

# **Heritage Impact Assessment – 12506 and 12698 Heart Lake Road, Town of Caledon**

## **Final Report**

October 2025

Prepared for:

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## **Limitations and Sign-off**

The conclusions in the Report titled Heritage Impact Assessment – 12506 and 12698 Heart Lake Road, Town of Caledon are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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## **Executive Summary**

Tribal Partners (Canada) Inc. and its management arm TDMSI (the Proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for a proposed industrial development on Heart Lake Road in the Town of Caledon, Region of Peel, Ontario (the Study Area). The Study Area is comprised of the municipal property boundaries of 12506 and 12698 Heart Lake Road. The property at 12506 Heart Lake Road contains a late 19<sup>th</sup> century residence and several outbuildings constructed after 1954. The property at 12698 Heart Lake Road contains a late 19<sup>th</sup> century residence. The proposed industrial development includes the construction of four industrial buildings with a truck trailer and car parking lot, loading space, and an environmentally protected greenbelt. The existing structures at 12506 and 12698 Heart Lake Road are proposed to be removed as part of the development.

In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA) (Government of Ontario 1990a), the Town maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The Town's *Heritage Registry Application* identified 12506 Heart Lake Road as a late Italianate style farmhouse with a red brick exterior built between 1900 and 1924, and 12698 Heart Lake Road as a Neoclassical style farmhouse built between 1850 and 1874 (Town of Caledon n.d.a). Adjacent to the proposed development, are two listed properties at 12304 and 12942 Heart Lake Road.

According to the Town of Caledon Official Plan (Town of Caledon 2024), an HIA is required when there is the potential for adverse impacts on cultural heritage resources. The purpose of the HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land development process. The objectives of the report are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts on the Study Area and adjacent listed properties on the Town's register



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- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

Determination of CHVI for 12506 and 12698 Heart Lake Road was undertaken according to the criteria outlined in *Ontario Regulation (O. Reg.) 9/06*. The property at 12506 Heart Lake Road met two criteria of O. Reg. 9/06 and a draft Statement of CHVI was prepared. The property met criterion:

- Criterion 1: The property has design value as it contains a representative example of a late 19<sup>th</sup> century Ontario vernacular structure with Italianate design influences.
- Criterion 4: The property has historical or associative value for its direct association with Aubrey and Anne Livingston and the Livingston family. The Livingstons were significant figures in the local agricultural industry and community.

The property at 12698 Heart Lake met did not meet criteria of O. Reg. 9/06, as such a Statement of CHVI was not prepared and no further heritage study is recommended.

An impact assessment was undertaken of the proposed industrial development on the identified CHVI and heritage attributes of 12506 Heart Lake Road, as well as the potential impacts to the adjacent listed properties at 12304 and 12942 Heart Lake Road. The impact assessment determined that there will be direct impacts to 12506 Heart Lake Road with the proposed removal of the residence, and therefore mitigation measures were evaluated and recommendations prepared for the property. No direct or indirect impacts were identified to the adjacent listed properties at 12942 and 12304 Heart Lake Road, as a result of the proposed undertaking.

The following mitigation measures are recommended to conserve the identified CHVI of 12506 Heart Lake Road:

- Relocation: is the preferred alternative and the feasibility of relocation of the residence to a sympathetic site in the Town shall be examined for feasibility by the Proponent in discussions with the Town. If this alternative is determined not



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to be feasible, the Proponent will proceed with the next alternative of documentation and salvage.

- Documentation, Salvage, and Commemoration Report: Detailed documentation, salvage, and commemoration in the form of a Documentation, Salvage, and Commemoration Report (DSCR) is the preferred mitigation strategy where retention or relocation of a heritage attribute is not feasible or warranted.
- Interpretive material: for either alternative of relocation or documentation and salvage, an interpretive sign or panel will be established in a publicly visible location in the development that explains the history of the property and its association with the Livingston family.

*The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.*



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## **Acronyms / Abbreviations**

A1	Agricultural
BA	Bachelor of Arts
CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
DSCR	Documentation, Salvage, and Commemoration Report
EPA2	Environmental Protection Area
HIA	Heritage Impact Assessment
Km	kilometres
MCM	Ministry of Citizenship and Multiculturalism
MA	Master of Arts
MP	Industrial Prestige
n.d.	No date
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
PPS	Provincial Planning Statement
UELAC	United Empire Loyalist Association of Canada
ZBA	Zoning By-law Amendment



# **1 Introduction**

## **1.1 Study Purpose**

Stantec Consulting Ltd. (Stantec) was retained by Tribal Partners (Canada) Inc. and its management arm TDMSI (the Proponent) to prepare a Heritage Impact Assessment (HIA) for a proposed industrial development on Heart Lake Road, in the Town of Caledon, Ontario. The proposed development includes the municipal property boundaries of 12506 and 12698 Heart Lake Road. In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The properties at 12506 and 12698 Heart Lake Road are listed properties on the Town's register. Adjacent to the proposed development, are two listed properties at 12304 and 12942 Heart Lake Road.

According to the Town of Caledon Official Plan (Town of Caledon 2024), an HIA is required when there is the potential for adverse impacts on cultural heritage resources. The purpose of the HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land development process. The objectives of the report are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to Study Area and adjacent listed properties on the Town's register
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Review of the background history of the Study Area and historical context
- Evaluation of CHVI of the Study Area
- Description of the proposed site alteration



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- Assessment of impacts of the proposed site alterations on the Study Area and adjacent listed properties
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

For the purpose of this HIA, the Study Area is comprised of the municipal property boundaries of 12506 and 12698 Heart Lake Road (Figure 1). The Town's register identifies 12506 Heart Lake Road as a late Italianate style farmhouse with a red brick exterior built between 1900 and 1924, and 12698 Heart Lake Road as a Neoclassical style farmhouse built between 1850 and 1874. The Town's register identifies the adjacent properties at 12304 Heart Lake Road as a Gothic Revival style farmhouse built between 1875-1899, and 12942 Heart Lake Road as an Italianate style home, with a date stone of 1901 (Town of Caledon n.d.a).

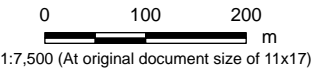


\\ca0004-bptss01\work\_group\01609\active\160941120\03\_data\gis\_cad\gis\maps\CH\report\_figures\h160941120\_h1a\_fig01\_StudyArea (orthophoto)1\_ Revised on 7/23/2025 3:10 AM by pyelamolou

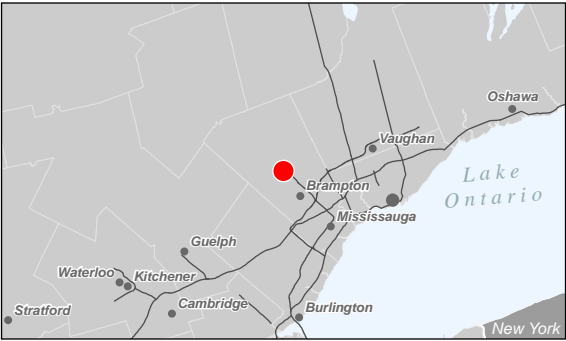


Legend

- Study Area
- Watercourse (Permanent)
- Wetland, Provincially Significant



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2025.
  3. Orthomimagery provided by Peel Region, Maxar.



Project Location  
Caledon, Ontario

160941120 REVA  
Prepared by pyelamolou on 2025-07-23  
Technical Review by JWH on 2025-07-23

Client/Project  
TRIBAL PARTNERS (CANADA) INC. AND ITS MANAGEMENT ARM  
TDMSI  
HERITAGE IMPACT ASSESSMENT – 12506 AND 12698 HEART  
LAKE ROAD, TOWN OF CALEDON

Figure No.

**1**

Title

**Study Area**

## 2 Methodology

### 2.1 Policy Framework

#### 2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

*(d) The conservation of features of significant architectural, cultural, historical or scientific interest*

(Government of Ontario 1990b)

#### 2.1.2 The Provincial Planning Statement

The Provincial Planning Statement (PPS) came into effect in 2024 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 4.6 of the PPS states that a “protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved” (Government of Ontario 2024).

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or



decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, significant means:

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

Under the PPS, “protected heritage property” is defined as follows:

Property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or Part IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property have cultural heritage value or interest under the *Standards and Guidelines for the Conservation of Provincial Heritage Properties*; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

(Government of Ontario 2024)

### **2.1.3 Town of Caledon Official Plan**

According to the Town of Caledon Official Plan (Town of Caledon 2024), an HIA is required when there is the potential for adverse impacts on cultural heritage resources. During the pre-consultation meeting with the Town on July 17, 2025, an HIA was requested for the listed properties within and adjacent to the proposed development. Where it is determined that a HIA is required, the following content is required as per Section 3.3.3.1.5(b):

- i) A description of the proposed development



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

Following the pre-consultation meeting, Stantec emailed the Town's Heritage Planner to confirm the content of the HIA as it relates to the four listed properties. It was determined that the HIA would contain background research, site descriptions, evaluations, statements of CHVI (where applicable), and impact assessment and mitigation measures (where applicable) for the two listed properties within the proposed development. In addition, it would include high level site descriptions, and impact assessments and mitigation measures (where applicable) for the two adjacent listed properties.

In addition, the Town of Caledon Official Plan under Section 3.3.2 contains the following general objectives with regard to cultural heritage resources:

- 3.3.2.1 To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community.
- 3.3.2.2 To promote the continuing public and private awareness, appreciation and enjoyment of Caledon's cultural heritage through educational activities and by providing guidance on sound conservation practices.
- 3.3.2.3 To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.



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

(Town of Caledon 2024)

## **2.2 Background History**

To understand the historical context of the property, resources such as land registry records, secondary sources, and online archival databases were consulted. Historical mapping from 1859, 1877, 1914, 1919, 1934, and 1940 and aerial photography from 1954 were reviewed to help understand the past land use of the Study Area.

## **2.3 Field Program**

A site assessment was undertaken on June 24, 2025, by Laura Walter and Christian Giansante, Cultural Heritage Specialists, both with Stantec. The weather conditions were hot and sunny. The field program included exterior and interior visual assessment of the structures on 12506 and 12698 Heart Lake Road, the surrounding landscape, and adjacent streetscape.

## **2.4 Evaluation of Heritage Value or Interest**

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 2023). If a property meets two or more of the below criteria, then it may be considered for designation at the discretion of the Council under Part IV of the OHA (Government of Ontario 1990a). To identify CHVI, at least one or more of the following criteria must be met:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.



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

(Government of Ontario 2023)

## **2.5 Assessment of Impacts**

The assessment of impacts is based on the impacts defined in the Ministry of Citizenship and Multiculturalism (MCM) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5) (Government of Ontario 2006). Impacts on heritage resources may be direct or indirect.

Direct impacts 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



Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes but may indirectly affect the CHVI of a property by creating:

- Shadows 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 soil, and drainage patterns that adversely affect an archaeological resource

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981; National Park Service 2001). The proximity of the proposed development to heritage resources was considered in this assessment.

## **2.6 Mitigation Options**

In addition to providing a framework to assess the impacts of a proposed undertaking, the MCM Infosheet #5 also provides methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas



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## **2 Methodology**

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- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

(Government of Ontario 2006)



## **3 Site History**

### **3.1 Introduction**

The Study Area is located at 12506 and 12698 Heart Lake Road in the Town of Caledon, Ontario. Historically, the property is in the former Township of Chinguacousy, Part Lot 20 and 21, Concession 2 East Hurontario Street. The following sections outline the historical development of the Study Area from the period of Euro-Canadian settlement to the present day.

### **3.2 Physiography**

The Study Area is in southern Ontario's South Slope physiographic region. The South Slope region is located between Lake Ontario and the Oak Ridges Moraine and has an average rise of 90 metres to 120 metres and an average width of 9.5 to 11.2 kilometres (km). The South Slope stretches from the Niagara Escarpment in the west to the Trent River in the east, covering about 2,434 square km. The Study Area is in a part of the South Slope between the Oak Ridge Moraine and Peel Plain (Chapman and Putnam 1984: 173).

The soils of the South Slope range from generally suitable to excellent for agriculture. The soils in the South Slope region west of Toronto, including the Study Area, are known as Chinguacousy clay loam and Oneida clay loam. While these soils are acidic and difficult to work, they are regarded as suitable for agriculture. Historically, wheat farming and then the dairy industry were important in the western part of the South Slope region, which benefitted from its proximity to markets in Toronto (Chapman and Putnam 1984: 174).

The Study Area is within the West Humber River watershed. The Humber River watershed encompasses an area of 911 square km. The West Humber begins in Caledon, within the rolling hills of the South Slope, and flows 45 km south, where it



merges with the main branch of the Humber River in the City of Toronto (Toronto and Region Conservation Authority 2023).

### **3.3 Indigenous Context**

Indigenous peoples have lived in present-day southern Ontario for thousands of years, beginning with the retreat of the glaciers and gradual end of the Ice Age about 10,000 years ago (Ellis 2013). Contact between Indigenous peoples in Canada and European culture began in the 16<sup>th</sup> century (Loewen and Chapdelaine 2016). The nature of Indigenous settlement size, population distribution, and material culture shifted as European settlers encroached upon their territory (Ferris 2009: 114).

The post-contact Indigenous occupation of southern Ontario was heavily influenced by the dispersal of various Iroquoian-speaking communities by the New York State Iroquois and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the end of the 17<sup>th</sup> century and the beginning of the 18<sup>th</sup> century (Konrad 1981; Schmalz 1991). During the early post-contact period, the north shore of Lake Ontario was occupied by two distinct peoples with different cultural traditions: the Michi Saagiig Nishnaabeg (Mississauga Anishinaabeg) and the ancestral Iroquoian peoples who gave rise to the historically documented Huron-Wendat. Huron and Mississauga traditional histories indicate that the Huron-Wendat and Mississauga co-habited the region (Kapyrka 2018). Thus, numerous Indigenous groups and communities are associated with the post-contact occupation of the general region of the Study Area.

The Mississauga traditional homeland stretched along the north shore of Lake Ontario and its tributary rivers from present-day Gananoque in the east, to Long Point on Lake Erie in the west. In the winter, the communities dispersed into smaller groups and travelled inland to the north, to the area around present-day Bancroft and the Haliburton Highlands. The Mississauga's oral history relates that their ancestors occupied this part of southern Ontario from the time of the last deglaciation and continued to occupy it up to the start of the Contact period (Migizi 2018: 119-122).



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The Huron-Wendat were farmers and fishermen-hunter-gatherers with a population of between 30,000 and 40,000 individuals. The Huron-Wendat traveled widely across a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence, along both sides of the Saint Lawrence River, and throughout the Great Lakes. They formed alliances and traded goods with other First Nations among the networks that stretched across the continent, and later incorporated the French into that trading network (Heidenreich 1978).

During the mid-17<sup>th</sup> century, the Seneca and the Mohawk led a campaign into southern Ontario and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981). Around 1680, the Mississauga, along with surviving Huron-Wendat warriors, had begun moving south into the lower Great Lakes basin and began a counter-offensive against the Seneca (Praxis Research Associates n.d; Konrad 1981; Rogers 1978). As told by Chief Robert Paudash and recorded in 1904, Mississauga oral traditions indicate that after the Mississauga defeat of the Mohawk, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return, they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.). The Mississaugas settled and inhabited a large area at the western end of Lake Ontario throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s, the Mississaugas' continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territory (Praxis Research Associates n.d.).

