the already completed Phases 1 and 2 as a part of the Mayfield West II (MW2-TMP) work and completing in detail the remaining Phases 3 and 4. Historically, the study area is located on: Part of Lot 19, Concession III West of Hurontario Street (WHS); Lots 18, 19, 20, 21 and 22, Concession II WHS; Lots 18, 19, 20, 21, and 22, Concession I WHS; and Lot 19, Concession I, East of Hurontario Street (EHS) in the northern part of the Township of Chinguacousy, County of Peel, now in the Town of Caledon, Region of Peel, Ontario (Appendix A: Figures 5, 6). The total study area is approximately 15 ha and currently consists of agricultural/farm lands with occasional single residential lots.

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system was also identified. The plan also recommended creating a Spine Road between Chinguacousy Road on the west and Hurontario Street on the east.

This report presents the results of the cultural heritage evaluation and makes pertinent recommendations.

1.2 Physical Setting

The study area is in the South Slope physiographic region of Southern Ontario which is described as follows:

... the southern slope of the interlobate moraine (Oak Ridges Moraine) but it includes the strip south of the Peel plain. It rises to the line of contact with the moraine at 800 to 1,000 feet above sea level...extending from the Niagara escarpment to the Trent River it covers approximately 940 square miles... all the rivers in this area have cut through the boulder clay and into the shale, the valley walls in the shale often being almost perpendicular... the South Slope contains a variety of soils, some of which have proven to be excellent through more than a century of agricultural use. (Chapman and Putnam, 1984, pgs. 287-292)

The topography of the South Slope is typical of ground moraine and characterized by a flat to moderately undulating terrain. In the Town of Caledon, the South Slope lands are classified as prime agricultural land and are the most arable soils in Caledon. Throughout most of the Humber River watershed, which originates in the Town of Caledon and drains southward through the Oak Ridges Moraine, the underlying bedrock comprises shale of the Georgian Bay Formation (Scheinman et al., 2009: 5). Chapman and Putman further characterize the South Slope in terms of land use practices up to the 1960s:

Lying behind the lakeshore areas of first settlement in Upper Canada, the South Slope was colonized by the 'second wave', composed largely of British immigrants after the close of the Napoleonic wars....but the interior of Peel and Halton counties was not laid out for settlement until 1819....A mixed, subsistence agriculture was undoubtedly the rule in the early settlements but grain soon began to be exported from the little lake ports....In the mid-[eighteen] fifties the railways appeared. The period of grain growing was a period of prosperity.... Wheat growing declined to be replaced by commercial mixed farming in which beef, cattle, hogs and dairy butter were the chief sources of income.... (Chapman and Putnam, 1984: 290-291)

Much of the study area is still being used for agricultural purposes, with a few rural houses scattered along the main roads.

1.3 Historical Context

1.3.1 County of Peel

Euro-Canadian settlement history of the Region of Peel dates to the late 18th century, with the first purchase of land by the British government from the Mississauga Nation. The County of Peel, in 1788, formed a part of the extensive district known as the “Nassau District”, afterwards called the “Home District” (Walker and Miles 1877: 58). In 1818 the remainder of the Mississauga Tract was secured, greatly extending the northern boundary of the County through the ‘New Survey’ to include what would become the townships of Albion, Caledon and Chinguacousy. The name Chinguacousy is attributed to an Ojibwa chief, Shinguacouse, who supported the British forces in the capture of Fort Michilimachinac during the War of 1812. By the late 1800s the County of Peel was comprised of the Townships of Toronto, Toronto Gore, Chinguacousy, Caledon and Albion, the incorporated Town of Brampton and the incorporated Villages of Streetsville and Bolton.

Surveyed in 1819 by Richard Bristol, the Township of Chinguacousy was opened for settlement in 1820. Most of the lands in the Township of Chinguacousy were granted to settlers in the years 1819 to 1821, according to the list in the *Directory of the County of Peel for 1873-4* (Lynch: 1874). According to Lynch “a large portion of the early settlers of Chinguacousy were the children of the U.E. Loyalists, who came to Canada at the close of the American Revolution, and settled in the area of Niagara”. They settled in Toronto Township, known as the “Old Survey” in the first decade of the 19th century. The other townships were mainly settled by British immigrants (Walker and Miles 1877:61).

In 1877, Pope noted that the County of Peel, although one of the smallest counties in the Province, was not inferior in wealth or population. It consisted of 118,694.3 ha of land and was 59.5 km in length, with an average width of about 24.1 km. The roads of the county were generally good, with Dundas Street, one of the primary roads in the Province, partly graveled and macadamized in 1836. The leading road through the length of the county was Hurontario, with the Sixth Line, which extended from Dundas Street, also being well-travelled (Walker and Miles 1877:59)

The soils of the southern portion of the county were mainly loamy clay, transitioning in some places to a sandy loam. Wheat, and minor crops such as peas, barley, oats, rye, corn and potatoes, all thrived in these soils (Walker and Miles 1877: 60). By the mid-19th century, 29,232 sheep produced 38,156.2 kg. of wool and dairy cattle produced 219,728.3 kb of butter and 23,158.2 kg of cheese (Walker and Miles 1877: 60).

A Cultural Heritage Landscape Inventory was undertaken for the Town of Caledon by Andre Scheinman in 2003. This study similarly found that the soils of the Peel Plain are among the best in the province. While land clearing was a struggle, the soils were stable and able to support a variety of crop types. It was initially wheat farming that brought prosperity since wheat prices rose steeply in the mid-19th century. Many of the area farmers built their ‘second’ homes from the wealth generated during this period. Red brick with buff brick detailing was the foremost chosen combination and is now considered a characteristic of the architecture of the area. While some residents built new brick homes, others bricked over existing frame and log structures

(Scheinman, 2003: 6). It was also during this period that barns became a dominant feature of the Peel Plain landscape.

The *Illustrated Historical Atlas of the County of Peel* (Walker & Miles, 1877) indicates that Albion, Caledon, Chinguacousy, Toronto Gore and Toronto Townships were surveyed by 1818 with concession lines running at right angles from Lake Ontario. According to the 1821 census records, the combined population of the Townships of Chinguacousy and Gore was 412. By 1841, the population of Chinguacousy was 3721, and by 1871 it was 6,129.

When the 1877 Atlas was published, the rural population of the Region was approximately 23,000, with several thousand more living in towns such as Brampton, Streetsville and Port Credit. Peel was united with the County of York until 1866 when it separated and established its County Seat, housing the Peel Courthouse and Jail in Brampton. The County system remained in place until 1974, when the 10 local municipalities were formed into three new area municipalities: the City of Brampton, the City of Mississauga and the Town of Caledon. The past few decades have seen rapid population growth and commercial development. The Region has transitioned from a primarily rural area into a blend of urban, industrial and residential development.

1.3.2 Township of Chinguacousy

The Township of Chinguacousy, as described in the *Illustrated Historical Atlas of the County of Peel* (Walker & Miles, 1877), was the largest in the county containing 130 square miles and was settled around 1818. Many of the initial settlers were from New Brunswick, other parts of Upper Canada or United Empire Loyalists coming from the United States after the American Revolutionary War. It was noted in the Atlas that it is was a first-class agricultural township and the farmers were very successful, with many amassing great wealth. Due to the wealth derived from the crops, the township was noted for its beautiful and substantial farm residences and commodious barns. The Credit River runs through the lower part of Chinguacousy Township.

1.3.3 Town of Caledon

The Town of Caledon was established on January 1, 1974 in conjunction with the creation of regional government. Representing an amalgamation of the former County of Peel townships of Albion, Caledon and the northern half of Chinguacousy, as well as the Villages of Bolton and Caledon East, the Town of Caledon forms the northern municipality of the present Region of Peel. The name 'Caledon' was chosen through public referendum in 1973; the other choices on the ballot were 'Albion' and 'Cardwell', the latter being an historic electoral district from 1867-1908 that encompassed the Town of Orangeville and four neighbouring townships (<https://www.caledon.ca/en/live/caledonhistory.asp>).

Although most of Caledon's first settlers were farmers, prospectors also came to the area in search of gold. These speculators hoped to find riches in the Niagara Escarpment and Oak Ridges Moraine which surround Caledon. Although no gold was found, the pioneers would discover a wealth of mineral aggregates including, sand, gravel, bedrock, and stone. The stonework that graces Ontario's Parliament Buildings, and Toronto's Old City Hall, comes from Caledon quarries.

Beneath the Caledon hills, pure aquifers of spring water were later discovered. Canada Dry, was originally bottled in Caledon.

The Peel Plain which stretches across the southern portion of Caledon is some of the most fertile farmland in Ontario. Wheat was the crop of choice for pioneers. Grist mills built along the Credit River, were used to turn the wheat into flour. At one time, there were 19 mills operating in Caledon (<http://www.torontoneighbourhoods.net/suburbs/peel/caledon/his-ory>).

1.3.4 Credit Valley Railway

Still an operational rail line extending to Orangeville, the former Credit Valley Railway (CVR) passes through the study area between Hurontario Street and McLaughlin Road. The CVR was established with several branches to improve trade opportunities in Southern Ontario, including a line that extended north from Toronto to Owen Sound. The tracks to Orangeville and branch line to Elora were opened in 1879 and included the well-known Forks of the Credit trestle bridge in Belfountain.

