

Cultural Heritage Impact Statement

12505 Heart Lake Road, Town of Caledon, Peel Region, Ontario
Project #: OCUL2207

July 26, 2022

Prepared for:

Caledon HL Developments Inc.
75 Scarsdale Road, Suite 201 Toronto, ON M3B 2R2

Cultural Heritage Impact Statement 12505 Heart Lake Road, Town of Caledon, Peel Region, Ontario

Project #: OCUL2207

Prepared for:

Caledon HL Developments Inc.
75 Scarsdale Road, Suite 201 Toronto, ON M3B 2R2

Prepared by:

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July 26, 2022

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Executive Summary

Wood Environment & Infrastructure Solutions Canada Limited (Wood) was retained by Caledon HL Developments Inc. (the Client) to complete a scoped Cultural Heritage Impact Statement (CHIS) for the property at 12505 Heart Lake Road in the Town of Caledon, Peel Region, Ontario (the Study Area). The Study Area is approximately 29 ha and is bounded by Heart Lake Road on the southwest and agricultural lands south of Dixie Road. Historically the Study Area was located within Lot 20, Concession 3 East of Centre Road, in the Geographic Township of Chinguacousy, Peel County. The Client is proposing to develop the Study Area for industrial land use. While a detailed development plan is not yet available, a conceptual site plan is provided in Appendix A.

Although the Study Area is not inventoried, listed, or designated on the Town of Caledon (the Town) Heritage Register, it is adjacent or contiguous to known heritage properties; the Town therefore required a scoped CHIS be submitted as part of the development application (Town of Caledon 2018:76-77). The objective of this CHIS is to inventory known heritage properties adjacent to the Study Area and complete preliminary heritage evaluations of potential heritage properties using the criteria for cultural heritage value or interest (CHVI) prescribed *Ontario Regulation 9/06* (O. Reg. 9/06) of the *Ontario Heritage Act*. This CHIS then assesses the anticipated impacts of the proposed development on the CHVI of each identified cultural heritage resource and presents conservation strategies to avoid or mitigate adverse effects.

Background research, consultation, and a field review identified five heritage known properties adjacent to the Study Area (CHR 1 – CHR 5). All are listed (not designated) on the Town's Heritage Register. While neither direct nor indirect impacts are predicted for CHR 1 to CHR 5 as part of the proposed development, Wood makes the following recommendations:

- 1) To ensure project personnel are aware of the presence of heritage properties adjacent to the proposed work, mark the locations of CHR 1 to CHR 5 on construction mapping.
- 2) No significant views or vistas were identified as heritage attributes contributing to the CHVI of the identified cultural heritage resources (CHR 1 to CHR 5), though it is understood that the proposed development will change land use in the Study Area from rural agricultural to industrial. To mitigate the impact of this change on adjacent rural agricultural heritage properties, Wood recommends to:
 - a. Draft post-construction landscaping guidelines that incorporate the use of tree lines along the property boundaries of 12505 Heart Lake Road to screen the industrial development from view. Specifically, including tree lines along the west property line of 12505 Heart Lake Road will help maintain the rural context of the area through sympathetic and compatible landscaping that supports the heritage character of the adjacent listed properties.
 - b. If feasible post-construction landscaping should use plant species that are native to Ontario.

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

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MTCS:	Karla Barboza MCIP, RPP, CAHP Heritage Team Lead

1.0 Introduction

1.1 Project Context

Wood Environment & Infrastructure Solutions Canada Limited (Wood) was retained by Caledon HL Developments Inc. (the Client) to complete a scoped Cultural Heritage Impact Statement (CHIS) for the property at 12505 Heart Lake Road in the Town of Caledon, Peel Region, Ontario (the Study Area) (Figure 1 and Figure 2). The Study Area is approximately 29 ha and is bounded by Heart Lake Road on the southwest and agricultural lands south of Dixie Road. Historically, the Study Area was located within Lot 20, Concession 3 East of Centre Road, in the Geographic Township of Chinguacousy, Peel County. The Client is proposing to develop the Study Area for industrial land use. While a detailed development plan is not yet available, a conceptual site plan is provided in Appendix A.

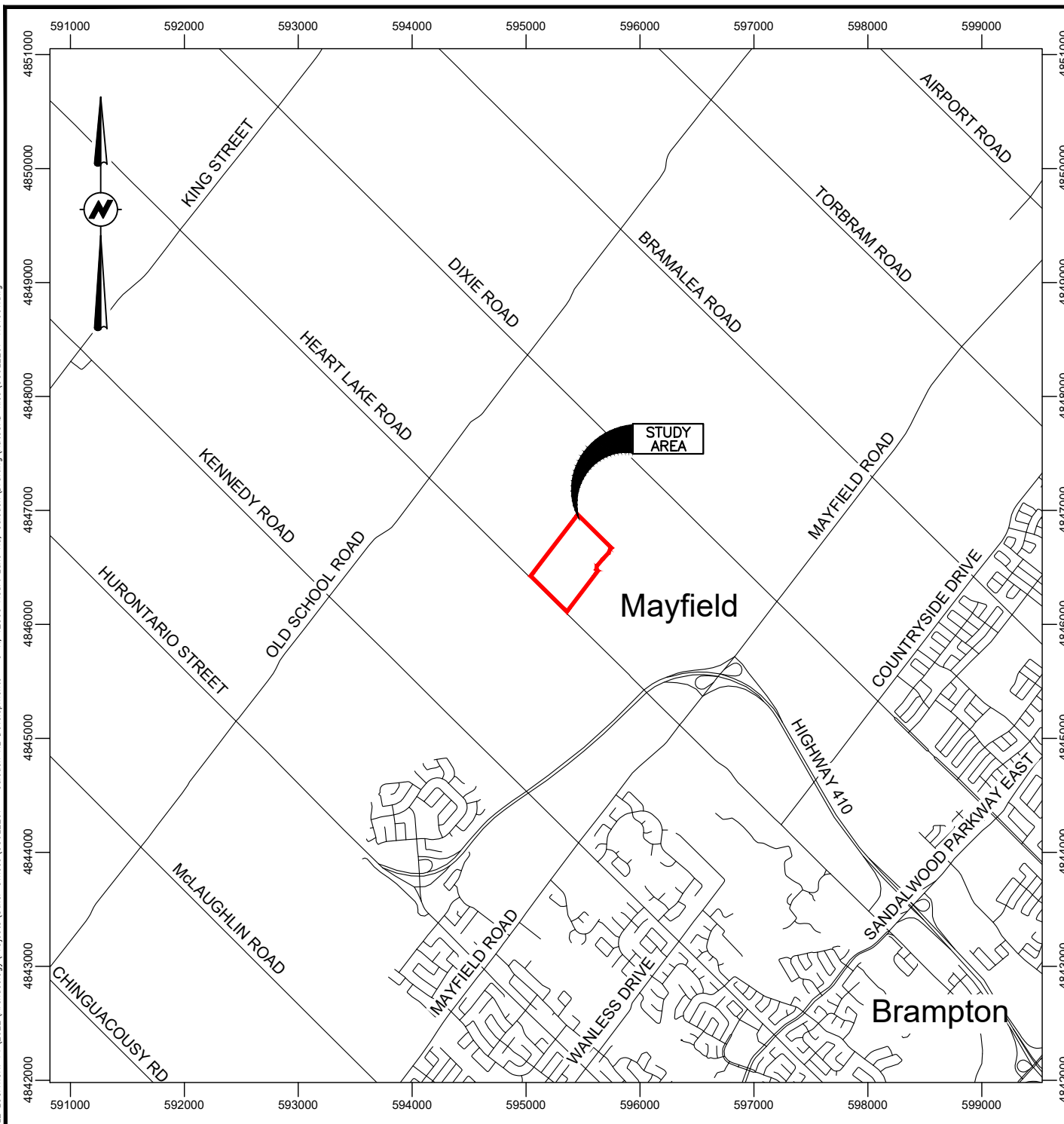
Although the Study Area is not inventoried, listed, or designated on the Town of Caledon's (the Town) Heritage Register, it is adjacent or contiguous to known heritage properties; the Town therefore required a scoped CHIS be submitted as part of the development application (Town of Caledon 2018:76-77). The objective of this CHIS is to inventory known heritage properties adjacent to the Study Area and complete preliminary heritage evaluations of potential heritage properties using the criteria for cultural heritage value or interest (CHVI) prescribed *Ontario Regulation 9/06* (O. Reg. 9/06) of the *Ontario Heritage Act*. This CHIS then assesses the predicted impacts of the proposed development on the CHVI of each identified cultural heritage resource and presents conservation strategies to avoid or mitigate adverse effects.

1.2 Objectives and Tasks

The tasks completed to prepare this CHIS included:


- **Background Research and Information Gathering:** Primary and secondary sources were reviewed to gain an understanding of the historical evolution of the Study Area. Information requests were also sent to the Town, Ministry of Tourism Culture and Sport (MTCS), and the Ontario Heritage Trust (OHT) to identify protected and potential built heritage resources and cultural heritage landscapes within or adjacent to the Study Area.
- **Field Review:** A site visit was conducted from the public rights-of-way to document known heritage properties and identify properties with potential CHVI.
- **Inventory of Cultural Heritage Resources:** An inventory of cultural heritage resources was compiled from the results of the background research, information gathering, and field review. Each heritage property included in the inventory was photographed and described.
- **Preliminary Heritage Evaluations:** Each potential heritage property within the inventory was evaluated for CHVI at a preliminary level using the criteria prescribed in O. Reg. 9/06.
- **Impact Assessment:** To determine whether the proposed development will adversely affect the significance and heritage attributes of each identified built heritage resource and cultural heritage landscape, an impact assessment was conducted using the guidance outlined in *InfoSheet #5* of the *Ontario Heritage Tool Kit*.
- **Mitigation Measures and Conservation Approach:** Conservation and mitigation strategies were developed to avoid or reduce the predicted negative impacts to the CHVI and heritage attributes of each built heritage resource and cultural heritage landscape.

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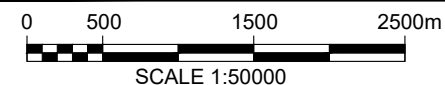


PROJECT:
CULTURAL HERITAGE IMPACT ASSESSMENT
12505 HEART LAKE ROAD
HISTORICAL TOWNSHIP OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
NOW IN THE TOWN OF CALEDON, ONTARIO

TITLE:
LOCATION OF THE STUDY AREA

LEGEND:
 STUDY AREA

NOTES:
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WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS
REPORT No. OCUL2207.
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PROJECT:
CULTURAL HERITAGE IMPACT ASSESSMENT
12505 HEART LAKE ROAD
HISTORICAL TOWNSHIP OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
NOW IN THE TOWN OF CALEDON, ONTARIO

TITLE:
AERIAL PHOTOGRAPH SHOWING THE
LOCATION OF THE STUDY AREA

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 STUDY AREA

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DWN BY: SJL	CHK'D BY: CD	DATE: JULY 19, 2022
DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: OCUL2207
REV No: 0		FIGURE No: 2

2.0 Methodology

2.1 Regulatory Requirements

The requirements to consider cultural heritage under the *Planning Act* process are found in the *Provincial Policy Statement* (PPS) (Government of Ontario 2020) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990a).

2.1.1 Planning Act

Development and land use on privately owned or municipally owned property in Ontario is subject to the *Planning Act*, R.S.O. 1990, c.P.13 (Government of Ontario 1990b). The *Planning Act* lays out the “ground rules” for land use planning in Ontario and includes direction for the provincial and local administration of planning matters in the province. The *Planning Act* also enables municipalities to develop Official Plans, which are to set goals, objectives, and policies to manage and direct local land use (Government of Ontario 1990b). Under the *Planning Act*, planning authorities are responsible for local planning decisions and creating local planning documents (i.e., Official Plans, Secondary Plans, and Heritage Conservation District Plans) that are consistent with the PPS and other applicable provincial legislation, such as the *Ontario Heritage Act*.

2.1.2 Provincial Policy Statement

The PPS provides policy direction on matters of provincial interest related to land use planning and development (Government of Ontario 2020:1). Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. Section 2.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2020:31). Specifically, the following direction is given regarding built heritage resources, cultural heritage landscapes, and protected heritage properties:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

(Government of Ontario 2020)

2.1.3 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18, gives municipalities and the provincial government powers to protect heritage properties and archaeological sites (Government of Ontario 1990a). The *Ontario Heritage Act* includes two regulations for determining Cultural Heritage Value or Interest (CHVI): *Ontario Regulation* (O. Reg.) 9/06 and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the CHVI of a property at a local level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of provincial significance. The criteria for determining CHVI under O. Reg. 9/06 are:

1. The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
- 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. (Government of Ontario 2006a)

Properties that meet one or more criteria of O. Reg 9/06 qualify for designation under Part IV of the *Ontario Heritage Act*. In accordance with Section 27(1) of the *Ontario Heritage Act*, designated properties are added to the municipal register and protected through by-law. Non-designated properties and/or properties that the council of the municipality believes to have of CHVI are listed within the municipal register in accordance with Sections 27 [1.3 and 3] (Government of Ontario 1990a). Listed properties included on the register under Subsection 3 are subject to planning conditions and in accordance with subsection 9, the owner of the property:

"shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice".

(Government of Ontario 1990a; Section 27[9]).

2.1.4 Town of Caledon Official Plan

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

Objectives

3.3.2.1 To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community.

3.3.2.2 To promote the continuing public and private awareness, appreciation and enjoyment of

Caledon's cultural heritage through educational activities and by providing guidance on sound conservation practices.

3.3.2.3 To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.

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

(Town of Caledon 2018: 31)

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

3.3.3.1.5 Cultural Heritage Impact Statements

- a) *Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:*
 - i. *the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;*
 - ii. *the potential for adverse impacts on cultural heritage resources; and,*
 - iii. *the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.*
- b) *Where it is determined that a Cultural Heritage Impact Statement should be prepared, the Cultural Heritage Impact Statement shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:*
 - i. *a description of the proposed development;*
 - ii. *a description of the cultural heritage resource(s) to be affected by the development;*
 - iii. *a description of the effects upon the cultural heritage resource(s) by the proposed development; a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,*
 - iv. *a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.*

Where a Cultural Heritage Impact Statement is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.

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

To guide conservation of built heritage resources, the Official Plan includes a 'hierarchy of controls' in Sections 3.3.3.3.3:

3.3.3.3.3 Retention/Relocation of Heritage Buildings

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

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

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

Heritage policies under Section 3.3.3.3.4 of the Official Plan also apply since the Study Area exists within the combined Region of Peel and Town of Caledon Prime Agricultural Area (MHBC 2016: 25):

3.3.3.3.4 Second Dwellings

In Prime Agricultural Area and General Agricultural Area and Rural Lands designations, and subject to all provisions of this Plan and any other relevant legislation and/or policy, the retention and conservation of built heritage resources containing a single-dwelling may be permitted by allowing the construction of a second single-dwelling, or the conversion of a building to a second single-dwelling, on an existing lot of record subject to all of the following:

- a) The existing dwelling is designated and an easement agreement is registered under the Ontario Heritage Act;*
- b) There is adequate provision for private sewage disposal for both dwellings;*
- c) There is adequate provision for potable water for both dwellings;*
- d) All setback requirements are satisfied;*
- e) For agricultural operations in the Prime Agricultural Area and General Agricultural Area designations the second dwelling or structure shall satisfy the policies of Section 5.2.3.1 a) iii) of this Plan;*
- f) The subject lot is outside the Oak Ridges Moraine Conservation Plan area;*
- g) Will not adversely impact surrounding land use and landscape character;*
- h) A rezoning;*
- i) No future severance of either dwelling; and,*
- j) Where located in, or in proximity to CHPMARA as shown on Schedule L; satisfying the Land*

Use Compatibility policies in Section 5.11.2.6 of this Plan.

(Town of Caledon 2018: 3-38)

Finally, cultural heritage landscapes are addressed in the Official Plan in Section 3.3.3.4.1:

3.3.3.4.1 Cultural Heritage Landscape Inventory

An inventory of candidate cultural heritage landscapes shall be prepared by the Town and maintained through the Heritage Resource Office. A cultural heritage landscape identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment. A cultural heritage landscape identified by either this section or by a Cultural Heritage Survey will be appropriately conserved and may be considered for designation under the Ontario Heritage Act.

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

2.2 Guidance Documents

2.2.1 Ontario Heritage Tool Kit

The MTCS is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites. For cultural heritage, the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (the Checklist) is used to determine if project areas/properties have either known or potential CHVI and includes screening criteria for local or Indigenous knowledge (MTCS 2016).

The MTCS *Ontario Heritage Tool Kit* provides guidance and information on the heritage conservation process in Ontario. Specifically, *InfoSheet#5: Heritage Impact Assessment and Conservation Plans* of the *Ontario Heritage Tool Kit* from the *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* was used to guide the general preparation of this report (Government of Ontario 2006b).

2.3 Background Research

Primary sources, secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. Specifically, research was conducted regarding the physiography, Indigenous land use, survey and settlement, and 19th and 20th century land use of the Study Area.

Historical maps from 1859, 1877, 1914, 1940, 1954, 1968, 1978 and 2001 were reviewed (Tremaine 1859; Walker & Miles 1877; Survey Division, Department of Militia and Defence 1914; Natural Resources Canada 1954, 1968, 1978 and 2001) as was aerial imagery from 1954, 2001, 2005, 2013 and 2021 (University of Toronto 1954; Town of Caledon 2022).