With the end of the American Revolutionary War in 1783, the Six Nations Iroquois were forced to leave their traditional homeland in the New York State and elsewhere after the British failed to secure the needs of the Six Nations Iroquois in the 1783 Treaty of Paris and surrendered their land to the Americans (Hill 2017). The Six Nations Iroquois therefore moved into their previous hunting grounds of southern Ontario in land provided by the British. The largest group settled in the Grand River valley near Brantford, Ontario, to become the Six Nations of the Grand River. The Indigenous



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economy from the turn of the 18<sup>th</sup> century focused on fishing and the fur trade, supplemented by agriculture and hunting.

Despite the dispersal and movement of Indigenous groups throughout southern Ontario during the 17<sup>th</sup> and 18<sup>th</sup> centuries, they can be characterized by continuity with their pre-contact Indigenous counterparts. These peoples still maintained Indigenous lifeways, albeit with some features of European material culture. While there was cultural and social change occurring due to contact with European colonial powers, there was equally a definite persistence of Indigenous socio-cultural practices since these groups were not so profoundly affected by European contact that they left their former lifeways behind (Ferris 2009).

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Huron-Wendat Nation, and the Six Nations of the Grand River. Since contact with European explorers and immigrants and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario have been included in various treaties, land claims, and land cessions. Based on Morris (1943), the Study Area falls within Treaty 19, dated October 29, 1818, also known as the Ajetance Purchase, named after Chief Ajetance of the Mississaugas (Mississaugas of the New Credit First Nation 2020). The signing of Treaty 19 occurred between the Principal Chiefs of the Mississauga and William Claus, Deputy Superintendent General and Deputy Inspector General of Indians and their Affairs representing the Crown (Morris 1943). According to Mississaugas of the Credit First Nation history:

*The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people,*



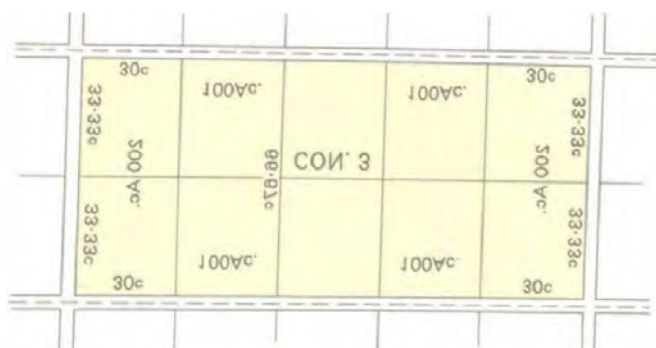
*readily agreed to the sale of their lands for £522.10 of goods paid annually.*

(Mississaugas of the Credit First Nation 2020)

### 3.4 Survey and Settlement

The Township of Chinguacousy was surveyed by the partnership of Richard Bristol and Timothy Street beginning in June of 1819. Bristol and Street were originally contracted to survey the township's southern half. However, demand for land proved so high that they were awarded a second contract for the remainder of the township. The survey of the entire township was completed in October 1819 (McKinney 1967: 245).

The Township of Chinguacousy was surveyed using the double-front survey system (Dean 1969). The double-front system was widely used in Upper Canada between 1815 and 1829. This survey system created 200-acre lots with road allowances located in front of each concession and every fifth or sixth lot (Plate 1). This system allowed 100-acre grants of half lots since road allowances were located on both the front and rear halves of the lot (Weaver 1968: 14,16). The Township was named in 1819 by Lieutenant Governor Sir Peregrine Maitland after the Mississauga designation for the Credit River, which means 'young pine.' It appears to be coincidental that the name resembles that of Ottawa chief Shinguacose, who took part in the capture of Fort Michilimackinac during the War of 1812 (Rayburn 1997).



**Plate 1 Double-Front Survey System (Dean 1969)**



The early settlement of the township was partly impeded by land speculation and absentee ownership. Some military veterans and Loyalist heirs who received early land grants in the township declined to settle on their allotted land. Others received land grants of multiple lots and only improved one, leaving others undeveloped (McKinney 1967: 245). Despite these obstacles to settlement, Chinguacousy Township had 213 settlers in 1827. That year, 27,211 acres of land were occupied in the township. Of that acreage, 3,702 acres had been cleared. The total amount of land owned constituted about a third of the available land in the township. The township also contained one sawmill and two stores (McKinney 1967: 246).

### **3.4.1 19<sup>th</sup> Century Development**

The Township of Chinguacousy's population increased substantially from the early to mid-19<sup>th</sup> century influenced by the largescale immigration of settlers from the United Kingdom (Craig 1963: 124). The Township of Chinguacousy's population increased from 1,930 in 1831 to 7,469 in 1851 (McKinney 1967: 249). *Smith's Canadian Gazetteer*, published in 1846, described the township as containing a rolling topography, forests of hardwood and pine, and the soil as being conducive to wheat growth. The Gazetteer reported that 74,977 acres of land in the township was occupied, 26,266 acres were under cultivation, and that the township contained seven sawmills and one gristmill. Smith wrote glowingly of the township, stating, "This is one of the best settled townships in the Home District, containing excellent land, and many good farms" (Smith 1846: 32).

As the township grew, many hamlets developed. The largest was Brampton which was incorporated as a village in 1853. Other significant hamlets in the township included Victoria, Tullamore, Terra Cotta, Cheltenham, Snelgrove, and Campbell's Corners (McKinney 1967: 249). In relation to the Study Area, the hamlet of Mayfield developed to the southeast at the intersection of the 3<sup>rd</sup> Concession East and the 17<sup>th</sup> Sideroad in the mid-19<sup>th</sup> century. The hamlet was established by English immigrants, who named the area after their hometown of Mayfield, England. A post office was opened in



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Mayfield in 1853, with William Speirs as the first postmaster (Library and Archives Canada 2023). The 1859 *Tremaine's Map of the County of Peel, Canada West* (Tremaine 1859) depicts the hamlet of Mayfield, including the Study Area, a blacksmith shop, a post office/store, and an inn (Figure 2).

During the first half of the 19<sup>th</sup> century, most wheat grown in the township was shipped from Port Credit. In 1856, the Grand Trunk Railway was built through the township (McKinney 1967: 250; Andreae 1997: 126). The completion of the railway provided an economic boon to local farmers and reduced dependence on local roads and the Port Credit Harbour (McKinney 1967: 250).

In 1871, Chinguacousy Township had a population of 6,129. That year, the township had the highest population in Peel County, narrowly surpassing Toronto Township, which had a population of 5,974 (Dominion Bureau of Statistics 1953). The Agricultural Census of 1871 indicated that the township contained 80,231 acres of occupied land. Of that acreage, 51,794 acres were under crops, 9,400 acres were pasture, and 1,229 acres were gardens or orchards. The predominant crops grown included wheat, barley, oats, potatoes, turnips, and hay (Census of Canada 1871).

In the vicinity of the Study Area, Mayfield remained a small hamlet in the late 19<sup>th</sup> century. In the *Directory of the County of Peel for 1873-4*, the community included a blacksmith, an innkeeper, a postmaster, a labourer, a gentleman, and seven farmers (Lynch 1874: 106). By 1877, the hamlet had a population of about 50 (Walker and Miles 1877: 91). Mayfield is depicted on the 1877 Chinguacousy Township map and includes the Study Area (Figure 3). The population of Chinguacousy Township declined to 5,476 in 1881 and 4,744 in 1891 which was consistent with rural trends across southern Ontario and reflected advancements in technology and the growth of urban centres (Dominion Bureau of Statistics 1953).



### **3.4.2 20<sup>th</sup> Century Development**

During the first decades of the 20<sup>th</sup> century, the Township of Chinguacousy continued to steadily decline in population, reaching a nadir of 3,635 in 1921 (Dominion Bureau of Statistics 1925). Population contraction in the township was part of a broader trend of urbanization in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, farm equipment improvements and farming mechanization meant less labour was required (Samson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30). Peel County's townships experienced a population decline between 1891 and 1901 (Dominion Bureau of Statistics 1953).

The Agricultural Census of 1921 lists Chinguacousy Township as containing 42,138 acres under crop, 4,135 acres as idle or fallow, and 19,055 acres as pasture (Dominion Bureau of Statistics 1925). The increase in pastureland in the township was due to the increasing importance of cattle and dairy farming. The dairy products produced within the township were within trucking distance to growing markets in Toronto (Chapman and Putnam 1984: 174).

The Township of Chinguacousy remained predominantly rural until after the Second World War when industries expanded into the township from the more developed parts of Peel County to the east and south. The township also began a suburban residential construction boom during the 1950s and 1960s. Between 1957 and 1958, over 6,000 acres of land were assembled for the planned community of Bramalea. The growth of the suburbs in the township is reflected in its rapid population growth in the 1960s. In 1960, the population of Chinguacousy Township was 6,286. By 1966, it grew to 15,996 and contained 287,999 square metres of industrial space (McKinney 1967: 254).

The rapid growth of the Township of Chinguacousy and other communities in Peel County put a strain on a county government unaccustomed to administering such large services and planning operations. In response, the provincial government saw



increased cooperation between municipalities as a solution. In 1974, the County of Peel was dissolved and replaced with the Regional Municipality of Peel. Under regional government, regional planning and large services, such as public health, waste management, policing, and long-term care, would be administered by the region. Lower-tier governments would provide local services such as parks and libraries. When the Region of Peel was created, the Township of Chinguacousy was dissolved. The southern part of the township, which was more heavily suburbanized, was amalgamated into the new City of Brampton. The more rural northern part of the township, including the Study Area, was amalgamated into the new Town of Caledon (Peel Art Gallery, Museum + Archives n.d.).

The population of the Town of Caledon was 66,502 in 2016, an increase of 11.8% since 2011 (Statistics Canada 2017). The population of the Region of Peel was recorded as 1,484,000 in 2016 (Region of Peel 2019).

## **3.5 Property History**

### **3.5.1 12506 Heart Lake Road**

The Crown granted the land patent for the east half of Lot 20, Concession 2 East, which totaled 100 acres to the Canada Company on August 31, 1831 (Ontario Land Registry Access [OnLand] 2025a). In the early 1820s, John Galt, a Scottish novelist and promoter of colonization, proposed the formation of a land company called the Canada Company. In the late 18<sup>th</sup> century, the British Government set aside land across Upper Canada as Crown Reserves. Crown Reserves were intended to act as a method of income for the government and would be beneficial for settlers because it would exempt a resident from taxation (Craig 1963: 32). In practice this meant that for every 66,000 acres per township, 18,850 acres were set aside as Crown or Clergy reserves (Lee 2004: 19). By the early 19<sup>th</sup> century, the Government of Upper Canada needed increased revenue and was debating how to handle the retention or sale of its Crown Reserves (Craig 1963: 134). Galt proposed that The Canada Company could buy up



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the Crown Reserves and immediately provide the Government with an infusion of capital (Craig 1963: 134). In September 1826 Galt traveled to Canada to evaluate the most effective method of disposing of Crown Reserves (Lee 2004: 49). That same year, the company purchased 2.5 million acres of land which included Crown Reserves, and the Company began selling the land to settlers (Baskerville 2006). The Canada Company remained active into the 1950s.

In December 1841 the Canada Company sold the east half of the lot to Robert Denison (OnLand 2025a). However, three years later, in March 1844, the Canada Company again sold the east half of the lot to James McHarey (OnLand 2025a). On April 16, 1844, McHarey sold the east half of the lot to James Marshall (OnLand 2025a).

In February 1857, James Marshall sold the east half of the lot to William Dodgson (OnLand 2025a). Historical mapping from 1859 indicates that the east half of Lot 20 (the Study Area) and the east half of Lot 21, Concession 2 East, were both owned and occupied by William Dodgson (Figure 2). In the 1861 Census Dodgson was listed as a farmer of English descent along with his wife, Elizabeth, and their children Elizabeth and Sarah (Library and Archives Canada 1861a). In the accompanying 1861 Agricultural Census Dodgson was listed on Lot 21, Concession 2 East with 124 acres total, 80 acres under cultivation, 63 acres under crops, 16 acres under pasture, 1 acre of orchards or gardens, and 44 acres that were wild or woods (Library and Archives Canada 1861b). He was farming fall wheat, barley, peas, oats, potatoes, turnips, and hay (Library and Archives Canada 1861b). While living on Lot 21 the Dodgson family was listed as living in a one and one half storey brick residence (Library and Archives Canada 1861a).

On October 1, 1874, William Dodgson sold the east half of Lot 20 to Robert Giffen (Plate 2) (OnLand 2025b). Robert was born in Kilbarchan, Renfrewshire, Scotland on June 1, 1821, to James Giffen and Margaret Millar. Robert, who was a weaver in Scotland, came to Upper Canada with his family in 1842 and was an early settler in the Township of Chinguacousy (CoTyronelreland 2024, Region of Peel Archives n.d.a.). Historical sources recount that Robert, after arriving in Upper Canada, walked from



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Toronto to Chinguacousy (Region of Peel Archives n.d.a). He took a job with Mr. Blakeley who lived on Lot 5, Concession 5 East in Chinguacousy until he could purchase his own property. Robert's initial homestead may have been located on the north half of Lot 16, Concession 5 East (Region of Peel Archives n.d.a.). In 1846 Robert married Mary Armstrong (Ward 2011: 205). However, Mary died in 1851 (Ward 2011: 205). Robert then married Elizabeth Speirs (Ward 2011: 205). The 1861 agricultural census indicates that by this time Robert Giffen's farm was located southeast of the Study Area on Lot 19, Concession 3 East (Library and Archives Canada 1861c). In 1874, Robert expanded his farm by purchasing the Study Area (Lot 20, Concession 2 East).



**Plate 2      Robert Giffen (Courtesy of the Region of Peel Archives)**

In 1877, historical mapping shows Robert Giffen as the owner of both Lot 20, Concession 2 East and Lot 19, Concession 3 East (Figure 3). On Lot 20 (Study Area) two structures and an orchard are depicted fronting Heart Lake Road and on Lot 19 one structure and an orchard fronting Heart Lake Road is depicted.



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In the 1881, Census Giffen is listed as a farmer of Scottish descent along with his wife, Elizabeth, and their children James, Jane, William, Ann, Robert, Andrew, John, Agnes, and Martha (Library and Archives Canada 1881). Robert Giffen died on January 24, 1892 (Find a Grave 2009). In the January 28, 1892, issue of the *Brampton Conservator*, he was described as an “old and respected resident of Chinguacousy...” (Ward 2011: 205) In his will Giffen left his property to his son John Allen Giffen (OnLand 2025b). John Allen Giffen, a farmer of Mayfield, married Eliza McMeekin on November 22, 1899 (Archives of Ontario 1899).

Land registry records, historical mapping, secondary sources, and the architectural style suggest that the extant residence on the property was likely constructed under the ownership of John A. Giffen between 1892 and 1900. This differs from the construction date of 1900-1924 included in the Town’s registry description for the property. John became owner of the property after his father’s death in 1892. The two structures depicted on Lot 20 on the 1877 map had been removed and replaced with a single structure by 1914 (Figure 4). John was married in 1899 and may have had a home built for his family around that time. An *In the Hills* article about Anne Livingston, a later owner and occupant of the property, identifies the house as being built in 1896 (Grant 2019). The residence is also very similar in design to 12461 McLaughlin Road, which was constructed between 1891 to 1895 under the ownership of John A. Giffen’s cousin, James Giffen (Photo 3.1) (Town of Caledon n.d.b.). The property at 12461 McLaughlin Road was designated in September 2024 under Part IV of the OHA and is located approximately 3.8 km southwest of the Study Area.