The CVR was taken over first by the Ontario & Quebec Railway, along with the Toronto, Grey and Bruce Railway, and later by the Canadian Pacific Railway (CPR) in 1884. By 1996, with parts to the north decommissioned by the CPR, the 35-mile section from Streetsville to Orangeville had fallen under the ownership of the St. Lawrence & Hudson railway. In September 2000, the Town of Orangeville and partners purchased the railway and formed the Brampton-Orangeville Railway to serve several Orangeville businesses. Freight traffic is currently operating along this section a few days a week. A tour train operates seasonally between Snelgrove and Orangeville, through the Forks of the Credit area.

1.3.4 Snelgrove (Edmonton)

What was once the small hamlet of Snelgrove (originally Edmonton) was located adjacent to the south-east corner of the study area. Snelgrove is now a developed urban node with a residential area, service stations, and a commercial mall. The small hamlet of Alloa was, historically, the other nearby village, located just west of the study area.

In 1838, John Snell, a native of Devonshire, England, received a Crown land grant of 100 acres in the vicinity of Hurontario Street and 17 Sideroad. The area was first known by early settlers as Edmonton after a place of the same name near London, England. With the establishment of Edmonton in western Canada, by 1895 the village was renamed Snelgrove after a prominent local family. By 1877, the village had a population of 200, a Township hall, five large churches, a brick school house, Temperance and Orange halls, a post office, two general stores, a carriage factory, two blacksmith shops, a harness shop, a boot and shoemaker, a temperance hotel, a licensed hotel and a village carpenter.

1.3.5 Review of Historical Records

Early maps of the area were examined to help determine historical land use. Both the *1859 Tremain Map of the County of Peel* and the *1877 Illustrated Historical Atlas of the County of Peel* were reviewed. Table 1 below provides a summary of residents and features identified within 100

metres of the study corridor on each map. It is interesting to note that these maps were sold by subscription and only individuals who had purchased a subscription would have had their structures depicted (Appendix A: Figures 4 and 5).

| Table 1: Review of Historical Maps | | | | | |
|------------------------------------|------------|---------------------------|--------------------|--------------------------------|---|
| | | 1859 Tremaine Map | | 1877 Historical Atlas Map | |
| Lot | Conc. | Owner | Description | Owner | Description |
| 19 | III WHS | James Gradon* | No structure shown | Est. of James Graydon* | Orchard and structure |
| | | Edward Rice | No structure shown | Stephan Dolson | 2 orchards, 2 structures |
| 18 | II WHS | E ½ William Rae | No structure shown | E ½ John May | Orchard and structure |
| | | NW ¼ John Craig | No structure shown | NW ¼ John Craig | Orchard and structure |
| | | SW ¼ William Craig | Catholic School | SW ¼ J. Rice | |
| 19 | | E ½ John Ferris | 1 Structure | E ½ Lawrence Duckworth | Orchard and structure |
| | | W ½ James and Samuel Neel | 2 Structures | W ½ Samuel Neel | Orchard and structure |
| 18 | | W ½ James Duckworth | No structure shown | W ½ James Duckworth | Orchard, and Credit Valley Railroad |
| 19 | I WHS | SW ¼ James Duckworth | No structure shown | SW ¼ James Duckworth | 2 structures and Credit Valley Railroad |
| | | NW ¼ and E ½ John Giffen* | No structure shown | NW ¼ and E ½ Alexander Giffin* | 1 structure, orchard and Credit Valley Railroad |
| 19 | I EHS | William Hall | No structure shown | William Hall | Orchard and structure |
| | | John Griffen | No structure shown | Robert Craig Samuel Heath | Orchard, structure and historic tributary |

*Potentially the same individual with a different spelling of the surname.

2.0 BACKGROUND

2.1 Legislative Framework and Tools for Cultural Heritage Resource Evaluation

Ministry of Tourism Culture and Sport

Guidelines for undertaking the assessment of cultural heritage resources are provided by various government ministries, including the Ministry of Tourism, Culture and Sport (MTCS), which acts as administrator of the *Ontario Heritage Act*, and is ultimately responsible for the conservation, protection, and preservation of cultural heritage in the province.

The MTCS has issued guidelines to assist in the identification and assessment of cultural heritage resources as part of the environmental assessment process. These guidelines include: “*Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments*” (1992) and “*Guidelines on the Man-Made Heritage Component of Environmental Assessments*” (1980). These guidelines distinguish between built heritage resources and cultural heritage landscapes. Built heritage resources are individual person-made or modified resources such as buildings or structures. Cultural heritage landscapes are geographical areas that have been modified by human activity over time and may include a grouping of built heritage components.

The MTCS has also issued the *Ontario Heritage Toolkit* (“Toolkit”) to assist in understanding the legislation and tools available for the conservation of cultural heritage resources. The Toolkit provides a framework for heritage property evaluation and defines “cultural heritage properties” as: “built heritage resources, cultural heritage landscapes, heritage conservation districts, archaeological resources and/or areas of archaeological potential that have cultural heritage value or interest, cemeteries and burial features, landscapes, spiritual sites, ruins, archeological sites, and areas of archaeological potential (MTCS, 2006:6).

Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) provides policy direction for land use planning and development. As part of the Provincial Policy Statement, Section 2.6 addresses Cultural Heritage policies. Policies relevant for the purposes of this Secondary Plan update include:

- 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.

Places to Grow: The Growth Plan for the Greater Golden Horseshoe (2006)

The Growth Plan for the Greater Golden Horseshoe (2006, consolidated in 2013) was created under the *Places to Grow Act* (2005) and provides a framework for guiding growth and

development overcoming the challenges inherent in the *Places to Grow Act*. Specifically, with regards to heritage:

- Section 1.1 This Plan addresses these challenges through policy directions that support the protection and conservation of...cultural heritage.
- Section 4 The Greater Golden Horseshoe is blessed with a broad array of unique natural heritage features and areas, irreplaceable cultural heritage sites, and valuable renewable and non-renewable resources that are essential for the long-term economic prosperity, quality of life, and environmental health of the region. These valuable assets must be wisely protected and managed as part of planning for future growth.
- Section 4.2.4 Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as *built-up areas* are intensified.

Ontario Heritage Act

Using policy direction as outlined in the *Provincial Policy Statement* (Ministry of Municipal Affairs and Housing, 2014), the protection of cultural heritage resources is considered a matter of provincial interest under the authority of the *Planning Act* and further defines a built heritage resource as “significant” if it is “valued for the important contribution [it] make[s] to our understanding of the history of a place, an event or a people”. The *Ontario Heritage Act* (OHA) charges the MTCS with the responsibility for the conservation, protection and preservation of Ontario’s cultural heritage and, as such, the MTCS acts as administrator of heritage legislation. The OHA provides tools to Ontario’s municipalities to protect their heritage resources. Municipalities’ conservation efforts are enabled by the OHA, which outlines the criteria to be used for the evaluation of significance. Section 29 of the OHA allows cultural heritage properties to be designated, which results in long-term protection. Further, Section 27 requires the Clerk of a municipality to keep a public register of heritage properties, which includes all those properties designated under the OHA, but also allows municipalities to list non-designated properties on the “Municipal Register,” which provides short-term protection from demolition. When a property is designated under the OHA, it is also placed on the Ontario Heritage Trust’s provincial register of heritage properties.

The primary goals of heritage assessments are: to create a register or inventory of cultural heritage resources within a project Study Area; to evaluate potential impacts on those resources; and to propose mitigation options (MTCS, 2006). The criteria for identifying and evaluating heritage properties include both quantitative and qualitative attributes. Ontario regulation 9/06 made under the OHA, outlines three categories within which an evaluation of cultural heritage value or interest may be made. These include: design/physical value, historical/associative value, and contextual value.

Cultural heritage landscapes can be evaluated using the same criteria. The United Nations Educational, Scientific and Cultural Organization’s (UNESCO) 2005 operation guidelines for the implementation of the World Heritage Convention outline three categories of cultural landscape (Worthing and Bond 2008:14). These include: clearly defined landscapes, organically evolved

landscapes, and associative cultural landscapes. These can include remnant landscapes where only a fraction of the original heritage features is present.

Defined landscapes include gardens, parks, and cemeteries which were designed for aesthetic or economic reasons. Organically evolved landscapes result from a long-term relationship between human activity and the natural environment. They may represent a past event or process with tangible markers of that time or their use may be continuing to play a role in contemporary society, but retain evidence of past use. Associative cultural landscapes include those which may have no evidence of cultural activity, but the natural features are known to have spiritual, artistic, or other cultural significance.

Region of Peel Official Plan

The goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Peel for present and future generations (165). The two objectives of the Region are to promote awareness and appreciation and to promote and facilitate public and private stewardship (166, 1 & 2).

Section 1.1 further states that: The purpose of this Plan is to recognize the importance of protecting and enriching the natural and cultural heritage of Peel Region. In Section 1.3.6, the general goals of the plan are outlined, where it states: In applying the policies in this Plan, the overall goals of Regional Council are to create healthy and sustainable regional communities for those living and working in Peel which is characterized by ... a recognition and preservation of the region's natural and cultural heritage; and an emphasis on the importance of Peel's future as a caring community.