The following resources were also reviewed to identify properties with potential cultural heritage value:

- Town of Caledon Heritage Designation (Town of Caledon 2022a)
- Town of Caledon Heritage Register Map (Town of Caledon 2022b)
- Easement Properties (Ontario Heritage Trust 2022)
- Provincial Plaque Inventory (Ontario Heritage Trust 2021)

- Directory of Designated Heritage Railway Stations in Ontario (Parks Canada 2022a)
- Directory of Federal Heritage Designations (Parks Canada 2022b)
- Designated Lighthouses (Parks Canada 2021)
- World Heritage List (UNESCO 2021)
- Bereavement Authority of Ontario: Caledon Cemeteries (2017)
- Canadian Heritage Rivers System (2022)
- Previous Investigations
 - Cultural Heritage Survey Report: Built Heritage Resources & Cultural Heritage Landscapes Mayfield West Secondary Plan Town of Caledon, Ontario (Unterman McPhail Associates 2007)
 - Cultural Heritage Landscape Inventory (Envision 2009)
 - SABE Study Cultural Heritage Assessment Existing Conditions Report (ASI 2020)

The results of the background research are presented in Section 3.0 of this report.

2.4 Information Gathering

Information gathering was carried out to identify known and potential built heritage resources and cultural heritage landscapes in the Study Area. For this CHIS, Wood contacted the Town, OHT, and MTCS via email and/or phone to determine the presence of listed, designated, or protected heritage properties within, and adjacent to, the Study Area.

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

2.5 Field Review

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

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

2.6 Inventory of Built Heritage Resources and Cultural Heritage Landscapes

After completing the background research, information gathering, and field review, an inventory was created of built heritage resources and cultural heritage landscapes within the Study Area. Each property identified was subject to evaluation for CHVI at a preliminary level using the criteria prescribed in O. Reg. 9/06. For each property found to have CHVI, a preliminary Statement of Cultural Heritage Value or Interest (SCHVI) with heritage attributes was prepared.

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

2.7 Impact Assessment

An impact assessment was completed to identify the direct or indirect impacts from the proposed development on the CHVI and heritage attributes of the inventoried built heritage resources and cultural heritage landscapes. The assessment considered the impact examples provided in the MTCS *InfoSheet #5: Heritage Impact Assessment and Conservation Plans* (InfoSheet #5) (Government of Ontario 2006b). These are listed below and illustrated in Plate 1:

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

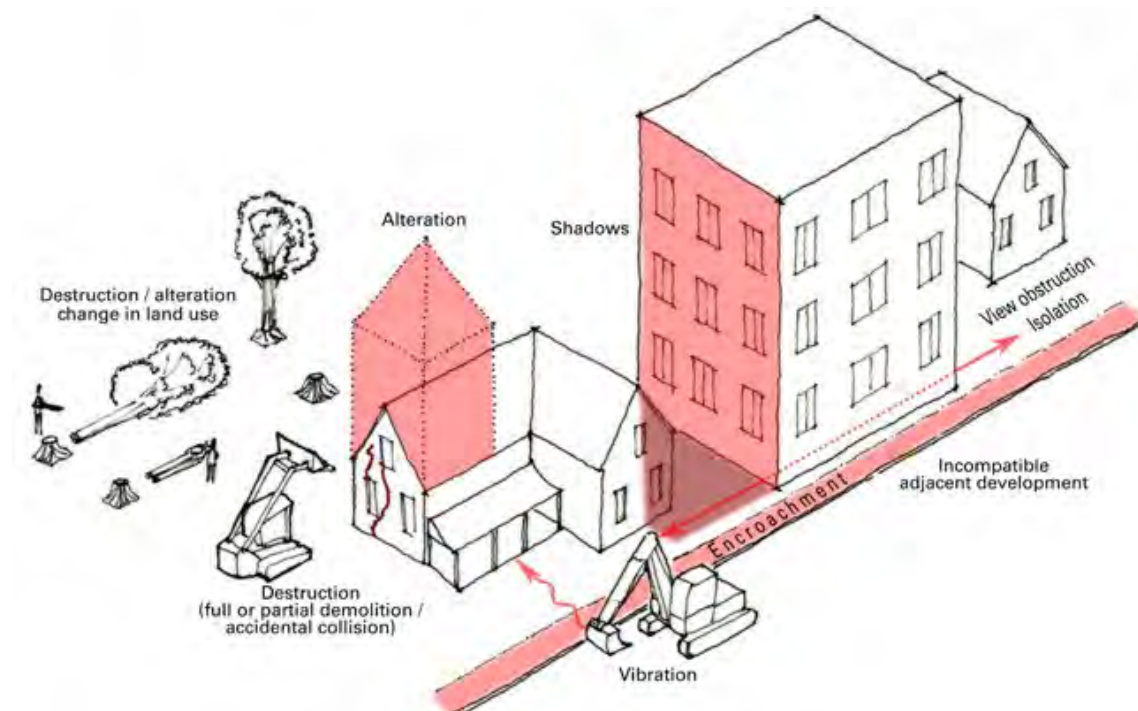


Plate 1: Examples of Negative Impacts (Golder 2021: 123)

Mitigation and conservation methods to address the identified impacts were developed from MTCS InfoSheet#5. These include:

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

The results of the impact assessment and recommended mitigation measures are contained in Section 6.0

3.0 Historical Context

3.1 Physiography

The Study Area is situated within the South Slope physiographic region of Ontario (Chapman and Putnam 1984:113; MNDM 2007). This region encompasses the southern slope of the Oak Ridges Moraine and includes the strip south of the Peel Plain from the Niagara Escarpment to the Trent River (Chapman and Putnam 1984:172). Underlying the South Slope is limestone of the Verulam and Lindsay Formations and shales of the Georgian Bay and Queenston Formations (Chapman and Putnam 1984:172).

The 1991 Ministry of Northern Development and Mines (MNDM) *Map 2556 Quaternary Geology Southern Sheet* indicates Halton till deposits within the Study Area and the dominant surface soil types within the Study Area are Chinguacousy and Oneida heavy textured till clay loams with few stones. Both are productive for agriculture (Environmental Farms Service and Ontario Agricultural College 1953).

A tributary of the Humber River transects the Study Area in the northernmost corner of the property.

3.2 Indigenous Land Use

The history of Indigenous peoples in Southern Ontario spans thousands of years. The following synopsis therefore provides only a brief summary of this extensive time span but aims to illustrate the major developments in Indigenous life as revealed through oral history, archaeology, and ethnohistory. In this summary, “culture” —the term archaeologists use to describe a shared material culture that identifies a time period or group— is substituted with “way of life” to reflect the direct Indigenous lineage from those living in the earliest periods to the present day (Julien et al. 2010).

The cultural history of southern Ontario began after the end of the Wisconsin Glacial Period, approximately 11,000 years ago. The earliest people to move into what is now Ontario followed what archaeologists refer to as the Paleo way of life with small, highly mobile bands taking advantage of seasonally available resources and following the migration patterns of large mammals, including now extinct megafauna.

As the climate changed and people following a Paleo way of life grew familiar with their surroundings, they developed local adaptations around 9,500 years ago known as the Archaic way of life. Seasonal mobility continued, but more emphasis was placed on adapting to smaller territories and broadening the resource base. The archaeological record suggests that in general the social structures of Archaic people became increasingly complex, with Late Archaic archaeological sites showing evidence of exchange networks stretching as far away as the Mid-Atlantic as well as defined cemeteries with individuals buried with varied grave goods, indicative of a stratified society (Ellis, Kenyon and Spence 1990:69).

The transition from an Archaic to Woodland way of life is marked by the introduction of ceramics. While hunter-gathering continued as the primary economy among some groups, others adopted agriculture and lived in larger, more sedentary groups living in villages and establishing broad trade networks. By the time of contact with Europeans, Southern Ontario was a culturally dynamic area, populated by distinct Iroquoian and Algonkian-speaking groups (Englebrecht 2003; Trigger 2000; Schmalz 1991).

As European colonization intensified, Indigenous peoples and communities were forced to adapt for survival, which included entering into treaty with the British in an attempt to secure livelihood for their future. In Ontario specifically there are over 40+ treaty agreements which include those among the Historic Numbered Treaties, Robinson, Williams and Upper Canada Treaties. The Government of Ontario

states that treaties “form the basis of the relationship between Indigenous and non-Indigenous people” (Government of Ontario 2022). It is important to note that Indigenous peoples and British colonialists viewed the treaty making process and concepts of agreement differently. Generally, Indigenous peoples viewed the agreement as a way to share the land and sustain all who could live and prosper in the regions without undue hardship or duress caused by the other, versus the British who viewed the process as one of land acquisition and obtaining absolute control and ownership over the land and resources for the benefit of the Crown.

The Study Area is located within a 648,000-acre (6,500 km²) tract acquired by the British through the Ajetance Purchase (Treaty Number 19) with the Mississauga Anishinaabeg people on October 28, 1818 (PAMA 2021; Government of Ontario 2022). The Ajetance Purchase was named for the chief of the Credit River Mississaugas and its full text is reproduced in the Government of Ontario’s *Treaty Texts - Upper Canada Land Surrenders* (Government of Canada 2016). Today, the Region of Peel, in collaboration with the Peel Aboriginal Network and other local Indigenous groups, has developed the following land acknowledgement:

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

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

(Region of Peel 2022).

3.3 Township Survey and Settlement

In the survey system established during the British colonial period, the Study Area was located within Lot 20, Concession 3 East of Centre Road, in the Township of Chinguacousy, County of Peel. The County of Peel was formed in 1788 from the extensive Nassau District, later Home District. By the late 1800s, the County of Peel included the Townships of Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion, and incorporated Town of Brampton and Villages of Streetsville and Bolton. The greater part of the County was settled about the year of 1819 (Walker and Miles 1877:58, 61).

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

The earliest Euro-Canadian settlers were primarily second-generation United Empire Loyalists from Niagara, although the area also attracted families from New Brunswick, the United States, and other parts

of Upper Canada (Walker & Miles 1877:90). Although the population in 1821 was only 412, in twenty years this number grew exponentially to 3,965 with many settling in villages such as Brampton and Cheltenham. By 1846 it was reported that Chinguacousy was the “one of the best settled townships in the County, containing excellent land and many good farms” (Smith 1846:32).

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

The closest historical hamlet to the Study Area is that of the former Village of Mayfield which had a population of 80 by 1873 and was situated approximately 1.5 km east of the Study Area (Crossby 1873: 191; Tremaine 1859; Walker & Miles 1877).

3.4 Review of Historical Mapping and Aerials

Historical mapping and aerials were examined to gain an understanding of 19th to 21st century land use in the Study Area. A summary of these historical records is presented in Table 1.

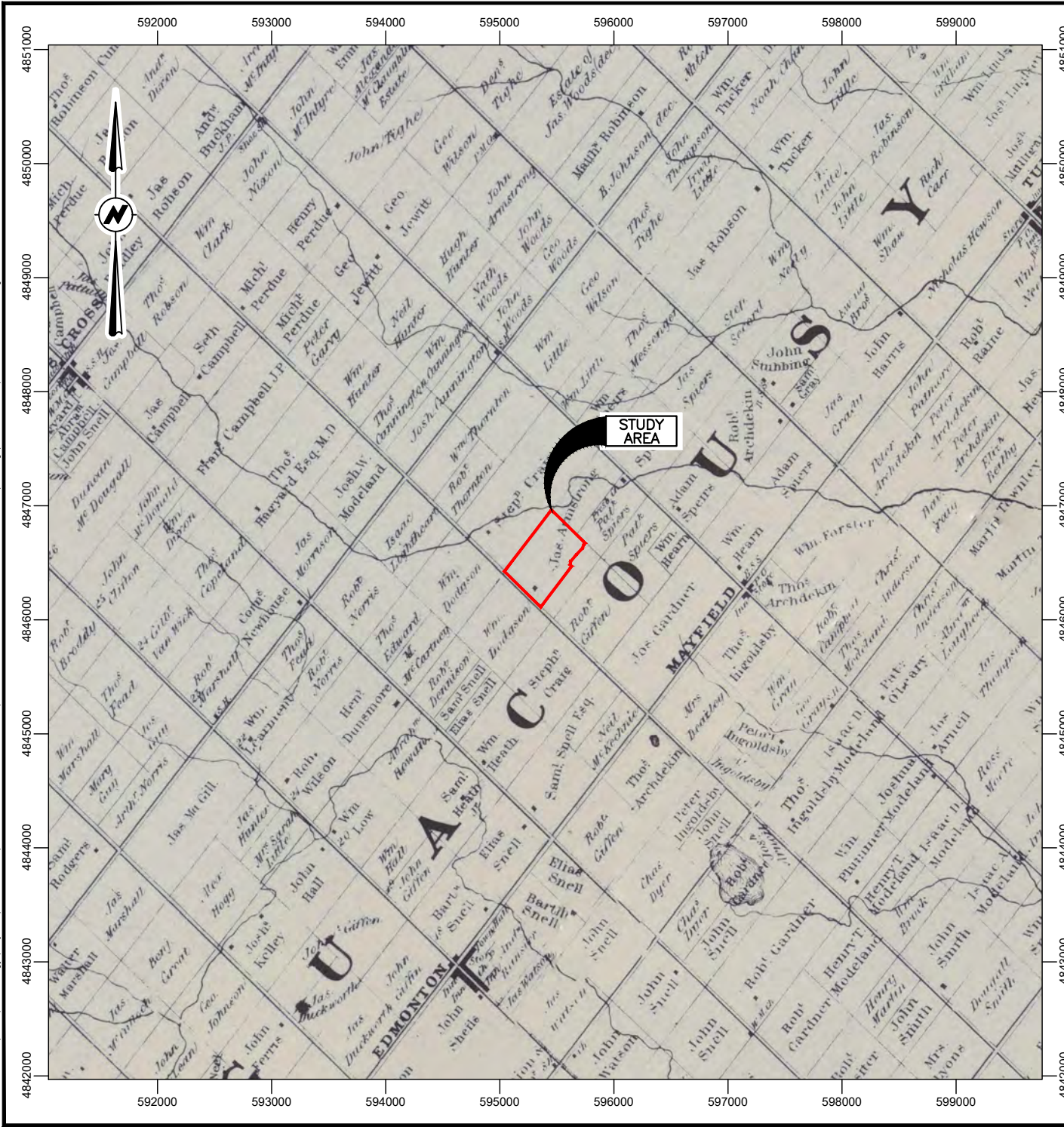
Mapping and aerial imagery from the 19th to 20th century suggests that the Study Area underwent significant changes during the 20th century including the addition of several structures between 1978 and 2001 suggesting that the majority of the structures were built in the late 20th century. Several properties, adjacent to the Study Area depict early brick/wood structures that exist on the 1914 to 1994 topographic maps with little to no change in footprint. This is consistent with the results of fieldwork, discussed in Section 5.2.

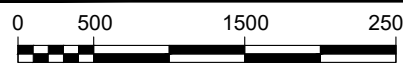
Aerial imagery from the 20th century shows that directly southwest of the Study Area an ongoing subdivision development that began in between 2007 and 2009. Since 2009 the development as continually extended northwards and today sites directly adjacent to the property boundaries of 12304, 12506 and 12698 Heart Lake Road with the most significant development occurring between 2011 and 2013 (Town of Caledon: 2020; Appendix B: Plate B1-B5).