**Photo 3.1      12461 McLaughlin Road, looking east**

In 1901, John Giffen was listed in the Census as a farmer along with his wife, Eliza, and their son James (Library and Archives Canada 1901). Ten years later, John is listed in the 1911 Census as living on Lot 20, Concession 2 East, with Eliza and their children Gladys, Florence, Thomas, Margaret, and Ruth (Library and Archives 1911). On April 1, 1913, John Giffen sold the property to Joseph Cunningham (OnLand 2025b). Joseph Cunningham could not be identified in historical sources. Topographic mapping from 1914 shows a red brick residence on the property (Figure 4).

On March 12, 1949, Joseph Cunningham sold the property to Rosann Cherry (OnLand 2025c). Joseph Cunningham was the son of George Cunningham, who lived on Lot 23, Concession 3 East (Region of Peel Archives n.d.b). Rosann Cherry could not be identified in historical sources. Two years later, in November 1951, Rosann Cherry (now Dineen) sold the property to Leroy S. Livingston and Viola R. Livingston (OnLand 2025c). In 1954, aerial photography shows the existing residence and two rear outbuildings (Figure 5).

Leory's son, Robert Aubrey Livingston, took over operations of the farm in 1952 and purchased the property from his father in 1955 (Caledon Citizen 2013, OnLand 2025c).



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Together with his wife, Anne, Aubrey gradually built up a herd of 100 registered Holsteins and installed the area's first automated milking parlour – which attracted widespread attention (Grant 2019). By 1967 it was reported that the Livingston farm housed 200 Holstein milking cows, making it one of the largest dairy farms in the country, and had also incorporated automated equipment for feeding and cleaning (Plate 3) (Hamilton Spectator 1967). After Aubrey's death in 1976 Anne continued to operate the farm, increasing their herd to 250 Holsteins (Grant 2019, Find a Grave n.d.a).

By the mid-1980s, the farm was a 500-acre operation that produced 5 tons of milk a day and was the only producer of kosher milk for Orthodox Jews in Southern Ontario (Toronto Star 1984). In 1988 Anne became the first woman to receive the Brampton-Caledon Farmer of the Year Award (Plate 4) (Grant 2019). In 2002, the family started Broadway Farm's Market, which during its first ten years in operation saw an annual growth rate of more than 10 percent (Ross 2011). The Market operated until 2017 (Grant 2019; Ross 2011; Strader 2017). The outbuildings currently present on the property were built during the mid to late 20<sup>th</sup> century and are associated with Aubrey and Anne Livingston's operation of the farm.





**Plate 3**      **Aubrey Livingston with some of his Holstiens in 1967 for a Hamilton Spectator article about automation on the Livingston Farm (Hamilton Spectator 1967)**



**Plate 4**      **Anne Livingston (Grant 2019)**



### **3.5.2 12698 Heart Lake Road**

The Crown granted the land patent for the east half of Lot 21, Concession 2 East, which totaled 100 acres to Daniel Lighthouse on May 26, 1822 (OnLand 2025a). Daniel Lighthouse was a United Empire Loyalist who fought for the British during the American War of Independence. Before the war, he lived in Stillwater New York and in July 1877 enlisted with Loyalists of Joseph Jessup's Company (United Empire Loyalist Association of Canada [UELAC] 2019). Throughout the War Lighthouse was recorded as serving with the Loyal Volunteers of Mackay's Corps, Leakes Independent Company, Jon Jones Company, and for General Fraser (UELAC n.d.). In 1799 Daniel moved to Darlington Township and settled with his wife and children (UELAC n.d.).

During the War of 1812 Daniel enlisted and made his oath of allegiance in January 1813 (UELAC n.d.). He served in Captain John Burns Company of the 1<sup>st</sup> Durham Regiment of Militia with Captain Alexander Fletcher, Lieutenant Colonel Baldwin, and Lieutenant James Bates (UELAC n.d.). Following the war, Daniel settled in the Streetsville area in Toronto Township, not within the Study Area (UELAC n.d.). In August 1823 Daniel sold the property to Jacob Lighthouse (OnLand 2025a). The relationship between Daniel and Jacob could not be confirmed through historical research.

On July 27, 1830, Jacob Lighthouse sold the east half of Lot 21 to William Cooke (OnLand 2025a). Cooke could not be identified in historical sources. On July 28, 1833 Cooke sold the property to William Johnston (OnLand 2025b). Johnston could also not be identified in historical sources.

In December 1848 Johnston sold the property to William Dodgson (OnLand 2025a). Historical mapping from 1859 indicates that the east half of Lot 20 (the Study Area) and the east half of Lot 21, Concession 2 East, were both owned and occupied by William Dodgson (Figure 2). See 1861 Census information for Dodgson in Section 3.5.1. By 1877, Dodgson had sold Lot 20 and both a residence and orchard are depicted on Lot 21 on historic mapping (Figure 3). Historical mapping, archival sources, and land



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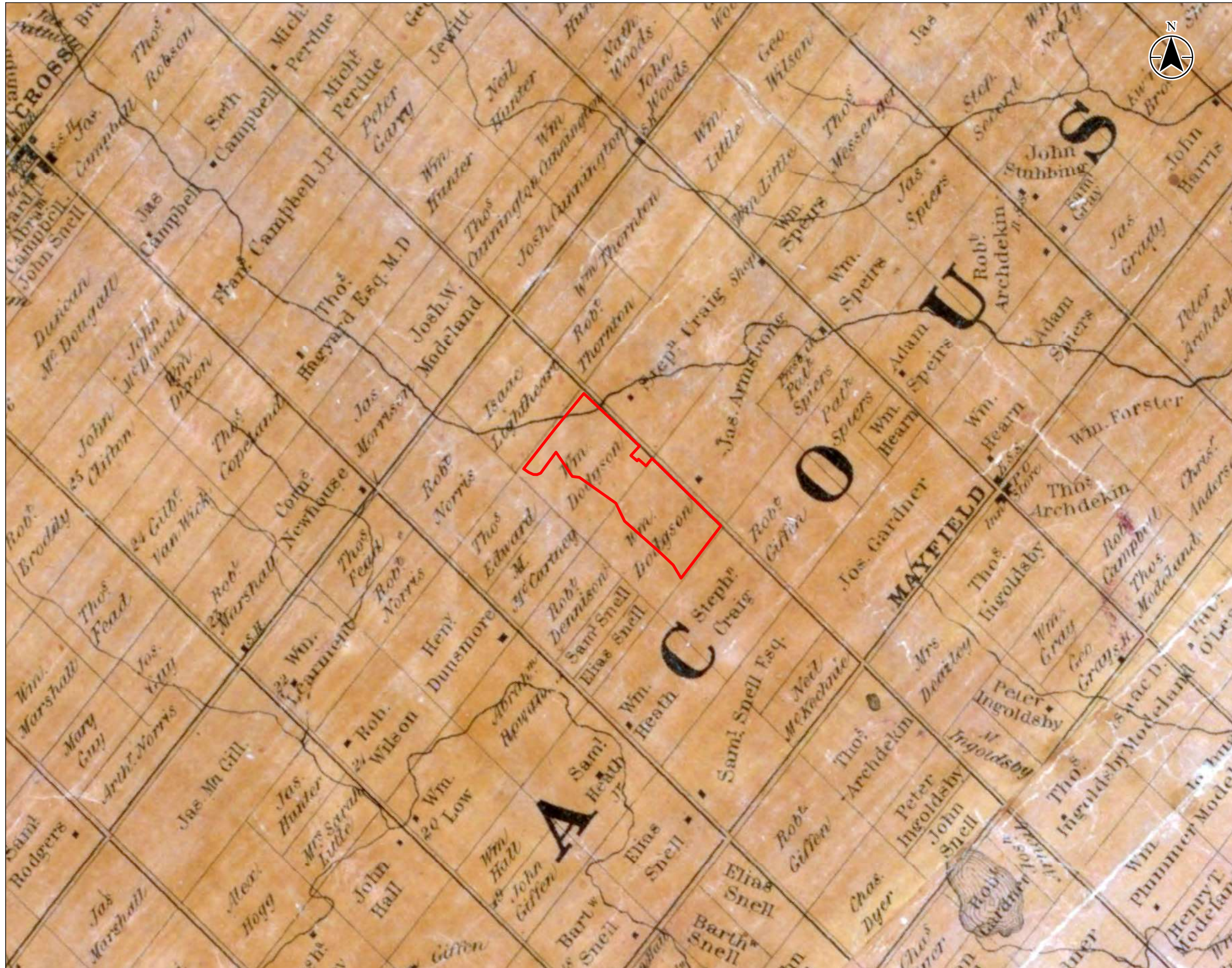
records suggest that the residence at 12698 Heart Lake Road was constructed by William Dodgson between 1848 and 1877.

On August 20, 1895, William sold the property to his eldest daughter Elizabeth Charlotte Reed (OnLand 2025b). In 1891 Elizabeth was recorded in the 1891 Census as living with her husband, Arthur (who was recorded as a potato farmer), and their children Elizabeth, William, and Arthur (Ancestry.ca n.d.a). By 1901 Arthur and Elizabeth are living with four children, Elizabeth Charlotte, William, Arthur, and Ida (Ancestry.ca n.d.b.). By 1921 Elizabeth was a widow and was living with her son William and daughter Ida on Queen Street in Brampton, Ontario (Ancestry n.d.c.). Elizabeth died of a cerebral hemorrhage on December 3, 1938 (Find a Grave n.d.b.).


In November 1940, the executors of her will sold the property to Euphemia Reed (OnLand 2025c). Euphemia Speirs was the wife of Elizabeth and Arthur Reed's eldest son William Dodgson Reed (who died in 1932) (Canada, Ontario, Marriages, 1869-1927).

On May 1, 1944, Euphemia sold the property to Frederick Charles Olliff (OnLand 2025c). Frederick Cabel Charles Olliff was born in Chinguacousy to his parents Caleb Charles and Martha Jane Olliff in 1889 (Canada, Ontario, Births and Baptisms, 1779-1899). Over the next few years, Frederick sold multiple portions of Lot 21 that were less than one acre in size (OnLand 2025c). On March 28, 1969, Frederick sold the remaining 99 acre property to Anne Livingston (OnLand 2025c). Additional details about Anne Livingston can be found in Section 3.5.1.





### Legend

 Study Area

NOT TO SCALE

## Notes

**Notes**

1. Reference: Tremaine, Geo. R. 1859. Tremaine's Map of the County of Peel, Canada West. Toronto: C.R. & C.M. Tremaine.

Project Location  
Caledon, Ontario

160941120 REVA  
Prepared by pyelamolou on 2025-07-23  
Technical Review by JWH on 2025-07-23

Client/Project  
TRIBAL PARTNERS (CANADA) INC. AND ITS MANAGEMENT ARM  
TDMSI  
HERITAGE IMPACT ASSESSMENT – 12506 AND 12698 HEART  
LAKE ROAD, TOWN OF CALEDON

Figure No.

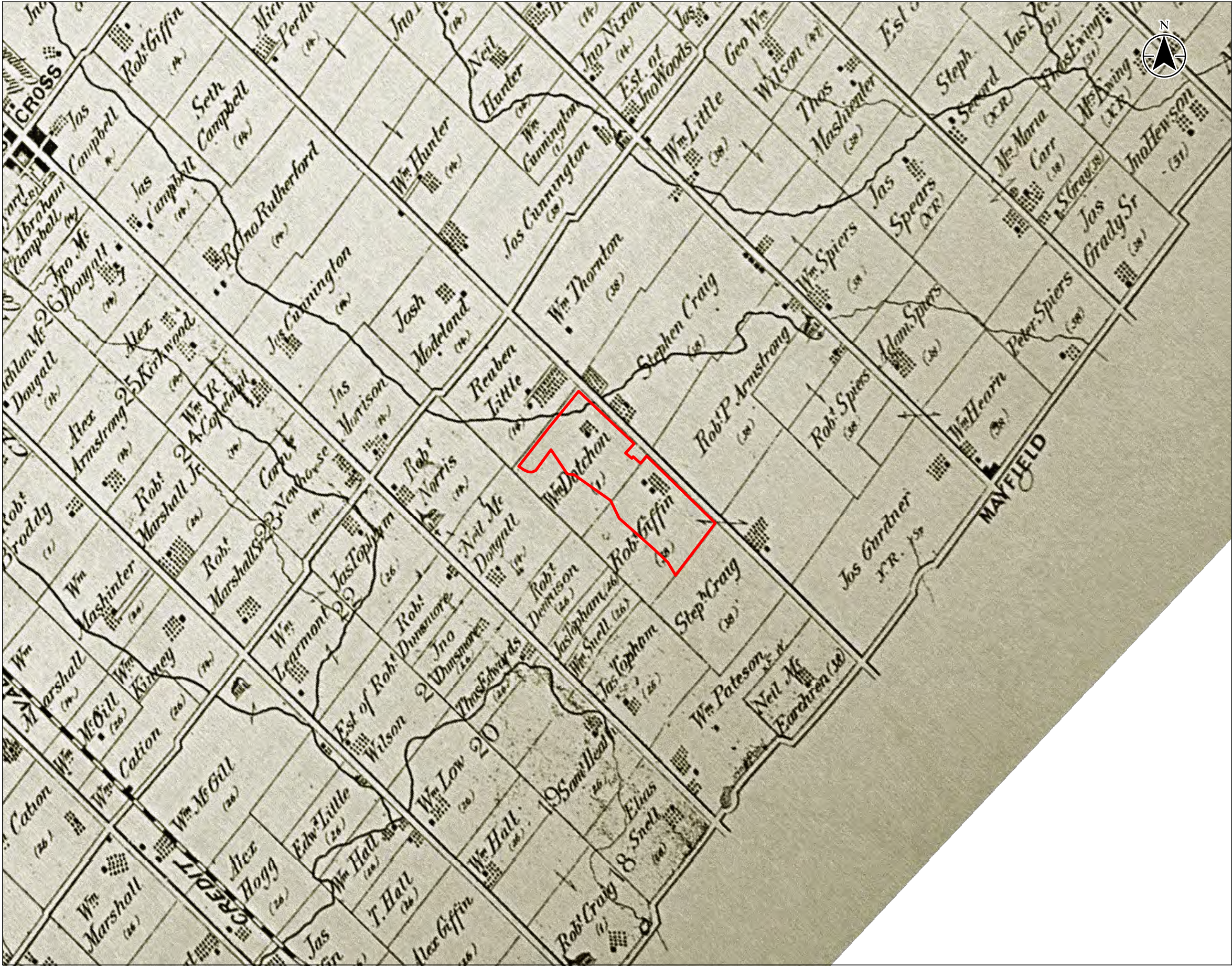
**2**

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Title

## Historical Mapping, 1859

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Legend  
 Study Area

NOT TO SCALE

<b>Notes</b> 1. Reference: Walker & Miles. 1877. Illustrated Historical Atlas of the County of Peel, Ont. Toronto: Walker & Miles.	
Project Location Caledon, Ontario	160941120 REVA Prepared by pyelamolou on 2025-07-23 Technical Review by JWH on 2025-07-23