Section 3.6 of the Region of Peel Official Plan outlines the Region of Peel's approach to cultural heritage and states: The region of Peel encourages and supports heritage preservation, and recognizes the significant role of heritage in developing the overall quality of life for residents and visitors to Peel. The Region supports identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.

Town of Caledon Official Plan (consolidated December 2016)

Section 1.3.1 provides the principles, goals, objectives and policies intended to guide future land use, physical development and change within the Town of Caledon.

Section 3.3 contains objectives and policies that address cultural heritage conservation, including policies geared specifically towards built heritage and cultural heritage landscapes, and suggest that these resources need to be identified, and conserved when significant.

3.3.2 Objectives:

- 3.3.2.1 To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies

and programs including public and private stewardship and partnering with other heritage organizations in the community.

- 3.3.2.2 To promote the continuing public and private awareness, appreciation and enjoyment of Caledon's cultural heritage through educational activities and by providing guidance on sound conservation practices.
- 3.3.2.3 To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.
- 3.3.2.4 To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Municipal Act* the *Cemeteries Act* and the *Niagara Escarpment Planning and Development Act* in order to conserve Caledon's cultural heritage.

3.3.3 Policies:

- 3.3.3.1.11 *Secondary Plans*: In carrying out Secondary Plans or other forms of neighbourhood planning the Town shall ensure that cultural heritage resources are identified, evaluated and conserved. This should normally be accomplished through the preparation and inclusion of a Cultural Heritage Planning Statement within the Secondary Planning or neighbourhood planning process.
- 3.3.3.1.14 *Cultural and Natural Landscapes*: In its consideration of all development and redevelopment proposals, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with Section 3.2.3.5 of this Plan.
- 3.3.3.3.3 *Retention/relocation of Heritage Buildings*: The Town shall encourage the retention of significant built heritage resources in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:
 - a) Retention of building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;
 - b) Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;
 - c) Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and,
 - d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town.
- 3.3.3.4.1 *Cultural Heritage Landscape Inventory*: An inventory of candidate cultural heritage landscapes shall be prepared by the Town and maintained through the Heritage Resource Office. A cultural heritage landscape identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment.

A cultural heritage landscape identified by either this section or by a Cultural Heritage Survey will be appropriately conserved and may be considered for designation under the *Ontario Heritage Act*. Prior to the preparation of the inventory of candidate cultural heritage landscapes shall be identified by the proponent of development or redevelopment proposals by way of a Cultural Heritage Survey and, where necessary, a Cultural Heritage Impact Statement as described in Sections 3.3.3.1.4 and 3.3.3.1.5 of this Plan.

- *Adaptive Re-Use in Prime Agricultural Areas and General Agricultural Areas and Rural Lands:* Where appropriate in Prime Agricultural Areas, General Agricultural Areas and Rural Lands, and in accordance with the provisions of this Plan and any other relevant legislation, regulations, policy or by-law, the retention and conservation of non-residential built heritage features, such as barns, will be encouraged through their conversion or redevelopment. Such conversion or redevelopment must be sympathetic to the original form and material of the rural structure and not hinder the operation of any existing agricultural activity on adjacent properties, and may require an MDS assessment to the satisfaction of the Town and external agencies, if there is a heritage concern.

3.0 ASSESSMENT

3.1 Scope of Work

All work was conducted in accordance with *Ontario Regulation 9/06* made under the *Ontario Heritage Act*, as amended in 2005, and the guidelines presented in the MTCS's *Ontario Heritage Tool Kit*. The term cultural heritage resources is used to describe both built heritage and cultural heritage landscapes. The scope of work included:

- Background historic research, including consultation of primary and secondary literature and historic mapping. Historical overview of agents and themes of historical and cultural landscape significance, and their changes over time;
- Review cultural heritage background information, including the existing Municipal Class Environmental Assessment.
- Review of designation by-laws in the immediate vicinity;
- Conduct an on-site survey to confirm existing conditions and evaluate known cultural heritage resources and potential resources within, and adjacent to, the study area.
- Consult library, municipal and archival sources for historical information pertinent to the surrounding cultural heritage;
- Prepare an existing condition brief with respect to cultural heritage resources and related concerns.
- Prepare an assessment report with mapping of all design alternatives and any required mitigation measures.
- Secure concurrence from the Ministry of Tourism, Culture and Sport and approval from the Town of Caledon.

The inventory and preliminary assessment of built heritage and cultural heritage landscapes within the current study area included a windshield survey and photographic documentation. The background research was conducted by Ms. Devon Brusey, Amec Foster Wheeler Intermediate Heritage Analyst and Ms. Linda Axford, Amec Foster Wheeler Senior Heritage Specialist. The heritage property inspection was conducted on 14 June 2017 by Ms. Axford and Ms. Brusey. The weather was sunny and warm, and did not impede the inspection in any way.

This work is based on a systematic qualitative process carried out to assess the potential heritage value of the given property based on its physical and design characteristics, historical land use and associations, context, both social and environmental.

Based on a review of all pertinent background sources and information collected during the site visit, the built heritage resources and cultural heritage landscapes observed were assessed based on provincial policy guidelines. The province states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (PPS, 2014: Section 2.6.1). Built

heritage resources are defined as “one or more significant building, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.” Cultural heritage landscapes are defined as “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community... it involves a grouping(s) of individual heritage features such as structures, spaces archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.” These resources may be identified through designation or heritage conservation easement under the *OHA*. In assessing a property’s cultural heritage value, Amec Foster Wheeler staff refers to *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest*. Ontario Regulation 9/06 outlines three main categories of cultural heritage value, further divided into nine sub-categories.

A property must meet one or more of the following criteria to be considered significant:

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

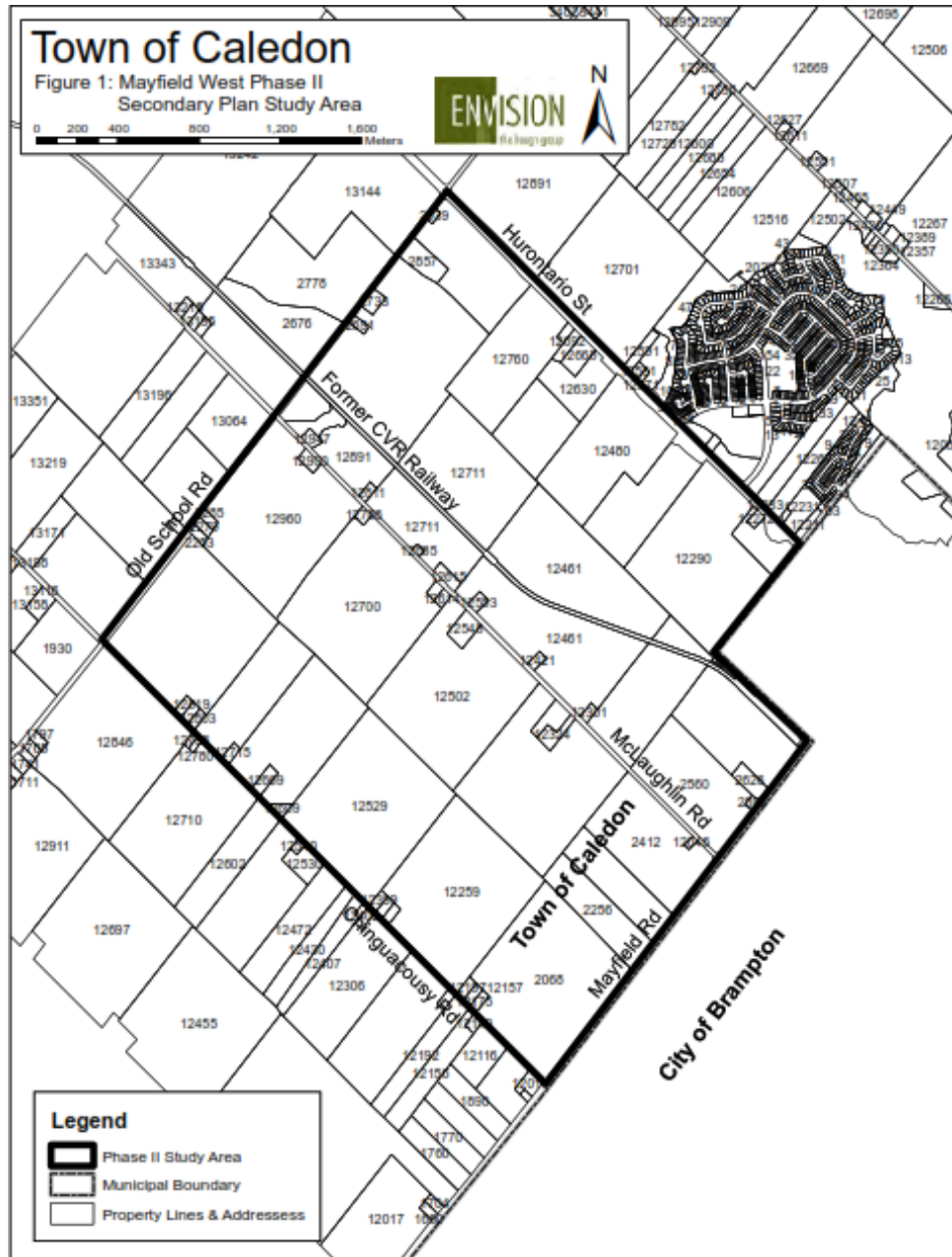
Resources within the study area have been assessed on a preliminary basis against the above criteria to determine whether they have any cultural heritage value or interest. They have also been considered in terms of potential project impacts and mitigation measures.