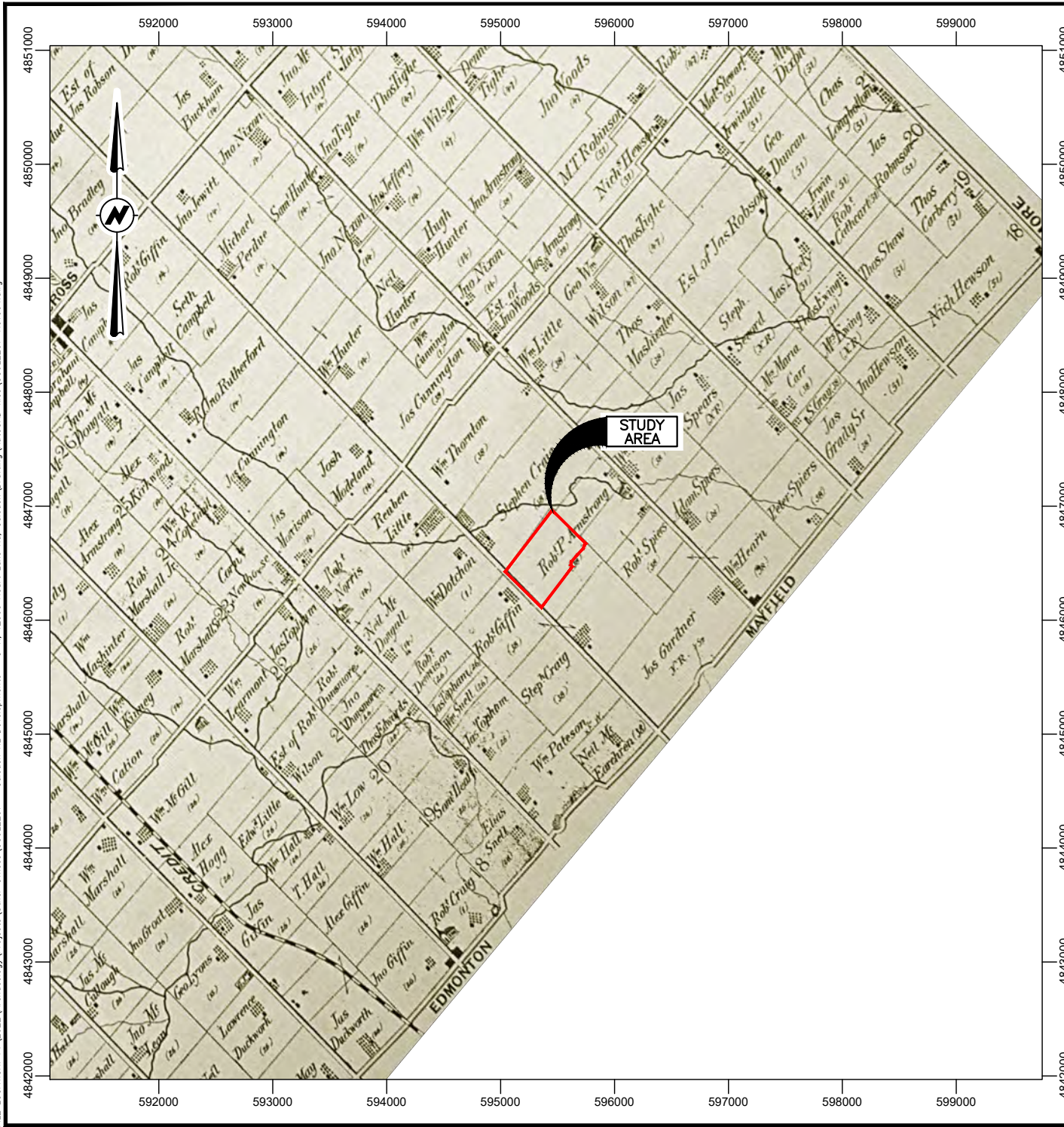
Table 1: Review of 19th and 20th Century Historical Mapping and Aerials

Figure No.	Map/ Aerial Image Title	Feature
Figure 3	<i>1859 Tremaine's Map of The County of Peel (1859)</i>	<ul style="list-style-type: none"> The Study Area is listed under the ownership of James Armstrong One structure is located within the Study Area A tributary of the Humber River transects the Study Area in the northernmost corner of the property
Figure 4 Figure 4: 1877 Illustrated Historical Atlas Map of the County of Peel County Showing the Location of the Study Area	<i>1877 Illustrated Historical Atlas Map of The County of Peel (Walker & Miles 1877)</i>	<ul style="list-style-type: none"> The Study Area is listed under the ownership of Robert P. Armstrong The structure in the Study Area shown on the Tremaine map is not depicted Two structures with associated orchards and one church located within the same Lot and Concession, outside of the Study Area A tributary of the Humber River transects the Study Area in the northernmost corner of the property
Figure 5	<i>1914 Topographic Map of Ontario, Bolton Sheet</i> (Survey Division, Department of Militia and Defence)	<ul style="list-style-type: none"> One wooden structure located within the Study Area A tributary of the Humber River transects the Study Area in the northernmost corner of the property
Figure 5	<i>1954 Topographic Map of Ontario, Bolton Sheet, West Half</i> (Natural Resources Canada 1954)	<ul style="list-style-type: none"> Two structures located within the Study Area No further changes within the Study Area from the 1914 topographic map
Appendix B: B1	1954 Aerial (University of Toronto 1954)	<ul style="list-style-type: none"> No change in Study Area from the 1954 topographic map
Figure 5	<i>1978 Topographic Map of Ontario, Bolton Sheet</i> (Natural Resources Canada 1978)	<ul style="list-style-type: none"> Three structures located within the Study Area No further changes within the Study Area from the 1954 topographic map

Figure No.	Map/ Aerial Image Title	Feature
Figure 5	<i>1994 Topographic Map of Ontario, Bolton Sheet</i> (Natural Resources Canada 1994)	<ul style="list-style-type: none"> No change in Study Area from the 1968 topographic map
Appendix B: B2	2001 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> Agricultural land within and surrounding the Study Area near Heart Lake and Dixie Road
Appendix B: B3	2005 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> New or resurfaced roof visible on the barn to the property at 12434 Dixie Road
Appendix B: A5	2013 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> Ongoing subdivision development visible south of Heart Lake Road
Appendix B: A7	2021 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> Continued subdivision development south of Heart Lake Road

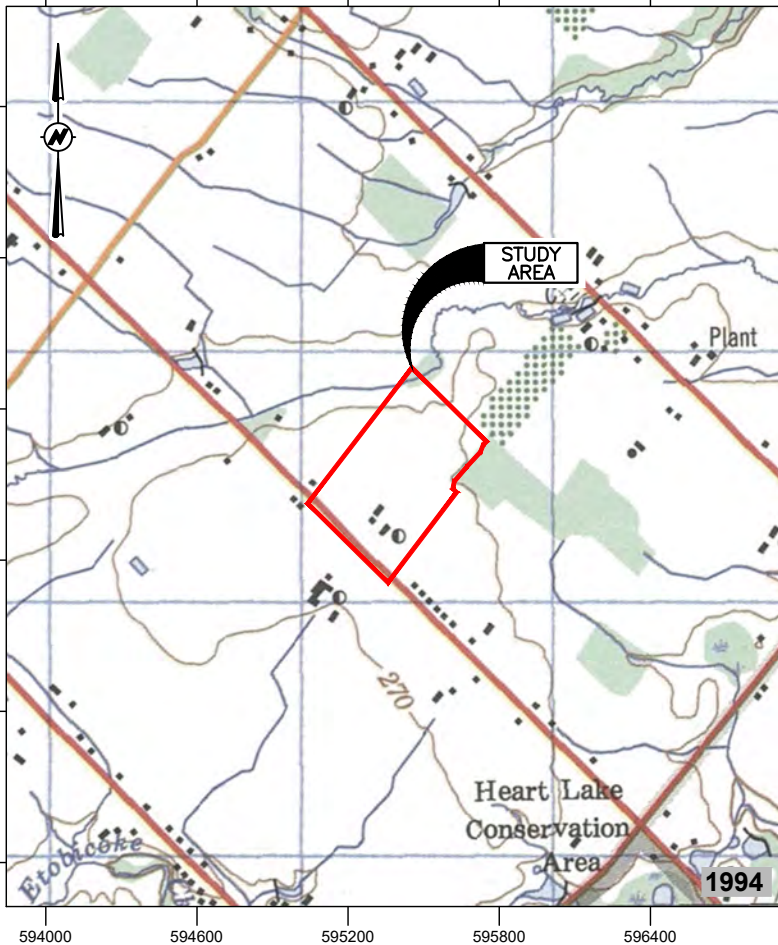
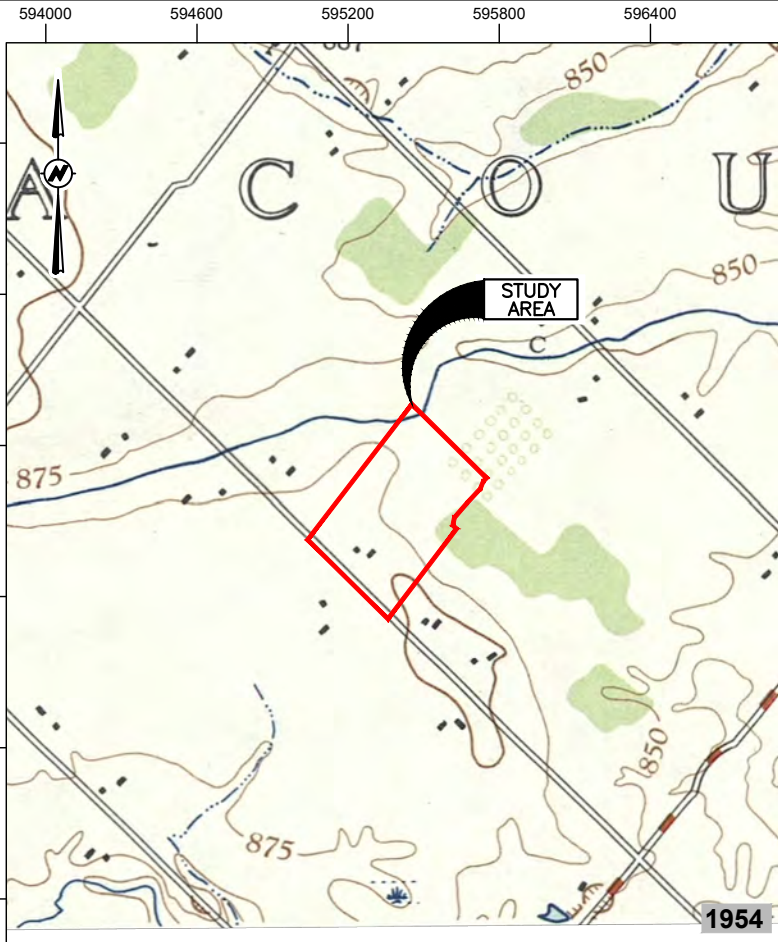
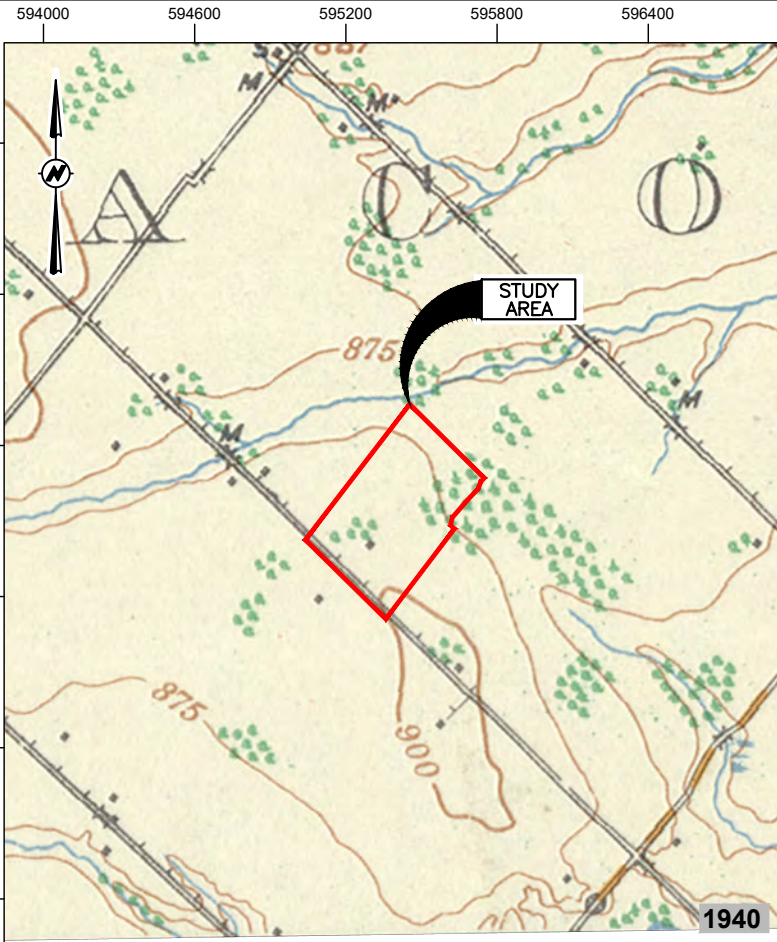
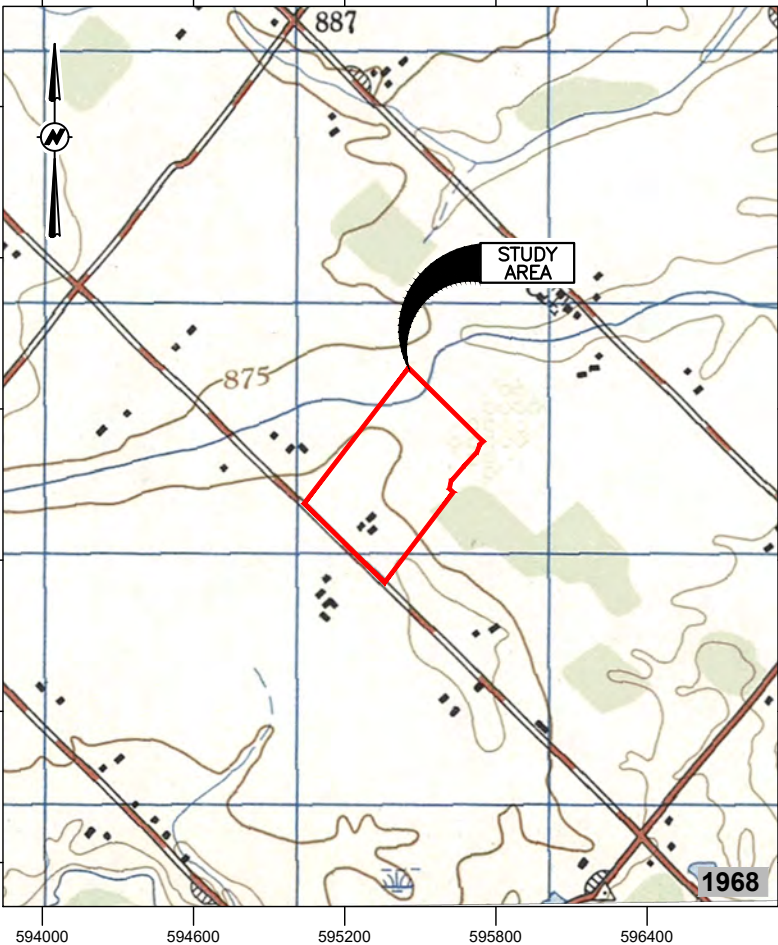
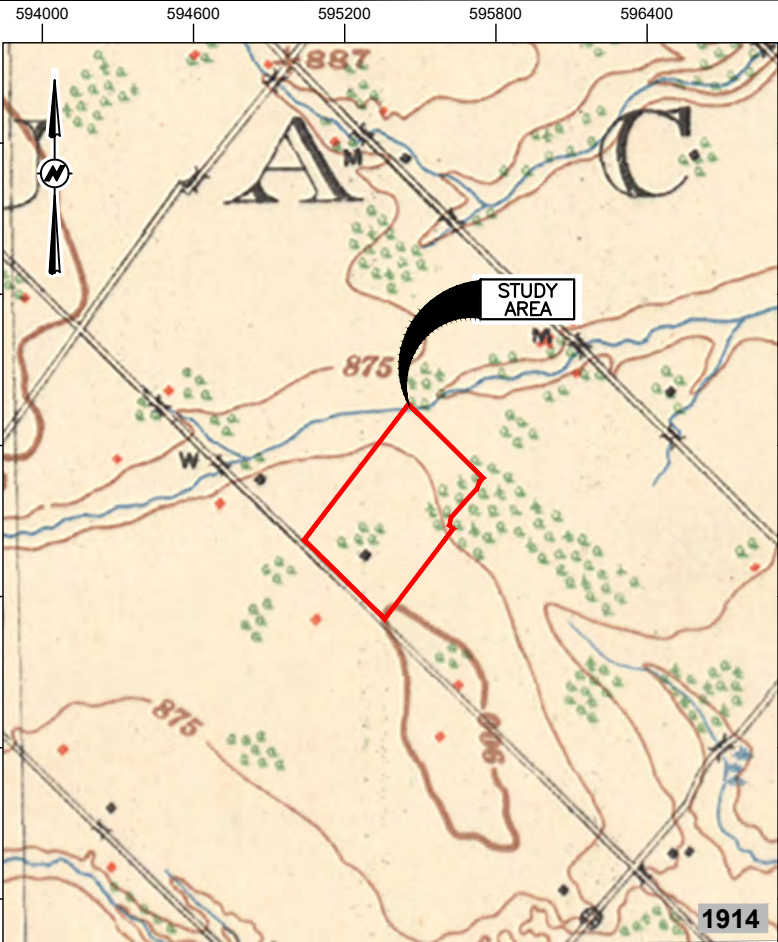


PROJECT: CULTURAL HERITAGE IMPACT ASSESSMENT 12505 HEART LAKE ROAD HISTORICAL TOWNSHIP OF CALEDON REGIONAL MUNICIPALITY OF PEEL NOW IN THE TOWN OF CALEDON, ONTARIO		
TITLE: 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL SHOWING THE LOCATION OF THE STUDY AREA		
LEGEND: <div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; border: 2px solid red; margin-right: 5px;"></div> STUDY AREA </div>		
NOTES: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. OCUL2207. ALL LOCATIONS ARE APPROXIMATE. ORIGINAL PAPER SIZE: 8½ x 11. REFERENCES: G.R. & G.M. TREMAINE, 1859; CANMAP STREETFILES V2008.4.		
<div style="text-align: center;">  SCALE 1:50000 </div>		
Caledon HL Developments Inc. 75 SCARSDALE ROAD, SUITE 201 TORONTO, ONTARIO, M3B 2R2		
Wood Environment & Infrastructure Solutions 3450 HARVESTER ROAD, SUITE 100 BURLINGTON, ONTARIO, L7N 3W5 905-335-2353 <div style="text-align: center; font-size: 2em; font-weight: bold; margin-top: 10px;">wood.</div>		
DWN BY:	CHK'D BY:	DATE:
SJL	CD	JULY 19, 2022
DATUM:	PROJECTION:	PROJECT No:
NAD83	UTM Zone 17	OCUL2207
REV No:		FIGURE No:
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PROJECT: CULTURAL HERITAGE IMPACT ASSESSMENT 12505 HEART LAKE ROAD HISTORICAL TOWNSHIP OF CALEDON REGIONAL MUNICIPALITY OF PEEL NOW IN THE TOWN OF CALEDON, ONTARIO		
TITLE: 1877 ILLUSTRATED HISTORICAL ATLAS MAP OF PEEL COUNTY, ONTARIO SHOWING THE LOCATION OF THE STUDY AREA		
LEGEND: <div><div></div> STUDY AREA</div>		
NOTES: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. OCUL2207. ALL LOCATIONS ARE APPROXIMATE. ORIGINAL PAPER SIZE: 8½ x 11. REFERENCES: WALKER & MILES, 1877; CANMAP STREETFILES V2008.4.		
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Caledon HL Developments Inc. 75 SCARSDALE ROAD, SUITE 201 TORONTO, ONTARIO, M3B 2R2		
Wood Environment & Infrastructure Solutions 3450 HARVESTER ROAD, SUITE 100 BURLINGTON, ONTARIO, L7N 3W5 905-335-2353 <div>wood.</div>		
DWN BY: SJL	CHK'D BY: CD	DATE: JULY 19, 2022
DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: OCUL2207
REV No: 0		FIGURE No: 4

DATE PLOTTED: 7/21/2022 3:17:11 PM
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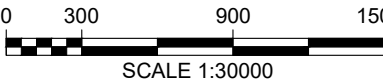


PROJECT:
CULTURAL HERITAGE IMPACT ASSESSMENT
12505 HEART LAKE ROAD
HISTORICAL TOWNSHIP OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
NOW IN THE TOWN OF CALEDON, ONTARIO

TITLE:
HISTORIC TOPOGRAPHIC MAPS SHOWING
THE LOCATION OF THE STUDY AREA

LEGEND:
 STUDY AREA

NOTES:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE
WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS
REPORT No. OCUL2207.
ALL LOCATIONS ARE APPROXIMATE.
ORIGINAL PAPER SIZE: 11 x 17.
REFERENCES:
DEPARTMENT OF MILITIA AND DEFENCE, 1914; DEPARTMENT
OF NATIONAL DEFENCE, 1940/1968; ARMY SURVEY
ESTABLISHMENT, 1954; DEPARTMENT OF ENERGY, MINES AND
RESOURCES, 1978/1994; CANMAP STREETFILES V2008.4.