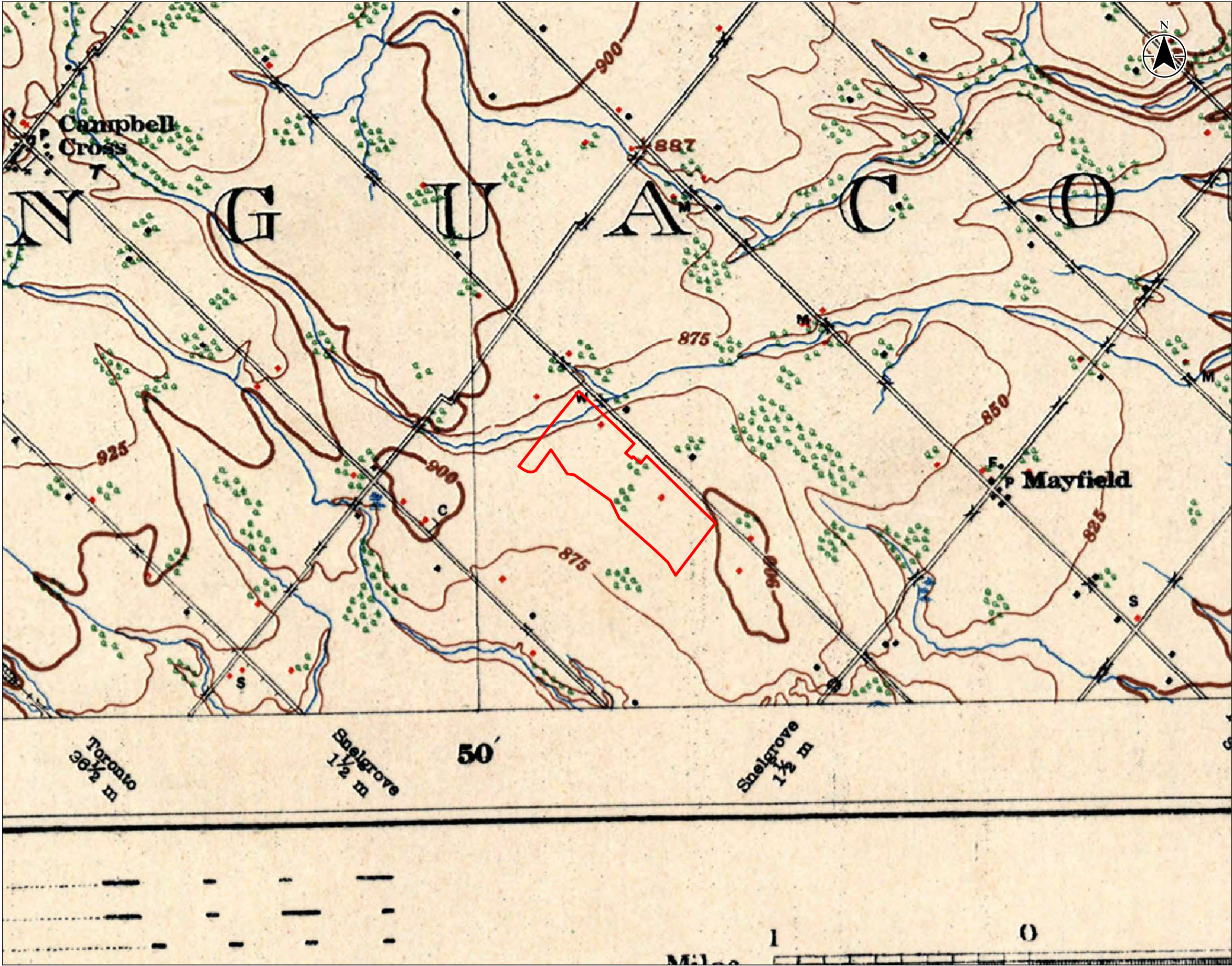
Client/Project  
TRIBAL PARTNERS (CANADA) INC. AND ITS MANAGEMENT ARM  
TDMSI  
HERITAGE IMPACT ASSESSMENT– 12506 AND 12698 HEART  
LAKE ROAD, TOWN OF CALEDON


Figure No.

3

Title

Historical Mapping, 1877



Legend  
 Study Area

0 250 500 m  
1:25,000 (At original document size of 11x17)

**Notes**  
1. Reference: Department of Militia and Defense. 1914. Topographic Map, Boulton Sheet.


Project Location	160941120 REVA
Caledon, Ontario	Prepared by pyelamolu on 2025-07-23
	Technical Review by JWH on 2025-07-23

Client/Project	TRIBAL PARTNERS (CANADA) INC. AND ITS MANAGEMENT ARM
	TDMSI
	HERITAGE IMPACT ASSESSMENT – 12506 AND 12698 HEART
	LAKE ROAD, TOWN OF CALEDON

Figure No.	4
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Title	Topographic Map, 1914
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Legend  
 Study Area

NOT TO SCALE

**Notes**  
1. Reference: Hunting Survey Corporation. 1954. Air Photos of Southern Ontario, Photo 437794.

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Project Location  
Caledon, Ontario

160941120 REVA  
Prepared by pyelamolou on 2025-07-23  
Technical Review by JWH on 2025-07-23

Client/Project  
TRIBAL PARTNERS (CANADA) INC. AND ITS MANAGEMENT ARM  
TDMSI  
HERITAGE IMPACT ASSESSMENT – 12506 AND 12698 HEART  
LAKE ROAD, TOWN OF CALEDON

Figure No.

5

Title

Aerial Photograph, 1954

## **4 Site Description**

### **4.1 Property Setting and Context**

The Study Area is situated on the southwest side of Heart Lake Road, between Mayfield Road and Old School Road. At the Study Area, Heart Lake Road is a two-lane asphalt roadway with asphalt shoulders (Photo 1 and Photo 2). The road has hydro poles on its east side. Heart Lake Road at Mayfield Road was altered in the late 1970s with the construction of Highway 410. Heart Lake Road crosses over Highway 410 approximately 360 metres north of Mayfield Road. South of Highway 410 and Mayfield Road, the City of Brampton has been mostly developed except for a section of Heart Lake Road between Sandalwood Parkway East and Mayfield Road associated with the Heart Lake Conservation Park. North of Highway 410, Heart Lake Road transverses a rural landscape with a mix of mid-19<sup>th</sup> to early 20<sup>th</sup> century farm properties and mid-to-late 20<sup>th</sup> century and contemporary residential infill. West of the Study Area is a residential subdivision that was constructed between 2009 and 2018.



**Photo 4.1 Heart Lake Road, looking northeast from 12506 Heart Lake Road**



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**Photo 4.2      Heart Lake Road, looking southeast from 12506 Heart Lake Road**



**Photo 4.3      Heart Lake Road looking north from 12698 Heart Lake Road**



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**Photo 4.4 Heart Lake Road, looking southeast from 12698 Heart Lake Road**

To the south of the Study Area is a listed property at 12304 Heart Lake Road, indicated on the Town's Heritage Register as a Gothic Revival style farmhouse, built in 1875-1899 (Town of Caledon n.d.). There is a current development application for this property for an industrial warehouse and distribution building. The zoning by-law amendment for this property would rezone the property from Agricultural (A1) to Prestige Industrial (MP). The farmhouse is proposed to be relocated on the property to the southwest portion fronting Abbotside Way. To the north of the Study Area is a listed property at 12942 Heart Lake Road, indicated on the Town's Heritage Register as a two-storey Italianate style home with hip roof. This residence has a date stone that reads "The Poplars/1901" (Town of Caledon n.d.).



## **4.2 12506 Heart Lake Road**

### **4.2.1 Property**

The property contains a farm complex with a late 19<sup>th</sup> century residence and several outbuildings and silos constructed after 1954. Structures on the property are set back from the roadway off a long gravel driveway that winds around the agricultural buildings (Photo 4.5 and Photo 4.6). The driveway has trees on its south side and hydro poles with streetlights on its north side. The residence is set behind a variety of ornamental shrubs, coniferous trees, and deciduous trees. Surrounding the residence and farm outbuildings are agricultural fields (Photo 4.7 and Photo 4.8).



**Photo 4.5 12506 Heart Lake Road, looking west from Heart Lake Road**

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**Photo 4.6** Farm complex with internal driveway around buildings, looking northwest



**Photo 4.7** Looking south from farm complex towards 12304 Heart Lake Road





**Photo 4.8      Looking north from farm complex towards 12698 Heart Lake Road**

## **4.2.2      Residence**

### **4.2.2.1      Exterior**

The residence is a two storey structure with a medium-pitched hip roof with asphalt shingles and a brick chimney (Photo 4.9). Its exterior has replacement windows. The roofline has decorative wood cornice brackets and wide overhanging eaves. The structure has a red brick exterior. The front (east) façade has an enclosed front wood porch with a centre gable above its entrance (Photo 4.10 and Photo 4.11). The porch entrance has a replacement steel door. Above the porch are segmental arch window openings.

The north elevation has a one storey addition with a brick exterior and a hip roof with asphalt shingles. Above the addition, the second storey has segmental arch window openings. The first storey windows on the north elevation are not original openings.

The rear (west) elevation has a one storey gable roof section that is set on a stone foundation with horizontal wood and board and batten siding. The south side of this one storey section has a shed roof addition. Attached to this one storey section is a garage addition that is clad in siding, with a garage door, entry door, and windows (Photo 4.13).



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The rear elevation has a centre red brick chimney that does not extend above the roofline. It also has a covered partial porch with a siding glass door.

The south elevation has a one storey brick addition with a side entry door (Photo 4.14).

The south elevation has two windows with segmental arch openings and brick voussoirs.



**Photo 4.9 Front façade, looking northwest**



**Photo 4.10 Front façade, looking west**



**Photo 4.11 Front and north elevations, looking southwest**



**Photo 4.12 North elevation, looking south**



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**Photo 4.13** Rear elevation, looking east



**Photo 4.14** South elevation, looking northeast

### 4.2.2.2 Interior

The first storey from east to west contains: an enclosed front porch, two front living room areas, a central dining room, a kitchen with breakfast nook (in north addition), bathroom, conservatory room (south addition), and rear office (rear addition) (Photo 4.15 to Photo 4.28). The first storey of the residence has been mostly renovated except for some wood mouldings and a wood panelled door in the dining room (Photo 4.22). These wood mouldings have been replicated in the living rooms. Off the dining room, behind the wood panelled door is a quarter-turn wood staircase that leads to the second storey, with a wood banister, railing, and turned newel post (Photo 4.29 and Photo 4.30).

The second storey from east to west contains: two front bedrooms, a middle bedroom, and a rear bathroom (Photo 4.31 to Photo 4.34). Period-appropriate elements on the second storey include wood trim and mouldings, wood panelled doors, and a built-in cupboard (Photo 4.35). The basement is accessed from the kitchen by wood straight staircase. The basement has concrete and dirt floors, stone random rubble walls, an interior red brick wall between the north/south basement portions, and machine cut beams.



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**Photo 4.15** Enclosed front porch, looking southwest



**Photo 4.16** Enclosed front porch, looking northeast



**Photo 4.17** North front living room, looking northeast



**Photo 4.18** North front living room, looking southwest



**Photo 4.19** South front living room, looking southeast



**Photo 4.20** Central dining room, looking east



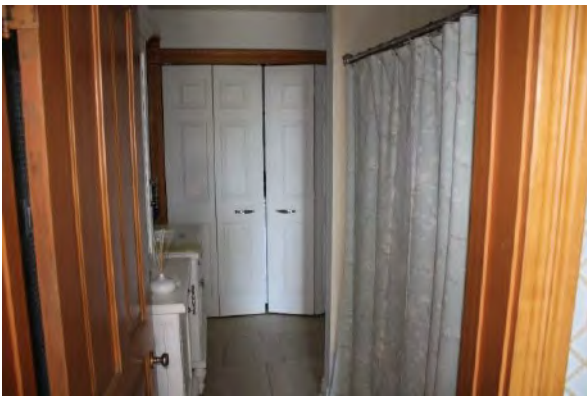
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**Photo 4.21** Central dining room, looking southwest



**Photo 4.22** Central dining room, with historic wood mouldings and wood panelled door, looking east



**Photo 4.23** Bathroom, looking north



**Photo 4.24** Galley kitchen, looking south towards dining room



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**Photo 4.25** Breakfast nook in north addition, looking north



**Photo 4.26** Conservatory room in south addition, looking south



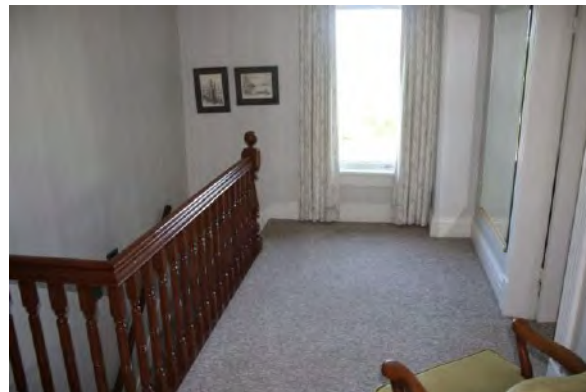
**Photo 4.27** Rear office, looking southeast



**Photo 4.28** Rear office, looking northeast



**Photo 4.29** Staircase to second storey off dining room, looking north



**Photo 4.30** Second storey landing, looking north



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**Photo 4.31 North front bedroom, looking east**



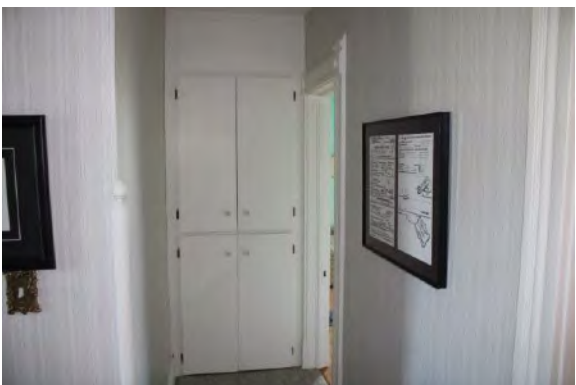
**Photo 4.32 South front bedroom, looking southeast**



**Photo 4.33 South middle bedroom, looking southwest**



**Photo 4.34 Bathroom, looking west**



**Photo 4.35 Built-in cupboard in hallway adjacent to south front bedroom, looking east**



**Photo 4.36 Basement access from kitchen, looking south**



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**Photo 4.37 Basement staircase, looking north**



**Photo 4.38 Basement foundation walls, looking east**



**Photo 4.39 Basement, looking west**



**Photo 4.40 Close-up of interior brick wall in basement**



**Photo 4.41 Basement, looking east**

### **4.2.3 Farm Complex**

To the rear of the residence is a farm complex with several outbuildings and silos. These structures were all constructed after 1954 based on an aerial photography. Directly behind the rear of the residence on the north side of the complex are two late 20<sup>th</sup> century drive sheds, each with a gable roof that is clad with metal (Photo 4.42 and Photo 4.43). These structures have metal-clad exteriors with large metal sliding doors, and steel main doors. One of the buildings has a garage door.

West of these two buildings is a farm shop that opened in 2001 following renovations to a former milking parlour (Photo 4.44). The building is a one storey structure with a gable roof that is clad in metal. The front (east) façade of the building has a covered gable roof entry. The structure is clad in wood board and batten. The structure has vinyl windows and doors. Attached to the farm shop on its northwest corner are wood frame gabled roof outbuildings with metal cladding (Photo 4.45 and Photo 4.46). The interior of the farm shop has a large open area, a central kitchen, offices, fridges and freezers, and storage areas (Photo 4.47 to Photo 4.49). To the rear of the farm shop is a former cattle yard and a wood frame gable roof drive shed with metal cladding (Photo 4.50 to Photo 4.52).