3.2 Previous Reports

Mayfield West Phases 2 Secondary Plan: Built Heritage Resources & Cultural Heritage Landscapes Assessment (ENVision, 2008)

This study was conducted to identify the level of significance of any cultural heritage resources within the Mayfield West Phase II Secondary Plan study area. The study area boundaries of this report encompass a square (with the south-east corner removed due to a previously constructed

housing development) bounded by Mayfield road on the south, Old School Road on the north, Highway 10 on the east and Chinguacousy Road on the west.



2008 Cultural Heritage Landscapes Assessment & Built Heritage Resources Assessment for Mayfield West Phase II Secondary Plan (Page 3).

The recommendations from the 2008 study were as follows:

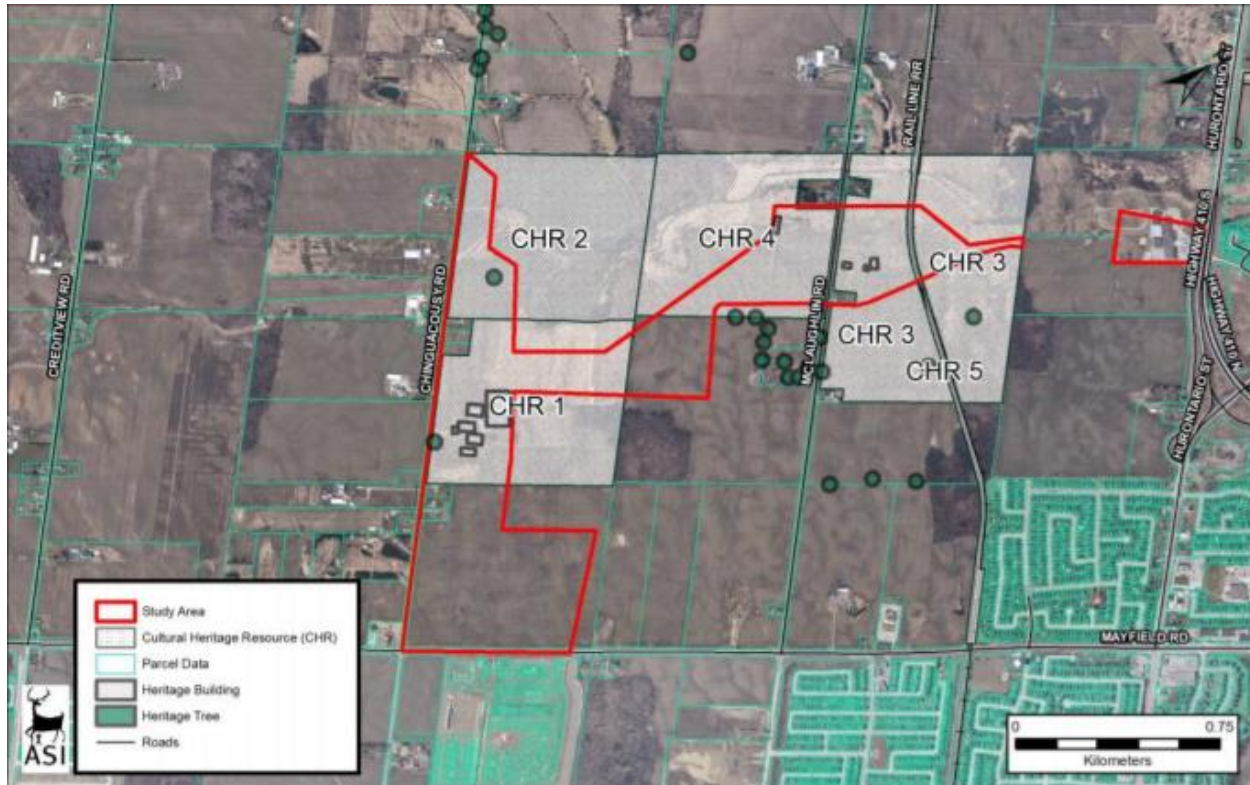
- Eight properties with heritage features were recommended for preservation and Listing on the municipal register of the Town of Caledon;
- Six properties with heritage feature were recommended for preservation and Designation under Part IV of the *Ontario Heritage Act*, including one property identified as a 'cultural heritage landscape';
- One property with barn 'frame' was recommended for documentation, tree-lined lane recommended for preservation
- Former Credit Valley Railway was identified as a 'cultural heritage landscape'.

It was also recommended by ENVision on page 15 of their report that:

Pursuant to the policies of the Caledon Official Plan, a Cultural Heritage Impact Statement be prepared for both Designated and Listed properties in association with any proposed development or major site or building alteration, on or adjacent to the properties. This process will allow for a more detailed assessment of the properties and their attributes, evaluate the impacts to the heritage features, and assist in defining limits of, and buffers to the contextual property to be protected (ENVision, 2008).

These properties were subsequently Listed on the Town of Caledon's Heritage Register in 2010. Some of the HIA's for the heritage resources have been completed according to the Caledon Heritage Resource Officer, Sally Drummond, including 12259 Chinguacousy Road, 12502 McLaughlin Road, 12290 Hurontario Street and 2412 Mayfield Road. However, there are still others that need to be prepared. These include 12324, 12461, 12700 and 12711 McLaughlin Road.

Cultural Heritage Resource Assessment Review, Update of the Mayfield West Phase II Secondary Plan, ASI (2017) ASI was retained by the town of Caledon to provide an update to the 2008 Scheinman Report to assess any changes to the condition and status of properties containing cultural heritage resources with a portion of the original Secondary Plan study area, that may have transpired since 2008 (ENVision 2008:7).



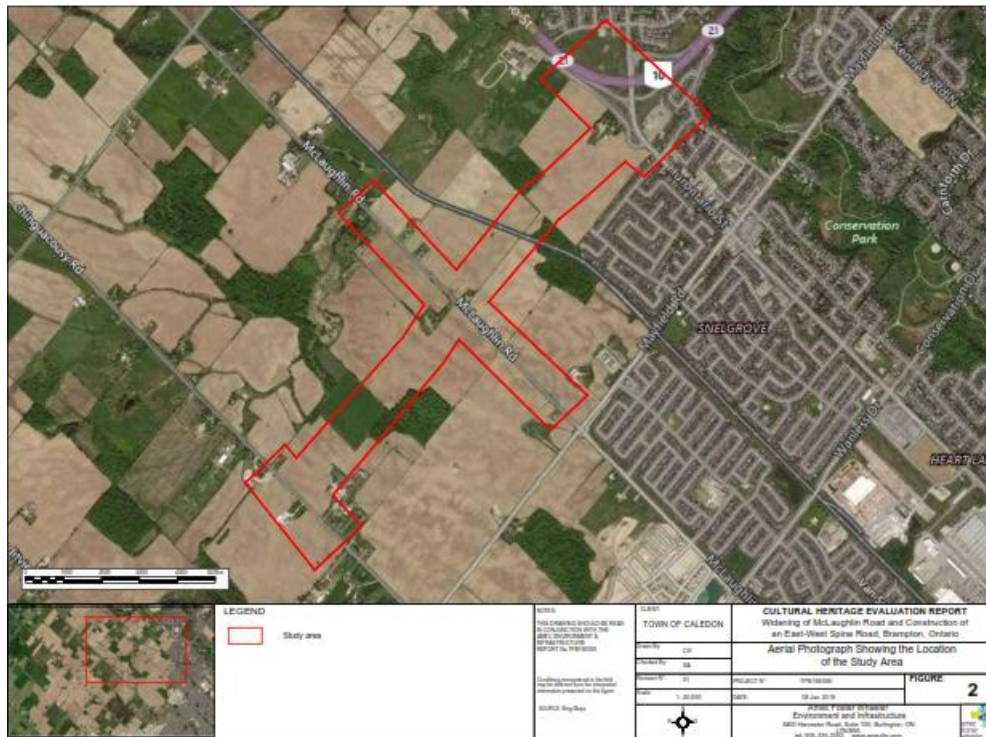
2017 Cultural Heritage Resource Assessment Review, Update of the Mayfield West Phase II Secondary Plan (Page 1)

3.3 Site Analysis

The study area consists of farms interspersed with single residential lots. Suburban residential and commercial development exists directly across from both Mayfield Road and Hurontario Street. The farm fields are punctuated with occasional woodlots, wetlands and/or creeks. The dominant features are farm complexes with barns, silos and other outbuildings, along with windrows and/or mature front yard shade trees. Several of the historic properties now contain single residential lots, due to severances.

The original grid pattern of the township survey established the form of settlement in the study area. The lot and concession grid pattern employed in the 'New Survey' lands of north Peel was distinct from that of the 'Old Survey', with a different orientation of concessions and lot dimensions. In this system, the common unit of concession was the half-lot of 100 acres with each half of the 200-acre lots fronting on a different concession line road. These half lots were almost square.