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905-335-2353

wood.

DWN BY:	CHK'D BY:	DATE:
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NAD83	UTM Zone 17	OCUL2207
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4.0 Previous Investigations

4.1 Cultural Heritage Survey Report (Unterman McPhail Associates 2007)

In 2007, Unterman McPhail Associates (UMA) was retained by the Town to conduct a *Cultural Heritage Survey Report of Built Heritage Resources and Cultural Heritage Landscapes* to guide the Mayfield West Secondary Plan. The assessment covered lands bound by Hurontario Street (Highway 10) on the west, Dixie Road on the east, Old School Line and Mayfield Road to the south. Utilizing the Town's 2003 *Criteria for the Identification of Cultural Heritage Landscapes*, UMA characterized the project area as exhibiting general homogenous rural agricultural characteristics inclusive of a collection of 19th and 20th century farm complexes, two small 19th century churches with associated cemeteries, and several tributaries of the Humber River. A total of 14 Cultural Heritage Resources were identified within the project area, of which the following nine were identified as significant cultural heritage resources:

- 12701 Hurontario Street
- 12267 Kennedy Road
- 12409 Kennedy Road
- 12516 Kennedy Road
- 12551 Kennedy Road
- 12669 Kennedy Road
- 12304 Heart Lake Road
- 12434 Dixie Road
- Kennedy Road Roadscape

Each of these properties were assessed on a preliminary level using survey forms that included high level background information and a list of potential cultural heritage resources for each property. Of these nine resources, the properties at 12304 Heart Lake Road and 12434 Dixie Road (both contiguous to the Study Area) are noted as being previously identified by the Toronto and Region Conservation Authority (TRCA) in a report entitled *Etobicoke & Mimico Creek Watersheds Built Heritage Inventory*. At the time of preparation of this report, the TRCA report referenced within the 2007 UMA report was not available for review.

The detailed survey forms for properties at 12304 Heart Lake Road and 12434 Dixie Road is provided in Appendix C.

4.2 Cultural Heritage Landscapes Inventory (Envision 2009)

In 2009, Envision-The Hough Group Ltd. (Envision) was retained by the Town to inventory candidate cultural heritage landscapes (CHLs). Using the Town's 2003 *Criteria for the Identification of Cultural Heritage Landscapes* guidance document, the assessment was completed in two phases, the first focussing on a large area of northwest Caledon and Silver Creek and the second phase concentrated on areas from the rural four corners of the Chinguacousy Peel Plain to along the Credit River section of the Niagara Escarpment. Within the Chinguacousy Township the inventory identified three distinct CHLs including a collection of farmsteads near the corner of Creditview Road and Old School Road: the 'Farmsteads of Former Chinguacousy Township'; Cheltenham and the Brickworks; and the Former Credit Valley Railway

(Envision 2009: 1-3 and Figure 1). None of these resources are located within the Study Area.

4.3 SABE Study Cultural Heritage Resource Assessment (ASI 2020)

In 2020, Archaeological Services Inc. (ASI) was retained by the Region of Peel to conduct a Cultural Heritage Resource Assessment for the Peel Region Settlement Area Boundary Expansion (SABE) Study. The project assessment area, entitled the 'Focus Study Area', was bound by the City of Brampton's municipal boundaries to the south, Mississauga Road to the southwest, Regional Road 50 to the southeast, King Street and The Gore Road to the west, and adjacent to Castlederg Side Road. Additional small sections of the Focus Study Area were located along Highway 50. The report's identified 162 existing and potential cultural heritage resources within the Focus Study Area. Of these, the following properties were identified adjacent or contiguous to the Study Area:

- 12505 Heart Lake Road (Study Area)
- 12506 Heart Lake Road
- 12698 Heart Lake Road
- 12434 Dixie Road, and
- 12862 Dixie Road

(ASI 2020: 33).

ASI's inventory was compiled following a high-level review of historical mapping and the completion of a desktop field review. Utilizing these resources, ASI identified properties that may meet the one or more criteria for determining CHVI under O. Reg. 9/06, with an assumption that each potential resource, be subject further research to confirm its status. As a result of a desktop only approach the property at 12505 Heart Lake Road (Study Area) was misidentified as the structure depicted on the 1859 historic map. This misidentification has been conclusively determined following a detailed review available historical and topographic mapping, aerials and confirmed during field review. Therefore, the property at 12505 Heart Lake Road is not a heritage resource.

4.4 CHIS—12892 Dixie Road, Caledon (Stantec 2021)

In 2021, Stantec was retained by Tribal Properties Inc. to conduct a Cultural Heritage Impact Statement (CHIS) for the property at 12892 Dixie Road. Stantec made the following key findings from their historical research and field investigation:

"The property was found to contain a representative example of a mid-to late 19th century farmstead that continued to evolve and operate through the 20th century. The farmstead includes a representative example of a vernacular interpretation of a Classical Revival dwelling and a representative gable roof bank barn."

(Stantec 2021: i)

From these results Stantec completed a detailed evaluation of the property using O. Reg. 9/06 and concluded that the property met one of the nine criteria for CHVI. Following this, Stantec identified direct impacts to the heritage attributes of the property from the proposed development and proposed two potential alternatives. The preferred alternative included the relocation of the residence as it was determined that the entire farmstead and barn were not considered feasible due to structural concerns. The alternative states that should it be determined following an evaluation of the residence's structural

condition that a relocation of the residence not be feasible then documentation and salvage of the property should be completed.

5.0 Results

5.1 Information Gathering

The Town of Caledon, Ontario Heritage Trust, and the MTCS were consulted to gather information on the Study Area.

Sally Drummond, Heritage Resource Officer at the Town of Caledon, confirmed that the Study Area is adjacent to or contiguous with five properties listed (not designated) on the municipal Heritage Register. In addition, Ms. Drummond provided the associated inventory sheets for the five identified properties which are provided in Appendix D.

To date, no response from the Ontario Heritage Trust has been received.

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

5.2 Field Review Results

A field review of the Study Area was completed on June 14, 2022, by Wood Cultural Heritage Specialists Chelsea Dickinson and Heidy Schopf. The Study Area includes a late 20th century farmstead that is surrounded by 19th and early 20th century farmsteads as well as recently constructed subdivisions southwest of the Study Area and adjacent properties (Plate 2 to Plate 5).

Five properties were identified with known or potential CHVI.



Plate 2: View of the Study Area (12505 Heart Lake Road) and surrounding agricultural fields facing northwest



Plate 3: View of the Study Area (12505 Heart Lake Road) and surrounding agricultural fields facing northeast



Plate 4: View of the Study Area (left) and adjacent property at 12506 Heart Lake Road, facing southeast





Plate 5: View of recently constructed residential subdivisions and adjacent agricultural setting south of Heart Lake Road



5.3 Inventory of Built Resources and Cultural Heritage Landscapes


Table 2 provides an inventory of built heritage resources and cultural heritage landscapes within the Study Area. It is arranged by civic address beginning with Heart Lake then Dixie Road. The location of each inventoried property is depicted in Figure 6.


Each inventoried property includes a high-level property description and, where required, a preliminary O. Reg. 9/06 evaluation with draft Statement of Cultural Heritage Value or Interest (SCHVI). The heritage attributes are limited to exterior elements visible from public rights-of-way and the results of background research.


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

CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 1	-CHL -Farm Complex	12304 Heart Lake Road	Listed (not designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Register and the property description provided below is based on the Town’s inventory sheet and field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a one-and-a half storey Ontario Gothic Revival style farmhouse estimated to date between 1875 and 1900. The residence has a T-shaped plan with a cross gable roof with projecting eaves. The residence is built in fieldstone parged and scored to mimic ashlar. The rear addition was built in 1917 and is also of fieldstone construction with a cross gable roof. The front façade (east elevation) is symmetrically arranged with a central entrance flanked by two windows and the second storey has a window in a centre cross-gable. All windows appear to have segmental arched heads with stone voussoirs, plain lug sills, and wood shutters. Details on the other building elevations were not visible from the public right-of-way as the farmhouse is setback 130 m from Heart Lake Road.</p> <p>Other structures on the property include a barn with a gable roof, four outbuildings, and one silo.</p> <p>Landscape elements of the property include a tree-lined driveway, mature trees surrounding the farmhouse, work areas, and agricultural fields.</p> <p><u>Draft Statement of CHVI</u></p> <p>The property has potential CHVI as a representative example of a late 19th century farmstead with Ontario Gothic Revival farmhouse, barn, outbuildings, silo, tree-lined driveway, mature trees, work areas, and agricultural fields.</p> <p><u>Draft Heritage Attributes</u></p> <p>The heritage attributes demonstrating the property's CHVI are its:</p> <ul style="list-style-type: none">• Ontario Gothic Revival style farmhouse with:<ul style="list-style-type: none">○ Fieldstone exterior with scored parging to mimic ashlar○ One-and-a-half storey massing○ Symmetrical fenestration on the front façade○ Cross gable roof• Barn• Long driveway lined with trees	 

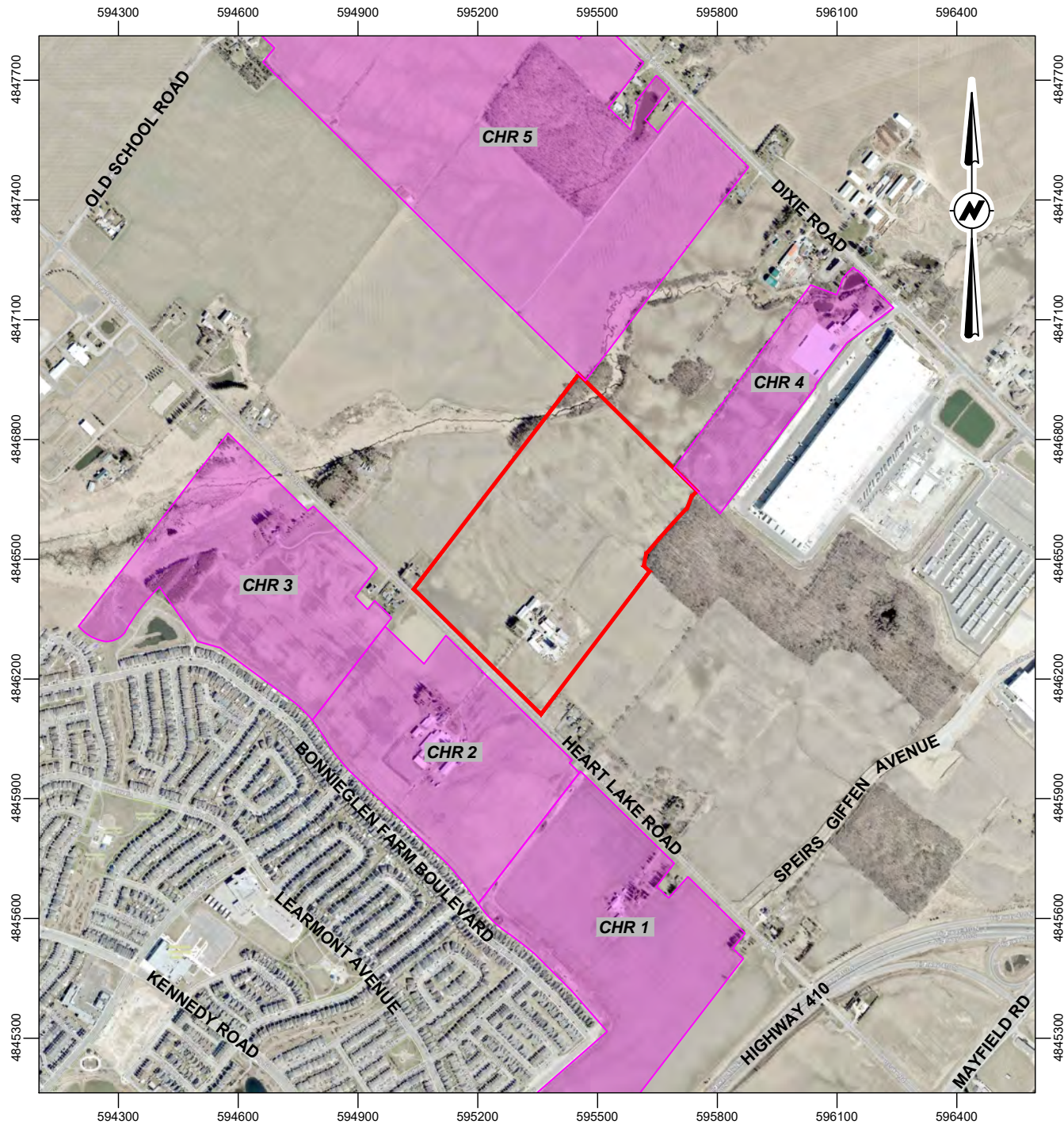
CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 2	-CHL -Farm Complex	12506 Heart Lake Road	Listed (not designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Registrar and the property description provided below is based on the Town’s inventory sheet and field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a two-storey and red brick Edwardian classicism style farmhouse estimated to date between 1900 and 1925. The farmhouse has a rectangular plan with multiple additions on the south, west and north elevations and has a hipped roof with projecting eaves and paired brackets. The front façade (east elevation) has symmetrical fenestration with a central entrance, now covered by a late 20th century closed verandah, and two, widely spaced windows on the second storey.</p> <p>Other structures on the property include a gable roof barn, six outbuildings, and six silos. The construction dates of the barn, outbuildings and silos are unknown. Details of these structures were not visible from the public right-of-way given the 145 m setback from Heart Lake Road.</p> <p>Landscape elements on the property include a long, gravel driveway, mature trees, a pond, circulation routes, work areas, and agricultural fields.</p> <p><u>Draft Statement of Cultural Heritage Value or Interest</u></p> <p>The property has potential CHVI as a representative example of an early 20th century farmstead with an Italianate style farmhouse, barn, outbuildings, silos, and landscape elements related to the agricultural use of the property large barn, and tree-lined driveway.</p> <p><u>Draft Heritage Attributes</u></p> <ul style="list-style-type: none">• Edwardian Classicism style farmhouse with:<ul style="list-style-type: none">○ Red brick construction○ Hipped roof with paired brackets• Barn• Outbuildings• Silos• Long gravel driveway• Mature trees• Pond	 

CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 3	-BHR - Residence	12698 Heart Lake Road	Listed (not designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Registrar and the property description provided below is based on the Town’s inventory sheet and field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a one-and-a-half storey vernacular farmhouse, possibly built between 1850 and 1875 in the Neoclassical style according to the Town’s inventory sheet (Appendix D). The farmhouse is obscured by dense tree cover but in the photograph taken for the inventory sheet the farmhouse has a rectangular plan, gable roof, central door flanked by two tall windows, and is clad in vinyl siding. A late 20th century open verandah with shed roof covers the first storey.</p> <p>The only other structure on the property is an outbuilding. Landscape elements include mature Sugar Maples, mature trees and tree lines, wood lots, a watercourse, a winding driveway, and agricultural fields.</p> <p><u>Draft Statement of Cultural Heritage Value or Interest</u></p> <p>The property has potential CHVI for its vernacular farmhouse that is estimated to date between 1850 and 1874. Landscape elements on the property that may have cultural heritage value include the Sugar Maples, mature trees, tree lines, wood lots, and watercourse.</p> <p><u>Draft Heritage Attributes</u></p> <ul style="list-style-type: none">• Neoclassical style farmhouse with:<ul style="list-style-type: none">○ One-and-a half storey massing○ Gable roof• Landscape elements:<ul style="list-style-type: none">○ Sugar Maples○ Mature trees and tree lines○ Wood lots○ Watercourse	

CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 4	-BHR	12434 Dixie Road	Listed (not designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Register and the property description provided below is based on the Town’s inventory sheet and field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a two storey Edwardian Classicism style farmhouse probably constructed between 1900 and 1925. The farmhouse has rusticated concrete block load bearing walls and a hip roof and dormers. The main entrance to the building is located on the south or side elevation and covered by a verandah supported by concrete block pillars. The covered porch also features decorated wood fascia that is painted white and green.</p> <p>Other structures on the property include a garage, gable roof barn, and four outbuildings. Landscape elements include mature trees, circulation routes, work areas, a watercourse, three ponds, and agricultural fields.</p> <p><u>Draft Statement of Cultural Heritage Value or Interest</u></p> <p>This property has potential CHVI for its farmhouse built in a vernacular expression of the Edwardian Classicism style. Other property elements that may have CHVI include the barn, watercourse, ponds, and mature trees.</p> <p><u>Draft Heritage Attributes</u></p> <ul style="list-style-type: none">• Vernacular Edwardian Classicism style farmhouse with:<ul style="list-style-type: none">○ Medium hip roof with hip dormers○ Symmetrical fenestration○ Hip roofed veranda with decorative fascia• Large hip roof with hip-roof dormers• Mature trees• Watercourse• Ponds	

CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 5	-CHL -Farm Complex	12862 Dixie Road	Listed (not designated) on the Town’s Heritage Register under Section 27 (1.2) of the Ontario Heritage Act	<p>The property at 12862 Dixie Road was previously evaluated by Stantec to meet one of the nine O. Reg 9/06 criteria (Stantec 2021: ii). The following SCHVI is excerpted from Section 6.6 of Stantec’s 2021 Report and is included as Appendix E.</p> <p><u>Description of Property</u></p> <p><i>The property at 12892 Dixie Road is located on the west side of Dixie Road (Regional Road 4), south of the intersection of Old School Road and Dixie Road. The property contains a representative example of a mid-to late 19th century farmstead that contains a residence, barn, outbuildings, and circulation route (including driveway and tree allée) that share a relationship with each other, and an agricultural field.</i></p> <p><u>Cultural Heritage Value</u></p> <p><i>The property at 12892 Dixie Road demonstrates design/physical value as it contains a representative farmstead, including a representative residence and barn. The farmstead is a representative example of a mid-to late 19th century farmstead that continued to evolve and operate through the 20th century. It contains a residence, barn, outbuildings, and circulation route (including driveway and tree allée) that share a relationship with each other, and an agricultural field. The residence is a representative example of a vernacular interpretation of a classic revival dwelling. Classic revival design elements of the residence include the denticulated cornice, the use of return eaves to create the impression of a classical pediment, main entrance with sidelights and transom, and large paned windows. Vernacular design elements include the use of dichromatic brickwork and quoins. The barn at 12892 Dixie Road is a representative example of a gable roof bank barn. These types of barns were common throughout Ontario, particularly in areas north and northwest of Toronto.</i></p> <p><u>Heritage Attributes</u></p> <ul style="list-style-type: none">• Representative farmstead, including:<ul style="list-style-type: none">– Physical and visual relationship between the barn, residence, and outbuildings– Circulation routes, including gravel driveway sloping upwards from Dixie Road and tree allée of Norway spruce.• Representative vernacular interpretation of Classical Revival residence, including:<ul style="list-style-type: none">– One- and one-half storey structure with intersecting gable roof– Red brick exterior– Return eaves– Denticulated cornices– Dichromatic decorative brick bands– Buff brick quoins– 6/6 wood frame windows with wood surrounds– Main entrance with sidelight and transom configuration– Buff brick voussoirs– Stone foundation• Representative gable roof bank barn, including:<ul style="list-style-type: none">– Gable roof– Timber cladding– Hand hewn timber framing– Earthen ramp/gangway– Stone foundation <p>(Stantec 2021: 6.4-6.5; Appendix E)</p>	

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PROJECT: CULTURAL HERITAGE IMPACT ASSESSMENT 12505 HEART LAKE ROAD HISTORICAL TOWNSHIP OF CALEDON REGIONAL MUNICIPALITY OF PEEL NOW IN THE TOWN OF CALEDON, ONTARIO		
TITLE: IDENTIFIED CULTURAL HERITAGE RESOURCES		
LEGEND: <div> <div>■</div> STUDY AREA <div>■</div> LISTED ON THE TOWN OF CALEDON'S HERITAGE REGISTER </div>		
NOTES: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. OCUL2207. ALL LOCATIONS ARE APPROXIMATE. ORIGINAL PAPER SIZE: 8½ x 11. REFERENCES: 2021 AERIAL PHOTOGRAPHS BY THE TOWN OF CALEDON; CANMAP STREETFILES V2008.4.		
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Wood Environment & Infrastructure Solutions 3450 HARVESTER ROAD, SUITE 100 BURLINGTON, ONTARIO, L7N 3W5 905-335-2353 <div>wood.</div>		
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6.0 Impact Assessment

While drawings of the detailed plans for the proposed industrial development at 12505 Heart Lake Road were not available at the time of writing, Wood's understanding based on the conceptual drawings provided in Appendix A is that the Client intends to develop the Study Area as an industrial complex with multiple structures and parking areas. Therefore, while the detailed design plans are not available at this time the following impact assessment aims to identify the potential impacts from general industrial development on the CHVI of adjacent heritage resources and recommend general recommendations or policies for future conservation. This assessment considers two categories of impacts:

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

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

Table 3: Impact Assessment and Mitigation Measures

CHR No.	Property Type	Location	Heritage Recognition	Impact Types		Impact Assessment		
CHR 1	-CHL -Farm Complex	12304 Heart Lake Road	Listed (non-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Direct				
				• Destruction of any, or part of any, significant heritage attributes or features.		The proposed development is not anticipated to have direct impacts to this resource since no work is planned within the property. No destruction or alteration of heritage attributes is anticipated. Accordingly, no mitigation measures are required.		
				• Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.				
				Indirect				
				• Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;		The built heritage resource on the property is approximately 515 m south of the Study Area and the new construction is not anticipated exceed 18m in height. As a result, the proposed development is not anticipated to create shadows that will alter the appearance or viability of the any potential natural features on the property. Accordingly, no indirect impacts are anticipated and no mitigation measures required.		
				• Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;		The built heritage resource has no connection to the study area and the proposed development is not anticipated to create an isolation of the built heritage resource or associated draft heritage attributes as defined within the inventory from its agricultural setting. Accordingly, no indirect impacts are anticipated and no mitigation measures required.		
				• Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.		No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. In addition, no visual relationship between the Study Area and property have been identified. As a result, the proposed development is not anticipated to obscure views of the property from the right-of-way. Accordingly, no indirect impact is anticipated and no mitigation measures required.		
				• 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.		The proposed development is limited to the Study Area and is not anticipated to result in a change in land use of any adjacent properties. As such, no indirect impacts are anticipated and no mitigation measures required.		
• Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.		The built heritage resource on the property is approximately 515 m from the Study Area and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates Inc. 2012: 31). As such, no indirect impacts from construction vibration are anticipated.						
CHR 2	-CHL -Farm Complex	12506 Heart Lake Road	Listed (non-designated) on the Town’s Heritage Register under Section 27 (1.2) of the	Potential Direct adverse impact from the Project				
				• Destruction of any, or part of any, significant heritage attributes or features.		The proposed development is not anticipated to have direct impacts to this resource since no work is planned within the property. No destruction or alteration of heritage attributes is anticipated. Accordingly, no mitigation		

CHR No.	Property Type	Location	Heritage Recognition	Impact Types	Impact Assessment
			Ontario Heritage Act	<ul style="list-style-type: none">Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	measures are required.
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none">Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	The built heritage resource on the property is approximately 200 m south of the Study Area and the new construction is not anticipated exceed 18m in height. As a result, the proposed development is not anticipated to create shadows that will alter the appearance or viability of the any potential natural features on the property. Accordingly, no indirect impacts are anticipated.
				<ul style="list-style-type: none">Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	The built heritage resource has no connection to the study area and the proposed development is not anticipated to create an isolation of the built heritage resource or associated draft heritage attributes as defined within the inventory from its agricultural setting. Accordingly, no indirect impacts are anticipated and no mitigation measures required.
				<ul style="list-style-type: none">Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. In addition, no visual relationship between the Study Area and property have been identified. As a result, the proposed development is not anticipated to obscure views of the property from the right-of-way. Accordingly, no indirect impact is anticipated and no mitigation measures required.
				<ul style="list-style-type: none">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.	The proposed development is limited to the Study Area and is not anticipated to result in a change in land use of any adjacent properties. As such, no indirect impacts are anticipated and no mitigation measures required.
				<ul style="list-style-type: none">Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	The built heritage resource on the property is approximately 200 m and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates Inc. 2012: 31). As such, no indirect impacts from construction vibration are anticipated.
CHR 3	-BHR -Residence	12698 Heart Lake Road	Listed (non-designated) on the Town’s Heritage Register under Section 27 (1.2) of the Ontario Heritage Act	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none">Destruction of any, or part of any, significant heritage attributes or features.	The proposed development is not anticipated to have direct impacts to this resource since no work is planned within the property. No destruction or alteration of heritage attributes is anticipated. Accordingly, no mitigation measures are required.
				<ul style="list-style-type: none">Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	
				Potential Indirect adverse impact from the Project	

CHR No.	Property Type	Location	Heritage Recognition	Impact Types	Impact Assessment
				<ul style="list-style-type: none">Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	The built heritage resource on the property is approximately 360 m south of the Study Area and the new construction is not anticipated exceed 18m in height. As a result, the proposed development is not anticipated to create shadows that will alter the appearance or viability of the any potential natural features on the property. Accordingly, no indirect impacts are anticipated.
				<ul style="list-style-type: none">Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	The built heritage resource has no connection to the study area and the proposed development is not anticipated to create an isolation of the built heritage resource or associated draft heritage attributes as defined within the inventory from its agricultural setting. Accordingly, no indirect impacts are anticipated and no mitigation measures required.
				<ul style="list-style-type: none">Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. In addition, no visual relationship between the Study Area and property have been identified. As a result, the proposed development is not anticipated to obscure views of the property from the right-of-way. Accordingly, no indirect impact is anticipated and no mitigation measures required.
				<ul style="list-style-type: none">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.	The proposed development is limited to the Study Area and is not anticipated to result in a change in land use of any adjacent properties. As such, no indirect impacts are anticipated and no mitigation measures required.
				<ul style="list-style-type: none">Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	The built heritage resource on the property is approximately 360 m and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates Inc. 2012: 31). As such, no indirect impacts from construction vibration are anticipated.
CHR 4	-BHR	12434 Dixie Road	Listed (non-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none">Destruction of any, or part of any, significant heritage attributes or features.	The proposed development is not anticipated to have direct impacts to this resource since no work is planned within the property. No destruction or alteration of heritage attributes is anticipated. Accordingly, no mitigation measures are required.
				<ul style="list-style-type: none">Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none">Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	The built heritage resource on the property is over 620 m north of the Study Area and the new construction is not anticipated exceed 18m in height. As a result, the proposed development is not anticipated to create shadows that will alter the appearance or viability of the any potential natural features on the property. Accordingly, no indirect impacts are anticipated.

CHR No.	Property Type	Location	Heritage Recognition	Impact Types	Impact Assessment
				<ul style="list-style-type: none">Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	The built heritage resource has no connection to the study area and the proposed development is not anticipated to create an isolation of the built heritage resource or associated draft heritage attributes as defined within the inventory from its agricultural setting. Accordingly, no indirect impacts are anticipated and no mitigation measures required.
				<ul style="list-style-type: none">Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. In addition, no visual relationship between the Study Area and property have been identified. As a result, the proposed development is not anticipated to obscure views of the property from the right-of-way. Accordingly, no indirect impact is anticipated and no mitigation measures required.
				<ul style="list-style-type: none">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.	The proposed development is limited to the Study Area and is not anticipated to result in a change in land use of any adjacent properties. As such, no indirect impacts are anticipated and no mitigation measures required.
				<ul style="list-style-type: none">Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	The built heritage resource on the property is over 620 m from the proposed development and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates, Inc. (2012: 31). As such, so indirect impacts from construction vibration are anticipated.
CHR 5	-CHL -Farm Complex	12862 Dixie Road	Listed (non-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none">Destruction of any, or part of any, significant heritage attributes or features.	The proposed development is not anticipated to have direct impacts to this resource since no work is planned within the property. No destruction or alteration of heritage attributes is anticipated. Accordingly, no mitigation measures are required.
				<ul style="list-style-type: none">Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none">Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	The built heritage resource on the property is over 1 km north of the Study Area and the new construction is not anticipated exceed 18m in height. As a result, the proposed development is not anticipated to create shadows that will alter the appearance or viability of the any potential natural features on the property. Accordingly, no indirect impacts are anticipated.
				<ul style="list-style-type: none">Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	The built heritage resource has no connection to the study area and the proposed development is not anticipated to create an isolation of the built heritage resource or associated draft heritage attributes as defined within the inventory from its agricultural setting. Accordingly, no indirect impacts are anticipated and no mitigation measures required.

CHR No.	Property Type	Location	Heritage Recognition	Impact Types	Impact Assessment
				<ul style="list-style-type: none">Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. In addition, no visual relationship between the Study Area and property have been identified. As a result, the proposed development is not anticipated to obscure views of the property from the right-of-way. Accordingly, no indirect impact is anticipated and no mitigation measures required.
				<ul style="list-style-type: none">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.	The proposed development is limited to the Study Area and is not anticipated to result in a change in land use of any adjacent properties. As such, no indirect impacts are anticipated and no mitigation measures required.
				<ul style="list-style-type: none">Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	The built heritage resource on the property is over 1 km from the proposed development and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates, Inc. (2012: 31). As such, no indirect impacts from construction vibration are anticipated.

7.0 Recommendations

Following the completion of background research, consultation, and a field review, Wood confirmed the presence of five (5) potential heritage properties listed as non-designated properties on the Town of Caledon's Heritage Register within and adjacent to the Study Area (CHR 1 – CHR 5). No additional resources were identified during field review.

While neither direct nor indirect impacts are predicted for CHR 1 to CHR 5 as part of the proposed development, Wood makes the following recommendations:

- 1) To ensure project personnel are aware of the presence of heritage properties adjacent to the proposed work, mark the locations of CHR 1 to CHR 5 on construction mapping.
- 2) No significant views or vistas were identified as heritage attributes contributing to the CHVI of the identified cultural heritage resources (CHR 1 to CHR 5), though it is understood that the proposed development will change land use in the Study Area from rural agricultural to industrial. To mitigate the impact of this change on adjacent rural agricultural heritage properties, Wood recommends to:
 - a. Draft post-construction landscaping guidelines that incorporate the use of tree lines along the property boundaries of 12505 Heart Lake Road to screen the industrial development from view. Specifically, including tree lines along the west property line of 12505 Heart Lake Road will help maintain the rural context of the area through sympathetic and compatible landscaping that supports the heritage character of the adjacent listed properties.
 - b. If feasible post-construction landscaping should use plant species that are native to Ontario.

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

8.0 Assessor Qualifications

This report was prepared and reviewed by the undersigned, employees of Wood. Wood is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix F.

9.0 Closure

This report was prepared for the exclusive use of Caledon HL Developments Inc. and is intended to provide a Cultural Heritage Impact Statement (CHIS) of the Study Area. The property lands are approximately 29 ha in size and bound by Heart Lake Road on the southwest and agricultural lands south of Dixie Road in the Town of Caledon, Peel Region, Ontario.

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

The report is based on data and information collected during the cultural heritage assessment conducted by Wood. It is based solely a review of historical information, a property reconnaissance conducted on June 14, 2022 and data obtained by Wood as described in this report. Except as otherwise maybe specified, Wood disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Wood after the time during which Wood conducted the archaeological assessment. In evaluating the property, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Wood accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

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

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

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

Respectfully Submitted,

**Wood Environment & Infrastructure,
a Division of Wood Canada Limited**

Prepared By:



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Cultural Heritage Specialist**

Reviewed By:



Heidy Schopf, MES, CAHP
Built and Landscape Heritage Team Lead



Henry Cary, PhD, CAHP, RPA
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Government of Canada

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Appendix A: Proposed Development



BUILDING 3			
▲ DOCK-HIGH DOORS			33
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m²	7,000 m²	78 STALLS	
7000-20000 m²	4,268 m²	29 STALLS	
OFFICE @ 5%	593 m²	20 STALLS	
TOTAL		127 STALLS	

PARKING PROVIDED: 180 STALLS
@0.98/1000 SF @1.06/100 m²
REQ. ACCESSIBLE To be confirmed by City

BUILDING 4			
▲ DOCK-HIGH DOORS			32
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m²	7,000 m²	78 STALLS	
7000-20000 m²	8,813 m²	61 STALLS	
OFFICE @ 5%	832 m²	28 STALLS	
TOTAL		166 STALLS	

PARKING PROVIDED: 180 STALLS
@0.98/1000 SF @1.06/100 m²
REQ. ACCESSIBLE To be confirmed by City

SITE AREA 2:			
GROSS:	29.79 AC	12.06 HA	
	1,297,740 SF	120,564 m²	
EASEMENT.:	@ 22%	26,358 m²	
NET:	23.28 AC	9.42 HA	
	1,014,028 SF	94,206 m²	
BUILDING 5			
	210,067 SF	19,516 m²	
BUILDING 6			
	227,370 SF	21,123 m²	
TOTAL:		437,437 SF	40,639 m²

FAR: 0.34
GROSS: 0.43
NET:
COVERAGE: 34%
GROSS: 43%
NET:

BUILDING 5			
▲ DOCK-HIGH DOORS			39
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m²	7,000 m²	78 STALLS	
7000-20000 m²	12,516 m²	86 STALLS	
OFFICE @ 5%	976 m²	33 STALLS	
TOTAL		194 STALLS	

PARKING PROVIDED: 200 STALLS
@0.95/1000 SF @1.02/100 m²
REQ. ACCESSIBLE To be confirmed by City

BUILDING 6			
▲ DOCK-HIGH DOORS			39
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m²	7,000 m²	78 STALLS	
7000-20000 m²	13,000 m²	90 STALLS	
>20000 m²	1,123 m²	7 STALLS	
OFFICE @ 5%	1,056 m²	35 STALLS	
TOTAL		209 STALLS	