To the south of the complex are several silos and another gabled roof outbuilding with metal cladding (Photo 4.53 and Photo 4.54). South of the residence is a small gabled roof outbuilding with timber cladding, and vinyl windows and door (Photo 4.55).



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**Photo 4.42 Drive sheds, looking northwest**



**Photo 4.43 Drive shed, looking northeast**



**Photo 4.44 Farm shop, looking northwest**



**Photo 4.45 Rear outbuilding attached to farm shop, looking southeast**



**Photo 4.46 Interior of rear outbuilding attached to farm shop, looking southeast**



**Photo 4.47 Open area in farm shop at south end, looking south**



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**Photo 4.48** Farm shop kitchen, looking northeast



**Photo 4.49** Farm shop storage area at north end of building, looking northwest



**Photo 4.50** Former cattle pen area, looking southeast



**Photo 4.51** Farm shop complex drive shed, looking north



**Photo 4.52** Drive shed interior, looking north



**Photo 4.53** South outbuilding, looking east



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**Photo 4.54 South outbuilding, looking southeast**



**Photo 4.55 Small outbuilding to south, looking south**

## **4.3 12698 Heart Lake Road**

### **4.3.1 Property**

The property contains a mid-19<sup>th</sup> century residence that is set back from the roadway behind a variety of coniferous and deciduous trees (Photo 4.56). The residence is accessed by a winding driveway that was installed in 2013 and lined with maple trees (Photo 4.57 and Photo 4.58). Prior to 2013, the residence was accessed by a straight driveway directly from the south side of the residence to Heart Lake Road. This former driveway is no longer in extent, except for some remanent portions of the trees that lined the driveway (Photo 4.59). The residence is surrounded by ornamental gardens and a mixture of coniferous and deciduous trees (Photo 4.60 to Photo 4.62). Outside the immediate treed area surrounding the residence are agricultural fields (Photo 4.63 and Photo 4.64). To the north of the residence and within the Study Area is a meandering creek associated with the West Humber River watershed.

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**Photo 4.56 12698 Heart Lake Road, looking west from Heart Lake Road**



**Photo 4.57 Driveway to residence, looking southeast**



**Photo 4.58 Driveway parking area adjacent to residence, looking southwest**



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**Photo 4.59** Remnant tree line south of the residence, looking northeast



**Photo 4.60** Mature sugar maple trees, looking east



**Photo 4.61** Mix of deciduous and coniferous trees to the north of the residence



**Photo 4.62** Rear garden area, looking west

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**Photo 4.63**    **Agricultural fields, looking south towards 12506 Heart Lake Road**



**Photo 4.64**    **Agricultural fields, looking northwest towards 12942 Heart Lake Road**

**4.3.2        Residence**

**4.3.2.1       Exterior**

The residence is a one and one half storey structure. The original portion of the residence is the east rectangular portion with a medium-pitched gable roof with asphalt shingles and a red brick chimney. This portion is clad in horizontal wood siding. The west garage addition was added in the 1990s (Photo 4.65). It has a medium-pitched gable roof with asphalt shingles. Its exterior is clad in red brick. The west and east portions are connected by a one and one half storey portion with gable roof that has shed roof south side (Photo 4.66). When the residence was renovated in the early 2000s century, the main entrance to the structure was moved to the south elevation. During these renovations, the former front (east) elevation was altered through a new enclosed entry porch, the windows changed to interior door openings, and the former front door filled in (Photo 4.67 and Photo 4.68). The porch has 3/1 casement windows and a contemporary steel and glass entry door on its north elevation.

The north elevation contains the original east portion, the one and one half storey connection section, and the west garage addition (Photo 4.69 and Photo 4.70). The elevation has 1/1 vinyl windows and steel and glass entry doors. The stone foundation



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under the original east portion is visible on the north elevation (Photo 4.71). The west elevation has two 1/1 vinyl windows (Photo 4.72).



**Photo 4.65** South elevation, looking northeast



**Photo 4.66** South entrance, looking northeast



**Photo 4.67** East elevation, looking west



**Photo 4.68** Northeast corner, looking southwest



**Photo 4.69** North elevation, looking south



**Photo 4.70** North elevation, looking south



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**Photo 4.71** Close-up of foundation on north elevation



**Photo 4.72** West elevation, looking east

### 4.3.2.2 Interior

The interior of the residence has been completely renovated. From east to west, the first storey contains: an enclosed front porch area, a sitting room (north), kitchen (south), bathroom and laundry room (north), family room (rear), and mudroom/hall area (south) (Photo 4.73 to Photo 4.81). When the residence was renovated and the main entrance relocated to the south, the staircase from the front (east) door was relocated to the kitchen. It is wood quarter turn staircase with carpeted stairs, a wood boxed newel, wood railing, and wood balustrade.

The second storey contains four bedrooms, a living room, and a bathroom (Photo 4.82 to Photo 4.88). The front original portion of the residence has two bedrooms and the bathroom. From this portion of the house a long hallway within the one and one half storey section leads to the garage addition at the rear of the residence with two more bedrooms and a living room area.

The basement is accessed by a set of wood straight stairs from the kitchen, underneath the staircase to the second storey (Photo 4.89). The basement has parged stone walls, concrete flooring, and machine cut wood beams (Photo 4.90 and Photo 4.91). There is a secondary staircase in the basement to the exterior that has been closed off (Photo 4.92). The basement is only under the original east portion of the residence.



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**Photo 4.73** Enclosed front porch, looking north



**Photo 4.74** Front living room, looking northwest



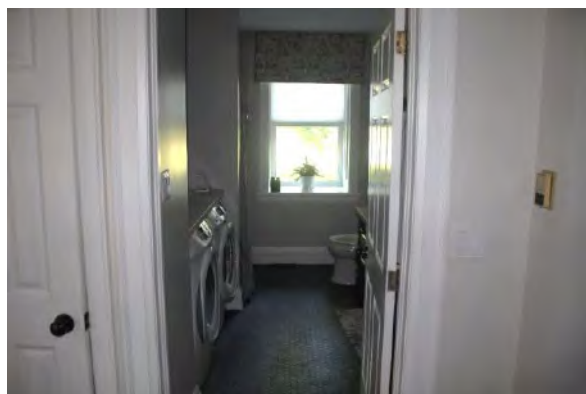
**Photo 4.75** Detail of fireplace in front living room



**Photo 4.76** Kitchen, looking west



**Photo 4.77** Kitchen and staircase to second storey looking east



**Photo 4.78** Laundry/bathroom looking north



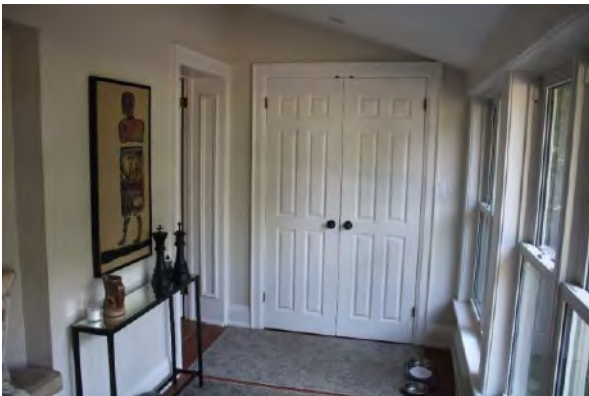
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**Photo 4.79** Rear living room, looking northwest



**Photo 4.80** Rear living room fireplace, looking west



**Photo 4.81** Mudroom/hall looking east



**Photo 4.82** Upstairs hallway, looking northwest



**Photo 4.83** Northeast bedroom, looking northeast



**Photo 4.84** Southeast bedroom, looking southeast



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**Photo 4.85 Hallway to rear bedrooms, looking west**



**Photo 4.86 Rear south bedroom, looking southwest**



**Photo 4.87 Rear north bedroom, looking northwest**



**Photo 4.88 Rear south living room, looking south**



**Photo 4.89 Basement staircase, looking east**



**Photo 4.90 Basement, furnace area**



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**Photo 4.91**    **Detail of wood machine cut beams**



**Photo 4.92**    **Former staircase to exterior**

## 5 Comparative Analysis

### 5.1 12506 Heart Lake Road

To understand the surrounding character of the area for the purpose of comparative analysis, a review of nearby listed and designated properties containing an Italianate style residence was undertaken based on the Town's register. As the Town's register is in an online map format, there is no way to filter the 130 designated properties and 968 listed properties from the register based on architectural style. Therefore, a radius of approximately 5 km was applied to capture listed and designated properties in the surrounding area.

Within a 5 km radius, 74 recognized properties were identified, including 5 designated properties and 69 listed properties. Of these 74 properties, 8 were identified as containing an Italianate style residence (Table 1) (Town of Caledon n.d.a). Most of the Italianate style residences have a late 19<sup>th</sup> century build date (1875-1899), which is in keeping with the construction date of 1892-1900 that has been identified for 12506 Heart Lake Road (Table 1). Based on the other 8 Italianate style residences, the residence at 12506 Heart Lake Road is not rare or unique in this area. Four of the residences include a red or red and buff brick exterior in the description, indicating that red brick was a common material for this era and style of construction.

**Table 1 Listed and Designated Italianate Style Residences within 5km of 12506 Heart Lake Road**

<b>Municipal Address</b>	<b>Year Built</b>	<b>Architectural Design (verbatim from Town's register)</b>	<b>Heritage Recognition</b>
12290 Hurontario Street	Not specified	One of finest farm complexes in area with an Italianate-inspired residence; large gambrel barn with arched windows; range of outbuildings including stone smokehouse. Domestic yard,	Listed



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<b>Municipal Address</b>	<b>Year Built</b>	<b>Architectural Design (verbatim from Town's register)</b>	<b>Heritage Recognition</b>
		lane, dwelling and farm complex are all key attributes	
12891 Hurontario Street	1875-1899	An Italianate style farmhouse with a red brick exterior	Listed
132424 Hurontario Street	1875-1899	A late Italianate style farmhouse with a red brick exterior	Listed
13866 Dixie Road	1875-1899	An Italianate style farmhouse with a buff brick exterior	Listed
13699 Dixie Road	1875-1899	An Italianate style farmhouse with a red-and-buff brick exterior	Listed
13278 Bramalea Road	1875-1899	An Italianate style farmhouse with a buff brick exterior	Listed
12035 Dixie Road	<i>Circa 1850</i>	Built between 1847 and 1861, the dwelling is a representative and early example of the vernacular interpretation of an Italianate residence. Its Italianate design elements include a hip roof, projecting gable bay, strong corners, tall chimneys, brackets, and dichromatic brickwork	Designated Part IV
5069 Old School Road	1875-1899	An Italianate style farmhouse with a red-and-buff brick exterior	Listed

## **5.2 12698 Heart Lake Road**

For the purpose of comparative analysis, a sample of other nearby listed and designated properties containing a Neoclassical style residence was taken from the Town's register. As the Town's register is in an online map format, there is no way to filter the 130 designated properties and 968 listed properties from the register based on architectural style. A radius of approximately 5 km was used to create a sample examine listed and designated properties in the local area.



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This search identified 83 properties, including 5 designated properties and 78 listed properties. Of these 83 properties, 14 properties were identified as Neoclassical style residences (Table 2) (Town of Caledon n.d.a). Most of the properties have a mid to late 19<sup>th</sup> century build dates (1850-1874), which is consistent with the build date provided for 12698 Heart Lake Road. Based on the other Neoclassical style residences, the residence at 12698 Heart Lake Road is not rare or unique in this area. Based on the descriptions, there are multiple other examples of Neoclassical residences in the area that have been altered and multiple examples with a higher level of integrity due to their brick exteriors.

**Table 2            Listed and Designated Neoclassical Style Residences within 5km of 12698 Heart Lake Road**

<b>Municipal Address</b>	<b>Year Built</b>	<b>Architectural Design (verbatim from the Town's register)</b>	<b>Heritage Recognition</b>
13343 McLaughlin Road	1850-1874	A neoclassical style farmhouse with a synthetic exterior	Listed
13739 Hurontario Street	1850-1874	Neoclassical farmhouse	Listed
13678 Kennedy Road	1875-1899	Late neoclassical style farmhouse with board and batten siding	Listed
13306 Kennedy Road	1850-1874	Remnant farmhouse is interesting example of the Neoclassical house in Central Ontario materials adapted to later stylistic preference	Listed
13030 Kennedy Road	1850-1875	A neoclassical style farmhouse with a red-and buff brick exterior	Listed
12097 Kennedy Road	<i>Circa 1840s</i>	<i>Circa 1840s red brick Neoclassical farmhouse, late 19th century gambrel-roofed frame barn, several agricultural buildings. Contextual landscape</i>	Listed



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<b>Municipal Address</b>	<b>Year Built</b>	<b>Architectural Design (verbatim from the Town's register)</b>	<b>Heritage Recognition</b>
		elements include black locust trees, sugar maple, walnut and remnant apple trees.	
13680 Dixie Road	1850-1874	A neoclassical style farmhouse with a buff brick exterior	Listed
13947 Dixie Road	1850-1874	A neoclassical style farmhouse with a synthetic exterior	Listed
12722 Bramalea Road	1850-1874	A neoclassical style farmhouse with a fieldstone/rubblestone exterior	Listed
12489 Dixie Road	1850-1874	Interesting example of a Neoclassical farmhouse in the typical materials of Central Ontario	Listed
13470 Torbram Road	1850-1874	A Neoclassical style farmhouse with a red-and-buff brick exterior	Listed
12620 Airport Road	1850-1874	A neoclassical style farmhouse, with a fieldstone/rubblestone exterior	Listed
12542 Airport Road	<i>Circa 1840s</i>	The property's design value or physical value relates to the Robinson Farmhouse, a rare and early example of a pre-1851 brick dwelling, representative of a vernacular farmhouse with Neoclassical influences	Designated Part IV
12245 Torbram Road	1850-1874	A Neoclassical style farmhouse with a red-and-buff brick exterior	Listed



### 5.3 Heart Lake Road Between Old School Road and Mayfield Road

To understand the character of Heart Lake Road surrounding the Study Area, an examination of listed properties on Heart Lake Road between Old School Road and Mayfield Road was undertaken. There are five listed properties in this area and a summary of their construction dates and architectural styles from the Town’s register is included below in Table 3 with the two properties in this HIA Study Area noted in bold (Town of Caledon n.d.a). Of the listed residences on this part of Heart Lake Road, four out of five of them are described as farmhouses. Three were built in the late 19<sup>th</sup> century and two were built in the early 20<sup>th</sup> century. The architectural styles are varied and include Edwardian Classical, Italianate, Neoclassical, and Gothic Revival. Heart Lake Road between Old School Road and Mayfield Road is part of a rural streetscape that contains a mix of mid-19<sup>th</sup> to early 20<sup>th</sup> century farm properties, with smaller severances for mid to late 20<sup>th</sup> century, and contemporary residential infill.