Concessions run essentially north-south. At every five lots, there was an allowance for a side road. In Chinguacousy Township, six concessions were laid out on either side of Hurontario Street, also known as Centre Road, Concessions were further denoted by 'West of Hurontario Street' (WHS) or 'East of Hurontario Street' (EHS). Three of the 100-acre parcels within the study area had been further divided into 50-acre lots by 1859, as evident at 12760 Hurontario Street (part of Lot 21, Con I WHS).



2018 Cultural Heritage Evaluation Report for the Widening of McLaughlin Road and Construction of East-West Spine Road (current study) (Appendix 1: Figure 2)

Table 2 lists the properties determined to have cultural heritage value or interest within the two previous reports and the current report. CHR numbers 2, 6, 7, 9, 10, 11, 12, 14 and 15 are not relevant to the currently proposed development, as they have either been demolished or are too remote to be impacted. The Heritage Resource Sheets (Appendix B) provide cultural heritage value or interest details according to *Ontario Regulation 9/06* for the balance.

| CHR's included in reports | | ENVision Report | ASI Report | Current CHER | Comments |
|---|------------------------------|-----------------|------------|--------------|--|
| ID. No. | Address | 2008 | 2017 | 2018 | |
| CHR 1 Listed | 12259 Chinguacousy Road | √ | √ | √ | Some outbuildings have been removed but house remains. |
| CHR 2 Removed from list | 12529 Chinguacousy Road | √ | √ | | It has been demolished |
| CHR 3 Listed | 12461 McLaughlin Road | | √ | √ | |
| CHR 4 Listed | 12502 McLaughlin Road | | √ | √ | House has been demolished but barn is still there |
| CHR 5 Listed as a Cultural Heritage Landscape | Former Credit Valley Railway | √ | √ | √ | |
| CHR 6 Listed | 2939 Old School Road | √ | | | Outside study area |
| CHR 7 Listed | 12290 Hurontario Street | √ | | | Outside study area |
| CHR 8 Listed | 12700 McLaughlin Road | √ | | √ | Just outside study area |
| CHR 9 Listed | 12891 McLaughlin Road | √ | | | Outside study area |
| CHR 10 Listed | 12669 Chinguacousy Road | √ | | | Outside study area |
| CHR 11 | 12960 McLaughlin Road | √ | | | |
| CHR 12 Listed | 12900 McLaughlin Road | √ | | | Outside study area |
| CHR 13 Listed | 12711 McLaughlin Road | √ | | √ | Just outside study area |
| CHR 14 Removed from list | 2412 Mayfield Road | √ | | | Demolished |
| CHR 15 Removed from list | 12760 Hurontario Street | √ | | | Barn has been salvaged and moved |
| CHR 16 | 12324 McLaughlin Road | √ | | √ | Tree lined driveway (see tree inventory report) |

CHR 1: 12259 Chinguacousy Road

This is a large agricultural property located on the northeast side of Chinguacousy Road. The property consists of an original farmhouse and did have a complex of buildings supporting the agricultural operations, although some have been removed. This building is one of the original log dwellings (circa 1845) of the area and is now covered in insulbrick. The back of the house also appears to be early as well.



The property was added to the Town of Caledon's Heritage Register in 2010 on the non-designated list. A *Cultural Heritage Impact Statement* was completed in 2016 by Golder Associates. They recommended that Cook House and a representative outbuilding be relocated to 15077 Creditview Road, rehabilitated or restored and that a heritage conservation plan be created.

CHR 3: 12461 McLaughlin Road

This is a late 19th century, 2-storey, red brick farmhouse on a large agricultural property located on the northeast side of McLaughlin Road. According to the ENVision (2008) report the residence and treed domestic yard appear almost as an island within the surrounding fields. There is visible evidence that, while many of the trees have been removed, there is still a willow tree at the rear of the farmhouse and a lone Norway Spruce to the north. The building has been abandoned and boarded up. The property was added to the Town of Caledon's Heritage Register in 2010 on the non-designated list.



CHR 4: 12502 McLaughlin Road

This is a large agricultural property located on the southwest side of McLaughlin Road. Although the 1 ½-storey, 19th century brick farmhouse was demolished in 2016, the barn and silo remain, although their condition appears to be dilapidated. In the 2008 ENVision report the house was still there but since that time a Heritage Impact Statement (HIS) was prepared in 2012 in order to assess the cultural heritage



value of the property as part of a proposal to redevelop the property for residential uses. The HIS determined that the property did not have sufficient cultural heritage value or interest to warrant retention and conservation under the *Ontario Heritage Act*. The trees lining the entrance driveway along with the trees lining the northwest boundary are extant on the property. The property was added to the Town of Caledon's Heritage Register in 2010 on the non-designated list.

CHR 5: Former Credit Valley Railway (CVR)

According to the ENVision Report (2008), the Credit Valley Railway line is an important heritage feature through the study lands, and was recommended for consideration and designation as a cultural heritage landscape (CHL). On its route northward through Chinguacousy and Caledon townships, the rise and decline of the CVR and its successors influenced a number of settlement areas. Although it was short-lived as the CVR, the line has remained active to this day between Streetsville and Orangeville for limited freight service. A seasonal tour train runs from Orangeville to either Inglewood or Snelgrove through the scenic Forks of the Credit area, allowing present-day visitors the experience of traveling the old CVR. Many of the historic and scenic qualities of the line are still intact, most notably through the Escarpment area of Caledon.



1877 Atlas Map of the Northern Part of Chinguacousy Township

It is now listed as a CHL in the *Town of Caledon Cultural Heritage Landscapes Inventory*. According to the *Inventory* the CVR is important to Caledon's history and can be classified as an *organically evolved and continuing landscape*, defined as one

which has evolved through use by people whose activities have directly shaped the landscape or area, and on which historic uses continue.

CHR 8: 12700 McLaughlin Road

This property is located on the south-west section of McLaughlin Road, south of Old School Road



(just outside of the study area). A very well-maintained property with a three-bay dwelling which was one of the remaining original log houses, circa 1845, in the area. There is a row of conifers near the roadway with a wrought-iron fence between the conifers and the house. It has recently been reclad with board and batten. There are numerous out-buildings of various ages. The property was added to the Town of Caledon's Heritage Register in 2010 on the non-designated list.

CHR 13: 12711 McLaughlin Road

This red brick Ontario Cottage is on the north-east of McLaughlin Road, south of Old School Road (just outside of the study area). It has a centre gable that is typical of the late 19th century, stone detailing and pilastered main entrance treatment has a treed front yard and laneway with a low terrace surrounding the building. It has unusual brick 'dogtoothing' above the arch of the centre gable window. The property was added to the Town of Caledon's Heritage Register in 2010 on the non-designated list.



CHR 16: 12324 McLaughlin Road (and adjacent property)

This property is on the south-west side of McLaughlin Road, and the mature oak trees are separated from the current design of the Spine Road by about 30m. While the existing property has been severed from the original lot and a new modern bungalow has replaced the main residence, there is a heavy timber frame of a mid 19th century barn still remaining. There is no municipal address assigned to this property in the Town's database. The row of mature oaks along the lane are a very important feature of this property.



4.0 RECOMMENDATIONS

The proposed improvements to a section of McLaughlin Road between Mayfield Road and Old School Road, and the creation of a Spine Road from Chinguacousy Road to Hurontario Street, in Caledon Ontario have the potential to affect cultural heritage resources in a variety of ways. These include the loss or displacement of resources through removal or demolition, and the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the heritage resources and/or their settings.

A range of effects are anticipated within the study area, mostly as a result of impacts on vegetation, fences, farmsteads and viewsapes. The impacts are characterized from low to high, based primarily on the distance of resources and vegetation from the right-of-way or impact zone.

Property encroachment along the roadways should be sensitive to the rural character of the identified heritage resources, and post-construction landscaping along the two corridors should employ heritage plantings and heritage themes to help conserve and enhance the cultural heritage character near the heritage resources.

Four of the five listed built heritage properties are far enough away from the existing McLaughlin Road and the proposed Spine Road that effects on them should be low. This includes: 12259 Chinguacousy Road, and 12461, 12700 and 12711 McLaughlin Road. With regard to the listed property at 12502 McLaughlin Road, however, there is a laneway lined with mature trees that could be impacted closer to McLaughlin Road.

In addition, the property at 12324 McLaughlin Road also has a very significant row of mature oak trees along the laneway that could be impacted by the building of the Spine Road. And lastly, the historic Credit Valley Railway corridor will be impacted by the building of the Spine Road in the area where the new roadway is proposed to cross the rail corridor.

Appendix B lists potential project effects with respect to the recorded built heritage resource and cultural heritage landscapes, and the anticipated magnitude of these effects on the resources. The magnitude is evaluated with respect to the relative setback of a property from the existing roadway and the projected new roadway, the cultural heritage value or interest of the resource, and existing conditions.