PARKING PROVIDED: 260 STALLS
@1.14/1000 SF @1.23/100 m²
REQ. ACCESSIBLE To be confirmed by City

PROJECT DATA:			
TOTAL SITE AREA:			
GROSS:	72.64 AC	29.40 HA	
	3,164,261 SF	293,970 m²	
PARKING REQUIREMENTS:			
WAREHOUSE			
<7000 m²	1/90	m²	
7000-20000 m²	1/145	m²	
>20000 m²	1/170	m²	
OFFICE	1/30	m²	

SITE AREA 1:			
GROSS:	31.62 AC	12.80 HA	
	1,377,507 SF	127,975 m²	
BUILDING 1			
	117,602 SF	10,926 m²	
BUILDING 2			
	182,903 SF	16,992 m²	
BUILDING 3			
	127,672 SF	11,861 m²	
BUILDING 4			
	179,168 SF	16,645 m²	
TOTAL:		607,345 SF	56,424 m²

FAR: 0.44
GROSS: 0.44
NET:
COVERAGE: 44%
GROSS: 44%
NET:

BUILDING 1			
▲ DOCK-HIGH DOORS			30
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m²	7,000 m²	78 STALLS	
7000-20000 m²	3,379 m²	23 STALLS	
OFFICE @ 5%	546 m²	18 STALLS	
TOTAL		119 STALLS	

PARKING PROVIDED: 150 STALLS
@1.28/1000 SF @1.37/100 m²
REQ. ACCESSIBLE To be confirmed by City

BUILDING 2			
▲ DOCK-HIGH DOORS			32
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m²	7,000 m²	78 STALLS	
7000-20000 m²	9,143 m²	63 STALLS	
OFFICE @ 5%	850 m²	28 STALLS	
TOTAL		169 STALLS	

PARKING PROVIDED: 200 STALLS
@1.09/1000 SF @1.18/100 m²
REQ. ACCESSIBLE To be confirmed by City

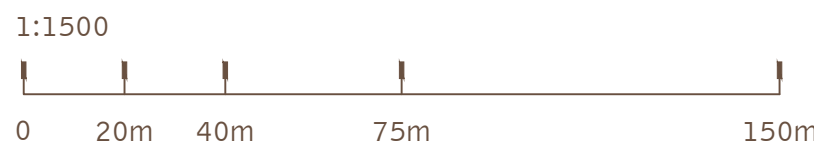
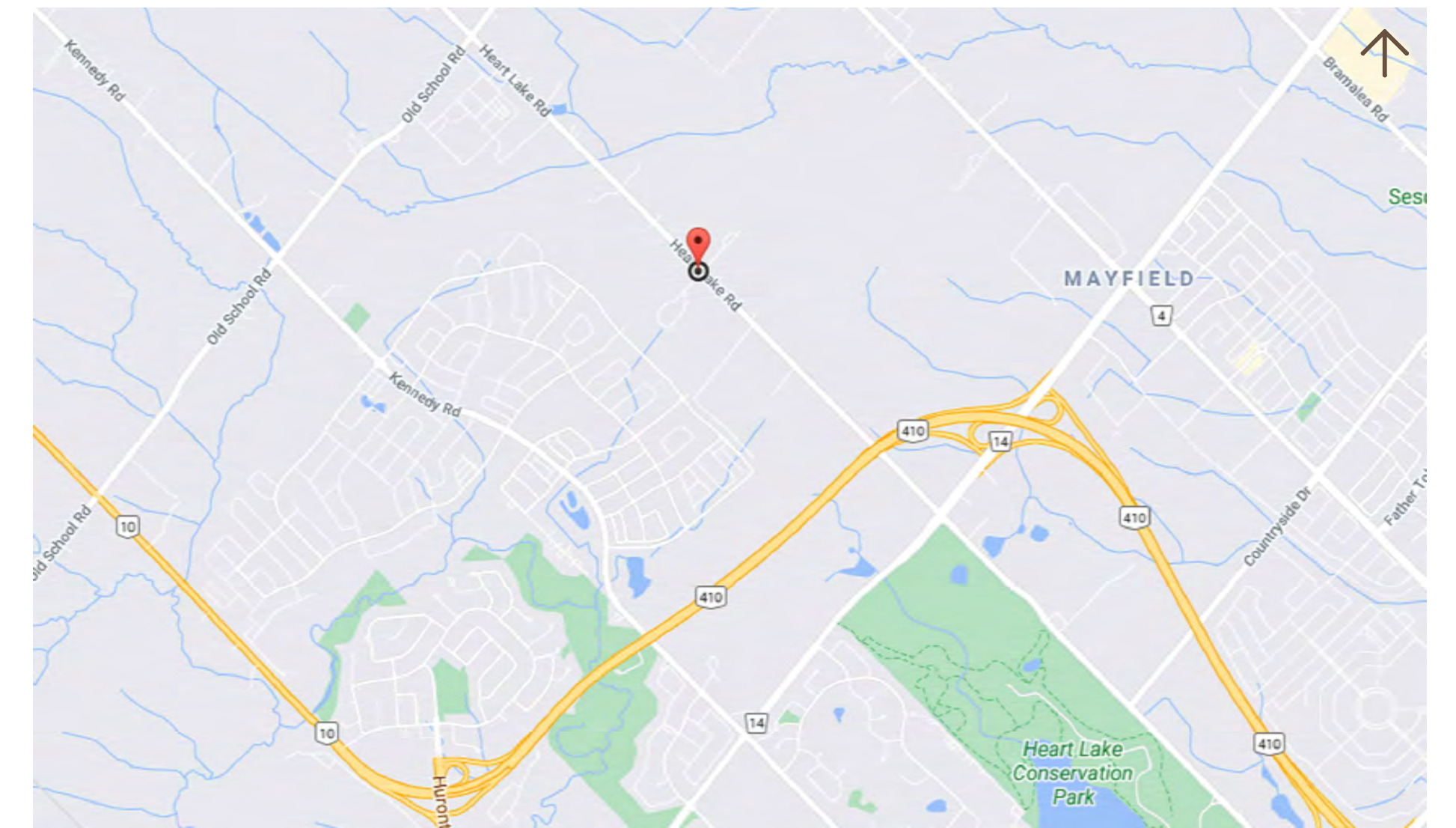
DEVELOPMENT STANDARDS:	
ZONING:	MP
MAX. COVERAGE:	50%
MAX. HEIGHT:	18 m
BUILDING SETBACKS:	
FRONT:	9 m
SIDE:	7.5 m
REAR:	7.5 m
LANDSCAPE SETBACKS:	
FRONT:	6 m
SIDE:	3 m
REAR:	3 m
LANDSCAPE REQ.:	
	10%
OFF-STREET PARKING:	
STANDARD:	2.75X6 m
DRIVE AISLE:	6 m
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/90 sq m ¹
MANUF	1/60 sq m ²
OFFICE:	1/30 sq m

NOTES:
1 a.) If accessory office use and retail net floor areas are 15% or less of the total net floor area: Up to 7000m2 - 1/90m2 net floor area; 7000-20000 - 78 spaces plus 1/145m2 of net floor area or portion thereof above 7000m2; Over 20000m2 - 148 spaces plus 1/170m2 or portion thereof over 20000m2;
b.) If associated office and retail net floor areas are more than 15% of the total net floor area: In addition to the standards contained in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.
2 a.) IF accessory office and retail net floor areas are 15% or less of the total net floor area:
Up to 5,000 sq m - 1 parking space per 60 sq m net floor area or portion thereof
5,000 to 10,000 sq m - 83 spaces plus 1 space per 90 sq m of net floor area or portion thereof over 5,000 sq m
Over 10,000 sq m - 139 spaces plus 1 parking space per 170 sq m or portion thereof of net floor area or portion thereof over 10,000 sq m.
b.) If associate office and retail net floor area are more than 15% of the total net floor area: in addition to the standards contained in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.
3 3 m for all parking spaces.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source:
CIVIL CAD FILE



scheme: 05

Conceptual Site Plan

Heart Lake Rd
Caledon, ON, Canada

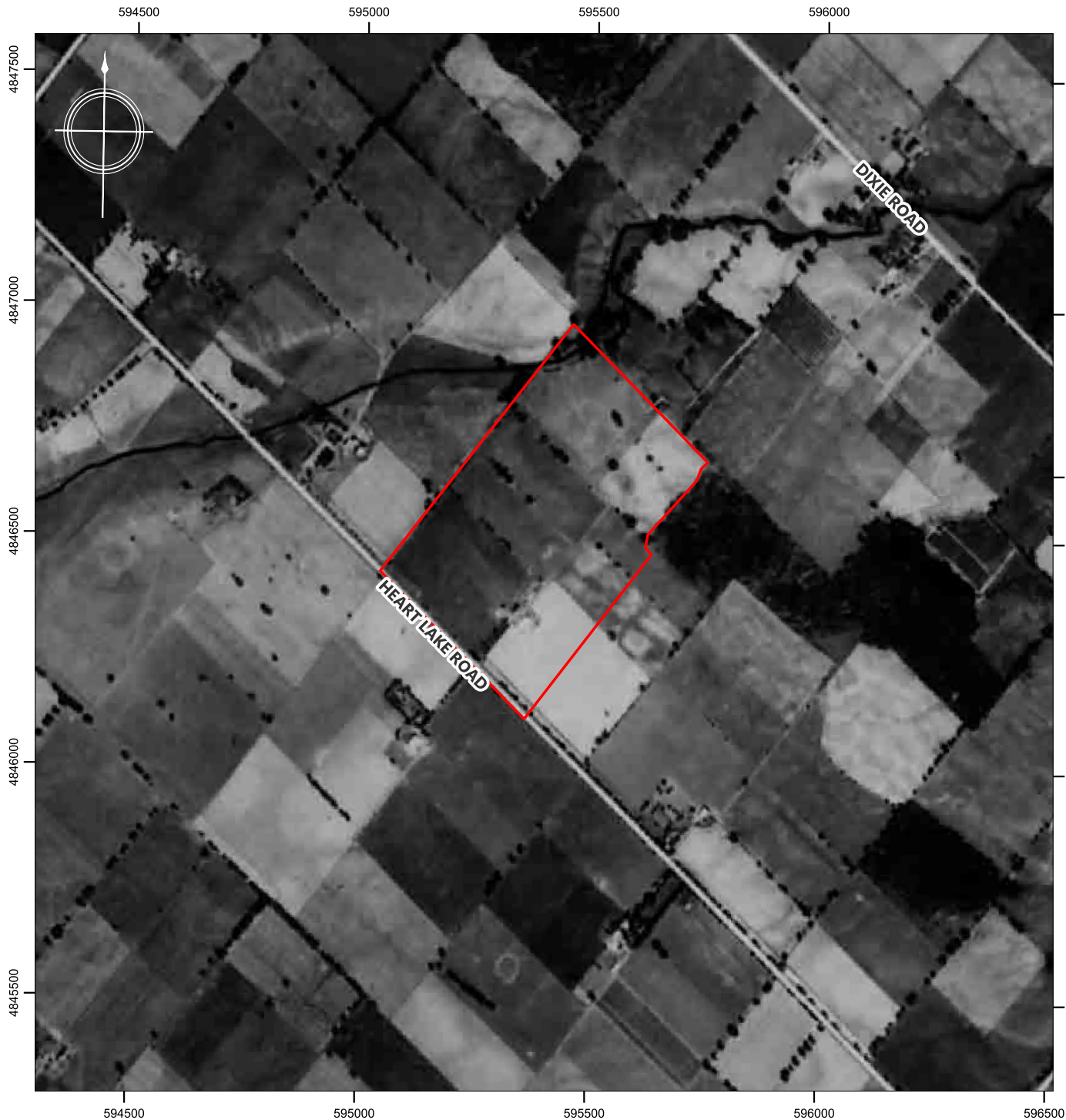
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1


Appendix B: Aerials

DATE PLOTTED 07/18/2022
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PROJECT:
SCOPED CULTURAL HERITAGE IMPACT
STATEMENT 12505 HEART LAKE ROAD,
TOWN OF CALEDON, PEEL REGION,
ONTARIO

TITLE:
1954 AERIAL SHOWING THE LOCATION OF THE
STUDY AREA

LEGEND:
 STUDY AREA

NOTES:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH
THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS
REPORT No. OCUL2207.
ALL LOCATIONS ARE APPROXIMATE.
REFERENCES: UNIVERSITY OF TORONTO

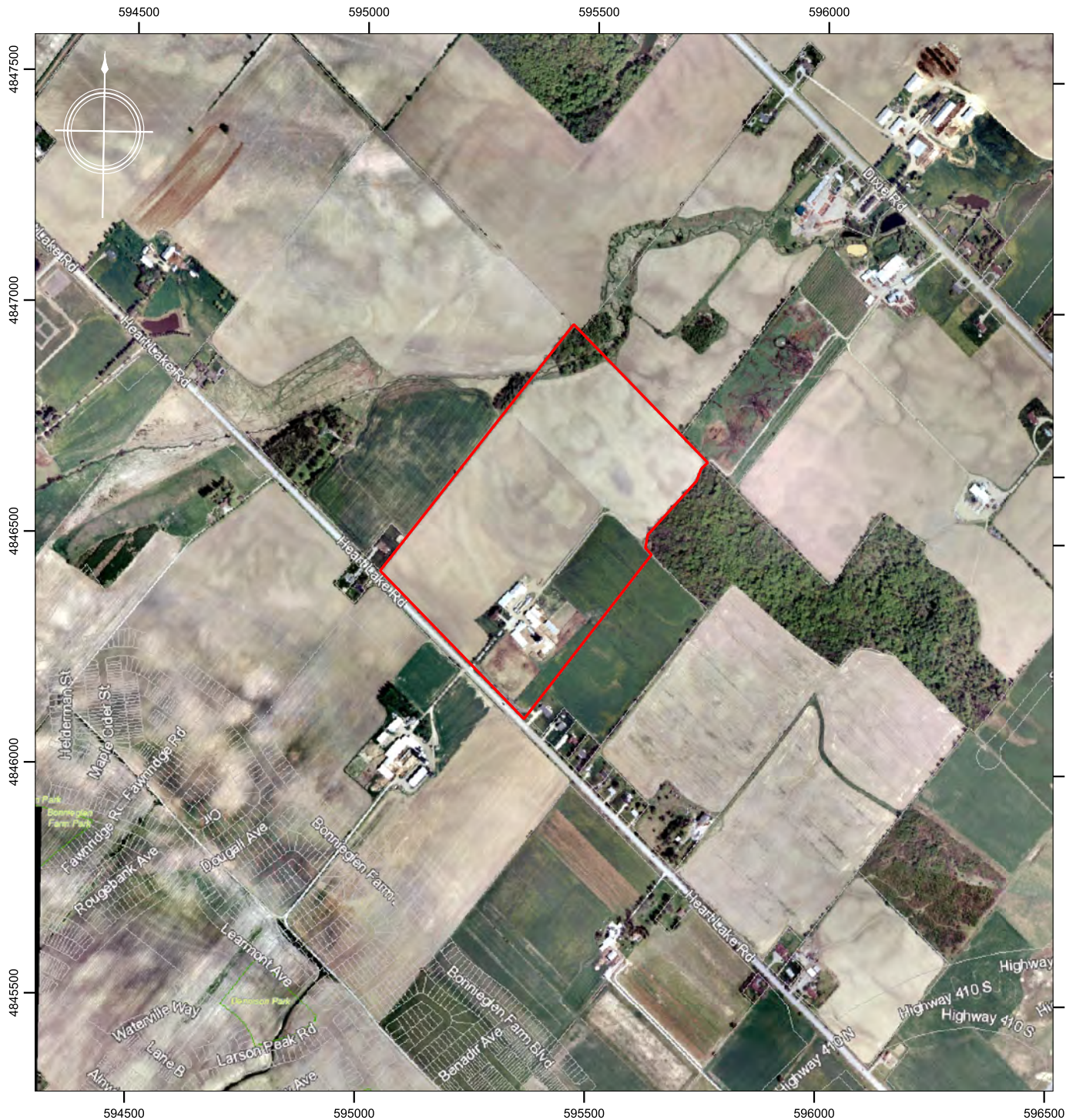
0 100 200 300 400 500 600 700 m

SCALE:1:17,500

CLIENT:

CALEDON HL DEVELOPMENTS INC.
75 SCARSDALE ROAD, SUITE 201
TORONTO, ONTARIO M3B 2R2


wood.
Wood Environment &
Infrastructure Solutions
3450 HARVESTER ROAD, SUITE 100
BURLINGTON, ONTARIO
L7N 3W3

DWN BY: CD	CHK'D BY: HC	DATE: 18 JULY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2207
REV No.: 0		FIGURE No.: B1



PROJECT:
 SCOPED CULTURAL HERITAGE IMPACT
 STATEMENT 12505 HEART LAKE ROAD,
 TOWN OF CALEDON, PEEL REGION,
 ONTARIO

TITLE:
 2001 AERIAL SHOWING THE LOCATION OF THE
 STUDY AREA

LEGEND:
 STUDY AREA

NOTES:
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH
 THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS
 REPORT No. OCUL2207.
 ALL LOCATIONS ARE APPROXIMATE.
 REFERENCES: TOWN OF CALEDON



CLIENT:

CALEDON HL DEVELOPMENTS INC.
 75 SCARSDALE ROAD, SUITE 201
 TORONTO, ONTARIO M3B 2R2


wood.
 Wood Environment &
 Infrastructure Solutions
 3450 HARVESTER ROAD, SUITE 100
 BURLINGTON, ONTARIO
 L7N 3W3