**Table 3 Listed Properties on Heart Lake Road Between Old School Road and Mayfield Road**

<b>Municipal Address</b>	<b>Year Built</b>	<b>Architectural Design (verbatim from the Town’s register)</b>
12863 Heart Lake Road	1900-1924	An Edwardian Classical style farmhouse
12942 Heart Lake Road	1900-1924	An Italianate style home – 2 storey, hip roof
<b>12698 Heart Lake Road</b>	<b>1850-1874</b>	<b>A Neoclassical style farmhouse with a synthetic exterior</b>
<b>12506 Heart Lake Road</b>	<b>1892-1900<sup>1</sup></b>	<b>A late Italianate style farmhouse with a red brick exterior</b>
12304 Heart Lake Road	1875-1899	A Gothic Revival style farmhouse with a fieldstone/rubblestone exterior

<sup>1</sup> Revised based on property history



## **6 Evaluation of Cultural Heritage Value or Interest**

### **6.1 Introduction**

The criteria for determining CHVI are defined by O. Reg. 9/06 (as amended by O. Reg. 569/22) (Section 2.4). If a property meets two or more criteria, it is determined to contain or represent a cultural heritage resource, a Statement of the CHVI of the property will be prepared, and a list of heritage attributes that contribute to the CHVI of the property will be provided. Given the identification of a cultural heritage resource, consideration should be given to the effects of a proposed change on the heritage attributes of that property. The evaluation of the properties according to O. Reg. 9/06 is provided in subsequent sections below.

### **6.2 12506 Heart Lake Road**

#### **6.2.1 Design or Physical Value**

The property at 12506 Heart Lake Road contains a residence that is listed on the Town's register as, "a late Italianate style farmhouse with a red brick exterior" built between 1892-1900 (Town of Caledon n.d.a.). Based on the comparative analysis in Section 5.1, the residence is representative of a 19<sup>th</sup> century Ontario Vernacular structure with Italianate design influences. Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles (Humphreys and Sykes 1974). In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The comparative analysis indicated that red brick was a locally available material and a common choice for the exterior material on other nearby Italianate or Italianate inspired residences.

The Italianate style was popular between 1850 and 1900, and is characterized by stylized and exaggerated features, repeated motifs, the use of cornice brackets and projecting eaves, rooftop cupolas or belvederes, dichromatic effects produced by using



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contrasting materials around windows and at corners, classical or baroque inspired detailing and exaggerated window cornices based on the stilted segmental arch (Blumenson 1990). Italianate style influences exhibited in the residence include its two storey height, hip roof, cornice brackets with projecting eaves, and brick exterior. As a vernacular structure, the residence does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19<sup>th</sup> century residences in Ontario. The residence does not demonstrate a high degree of technical or scientific achievement.

The property is predominantly a contemporary agricultural property set on a landscape that has evolved and continued to operate until the early 21<sup>st</sup> century. Based on aerial photography, aside from the late 19<sup>th</sup> century residence, the rest of the structures on the property were constructed between 1954 and the late 20<sup>th</sup> century. The former milking parlour on the property was renovated into a farm shop in 2001 and no longer resembles the layout or materials of a mid to late 20<sup>th</sup> century milk parlour.

The circulation patterns and relationship between buildings are defined by its use as an agricultural business. The mid to late 20<sup>th</sup> century outbuildings use common construction materials and techniques related to their era of construction and they do not display a high degree of craftsmanship or merit. Farm outbuildings were typically designed as simple structures as they were exposed to harsh treatment from animals, manure, water, silage, cleansing, machinery, and stored products (Research Branch Agriculture Canada 1988: 14). The outbuildings do not demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement.

Therefore, the property meets criterion 1 of O. Reg. 9/06, because it contains a residence that is representative example of a late 19<sup>th</sup> century Ontario vernacular structure with Italianate design influences. While the residence meets criterion 1, it is a representative vernacular structure that has been modified with additions, a front porch, and replacement windows and doors.



## **6.2.2 Historic or Associative Value**

The property is associated with the Giffen family, an early settler family in the Township of Chinguacousy. Robert Giffen came to Upper Canada with his family in 1842 and had a farm on Lot 19, Concession 3 East. He expanded his farm by purchasing the Study Area (Lot 20, Concession 2 East) in 1874 and historical mapping from the 1870s indicates that there were two structures and an orchard on Robert's portion of Lot 20. However, land registry records, historical mapping, the architectural style, and secondary sources indicate that the existing residence on Lot 20 was constructed between 1892 and 1900 by Robert's son, John Allen Giffen, who owned the property until 1913. Therefore, the residence does not have a direct association with early settler Robert Giffen. Historical research did not identify John Giffen as a person of local significance.

The property had multiple owners during the first half of the 20<sup>th</sup> century and was purchased by Leroy S. Livingston in 1951. The farm was still being operated by the Livingston family as recently as 2017. Leroy's son, Robert Aubrey Livingston, took over operations of the farm in 1952 and purchased the property from his father in 1955. In the mid to late 20<sup>th</sup> century, it was reported that the Livingston farm became one of the largest dairy farms in Canada and was the only producer of kosher milk in Southern Ontario. They installed the area's first automated milking parlour and also adopted automated technologies for feeding and cleaning. Anne, who continued to run the farm after Aubrey's death in the mid-1970s, was the first woman to receive the Brampton-Caledon Farmer of the Year Award. Newspaper articles and historic research indicate that Aubrey and Anne Livingston were significant figures in the local agricultural industry and community.

The property is an active agricultural business that has evolved to meet the changing needs of agriculture and does not provide evidence of notable or influential aspects of



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the history of a particular culture. The property does not yield information that contributes to an understanding of a community or culture. The builder or architect of the residence and barn is unknown.

Therefore, the property meets criterion 4 of O. Reg. 9/06, for its direct association with Aubrey and Anne Livingston and the Livingston family and their successful 20<sup>th</sup> century dairy industry.

#### **6.2.3 Contextual Value**

The property is set within an area in the process of urbanization influenced by development from the City of Brampton directly to the south. Former agricultural lands to the west were developed into a subdivision between 2009 and 2018. To the south the property at 12304 Heart Lake Road is currently under development for an industrial warehouse and distribution building. While some agricultural and rural residential properties are still present to the north and east of the property, there is no distinct heritage character.

The structures in the immediate streetscape are of various architectural styles, construction materials, heights, and setbacks. The listed properties along Heart Lake Road between Mayfield Road and Old School Road are all set back from the streetscape and are not clearly discernible from the public right of way. Intermixed with the listed properties is mid to late 20<sup>th</sup> century and contemporary residential infill. There is no strong or cohesive heritage character along Heart Lake Road in this area. Thus, the property does not define, maintain or support the character of an area.

Background research determined that the Study Area (Lot 20, Concession 2 East) was owned by William Dodgson in the mid to late 19<sup>th</sup> century, who also owned the lot to the north (Lot 21, Concession 2 East), where his main residence was located and is still in existence at 12698 Heart Lake Road. As the structures on the property at 12506 Heart Lake Road were constructed after Dodgson's ownership there is no tangible historical connection between the two properties. Similarly, Robert Giffen, who owned the



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property in the late 19<sup>th</sup> century, had his main residence to the southeast on the west half of Lot 19, Concession 3 East. Giffen's residence on Lot 19 has since been demolished, and there is no tangible historical connection between Robert Giffen's former residence and the property at 12506 Heart Lake Road.

A potential visual and historical link was identified to 12461 McLaughlin Road, a residence that is of a very similar design and constructed under the ownership of John A. Giffen's cousin, James Giffen. However, this residence is located approximately 3.8 km from 12506 Heart Lake Road and, therefore, does not have a direct visual link. Furthermore, the link between John and James Giffen is not important to understanding the meaning of these properties or their context. No physical or functional links were identified for the property to its surroundings.

The structures on the property are set far back from the streetscape and not clearly visible from the public right-of-way. The property is a typical rural farmstead property in the local area. Thus, it is not a landmark.

Therefore, the property does not meet the contextual criteria of O. Reg. 9/06.

#### **6.2.4 Summary of Evaluation**

Table 4 summarizes the findings of CHVI based on an evaluation according to O. Reg. 9/06.



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**Table 4 O. Reg. 9/06 Evaluation for 12506 Heart Lake Road**

Criteria of O. Reg. 9/06	Yes/No	Comments
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	<p>The property has design value as it contains a representative example of a late 19<sup>th</sup> century Ontario vernacular structure with Italianate design influences. Italianate style influences exhibited in the residence include its two storey height, hip roof, cornice brackets with projecting eaves, and brick exterior.</p> <p>The outbuildings on the property do not have design value as they are typical mid to late 20<sup>th</sup> century purpose-built farm outbuildings.</p>
2. Displays a high degree of craftsmanship or artistic merit	No	<p>The residence does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19<sup>th</sup> to 21<sup>st</sup> century residences in Ontario.</p> <p>The outbuildings were all built with a standard level of craftsmanship for their construction period. They do not display a high degree of craftsmanship or artistic merit.</p>
3. Demonstrates a high degree of technical or scientific achievement	No	The residence and outbuildings do not demonstrate a high degree of technical or scientific achievement.
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property has historical or associative value for its direct association with Aubrey and Anne Livingston and the Livingston family's dairy operation. The Livingstons were significant figures in the local agricultural industry and community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not offer a new or greater understanding of the development of the Township of Chinguacousy.



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Criteria of O. Reg. 9/06	Yes/No	Comments
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is unknown. There is no evidence to suggest that the property's landscape was designed or influenced by a landscape architect or designer.
7. Is important in defining, maintaining, or supporting the character of an area	No	The property is set in an area in the urbanization process, influenced by City of Brampton growth and development directly to the south. Former agricultural lands to the west have been altered with a subdivision, and the property to the south is currently under industrial development. There is no distinct heritage character along Heart Lake Road between Mayfield Road and Old School Road. Remaining agricultural and rural properties are of various architectural styles, construction materials, heights, and setbacks. Thus, the property does not define, maintain or support the character of an area.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	<p>While the property has a historical link to Lot 20, Concession 2 East through shared ownership by William Dodgson, there are no structures associated with William on Lot 20 that make the link tangible. Similarly, there is no tangible connection between Robert Giffen, who owned the property in the late 19<sup>th</sup> century, and had its main residence to the southeast on the west half of Lot 19, Concession 3 East.</p> <p>The property does not have a physical, functional, or visual link to the other adjacent properties.</p>



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Criteria of O. Reg. 9/06	Yes/No	Comments
9. Is a landmark	No	The structures on the property are set far back from the streetscape and not clearly visible from the public right of way. As a result, it is not particularly memorable or discernable to passing motorists or pedestrians. There is no indication that the community uses the residence as an orientation guide or wayfinding point.

## **6.2.5 Statement of Cultural Heritage Value**

Following the evaluation of the property according to O. Reg. 9/06, it was determined to contain CHVI as it met two criteria. A Statement of CHVI and heritage attributes has been prepared for the property.

### **6.2.5.1 Description of Property**

The property at 12506 Heart Lake Road is in the Town of Caledon, Ontario. It is on the west side of Heart Lake Road, between Mayfield Road and Old School Road. The property contains a late 19<sup>th</sup> century residence and farm complex containing 2 drive sheds, a farm shop, 5 silos, and multiple gable roof outbuildings. Surrounding the residence and farm complex are agricultural fields.

### **6.2.5.2 Cultural Heritage Value**

The property at 12506 Heart Lake Road was determined to have design or physical value and historical or associative value.

The residence, which was likely built between 1892 and 1900, is a representative example of an Ontario vernacular residence with Italianate design influences. Influences from the Italianate style that are exhibited in the residence include its two storey height, hip roof, cornice brackets with projecting eaves, and brick exterior.

The property has historical or associative value for its direct connection to Aubrey and Anne Livingston and the Livingston family. Robert Aubrey Livingston took over



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operations of the farm in 1952 and purchased the property from his father, Leroy Livingston, in 1955. In the mid to late 20<sup>th</sup> century, the Livingston farm became one of the largest dairy farms in Canada and was the only producer of kosher milk in Southern Ontario. They installed the area's first automated milking parlour and also adopted automated technologies for feeding and cleaning. Anne, who continued to run the farm after Aubrey's death, was the first woman to receive the Brampton-Caledon Farmer of the Year Award in 1988.

### **6.2.5.3 Heritage Attributes**

The following heritage attributes have been identified for the property at 12506 Heart Lake Road.

Elements that contribute to the design value of the property's residence include:

- Two storey height
- Hip roof
- Brick chimney
- Cornice brackets with wide eaves
- Red brick exterior
- Segmental arch window openings with brick voussoirs
- Stone foundation

Elements that contribute to the historical value of the property include:

- Its association with Aubrey and Anne Livingston and the Livingston family and their successful dairy operation.

## **6.3 12698 Heart Lake Road**

### **6.3.1 Design or Physical Value**

The property at 12698 Heart Lake Road contains one structure, a residence that the Town's register lists as "a Neoclassical style farmhouse with a synthetic exterior" built between 1850 and 1874 (Town of Caledon n.d.). Neoclassical architecture is a more



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refined and lighter version of Classical architecture, resulting from a renewed study and emulation of archaeological discoveries unearthed in Rome in the second half of the 18<sup>th</sup> century (Blumenson 1990). In Ontario, the primary feature that differentiates Neoclassical buildings from Georgian ones is a wide entrance framed by fluted pilasters, sidelights and a transom, ideally elliptical though often rectangular, that stretches across the door and sidelights (Blumenson 1990). Other hallmarks of the style include large window openings, wide entrances, gable roofs with a moderate pitch and dominant chimneys at each gable, decorative friezes along the roof cornice, and a small pedimented porch or portico supported by thin columns (Blumenson 1990).

The exterior of the residence at 12698 Heart Lake Road has been extensively altered. It has multiple additions and the main entrance of the residence was relocated during renovations in the early 21<sup>st</sup> century. Beyond the general shape and massing of the early portion of the residence, the structure is no longer recognizable as an example of Neoclassical style or other historic architectural style. Therefore, the residence in its current form does not demonstrate design or physical value as a rare, unique, representative, or early example of Neoclassical architecture. The comparative analysis in Section 5.2 indicates that there are other examples of Neoclassical residences with a higher level of integrity located nearby.

The residence does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19<sup>th</sup> to 21<sup>st</sup> century residences in Ontario. The residence does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, the property at 12698 Heart Lake Road does not meet the design or physical value criteria of O. Reg. 9/06.

#### **6.3.2 Historic or Associative Value**

Historically, the property at 12698 Heart Lake Road has been associated with multiple owners. The patent for the lot was granted to Daniel Lightheart, a United Empire



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Loyalist, in 1822 but he only retained ownership of the property for a little over a year. After changing hands multiple times in the early 19<sup>th</sup> century, the property was purchased by William Dodgson in 1848. William, who was a farmer, has the longest historical association with property. He owned it for 47 years and historical mapping, archival sources, and land records suggest that he constructed the residence between 1848 and 1877. His daughter, Elizabeth Charlotte Reed, owned the property for 43 years. It was eventually purchased by Anne Livingston in 1969, who owned the adjacent portion of the Study Area on the east half of Lot 20, Concession 2 East.

While Anne Livingston was identified as a significant figure in the local agricultural industry and community for the 12506 Heart Lake Road evaluation, the property at 12698 Heart Lake Road was purchased at a later date (1951 compared to 1969) and does not have a direct connection to the dairy operation. The property served as a secondary residence for the family and does not have the same dairy farming history as the adjacent property.

The property at 12698 Heart Lake Road was associated with a United Empire Loyalist for a very short period of time and subsequent owners do not appear to be locally significant figures. Therefore, the property does not have historical value or associative value because of direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The property does not exhibit evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding the Township of Chinguacousy, and the architect is unknown.

Based on the above discussion, 12698 Heart Lake Road does not meet the historic/associative criteria of O. Reg. 9/06.