It is recommended that the following mitigation measures be taken:

1. Encroachment onto former Credit Valley Railway lands should be minimized in order to preserve the historic appearance of the railway corridor. The crossing at the new Spine Road should be designed to be sympathetic to the rural nature of the area.
2. The mature oak trees that are along the laneway at 12324 McLaughlin should be protected from the construction of the new Spine Road. In the current design of the Spine Road, the oak trees will be separated from the road by about 30m.
3. Construction fencing and tree hoarding should be installed around and in front of those heritage resources which are closer to the roadway, at a sufficient distance to ensure that

there will be no direct construction impacts as a result of the movement of construction equipment or machinery;

4. Standard road construction techniques should be used where possible, excluding all avoidable construction techniques (such as deep foundation work or piling) that could cause structural damage to heritage resources;
5. All trees that cannot be saved should be replaced with large caliper nursery stock that are appropriate for roadside use (i.e. salt resistant). Replacement trees should replicate as closely as possible the heritage appearance, assortment and placement of the current trees;
6. Wherever possible, the roadway should be engineered to ensure that the heritage character of the buildings and landscapes listed in Table 2 and Appendix B are not unduly impacted or obscured;
7. All outstanding Heritage Impact Assessments for heritage resources within the study area (including the Cultural Heritage Landscape of the former Credit Valley Railway) should be completed (see page 15). By doing so it can be determined whether any of these resources should be designated under the *Ontario Heritage Act*.

5.0 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of Amec Foster Wheeler, Environment & Infrastructure, a division of Amec Foster Wheeler Americas Limited. Amec Foster Wheeler is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix C.

6.0 CLOSURE

This report was prepared for the exclusive use of the Town of Caledon and is intended to provide a Cultural Heritage Evaluation Report for a section of McLaughlin Road, from Mayfield Road to south of Old School Road, and from Chinguacousy Road to Hurontario Street for the proposed Spine Road, in the Town of Caledon, Ontario. Historically, the study area was located on Part of Lots 19, Concession III West of Hurontario Street (WHS), Lots 18, 19, 20, 21, 22 II WHS, Lots 18, 19, 20, 21, and 22, Concession I WHS, and Lot 19, Concession I, East of Hurontario Street (EHS) in the northern part of the Township of Chinguacousy, County of Peel.

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

The report is based on data and information collected during the background study and property inspection conducted by Amec Foster Wheeler. It is based solely on a review of historical information and data obtained by Amec Foster Wheeler as described in this report. Except as otherwise maybe specified, Amec Foster Wheeler disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Amec Foster Wheeler after the time during which Amec Foster Wheeler conducted the heritage assessment.

In evaluating the Study Area, Amec Foster Wheeler has relied in good faith on information provided by other individuals noted in this report. Amec Foster Wheeler has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Amec Foster Wheeler accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

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

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

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

Respectfully Submitted,

Amec Foster Wheeler
Environment & Infrastructure
a Division of Amec Foster Wheeler Americas Limited

Prepared by,



Linda Axford, M.L.A.
Senior Heritage Specialist

Reviewed by,



Shaun Austin, Ph.D.
Associate Archaeologist (P141)

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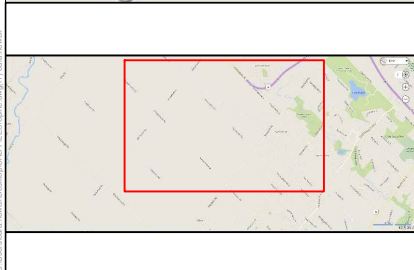
Town of Caledon, Local History: <https://www.caledon.ca/en/live/caledonhistory.asp>

History of Caledon: <http://www.torontoneighbourhoods.net/suburbs/peel/caledon/history>

Municipal Contacts:

Sally Drummond, Heritage Resource Officer, Development Approval & Planning Policy, Town of Caledon, 6311 Old Church Road, Caledon ON, L7C 1J6, Tel. (905) 584-2272, ext. 4243.

APPENDIX A
FIGURES



LEGEND

 Study area

NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC ENVIRONMENT & INFRASTRUCTURE REPORT No.TPB166090.

Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: Bing Maps

CLIENT:

TOWN OF CALEDON

Drawn By:

CH

Checked By:

SA

Revision N°:

01

Scale:

1: 20,000



CULTURAL HERITAGE EVALUATION REPORT
Widening of McLaughlin Road and Construction of an East-West Spine Road, Town of Caledon, Ontario

Location of the Study Area

PROJECT N°:

TPB166090

DATE:

15 Jan 2018

FIGURE:

1

Amec Foster Wheeler
Environment and Infrastructure
3450 Harvester Road, Suite 100, Burlington, ON
L7N3W5
tel: 905-335-2353 www.amecfw.com





LEGEND

Study area

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Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: Bing Maps

CLIENT:

TOWN OF CALEDON

Drawn By:

CH

Checked By:

SA

Revision N°:

01

Scale:

1: 20,000



PROJECT N°:

CULTURAL HERITAGE EVALUATION REPORT
Widening of McLaughlin Road and Construction of an East-West Spine Road, Town of Caledon, Ontario

Aerial Photograph Showing the Location of the Study Area

DATE:

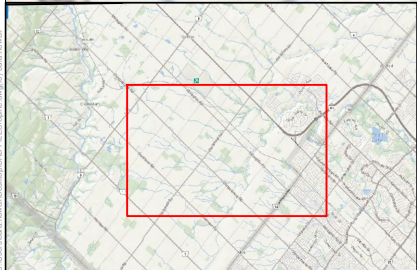
15 Jan 2018

Amec Foster Wheeler
Environment and Infrastructure
3450 Harvester Road, Suite 100, Burlington, ON
L7N3W5
tel: 905-335-2353 www.amecfw.com

FIGURE:

2





LEGEND

 Study area

NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC ENVIRONMENT & INFRASTRUCTURE REPORT No.TPB166090.

Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: Canadian Topographic Maps

CLIENT:

TOWN OF CALEDON

Drawn By: CH

Checked By: SA

Revision N°: 01

Scale: 1: 20,000



CULTURAL HERITAGE EVALUATION REPORT
Widening of McLaughlin Road and Construction of an East-West Spine Road, Town of Caledon, Ontario

Topographic Map Showing the Location of the Study Area

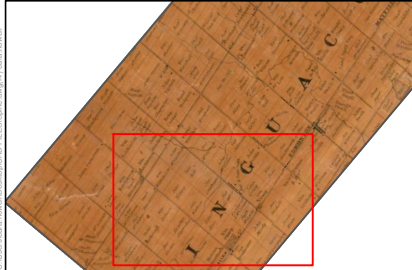
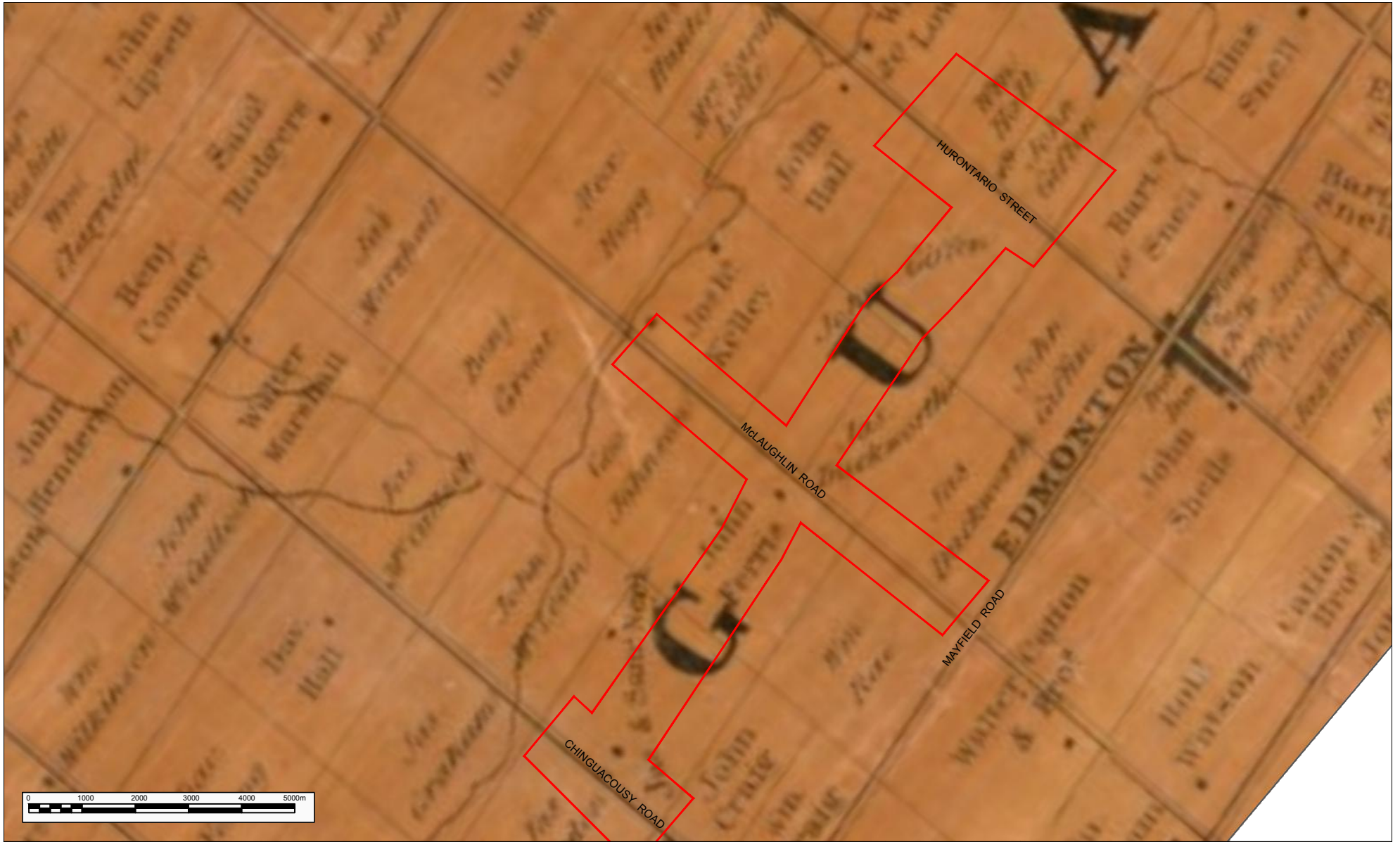
PROJECT N°: TPB166090

DATE: 15 Jan 2018

FIGURE:
3

Amec Foster Wheeler
Environment and Infrastructure
3450 Harvester Road, Suite 100, Burlington, ON
L7N3W5
tel: 905-335-2353 www.amecfw.com





LEGEND

 Study area

NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC ENVIRONMENT & INFRASTRUCTURE REPORT No.TPB166090.

Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: 1859 Tremaine Map of the County of Peel

CLIENT:

TOWN OF CALEDON

Drawn By:

CH

Checked By:

SA

Revision N°:

01

Scale:

1: 20,000



CULTURAL HERITAGE EVALUATION REPORT
Widening of McLaughlin Road and Construction of an East-West Spine Road, Town of Caledon, Ontario

1859 Tremaine Map of the County of Peel
Showing the Location of the Study Area

PROJECT N°:

TPB166090

DATE:

15 Jan 2018

FIGURE:

4

Amec Foster Wheeler
Environment and Infrastructure
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L7N3W5
tel: 905-335-2353 www.amecfw.com





LEGEND


| | |
|---|------------|
|  | Study area |
|---|------------|

NOTES:
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC ENVIRONMENT & INFRASTRUCTURE REPORT No.TPB166090.

Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: 1877 Illustrated Historical Atlas of the County of Peel

| | |
|-----------------------------------|-----------|
| CLIENT: TOWN OF CALEDON | |
| Drawn By: | CH |
| Checked By: | SA |
| Revision N°: | 01 |
| Scale: | 1: 20,000 |

| | | |
|---|-------------|---|
| CULTURAL HERITAGE EVALUATION REPORT Widening of McLaughlin Road and Construction of an East-West Spine Road, Town of Caledon, Ontario | | FIGURE: 5 |
| | | |
| PROJECT N°: | TPB166090 |  |
| DATE: | 15 Jan 2018 | |
| Amec Foster Wheeler Environment and Infrastructure 3450 Harvester Road, Suite 100, Burlington, ON L7N3W5 tel: 905-335-2353 www.amecfw.com | | |





LEGEND

- Study area
- Cultural Heritage Resource

NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC ENVIRONMENT & INFRASTRUCTURE REPORT No.TPB166090.

Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: Bing Maps

CLIENT:

TOWN OF CALEDON

Drawn By: CH

Checked By: SA

Revision N°: 01

Scale: 1: 20,000



CULTURAL HERITAGE EVALUATION REPORT
Widening of McLaughlin Road and Construction of an East-West Spine Road, Town of Caledon, Ontario

Cultural Heritage Resources

PROJECT N°: TPB166090

DATE: 15 Jan 2018


Amec Foster Wheeler
Environment and Infrastructure
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L7N3W5
tel: 905-335-2353 www.amecfw.com

FIGURE: 6



APPENDIX B

**IDENTIFICATION OF HERITAGE RESOURCES
SHEETS**

| Identification of Heritage Resource | | |
|-------------------------------------|------------------------------------|---|
| Identification Number | CHR 1 |  <p>In the <i>Cultural Heritage Impact Statement, 2016</i> by Golder Associates it was recommended that the house be relocated to 15077 Creditview Road, rehabilitated or restored.</p> |
| 2016 | Lot 19, Concession 2 WHS | |
| Property Name | Cook House | |
| Street Address | 12259 Chinguacousy Road | |
| Recognition (Designated or Listed) | Listed, Caledon | |
| Community | | |
| Municipality | Caledon | |
| Regional Municipality | Peel | |
| Construction Date | c. 1845 | |
| Building/Landscape Type | Farmhouse and out-buildings | |
| Cultural Heritage Value | High | |
| Heritage Impact of Development | Low – set back from roadway | |
| Photograph Description | Log dwelling, now insulbrick | |

| Evaluation of Cultural Heritage Value | | Ontario Regulation 9/06 | |
|---------------------------------------|-----|--|---|
| Criteria | No. | Detailed Criteria | Description |
| Design or Physical Value | 1 | Is a rare, unique, representative or early example of a style, type, expression, material or construction. | Representative vernacular log house built from hand-squared timber and with local field stone. |
| | 2 | Displays a high degree of craftsmanship or artistic value. | The medium of squared rubble in the foundation exhibits a high level of craftsmanship |
| | 3 | Displays a high degree of technical or scientific achievement. | |
| Historical or Associative Value | 1 | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | Has direct association of the settlement of this area. |
| | 2 | Yields or has the potential to yield information that contributes to the understanding of a community or culture. | Adds to a better understanding of the folk and vernacular architectural traditions followed during the 1 st phases of Caledon's European settlement. |
| | 3 | Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community. | |
| Contextual Value | 1 | Is important in defining, maintaining or supporting the area's character. | Important for defining, supporting and maintaining a tangible reminder of the area's agricultural heritage. |
| | 2 | Is physically, functionally, visually or historically linked to its surroundings. | Represents the agricultural practices and homesteads of the mid 19 th Century. |
| | 3 | Is a landmark. | |

| Identification of Heritage Resource | |
|-------------------------------------|---|
| Identification Number | CHR 3 |
| Lot and Concession Number | Lot 20, Concession 1 WHS |
| Property Name | |
| Street Address | 12461 McLaughlin Road |
| Recognition (Designated or Listed) | Listed, Caledon |
| Community | |
| Municipality | Caledon |
| Regional Municipality | Peel |
| Construction Date | Late 19 th Century |
| Building/Landscape Type | Farmhouse |
| Cultural Heritage Value | Low |
| Heritage Impact of Development | Low – abandoned and back from road |
| Photograph Description | House now boarded-up |



| Evaluation of Cultural Heritage Value | | Ontario Regulation 9/06 | |
|---------------------------------------|-----|--|--|
| Criteria | No. | Detailed Criteria | Description |
| Design or Physical Value | 1 | Is a rare, unique, representative or early example of a style, type, expression, material or construction method. | A good example of late example of red brick farmhouse. |
| | 2 | Displays a high degree of craftsmanship or artistic value. | |
| | 3 | Displays a high degree of technical or scientific achievement. | |
| Historical or Associative Value | 1 | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | Historically linked to agricultural development in the Caledon area. |
| | 2 | Yields or has the potential to yield information that contributes to the understanding of a community or culture. | |
| | 3 | Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community. | |
| Contextual Value | 1 | Is important in defining, maintaining or supporting the character of an area. | |
| | 2 | Is physically, functionally, visually or historically linked to its surroundings. | |
| | 3 | Is a landmark. | |

| Identification of Heritage Resource | |
|-------------------------------------|--|
| Identification No. | CHR 4 |
| Lot and Concession Number | Lot 20, Concession 2 WHS |
| Property Name | |
| Street Address | 12472 Chinguacousy Road |
| Recognition (Designated or Listed) | |
| Municipality | Caledon |
| Regional Municipality | Peel |
| Construction Date | |
| Building/Landscape Type | Barn and silo |
| Cultural Heritage Value | Low |
| Heritage Impact of Development | Medium - buildings are back from road but trees at the road may be impacted |
| Photograph Description | Barn and silo with tree-lined driveway |



| Evaluation of Cultural Heritage Value | | Ontario Regulation 9/06 | |
|---------------------------------------|-----|--|---|
| Criteria | No. | Detailed Criteria | Description |
| Design or Physical Value | 1 | Is a rare, unique, representative or early example of a style, type, expression, material or construction method. | Good example of tree lines, individual mature specimen trees, rural character and used to define a laneway. |
| | 2 | Displays a high degree of craftsmanship or artistic value. | |
| | 3 | Displays a high degree of technical or scientific achievement. | |
| Historical or Associative Value | 1 | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | |
| | 2 | Yields or has the potential to yield information that contributes to the understanding of a community or culture. | Historically linked to agricultural development in the Caledon area. |
| | 3 | Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community. | |
| Contextual Value | 1 | Is important in defining, maintaining or supporting the area's character. | Agricultural buildings and silo help define the rural nature of the area. |
| | 2 | Is physically, functionally, visually or historically linked to its surroundings. | |
| | 3 | Is a landmark. | |

| Identification of Heritage Resource | |
|-------------------------------------|--|
| Identification Number | CHR 5 |
| Lot and Concession No. | |
| Property Name | |
| Street Address | Former Credit Valley Railway |
| Recognition (Designated or Listed) | Cultural Heritage Landscape, Caledon |
| Community | |
| Municipality | Caledon |
| Regional Municipality | Peel |
| Construction Date | 1871 |
| Building/Landscape Type | Railway |
| Cultural Heritage Value | High |
| Heritage Impact of Development | High – railway crossing for Spine Road. |
| Photograph Description | 1877 Map showing railway |