DWN BY: CD	CHK'D BY: HC	DATE: 18 JULY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2207
REV No.: 0		FIGURE No.: B2



PROJECT:
 SCOPED CULTURAL HERITAGE IMPACT
 STATEMENT 12505 HEART LAKE ROAD,
 TOWN OF CALEDON, PEEL REGION,
 ONTARIO

TITLE:
 2005 AERIAL SHOWING THE LOCATION OF THE
 STUDY AREA

LEGEND:
 STUDY AREA

NOTES:
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH
 THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS
 REPORT No. OCUL2207.
 ALL LOCATIONS ARE APPROXIMATE.
 REFERENCES: TOWN OF CALEDON

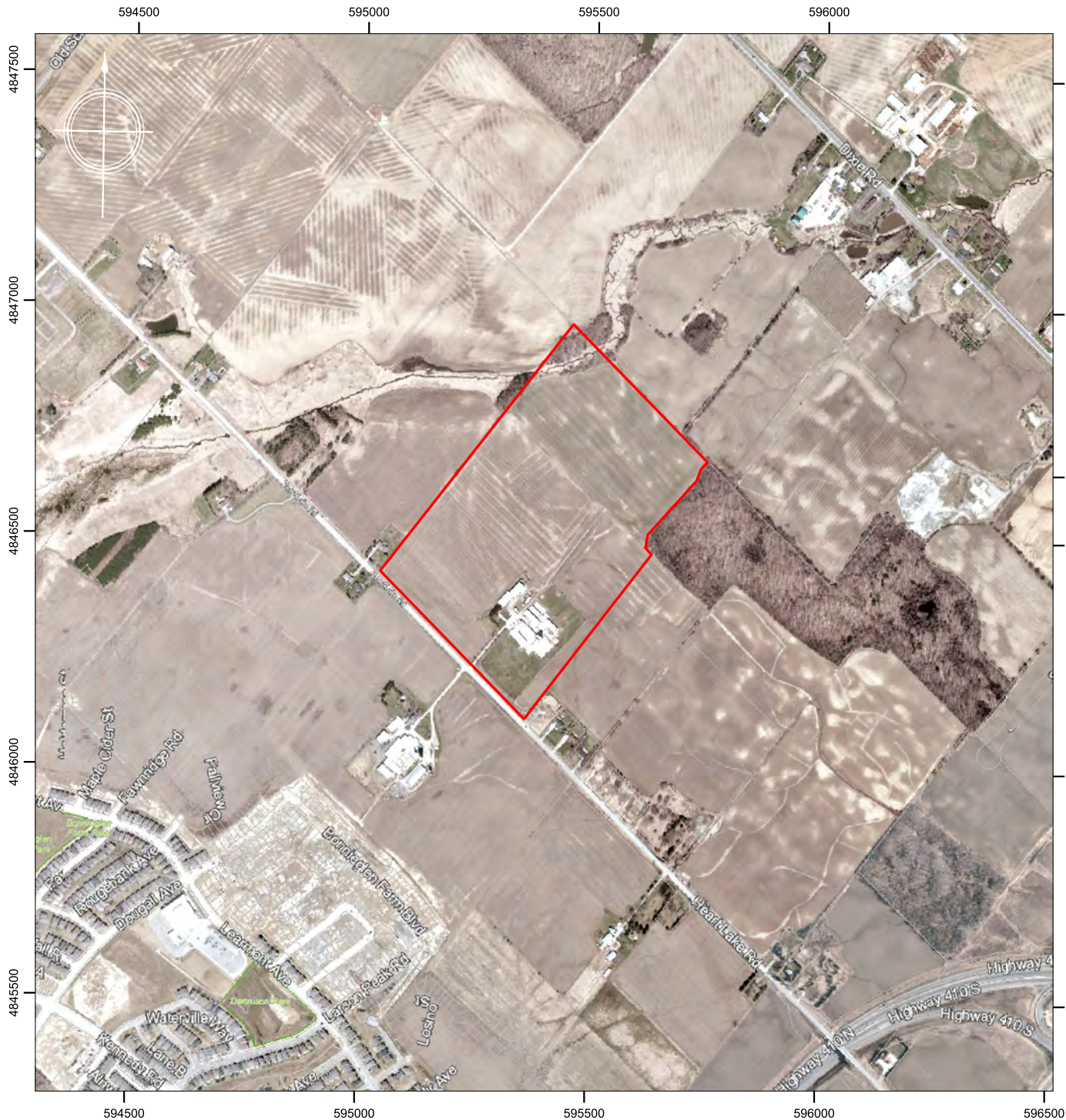


CLIENT:
 CALEDON HL DEVELOPMENTS INC.
 75 SCARSDALE ROAD, SUITE 201
 TORONTO, ONTARIO M3B 2R2

wood.
 Wood Environment &
 Infrastructure Solutions
 3450 HARVESTER ROAD, SUITE 100
 BURLINGTON, ONTARIO
 L7N 3W3

DWN BY: CD	CHK'D BY: HC	DATE: 18 JULY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2207
REV No.: 0		FIGURE No.: B3

DATE PLOTTED 07/18/2022
FILE LOCATION C:\Users\Chrislea.Dickinson\OneDrive - Wood\PL\desktop\PROJECT MANAGEMENT\12505 Heart Lake Rd, Caledon\OGS\CHS 12505 Heart Lake Rd.dwg

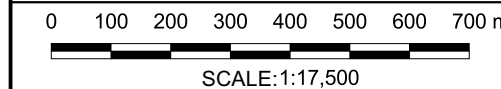


PROJECT:
SCOPED CULTURAL HERITAGE IMPACT
STATEMENT 12505 HEART LAKE ROAD,
TOWN OF CALEDON, PEEL REGION,
ONTARIO

TITLE:
2013 AERIAL SHOWING THE LOCATION OF THE
STUDY AREA

LEGEND:
 STUDY AREA

NOTES:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH
THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS
REPORT No. OCUL2207.
ALL LOCATIONS ARE APPROXIMATE.
REFERENCES: TOWN OF CALEDON



CLIENT:

CALEDON HL DEVELOPMENTS INC.
75 SCARSDALE ROAD, SUITE 201
TORONTO, ONTARIO M3B 2R2

wood.
Wood Environment &
Infrastructure Solutions
3450 HARVESTER ROAD, SUITE 100
BURLINGTON, ONTARIO
L7N 3W3

DWN BY: CD	CHK'D BY: HC	DATE: 18 JULY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2207
REV No.: 0		FIGURE No.: B4



PROJECT: SCOPED CULTURAL HERITAGE IMPACT STATEMENT 12505 HEART LAKE ROAD, TOWN OF CALEDON, PEEL REGION, ONTARIO		
TITLE: 2021 AERIAL SHOWING THE LOCATION OF THE STUDY AREA		
LEGEND: <div style="display: flex; align-items: center;"> <div style="border: 2px solid red; width: 20px; height: 10px; margin-right: 5px;"></div> STUDY AREA </div>		
NOTES: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. OCUL2207. ALL LOCATIONS ARE APPROXIMATE. REFERENCES: TOWN OF CALEDON		
<div style="text-align: center;"> <div style="display: flex; justify-content: space-between; width: 100%;"> 0100200300400500600700 m </div> <div style="width: 100%; height: 10px; background: linear-gradient(to right, black 25%, white 25% 50%, white 50% 75%, black 75%);"></div> <p>SCALE: 1:17,500</p> </div>		
CLIENT: CALEDON HL DEVELOPMENTS INC. 75 SCARSDALE ROAD, SUITE 201 TORONTO, ONTARIO M3B 2R2		
<div style="font-size: 2em; font-weight: bold; margin-bottom: 5px;">wood.</div> <div style="font-weight: bold; margin-bottom: 5px;">Wood Environment & Infrastructure Solutions</div> <div>3450 HARVESTER ROAD, SUITE 100 BURLINGTON, ONTARIO L7N 3W3</div>		
DWN BY: CD	CHK'D BY: HC	DATE: 18 JULY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2207
REV No.: 0		FIGURE No.: B5

Appendix C: Survey Forms

Street Address/Location: No. 12304 Heart Lake, Road Town of Caledon

Lot: W ½ Lot 19 **Concession:** 2 EHS (Former Chinguacousy Township)



View of farm complex at No. 12304 Heart Lake Road. Farmhouse hidden in trees.

Built Heritage Resource:

Feature Type: Farm Complex

Associated Cultural Heritage Resources: Grando Farms', comprises 19th C., 1 ½ storey, vernacular, stone farmhouse with a gable roof and a barn complex, coniferous tree row.

Integrity: Retains its principal character-defining buildings in an agricultural setting.

Other Comments: Noted in *TRCA Etobicoke & Mimico Creek Watersheds Built Heritage Inventory (Town of Caledon)* and Town of Caledon Inventory; 1998 photograph, Town of Caledon.

Historical Summary:

Richard Bristol received the Crown Patent for all 200 acres of land on Lot 19, Concession 2 EHS, Chinguacousy Township in 1820. Bristol sold the east half of the lot to John Garry in 1821. Garry apparently moved away from the area and Hugh Craig acquired ownership of the property.

Perkins Bull reports that Hugh Craig was born in Wigtonshire, Scotland and immigrated to Upper Canada in 1816. Upon his arrival in Upper Canada he worked for Stephen Emmett. An United Empire Loyalist from Grantham Township, Lincoln County, before joining a survey crew for Chinguacousy Township in 1819. He married Stephen Emmett's daughter Lydia, who was born in 1791, on January 20, 1818. For his surveying services Hugh Craig drew Lot 17, Concession 4 WHS near Alloa; however, he sold the lot. His wife Lydia Craig was granted an U. E. L. allotment of Lot 32, Concession 3 EHS, Chinguacousy Township; however, she and her husband settled in 1820, as the first pioneers of the area, on Lot 21, Concession 3 EHS. Their eldest son Stephen Craig was born in Grantham Township a year earlier in 1819. Lydia Emmett Craig was a well known-figure in the area, serving as a mid-wife. Hugh Craig was a pathmaster for the Township in 1823 and 1825. He died in 1841 and is buried in the Mayfield Cemetery on Dixie Road, Caledon.

Perkins Bull notes that there was a legal dispute over the property based on a claim from a Mr. Garry; however, the action was dismissed. Hugh Craig sold the east half of Lot 19, Concession 2 EHS to his eldest son Stephen Craig in March 1841. Stephen Craig married Margaret McLeod from Islay, Scotland and they settled on Lot 19, Concession 2 EHS. They had seven known children—Flora, Hugh, William, Sarah, Isabella, Stephen and Mary Helen.

The Assessment Roll (1843) indicates Stephen Craig owned property on Lot 19, Concession 2 EHS and Lot 21, Concession 3 EHS. The Directory (1850) notes Hugh Craig on Lot 19, Concession 2 EHS. The Census Return (1851) notes Stephen and Margaret Craig and their three children Louisa, Hugh and Sarah as well as 60-year old Lydia Craig, mother and widow of Hugh Craig and her two sons John and Andrew as the residents of a one storey, stone house believed to have been located on Lot 21, Concession 3 EHS. Tremaine's map (1859) notes Stephen Craig on the east half of Lot 19, Concession 2 EHS. There are no buildings noted on the Lot 19 facing onto Heart Lake Road.

Hugh Craig was born in 1849, the eldest son of Stephen and Margaret Craig. He attended the Mayfield School. He married Mary Newhouse, daughter of Cornelius and Mary Sinclair Newhouse of Lot 23, 1 EHS, Chinguacousy Township. Mary's sister, Margaret Newhouse married William Snell and lived for many years at No.12969 Kennedy Road. Their grandfather Anthony Newhouse (originally Antoine Maisonneuve) was one of the first settlers in the Chinguacousy Township.

Street Address/Location: No. 12434 Dixie Road, Town of Caledon (Ken Speirs Orchard, Mayfield Farm Ltd.)

Lot: E ½ Lot 20 **Concession:** 3 EHS (Former Chinguacousy Township)



View south (front) and east elevations of farmhouse at No. 12434 Dixie Road.

Built Heritage Resource:

Feature Type: Farm Complex

Associated Cultural Heritage Resources: Two storey concrete block farmhouse with date stone 'Glenora 1908' and agricultural buildings to the southwest set back from the road.

Integrity: Relatively unaltered.

Other Comments: Noted in *TRCA Etobicoke & Mimico Creek Watersheds Built Heritage Inventory (Town of Caledon)* and Town of Caledon Inventory.

Historical Summary:

Sarah Salisbury received the Crown Grant for all 200 acres of Lot 20, Concession 3 EHS, Chinguacousy Township in May 1824. William Gray bought all of Lot 20 in January 1825. Peter Page bought the southwest half of the east half from Gray in 1825 and sold the property to Robert Archdeacon in 1828. Patrick Speirs bought the south half of the east half of Lot 20 from Archdeacon for £600 in November 1835.

The first internment in the Mayfield Cemetery in the northeast corner of Lot 20 was in 1837. A few years later, Patrick Speirs, son of Patrick Speirs, conveyed land in the northeast corner of Lot 20 to the church trustees. A completed frame church was opened January 1, 1842. The land deed was registered in November 1845. A manse was built on the opposite side of Dixie Road.

The Assessment Roll (1843) notes Patrick Speirs owned property on Lot 20 and Lot 19, Concession 3 EHS and Lot 25, Concession 5 EHS. Tremaine's map (1859) depicts P. Speirs as the owner of the south half of the east half of Lot 20, Concession 3 EHS. A church—the Mayfield United Church and Cemetery—is shown on the north side of the watercourse in the northeast corner of the property. Patrick Speirs leased the south half of the east half of Lot 20, Concession 3 EHS to Robert Speirs in 1854 and Robert Speirs bought the property in 1861. The Census Return (1871) notes 43-year old farmer Robert Speirs, his wife and Elizabeth as the owners of 100 acres of land on Lot 20, Concession 3 EHS. With their five children they occupied a farmhouse on the property.

The *Illustrated Historical Atlas* (1877) shows Robert Speirs as the owner of the property with a 19th century farmstead and orchard located in the southeast corner of the property facing onto Dixie Road. The Mayfield United Church is also shown on the 1877 map. The Census Return (1891) records John Speirs and Martha Speirs and their eight children - Maggie, William, John, Janet, James, Archibald, Martha and Aylmer—as the residents of a two storey wood house with 4 rooms.

The Census Return (1901) notes John and Martha Speirs and family as the occupants of the same 4-room farmhouse noted in 1891 on Lot 20, 3 EHS. The present two storey concrete block farmhouse, named Glenora, was built in 1908 [date stone], to the north of the original farmhouse on Dixie Road, above the river and facing southward. The Census Return (1911) notes farmer John Speirs, wife Martha and family on Lots 20 and 21, 3 EHS. Under the terms of the last will and testament of John Speirs ownership of the south half of the east half of Lot 20 was transferred to son Aylmer Speirs and others in January 1920. The executors of the will of John Speirs sold the property to his son Archibald Speirs in February 1920. Kenneth Speirs acquired ownership of the property in July 1964 from Archibald Speirs. Members of the Speirs family continue to own the property. The present farmhouse at No. 12434 Dixie Road is known as Kenneth Speirs, Mayfield Apple Orchard.

Appendix D: Town of Caledon Inventory Sheets

PROPERTY SUMMARY

CANDIDATE FOR LISTING ON HERITAGE REGISTER

Address: 12304 Heart Lake Road

Roll Number: 212413000703900

Legal Description: CON 3 EHS PT LOT 19

Built Heritage Resource Inventory Record Number: 1153

Ward: 1



Design/Physical Description:

- A Gothic Revival style farmhouse with a fieldstone/rubblestone exterior.
- Norway Spruce and other trees near house

Historical Description:

- Construction is estimated to have commenced between 1875 and 1899.
- 19th Century farmstead

Contextual Description: (See reverse for aerial photo)

-

Notes:

- PROPERTY OF HIGH SIGNIFICANCE
- Fieldstone/rubblestone construction with cut stone quoins and lintels; parged to look like cut stone. Current rear addition was built in 1917 and is also of fieldstone/rubblestone construction.

Associated Structures: There is one heritage resource on the property.

Form Completion Date: March 13, 2019

Photo Date: 2006



PROPERTY SUMMARY

CANDIDATE FOR LISTING ON HERITAGE REGISTER

Address: 12506 Heart Lake Road

Roll Number: 212413000703820

Legal Description: N/A

Built Heritage Resource Inventory Record Number: 1156

Ward: 2



Design/Physical Description:

- A Late Italianate style farmhouse with a red brick exterior.
- Deciduous trees near house

Historical Description:

- Construction is estimated to have commenced between 1900 and 1924.