### **6.3.3 Contextual Value**

The property is set within an area in the process of urbanization influenced by the growth and development from the City of Brampton directly to the south. Former agricultural lands to the west were developed into a subdivision between 2009 and 2018. While some agricultural and rural residential properties are still present to the north and east of the property, they do not form a distinct heritage character. The structures in the streetscape are of various architectural styles, construction materials, heights, and setbacks. The listed properties along Heart Lake Road between Mayfield Road and Old School Road are all set back from the streetscape and are not clearly discernible from the public right of way. The property at 12698 Heart Lake Road has also been heavily modified and does not have any design/physical value as such the property does not define, maintain or support the character of an area.

Background research determined that the Study Area (Lot 21, Concession 2 East) was owned by William Dodgson in the mid to late 19<sup>th</sup> century, who also owned the lot to the south (Lot 20, Concession 2 East). His main residence was located on Lot 21 and is still in existence at 12698 Heart Lake Road. The structures on Lot 20 were constructed after Dodgson's ownership and there is no tangible connection between the two properties. No physical or functional links were identified for the property to its surroundings.

The structures on the property are set far back from the streetscape and not clearly visible from the public right of way. The property is a typical rural residential property in the local area. Thus, it is not a landmark.

Therefore, 12698 Heart Lake Road does not meet the contextual criteria of O. Reg. 9/06.

### **6.3.4 Summary of Evaluation**

Table 5 summarizes the findings of CHVI based on an evaluation according to O. Reg. 9/06.



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**Table 5 O. Reg. 9/06 Evaluation for 12698 Heart Lake Road**

Criteria of O. Reg. 9/06	Yes/No	Comments
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	No	The exterior of the residence at 12698 Heart Lake Road has been extensively altered. The structure no longer exhibits recognizable elements of the Neoclassical style or other historic architectural style. Therefore, the residence in its current form does not demonstrate design or physical value as a rare, unique, representative, or early example of Neoclassical architecture.
2. Displays a high degree of craftsmanship or artistic merit	No	The residence does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19 <sup>th</sup> to 21 <sup>st</sup> century residences in Ontario.
3. Demonstrates a high degree of technical or scientific achievement	No	The residence does not demonstrate a high degree of technical or scientific achievement.



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Criteria of O. Reg. 9/06	Yes/No	Comments
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The property at 12698 Heart Lake Road was only associated with a United Empire Loyalist for a very short period of time and William Dodgson and his daughter Elizabeth Charlotte Reed, who were the property's longest owners, do not appear to be locally significant figures. While Anne Livingston was identified as a significant figure in the local community for the 12506 Heart Lake Road evaluation, the property at 12698 Heart Lake Road was purchased later in 1969 (12506 Heart Lake Road in 1951) and does not have dairy operation links. The property served as a secondary residence for the family and does not have the same dairy farming history as the adjacent property. Therefore, the property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not offer a new or greater understanding of the development of the Township of Chinguacousy.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is unknown. There is no evidence to suggest that the property's landscape was designed or influenced by a landscape architect or designer.



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Criteria of O. Reg. 9/06	Yes/No	Comments
7. Is important in defining, maintaining, or supporting the character of an area	No	The property is set in an area in the urbanization process, influenced by City of Brampton growth and development directly to the south. Former agricultural lands to the west have been altered with a subdivision. There is no distinct heritage character along Heart Lake Road between Mayfield Road and Old School Road. Remaining agricultural and rural properties are of various architectural styles, construction materials, heights, and setbacks. Thus, the property does not define, maintain or support the character of an area.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	While the property has a historical link to Lot 20, Concession 2 East through shared ownership by William Dodgson, there are no structures associated with William on Lot 20 that make the link tangible. The property does not have a physical, functional, or visual link to the other adjacent properties.
9. Is a landmark	No	The structures on the property are set far back from the streetscape and not clearly visible from the public right of way. As a result, it is not particularly memorable or discernable to passing motorists or pedestrians. There is no indication that the community uses the residence as an orientation guide or wayfinding point.

#### 6.3.5 Statement of Cultural Heritage Value

The property at 12698 Heart Lake Road was found to meet no evaluation criterion.

Therefore, a Statement of CHVI is not applicable.



## **7 Impact Assessment**

### **7.1 Description of Proposed Undertaking**

The Proponent is undertaking an Official Plan Amendment, Zoning By-law Amendment (ZBA), and Site Plan Application for the Study Area as part of an industrial development. The property is currently zoned Environmental Protection Area (EPA2) and Agricultural (A1). The ZBA application proposes the rezoning of the property to Industrial Prestige (MP) with the Environmental Protection Area (EPA2). The development proposes the removal of the structures within the Study Area.

A conceptual site plan has been prepared and is included in Appendix A. It includes four industrial buildings, labelled A to D, north to south, with associated parking and trailer parking directly adjacent:

- Building A is 32,845.59 square metres and requires 274 parking spaces.
- Building B is 25,517.49 square metres and requires 231 parking spaces.
- Building C is 47,683.88 square metres and requires 361 parking spaces.
- Building D is 52,120 square metres and requires 387 parking spaces.

The positions of the buildings are based on required setbacks and landscape buffers, as well truck turning radius within the circulation of the site. Along the west portion of the property is an internal roadway that provides access to the industrial buildings from a forthcoming roadway extension of Larson Park Drive. Truck trailer access to the buildings is anticipated off Heart Lake Road away from the residential subdivisions to the west and outside the 70 metre Truck Court Buffer. The north portion of the property includes a low-lying floodplain as part of the West Humber River watershed that is overseen by the Toronto Region Conservation Authority. Development adjacent to the watershed must be outside of the Toronto Region Conservation Authority regulation limit.



## **7.2 Assessment of Impacts**

Table 6 provides an assessment of the potential impacts to the identified CHVI and heritage attributes of 12506 Heart Lake Road as described in Section 6.2.5, including those associated with the residence and the property's historic value. Table 6 also includes potential impacts to the adjacent listed properties at 12304 and 12942 Heart Lake Road.

As part of the ongoing residential development, an HIA was prepared for the property at 12304 Heart Lake Road. This included an evaluation against O. Reg. 9/06 and preparation of a Statement of CHVI. This statement is included in Appendix B and formed the basis of this impact assessment.

The property at 12942 Heart Lake Road has not been previously assessed according to O. Reg. 9/06. Therefore, its potential heritage value was identified through its listing sheet provided by the Town. This includes its characterization as an early 20<sup>th</sup> century farmhouse with Edwardian Classical design influences. The residence has a date stone that reads "The Poplars/1901." The property also has potential value for its Central Ontario gable roof barn (Town of Caledon n.d.c).

As described in Section 2.5, Infosheet #5 was used to characterize impacts. Where there may be potential for indirect impacts, 'Y' is listed in the column. Where no impacts to CHVI are anticipated, 'N' is listed in the column. Further discussion is found in Section 6.3.



Table 6      Potential Impacts to Identified Cultural Heritage Value or Interest

Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
12506 Heart Lake Road	Y	N	N	N	N	N	N	<p>The proposed undertaking includes the removal of the residence at 12506 Heart Lake Road for the construction of Building C and adjacent truck trailer parking, which will result in a direct impact. As the residence is proposed to be removed, all heritage attributes related to the residence will be removed.</p> <p><b>Accordingly, mitigation measures must be prepared.</b></p>
12942 Heart Lake Road	N	N	N	N	N	N	N	<p>The proposed undertaking does not result in the destruction or alteration of 12942 Heart Lake Road as it separated from the property by an existing greenbelt area. This greenbelt includes a low-lying floodplain area as part of the West Humber River watershed. Potential built heritage resources, including the residence and barn are more than 250 metres north of the closest industrial building proposed. As such, given the distance and adjacent greenbelt area there are no anticipated shadow or land disturbance impacts.</p> <p>Given this distance, there are no anticipated isolation impacts as the potential built heritage resources are not visible from the public right-of-way, as they are set back approximately 250 metres from the roadway. No potential significant views were identified in the Town’s listing sheet, and there are no significant views</p>



Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								identified from the public right-of-way as the structures are set far back. No change in land use is anticipated for this property. <b>Accordingly, no mitigation measures are required.</b>
12304 Heart Lake Road	N	N	N	N	N	N	N	The proposed undertaking does not result in the destruction or alteration of 12304 Heart Lake Road, as the proposed undertaking is in the adjacent property parcel. The identified CHVI of the property is associated with the stone farmhouse which is currently proposed for relocation more than 490 metres from the proposed undertaking. Given this distance, no shadow or land disturbance impacts are anticipated. The proposed undertaking does not impact the identified views in the Statement of Cultural Heritage Value or Interest for the property. The property has been re-zoned from Agricultural to Prestige Industrial. As such no further obstruction, isolation, change in land use impacts are anticipated. <b>Accordingly, no mitigation measures are required.</b>



### **7.3 Summary of Impacts**

The impact assessment determined that there will be direct impacts to 12506 Heart Lake Road resulting from the proposed removal of the residence. Given the CHVI identified is restricted to the residence on the property, indirect impacts are not anticipated, including shadows, obstruction of views, isolation of a heritage resources, and changes in land use.

Direct or indirect impacts were not identified to the adjacent listed properties at 12942 and 12304 Heart Lake Road as a result of the proposed undertaking. The potential heritage resources at 12942 Heart Lake Road are more than 250 metres from the proposed development and are separated and screened from the development by a greenbelt area. The identified heritage resource at 12304 Heart Lake Road is proposed for relocation as part of a separate application and will be situated more 490 metres from the proposed undertaking. This property has already experienced a change in land use and impacts through unrelated adjacent industrial development.



## **8 Mitigation Options**

The property at 12506 Heart Lake Road was determined to have CHVI as it meets two criteria of O. Reg 9/06. Specifically, the CHVI is related to its residential design as a representative late 19<sup>th</sup> century Ontario vernacular, and its historical associations with the Livingstone family. As identified in Table 6, the proposed undertaking will result in direct impacts on the CHVI of the property with the proposed removal of the residence. Accordingly, the mitigation options presented in InfoSheet #5 (Section 2.6) and the Town's Official Plan have been explored below.

### **8.1 Alternative Development Approaches**

#### **8.1.1 Retention**

Generally, retention *in situ* is the preferred option when addressing a structure where CHVI has been identified, even if limited. The benefits of retaining a structure, or structures, must be balanced with site-specific considerations. Not only must the CHVI be considered, so too must the structural condition of the heritage resource, its overall integrity, the site development plan, and the context within which the structure, or structures, would be retained. Recognizing the need for balance is an important step in consideration of the preferred mitigation options.

The possibility of alternative development approaches and isolating development from the heritage resource was considered by the project team. However, it was considered not feasible due to numerous site constraints and its proposed future use as a large scale industrial site. The proposed development is required to meet specific targets for building size, parking allowances, sight lines, environmental considerations, and stormwater requirements. Given the residence's central position within the property at 12506 Heart Lake Road, it is in a difficult position for retention within the proposed development given the noted targets and the Study Area's proposed use as a Prestige



Industrial site. As such, alternative developments that would result in reconfigurations of the site to retain the residence were not determined feasible.

### **8.1.2 Relocation**

Where retention *in situ* is not feasible or preferred, relocation is often the next option considered to mitigate the loss of a heritage resource. As with retention, relocation of a structure or structures must be balanced with the CHVI identified and site considerations. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes, particularly those identified to be of design or physical value. This may be viable option for the residence at 12506 Heart Lake Road as no contextual value was identified. Under Section 3.3.3.3.3 of the Town's Official Plan, before a building is approved for relocation to another site, the following alternatives require investigation:

**a) Retention of the building on-site in its original use.**

And

**b) Retention of the building on-site in adaptive reuse.**

These two alternatives were discussed in Section 8.1.1, and given the proposed undertaking and site constraints retention *in situ* with original use or adaptive reuse is not feasible.

**c) Relocation of the building on the development site.**

Given the identified site constraints for retention *in situ* and discussions with the project team, there are two limited options for relocation in the Study Area that are examined further for feasibility:



### **1. Relocation to the Southwest corner fronting Larson Peak Extension**

This portion of the Study Area is within a proposed special policy area and is constrained by a rear setback (15 metres), and landscape strip (30 metres), driveway access for employees to the industrial buildings, parking areas.

### **2. Relocation Between Building B and Heart Lake Road**

This portion of the Study Area is proposed for truck access to the site and includes the required truck circulation size and parking spaces. It is also constrained by the landscape strip (6 metres minimum) and setbacks (front yard 9 metres and side yard 15 metres).

If the residence is relocated within the property to either of the two identified locations, the discussed constraints would also influence the adaptive reuse of the structure, as the constraints do not permit for parking or greenspace for the structure. Given the volume of traffic, particularly truck traffic with the potential relocation option 2, it would pose safety concerns to the adaptive reuse of the building.

#### **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.**

Given the site constraints for the heritage structure and its potential adaptive reuse, the relocation of the residence elsewhere in the Town may be a viable option to investigate further. The Proponent does not have a sympathetic site in the Town available for the residence. The Proponent may pursue the feasibility of advertising the sale of the residence on the public market for six months to determine public interest in the residence. Prior to listing the structure on the open market, the Proponent will need to consult with a structural engineer to determine feasibility of moving the structure. If feasible for relocation, the listing may require the following conditions/considerations:

- The buyer will be solely responsible for the relocation costs of the structure



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- The structure must be relocated within a certain number of days of the closing date
- The property will be advertised on the Architectural Conservancy of Ontario's website
- The proposed relocation is within the Town on a sympathetic site (e.g. agricultural or rural residential property)

If a buyer is found for the residence, a heritage easement agreement, a moving plan, and a strategic conservation plan may be required to conserve the identified CHVI of the residence. If, within six months, no buyer is found for the residence, the relocation option will be determined not to be viable for the residence, and the Proponent may proceed with the next mitigation option of documentation and salvage.

### **8.1.3 Documentation, Salvage, and Commemoration**

If relocation of the residence at 12506 Heart Lake Road is not feasible, documentation and salvage is a viable option given the level of heritage integrity of the residence.

While the residence meets criterion 1 according to O. Reg. 9/06, it is a representative structure that has been modified with additions, a front porch, and replacement windows and doors. As well, while the house is associated with the Livingstons because they lived there from the mid-20<sup>th</sup> century to early 21<sup>st</sup> century, the construction and design of the residence is not directly associated with the family. As such, 12506 Heart Lake Road's identified CHVI can be conserved through documentation and salvage with commemoration.

Detailed documentation, salvage, and commemoration in the form of a Documentation, Salvage, and Commemoration Report (DSCR) is often the preferred mitigation strategy where retention or relocation of a heritage attribute is not feasible or warranted.

Documentation creates a public record of the resource, or resources, which provides researchers and the general public with a land use history, construction details, and photographic record of the property where permanent changes will occur. The proposed undertaking considers permanent alterations to identified CHVI. Although



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documentation and salvage would not lessen the impact of these alterations, it would seek to record the CHVI identified making the building records available for future study. Documentation activities are typically carried out through photography, photogrammetry, and/or LiDAR scanning in advance of any changes made to the property.

In addition, the salvage of re-usable building materials is often recommended when a historical building is facing demolition. Historical building materials are often high-quality and can be re-used in other buildings or incorporated into modern developments as commemorative elements. Through the selective salvage of identified heritage attributes and other materials, the CHVI of a property can be retained, if in a different context. Salvage acknowledges the heritage attributes in their current context and, where feasible, allows for reuse. Salvage activities typically consist of the identification and recovery of re-useable materials by a reputable salvage company or charity such as The Timeless Materials Company or Artefacts Salvage & Design. Potential attributes that may be considered for salvage include, where feasible:

- Cornice brackets
- Red bricks (two pallets or 1,000 bricks)
- wood mouldings
- wood panelled interior doors

The heritage attributes recommended for salvage in the DSCR could be integrated into the proposed redevelopment and commemorative materials be prepared to interpret the significance of the identified CHVI. Commemoration identifies options to recognize the CHVI associated with the site and provide strategies to guide the integration of salvaged elements into the design of the new development.