1877 Atlas Map of the Northern Part of Chinguacousy Township

| Evaluation of Cultural Heritage Value | | Ontario Regulation 9/06 | |
|---------------------------------------|-----|--|---|
| Criteria | No. | Detailed Criteria | Description |
| Design or Physical Value | 1 | Is a rare, unique, representative or early example of a style, type, expression, material or construction method. | Early example of the importance of railways to the development of the area. |
| | 2 | Displays a high degree of craftsmanship or artistic value. | Included the well-known Forks of the Credit trestle bridge in Belfountain. |
| | 3 | Displays a high degree of technical or scientific achievement. | |
| Historical or Associative Value | 1 | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | |
| | 2 | Yields or has the potential to yield information that contributes to the understanding of a community or culture. | Provides information to how areas became developed and how agricultural goods were transported. |
| | 3 | Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community. | |
| Contextual Value | 1 | Is important in defining, maintaining or supporting the character of an area. | |
| | 2 | Is physically, functionally, visually or historically linked to its surroundings. | |
| | 3 | Is a landmark. | |

| Identification of Heritage Resource | |
|-------------------------------------|-------------------------------------|
| Identification Number | CHR 8 |
| Lot and Concession Number | Lot 21, Concession 2 WHS |
| Property Name | |
| Street Address | 12700 McLaughlin Road |
| Recognition (Designated or Listed) | Listed, Caledon |
| Community | |
| Municipality | Caledon |
| Regional Municipality | Peel |
| Construction Date | c. 1845 |
| Building/Landscape Type | Farmhouse |
| Cultural Heritage Value | High |
| Heritage Impact of Development | None – outside of study area |
| Photograph Description | Board and Batten house with fence |



| Evaluation of Cultural Heritage Value | | | | Ontario Regulation 9/06 |
|---------------------------------------|-----|--|---|-------------------------|
| Criteria | No. | Detailed Criteria | Description | |
| Design or Physical Value | 1 | Is a rare, unique, representative or early example of a style, type, expression, material or construction method. | Is an example of an original log house built in the mid 19 th Century. | |
| | 2 | Displays a high degree of craftsmanship or artistic value. | | |
| | 3 | Displays a high degree of technical or scientific achievement. | | |
| Historical or Associative Value | 1 | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | | |
| | 2 | Yields or has the potential to yield information that contributes to the understanding of a community or culture. | Historically linked to agricultural development in the Caledon area. | |
| | 3 | Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community. | | |
| Contextual Value | 1 | Is important in defining, maintaining or supporting the area's character. | | |
| | 2 | Is physically, functionally, visually or historically linked to its surroundings. | | |
| | 3 | Is a landmark. | | |

| Identification of Heritage Resource | |
|-------------------------------------|-------------------------------------|
| Identification Number | CHR 13 |
| Lot and Concession Number | Lot 21, Concession 1 WHS |
| Property Name | |
| Street Address | 12711 McLaughlin Road |
| Recognition (Designated or Listed) | Listed, Caledon |
| Community | |
| Municipality | Caledon |
| Regional Municipality | Peel |
| Construction Date | Mid to late 19 th C. |
| Building/Landscape Type | Farmhouse |
| Cultural Heritage Value | High |
| Heritage Impact of Development | None – outside of study area |
| Photograph Description | Red brick Ontario Cottage |



| Evaluation of Cultural Heritage Value | | Ontario Regulation 9/06 | |
|---------------------------------------|-----|--|---|
| Criteria | No. | Detailed Criteria | Description |
| Design or Physical Value | 1 | Is a rare, unique, representative or early example of a style, type, expression, material or construction method. | Good example of a red brick Ontario Cottage with a centre gable, stone detailing and pilastered main entrance treatment. It also has unusual 'dogtoothing' above the arch of the centre gable window. |
| | 2 | Displays a high degree of craftsmanship or artistic value. | |
| | 3 | Displays a high degree of technical or scientific achievement. | |
| Historical or Associative Value | 1 | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | |
| | 2 | Yields or has the potential to yield information that contributes to the understanding of a community or culture. | Historically linked to agricultural development in the Caledon area. |
| | 3 | Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community. | |
| Contextual Value | 1 | Is important in defining, maintaining or supporting the area's character. | |
| | 2 | Is physically, functionally, visually or historically linked to its surroundings. | |
| | 3 | Is a landmark. | |

| Identification of Heritage Resource | |
|-------------------------------------|--|
| Identification Number | CHR 16 |
| Lot and Concession Number | Lot 19, Concession 2, WHS |
| Property Name | |
| Street Address | 12324 McLaughlin Road |
| Recognition (Designated or Listed) | |
| Community | |
| Municipality | Caledon |
| Regional Municipality | Peel |
| Construction Date | |
| Building/Landscape Type | Heavy timber framed barn/trees |
| Cultural Heritage Value | High |
| Heritage Impact of Development | High – Spine Road could be built close to the row of trees. |
| Photograph Description | Mature oak trees lining driveway |



| Evaluation of Cultural Heritage Value | | Ontario Regulation 9/06 | |
|---------------------------------------|-----|--|--|
| Criteria | No. | Detailed Criteria | Description |
| Design or Physical Value | 1 | Is a rare, unique, representative or early example of a style, type, expression, material or construction method. | An important example of tree lines with mature oak trees – that define the laneway to a rural property. |
| | 2 | Displays a high degree of craftsmanship or artistic value. | |
| | 3 | Displays a high degree of technical or scientific achievement. | |
| Historical or Associative Value | 1 | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | The barn provides a historic context to the early development of Caledon which is rapidly disappearing; important in supporting the historic rural and agricultural character of the area. |
| | 2 | Yields or has the potential to yield information that contributes to the understanding of a community or culture. | |
| | 3 | Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community. | |
| Contextual Value | 1 | Is important in defining, maintaining or supporting the character of an area. | |
| | 2 | Is physically, functionally, visually or historically linked to its surroundings. | |
| | 3 | Is a landmark. | |

APPENDIX C

ASSESSOR QUALIFICATIONS

Assessor Qualifications

Linda Axford, M.L.A., Senior Heritage Specialist – Ms. Axford has completed cultural heritage studies, including heritage overviews, built heritage and cultural heritage landscape assessments and heritage impact studies in Ontario. These projects have been part of larger environmental studies in support of applications for major road widening, gold mines, and a wind farm; federal designation of a heritage canal system corridor and university campus master plan. Ms. Axford has been working in cultural resource management in Ontario since 2001 and is the Senior Heritage Specialist at Amec Foster Wheeler Environment and Infrastructure in Hamilton. Ms. Axford specializes in Built Heritage and Cultural Landscape Assessments in Ontario. She has worked in heritage for both regional governments and the university sector. She has conducted heritage studies, including built heritage and cultural heritage landscape evaluation in a variety of environments including gold mines and a heritage study of the Welland Canals Corridor. Ms. Axford is a **Professional member of the Canadian Association of Heritage Professionals**.

Shaun Austin, Ph.D., Associate Archaeologist – Dr. Austin is the Leader of Amec Foster Wheeler's cultural heritage resources group and is based in the Hamilton Office. He has been working in Canadian archaeology and heritage since 1976 and as an archaeological and heritage consultant in Ontario since 1987. He is a dedicated cultural heritage consultant with repeated success guiding projects through to completion to the satisfaction of the development proponent, First Nations and cultural heritage community stakeholder groups. His areas of interest and expertise include pre-contact Aboriginal lithics and ceramics. Dr. Austin holds a **Professional Archaeology Licence (P141)** issued by the Ontario Ministry of Tourism, Culture and Sport, is MTO RAQs certified in Archaeology/Heritage and is a member of the Ontario Association of Professional Archaeologists.

Cara Howell B.A., Staff Archaeologist – Ms. Howell holds a B.A. Degree in Anthropology and Classical Archaeology from McMaster University and has been working in the field of archaeological consulting since 1999. She holds an **Applied Research Licence (R180)** in archaeology from the Ontario Ministry of Tourism, Culture and Sport and possesses a full range of archaeological skills. As a result of her specialized interest in the historic Euro-Canadian period, she has become an authority on early Euro-Canadian artifacts and historic period background research. As the archaeology Laboratory Director for Amec Foster Wheeler's Cultural Heritage Resources Group, she developed and implements a computerized cataloguing system for artifacts and other resources. Ms. Howell also serves as lead liaison with First Nations communities.

Devon Brusey B.A. Hon., Staff Archaeologist / Intermediate Heritage Analyst – Ms. Brusey has worked as a consultant archaeologist since 2007. She holds an honours B.A. degree in Anthropology and Japanese Studies from McMaster University. Ms. Brusey has worked on over 300 Stage 1 through Stage 4 archaeological assessments throughout Ontario, many of which have been completed as part of the environmental assessment process for the development of

wind and solar farms, hydro line corridors and municipal roadway improvements. Ms. Brusey has also been instrumental in the processing and analysis of artifacts and other data in the laboratory. She acted as crew supervisor for a Stage 4 salvage excavation of an extensive multi-component pre-contact and historic site in Burlington, Ontario, and has acted as project manager, field director and report writer for numerous other projects. Ms. Brusey holds an **Applied Research Licence (R410)** issued by the Ontario Ministry of Tourism, Culture and Sport.

APPENDIX D
LIMITATIONS

LIMITATIONS

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