Contextual Description: (See reverse for aerial photo)

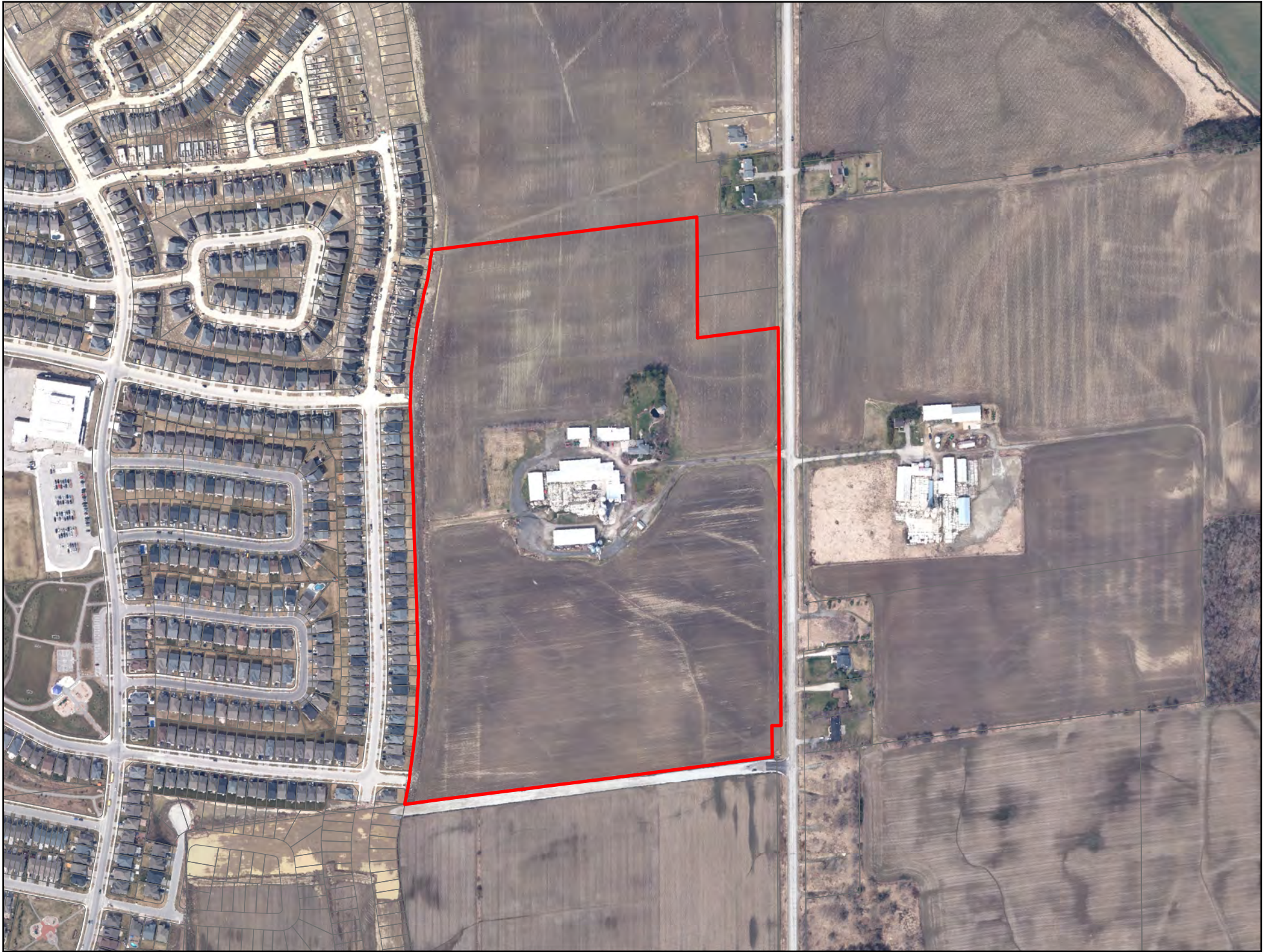
- Early Chinguacousy Township farmstead

Notes:

Associated Structures: There is one heritage resource on the property.

Form Completion Date: March 19, 2020

Photo Date: 2020



PROPERTY SUMMARY

CANDIDATE FOR LISTING ON HERITAGE REGISTER

Address: 12698 Heart Lake Road

Roll Number: 212413000703520

Legal Description: CHINGUACOUSY CON 2 EHS PT LOT 21 RP 43R34533 PT PART 2 AND RP 43R37614 PART 2, IRREG 63.98AC FR D

Built Heritage Resource Inventory Record Number: 1230

Ward: 2



Design/Physical Description:

- A Neoclassical style farmhouse with a synthetic exterior.
- Sugar Maples on lawn

Historical Description:

- Construction is estimated to have commenced between 1850 and 1874
- Remnant 19th century farmhouse

Contextual Description: (See reverse for aerial photo)

- Early Chinguacousy Township farmstead

Notes:

Associated Structures: There is one heritage resource on the property.

Form Completion Date: March 19, 2020

Photo Date: 2006



PROPERTY SUMMARY

CANDIDATE FOR LISTING ON HERITAGE REGISTER

Address: 12434 Dixie Road

Roll Number: 212413000714600

Legal Description: CON 3 EHS PT SE LOT 20;RP 43R2380 PARTS 1,2,3

Built Heritage Resource Inventory Record Number: 1133

Ward: 2



Design/Physical Description:

- An Edwardian Classical style farmhouse with a concrete block exterior

Historical Description:

- Construction estimated to have commenced between 1900 and 1924

Contextual Description: (See reverse for aerial photo)

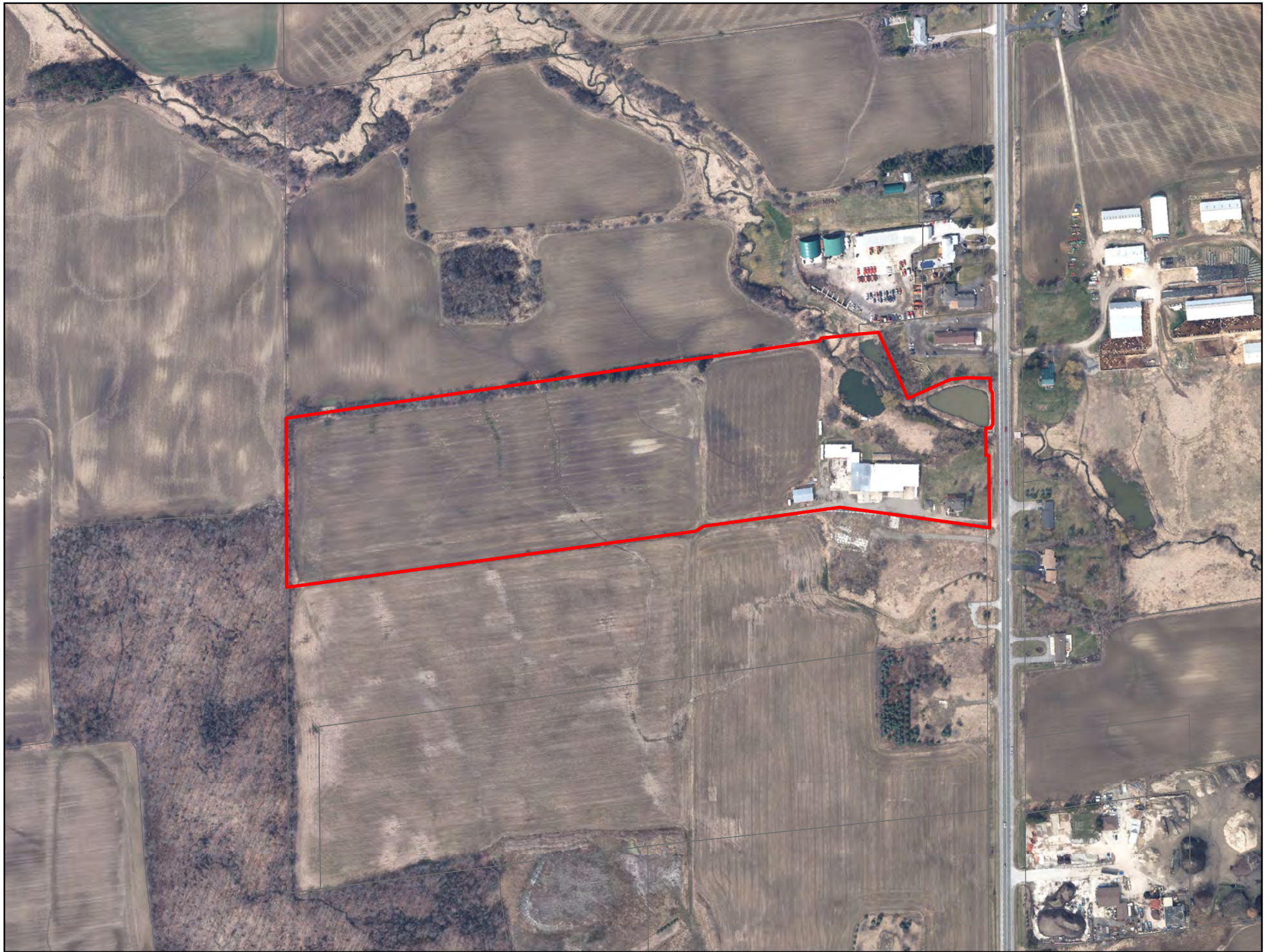
- Early Chinguacousy Township farmstead

Notes:

Associated Structures: There are two heritage resources on the property.

Form Completion Date: March 18, 2020

Photo Date: 2006



PROPERTY SUMMARY

CANDIDATE FOR LISTING ON HERITAGE REGISTER

Address: 12892 Dixie Road

Roll Number: 212413000713900

Legal Description: CON 3 EHS PT E LOTS 21,22 RP 43R15184 PART 1

Built Heritage Resource Inventory Record Number: 1137

Ward: 2



Design/Physical Description:

- A Neoclassical style farmhouse with a red-and-buff brick exterior
- Norway Spruce and Sugar Maple along lane;
- Wooded creek bank

Historical Description:

- Construction estimated to have commenced between 1850 and 1874
- Mid-19th C. farmstead across the road from turn-of-the-20th C. farmstead at 12861 Dixie Road

Contextual Description: (See reverse for aerial photo)

-

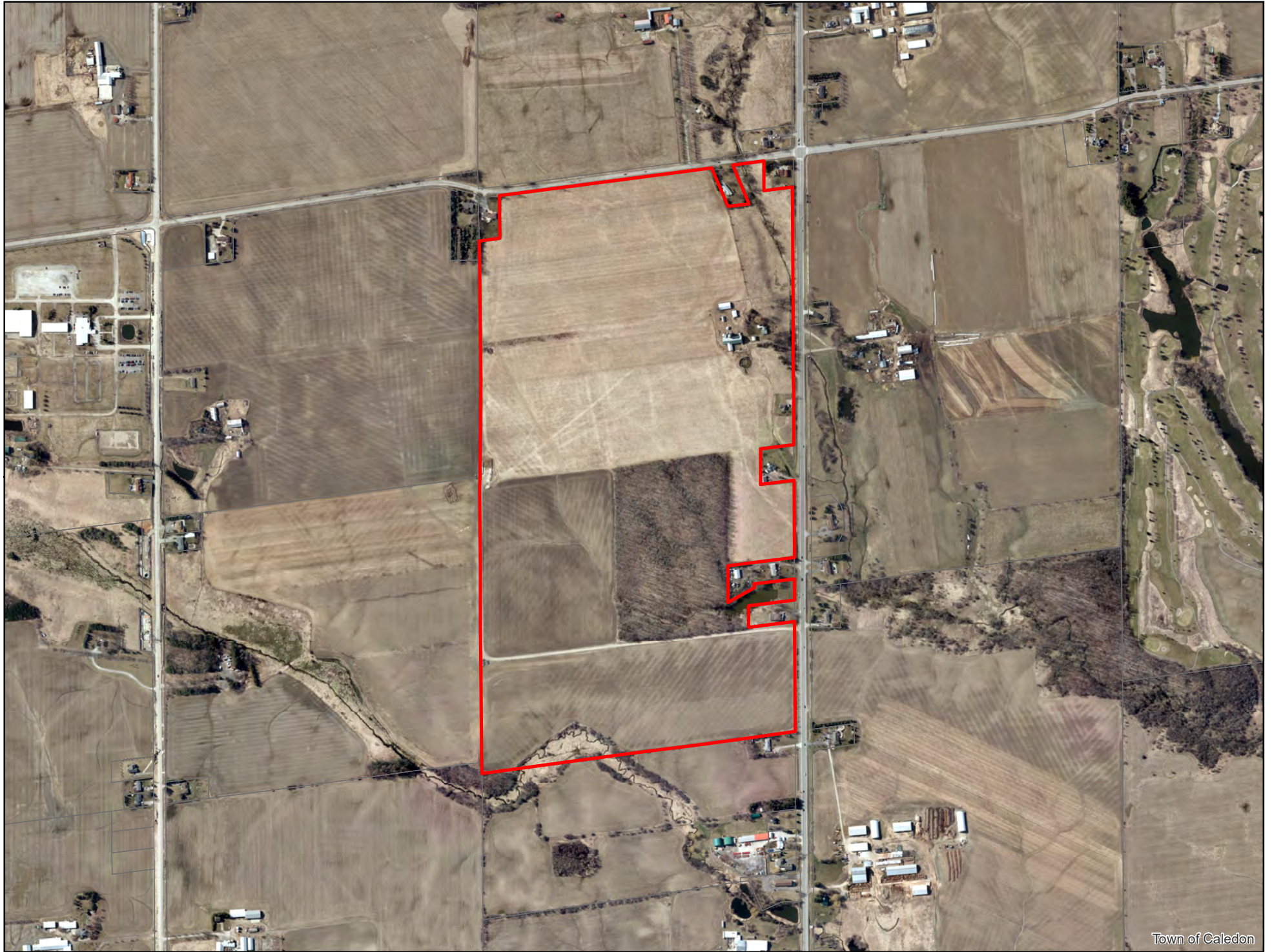
Notes:

- PROPERTY OF HIGH SIGNIFICANCE
- Shared/severed lot. Field corrected.

Associated Structures: There are two heritage resources on the property.

Form Completion Date: March 11, 2019

Photo Date: 2006



Appendix E: 12862 Dixie Road SCHVI

CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

Evaluation of Cultural Heritage Value or Interest
February 25, 2021

Table 1: Evaluation of 12892 Dixie Road According to *Ontario Regulation 9/06*

Criteria of O. Reg. 9/06	Yes/No	Comments
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The Architect, builder, or designers for the farmstead are not known.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	The setting around the property is a mix of contemporary agricultural properties, farmsteads, modern estate style residences, and modern residences on generously sized lots. Therefore, the property does not define, maintain, or support the character of Dixie Road
Is physically, functionally, visually, or historically linked to its surroundings	No	The property is no longer physically, visually, or historically linked to its surroundings as the character of the surroundings has evolved over time.
Is a landmark	No	The farmstead is setback from the roadway and partially obscured by vegetation, slope, and distance from the roadway. Therefore, the farmstead is not a landmark.

6.6 STATEMENT OF CULTURAL HERITAGE VALUE

6.6.1 Description of Property

The property at 12892 Dixie Road is located on the west side of Dixie Road (Regional Road 4), south of the intersection of Old School Road and Dixie Road. The property contains a representative example of a mid-to late 19th century farmstead that contains a residence, barn, outbuildings, and circulation route (including driveway and tree allée) that share a relationship with each other, and an agricultural field.

6.6.2 Cultural Heritage Value

The property at 12892 Dixie Road demonstrates design/physical value as it contains a representative farmstead, including a representative residence and barn. The farmstead is a representative example of a mid-to late 19th century farmstead that continued to evolve and operate through the 20th century. It contains a residence, barn, outbuildings, and circulation route (including driveway and tree allée) that share a relationship with each other, and an agricultural field. The residence is a representative example of a vernacular interpretation of a classic revival dwelling. Classic revival design elements of the residence include the denticulated cornice, the use of return eaves to create the impression of a classical pediment, main entrance with sidelights and transom, and large paned windows. Vernacular design elements include the use of dichromatic brickwork and quoins. The barn at 12892 Dixie Road is a representative example of a gable roof bank barn. These types of barns were common throughout Ontario, particularly in areas north and northwest of Toronto.



CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

Evaluation of Cultural Heritage Value or Interest
February 25, 2021

6.6.3 Heritage Attributes

- Representative farmstead, including:
 - Physical and visual relationship between the barn, residence, and outbuildings
 - Circulation routes, including gravel driveway sloping upwards from Dixie Road and tree allée of Norway spruce.
- Representative vernacular interpretation of Classical Revival residence, including:
 - One- and one-half storey structure with intersecting gable roof
 - Red brick exterior
 - Return eaves
 - Denticulated cornices
 - Dichromatic decorative brick bands
 - Buff brick quoins
 - 6/6 wood frame windows with wood surrounds
 - Main entrance with sidelight and transom configuration
 - Buff brick voussoirs
 - Stone foundation
- Representative gable roof bank barn, including:
 - Gable roof
 - Timber cladding
 - Hand hewn timber framing
 - Earthen ramp/gangway
 - Stone foundation



Appendix F: Assessor Qualifications

Assessor Qualifications

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

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

Chelsea Dickinson, BA Hons. - Cultural Heritage Specialist | Research Archaeologist

Ms. Dickinson holds an B.A. Honours Degree in Near Eastern and Classical Archaeology from Wilfrid Laurier University, and a Post-Graduate Certificate in Geographical Information Systems from Fanshawe College and is currently completing a Master of Planning from the University of Waterloo. She has been working in the field of cultural resource management since 2015 and holds an Applied Research license (License R1194) in Archaeology from the Ontario Ministry of Tourism, Culture and Sport. Ms. Dickinson has worked on a wide variety of projects throughout Ontario, including: Cultural Heritage Assessments Reports (CHISs), Cultural Heritage Reports (CHRs under TPAP), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs) using Ontario Regulation 9/06 and 10/06, Strategic Conservation Plans (SCP), and AAs (Stage 1-4) throughout Ontario. Ms. Dickinson has been the prime/co-author on a multitude of archaeological (i.e., Stage 1-4) and cultural heritage assessment reports (i.e., CHIS, CHER, HIA, CHDR), specializing in historical background research across Ontario. Ms. Dickinson has had the privilege of working alongside a multitude of First Nation community members while conducting AAs in both Northern and Southern Ontario. In addition, she has experience using ArcGIS/Collector and high precision GPS technologies, specifically Top Con Hi SR and FC5000 positioning systems, used to map in architectural features, diagnostic artifacts, as well as topographical anomalies and site boundaries.

Appendix G: Limitations

Limitations

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