Additionally, commemoration activities may include public involvement to guide activities and build upon the established histories of a place. This may range from the creation of an oral history related to a specific property or group of properties to participation in the preparation of commemorative signage.



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Given the property's identified historic value for its direct connection to Aubrey and Anne Livingston and the Livingston family, an interpretive panel with the property history and Livingston family connection is recommended in the new development.



## **9 Recommendations**

### **9.1 Relocation**

The retention of the residence at 12056 Heart Lake Road *in situ* is the preferred alternative from an exclusively heritage perspective as heritage attributes contributing to the CHVI of the residence would be retained in their entirety. However, given the identified impacts of the proposed undertaking on retaining the residence, relocation is the next preferred alternative. The Proponent will investigate the feasibility and interest of the relocation of the residence to a sympathetic site (e.g. agricultural or rural residential) within the Town. The Proponent would pursue the feasibility of advertising the sale of the residence on the public market for six months. This would require the following conditions/considerations:

- The buyer pays for the relocation costs of the structure
- The structure must be relocated within a certain number of days of the closing date
- The property is advertised on the Architectural Conservancy of Ontario's website
- The proposed relocation is within the Town on a sympathetic site

If a buyer is found for the residence, a heritage easement agreement, a moving plan, and a strategic conservation plan will be required to conserve the identified CHVI of the residence. If, within the determined time frame, no buyer is found for the residence, the relocation option will be determined not to be viable for the residence, and the Proponent will proceed with the next alternative of documentation and salvage.

While the residence meets criterion 1 according to O. Reg. 9/06, it is a representative structure that has been modified with additions, a front porch, and replacement windows and doors. As well, while the house is associated with the Livingstons because they lived there from the mid-20<sup>th</sup> century to early 21<sup>st</sup> century, the construction and design of the residence is not directly associated with the family. As such, 12506 Heart Lake



Road's identified CHVI can be conserved through documentation and salvage with commemoration.

## **9.2 Documentation, Salvage, and Commemoration Report**

Detailed documentation, salvage, and commemoration in the form of a Documentation, Salvage, and Commemoration Report (DSCR) is the preferred mitigation strategy where retention or relocation of a heritage attribute is not feasible or warranted. The heritage attributes recommended for salvage in the DSCR could be integrated into the proposed redevelopment and commemorative materials be prepared to interpret the significance of the identified CHVI. This may include the use of red bricks in the landscape for the proposed development. The feasibility of salvage, including integration of salvaged materials into the redevelopment, along with options for interpretation and commemoration can be further explored as part of the DSCR.

## **9.3 Interpretive Material**

For either alternative of relocation or documentation and salvage, to conserve the identified heritage value of 12506 Heart Lake Road, an interpretive sign or panel is to be established in a publicly visible location in the development that explains the history of the property and its association with the Livingston family. Pending further discussions with the Town, an alternative location may be selected that provides more public access than the site of the proposed undertaking.



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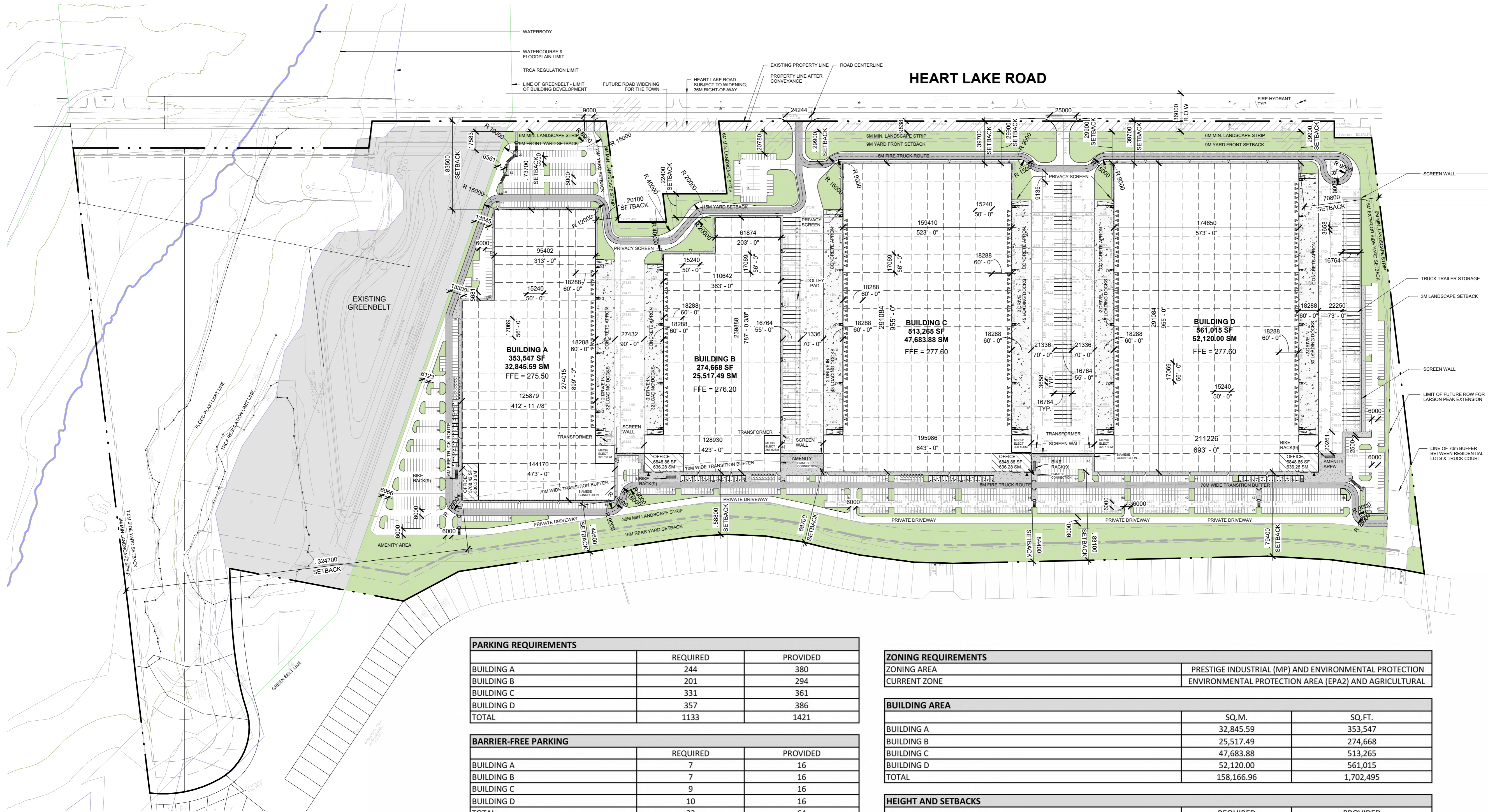


# **Appendices**



## **Appendix A      Conceptual Plan**





OVERALL SITE PLAN

SCALE: 1 : 2000

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
BUILDING A	244	380
BUILDING B	201	294
BUILDING C	331	361
BUILDING D	357	386
TOTAL	1133	1421

BARRIER-FREE PARKING		
	REQUIRED	PROVIDED
BUILDING A	7	16
BUILDING B	7	16
BUILDING C	9	16
BUILDING D	10	16
TOTAL	33	64

LOADING REQUIREMENTS		
	REQUIRED	PROVIDED
BUILDING A	6	32
BUILDING B	5	32
BUILDING C	8	88
BUILDING D	8	95
TOTAL	27	247

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
MIN. LANDSCAPE AREA	10%	12.00%
MIN. PLANTING STRIP WIDTH	6M	>6M
MIN. PLANTING STRIP (INT. SIDE YARD)	1.5M	YES

BIKE PARKING REQUIRMENTS		
	REQUIRED	PROVIDED
	0	27
TOTAL	0	27

ZONING REQUIREMENTS	
ZONING AREA	PRESTIGE INDUSTRIAL (MP) AND ENVIRONMENTAL PROTECTION
CURRENT ZONE	ENVIRONMENTAL PROTECTION AREA (EPA2) AND AGRICULTURAL

BUILDING AREA		
	SQ.M.	SQ.FT.
BUILDING A	32,845.59	353,547
BUILDING B	25,517.49	274,668
BUILDING C	47,683.88	513,265
BUILDING D	52,120.00	561,015
TOTAL	158,166.96	1,702,495

HEIGHT AND SETBACKS		
	REQUIRED	PROVIDED
MAX. BUILDING AREA	50%	31%
MAX. BUILDING HEIGHT	18M	13.1M
FRONT YARD SETBACK	9M	>9M
EXTERIOR SIDE YARD SETBACK	7.5M	>7.5M
INTERIOR SIDE YARD SETBACK	6M	>6M
REAR YARD SETBACK	15M	>15M
RESIDENTIAL ZONE SETBACK - LOADING	70M	>70M
RESIDENTIAL ZONE SETBACK - PARKING	30M	>30M
MIN. DRIVEWAY SETBACK ABUTTING A RESIDENTIAL ZONE	4.5M	>4.5M
MIN. DRIVEWAY SETBACK FROM ANY OTHER LOT LINE	1.5M	>1.5M
MIN. PARKING SPACE SETBACK FROM ANY FRONT LOT LINE	6M	>6M
MIN. PARKING SPACE SETBACK FROM ANY OTHER LOT LINE	3M	>3M

PARKING SPACE SIZES		
	REQUIRED	PROVIDED
STANDARD SIZE	2.75 X 6.0 M	YES
AISLE WIDTH	6M	YES
FIRE ROUTE AISLE WIDTH	12.5 M	25.0 M (MAX)

PROJECT TITLE

TRIBAL HEART LAKE ROAD

12506 HEART LAKE ROAD, CALEDON, ONTARIO

A PROJECT FOR  
MATTHEWS TRIBAL

GENERAL NOTES

- DESIGNATED FIRE ACCESS LANE - MINIMUM 6M
- NOT IN SCOPE
- LANDSCAPE
- SIDEWALK PAVING

- EV ELECTRIC VEHICLE
- PRINCIPLE ENTRANCE
- GRADE DOOR
- SERVICE ENTRANCE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

- A PROVIDE FIRE LANE STRIPING PER LOCAL JURISDICTION
- B FIRE DEPARTMENT ACCESS LANE SITE CONCRETE PAVING TO BE CAPABLE OF WITHSTANDING 90,000 LBS UNDER ALL WEATHER CONDITIONS
- C FIRE LANE RADII TO BE 12M

△	DATE	REVISION
1	2025-10-02	Issued for ZBA/OPA

PROJECT NO: 255011  
DRAWN BY: MZ  
CHECKED BY: AS

SHEET NAME

OVERALL SITE PLAN

SEAL	SHEET NUMBER
------	--------------

AS101

**Appendix B            12304 Heart Lake Road, Statement of  
CHVI**



Based Table 2, the subject property does possess CHVI as a nineteenth century agricultural CHL. The farmhouse is a representative example of an Ontario Gothic Cottage and exhibits excellent craftsmanship in the stonework. The Central Ontario bank barn is a representative example of its type and the subject property as a whole contributes to the surrounding nineteenth century agricultural landscape. As such, a preliminary Statement of Cultural Heritage Value or Interest and list of heritage attributes are provided in Section 7.2.2 and Section 7.2.3.

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## 7.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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### 7.2.1 DESCRIPTION OF PLACE

Located northwest of Highway 410 in the Town of Caledon, 12304 Heart Lake Road sits on approximately 72 acres of a former 100-acre farm on the east half of Lot 19, Concession II East of Hurontario Street in the Geographic Chinguacousy Township, County of Peel.

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### 7.2.2 HERITAGE VALUE

The approximately 72-acre property at 12304 Heart Lake Road continues to reflect the scale of the original 100-acre farm. Its value as a representative historical farmstead persists through the retention of the agricultural fields, the tree-lined driveway, the mature coniferous and deciduous trees, the late nineteenth century stone farmhouse and late nineteenth to early twentieth century bank barn.

The one-and-a-half storey stone farmhouse is estimated to have been constructed between 1877 and 1891. It is a representative example of a field stone Ontario Gothic Cottage. The one-and-a-half storey height, the symmetrical three-bay facade with central gable peak, the segmentally arched and rectangular two-over-two wood windows, the two-over-two lancet wood window, and the carved stone lintels and sills are all characteristic of this style. The farmhouse also displays a high degree of craftsmanship in the details of the carved lintels above the door and windows on the front section of the house.

The barn on the property is a representative example of a Central Ontario bank barn. Built to a rectangular plan with a bank constructed to the north side, the barn exhibits elements consistent with barn construction in Ontario from the mid-nineteenth to early twentieth centuries. Characteristic features of the style include the use of heavy timber framing, a field stone foundation and gable roof along with the two-storey construction housing a lower stable area and a large upper level for crop and implement storage.

Through its function as a farm for at least 130 years, 12304 Heart Lake Road is directly associated with the agricultural development of the former Chinguacousy Township and Town of Caledon. This theme is significant as it historically contributed to the community's early economic growth and continues to be practiced today.

As the property retains 72 acres of the original 100-acre lot and continues to be actively used for agriculture, 12304 Heart Lake Road is important in maintaining the historical agricultural character of the surrounding area. The property is functionally and historically linked to its surroundings as indicated by the presence and placement of the farmhouse and barn, the associated circulation patterns including the tree-lined driveway and the surrounding agricultural fields that continue to reflect the function of the historical farmstead. Additionally, the view from Heart Lake Road along the tree-lined driveway terminates on the east elevation of the barn, providing a significant views cape.

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### 7.2.3 LIST OF PRELIMINARY HERITAGE ATTRIBUTES

The preliminary heritage attributes that reflect the CHVI of the cultural heritage landscape at 12304 Heart Lake Road include the:

- Approximately 72-acre irregular lot comprised of agricultural fields;
- Assembly of structures in the middle of the property;
  - Ontario Gothic Cottage and,
  - Central Ontario bank barn.
- Long driveway and coniferous and deciduous trees lining the driveway leading from Heart Lake Road to the farmhouse and barn; and
- Mature coniferous trees surrounding the farmhouse.

The heritage attributes that reflect the CHVI of the nineteenth century stone farmhouse as a representative example of an Ontario Gothic Cottage include its:

- One-and-a-half storey massing;
- Cross-gable roof;
- T-shaped footprint;
- Rubble stone construction, parged with mortar to resemble ashlar blocks;
- Symmetrical three-bay facade;
- Centrally placed front entrance including wood paneled door and carved stone lintel.
- Lancet window in gable peak with pointed cut stone molding;
- In the front portion of the house, segmentally arched window openings with carved stone lintels and sills, and two-over-two double-hung-sash wood windows;
- Rectangular window openings in the rear wing with cut stone lintels and sills; and,
- Wood paneled side door on the north elevation.

The cultural heritage attributes that reflect the CHVI of the barn as a representative example of a Central Ontario bank Barn include its:

- Two-storey massing built to a rectangular plan;
- Heavy square timber post and beam framing, wood pulley and shaft, and floor joists;
- North side upper-level entrance built into a bank of land;
- Field stone foundation with door and window openings;
- Gable roof; and
- Vertical wood board cladding.

Significant views include:

- The view from Heart Lake Road down the tree-lined driveway terminating at the east elevation of the barn.