

# FINAL REPORT:

Heritage Impact Assessment

12100 Creditview Road, Caledon, Ontario



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April 2022

Revised January 2024

Project #LHC0277

**LHC**

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North York, ON  
M2N 5R5

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## RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of 12100 Creditview Developments Limited (the 'Owner'). Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings, and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Owner and approved users (including municipal review and approval bodies as well as any appeal bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Owner and approved users.

## REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the Property for cultural heritage value or interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

## EXECUTIVE SUMMARY

*The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.*

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained by 12100 Creditview Developments Limited (the '**Owner**'), to prepare a Heritage Impact Assessment (HIA) for the proposed development of the Property known as 12100 Creditview Road (the '**Property**') in the Town of Caledon, Ontario (the '**Town**').

The Property is not listed on the Town of Caledon's Heritage Register under Section 27, Part IV of the *Ontario Heritage Act (OHA)*, nor is it designated under Section 29, Part IV or Section 41, Part V of the (*OHA*).

Based on the research and analysis undertaken in the preparation of this HIA, it is LHC's professional opinion the Property does not exhibit cultural heritage value or interest per *O.Reg.9/06* criteria.

The Property and its surrounding environs were assessed for potential to comprise a cultural heritage landscape (or portion thereof): specifically, the Farmsteads of Former Chinguacousy Township Cultural Heritage Landscape (FFC CHL). The FFC CHL was previously identified in 2009 in the *Town of Caledon: Cultural Heritage Landscapes Inventory*. The Property was also considered for its potential cultural heritage value or interest based on *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act*.

This HIA identified four properties, adjacent to the Property, are listed on the Town of Caledon's Heritage Register under Section 27 of the *Ontario Heritage Act*.

- 12017 Creditview Road;
- 12101 Creditview Road;
- 12240 Creditview Road; and,
- 1500 Mayfield Road.

This HIA assessed potential adverse impacts of the proposed development on adjacent heritage properties and the nearby FFC CHLC. No potential adverse impacts to the identified heritage resources were identified. As such, the proposed development is not anticipated to affect the potential heritage attributes of the identified cultural heritage resources.

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## 1.0 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained by 12100 Creditview Developments Limited (the '**Owner**'), to prepare a Heritage Impact Assessment (HIA) for the proposed development of the Property known as 12100 Creditview Road (the '**Property**') in the Town of Caledon, Ontario (the '**Town**').

The Property is not listed on the Town of Caledon's Heritage Register under Section 27, Part IV of the *Ontario Heritage Act (OHA)*, nor is it designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

The purpose of this HIA is to assess the Property and its immediate environs for potential cultural heritage value or interest and to identify potential impacts on adjacent cultural heritage resources. This HIA is guided by the Town of Caledon's *Terms of Reference Heritage Impact Assessment*, dated July 2019.

### 1.1 Property Location

The Property at 12100 Creditview Road is located on the west side of Creditview Road, north of Mayfield Road (Figure 1). More specifically, the Property lies at the northwest corner of the intersection of Creditview and Mayfield Roads. The Property is located in part of Lot 18, Concession 4, in the historic Chinguacousy Township, historic County of Peel.

### 1.2 Property Description

The Property includes three larger structures. The three larger structures include a one-and-a-half-storey brick clad residence, a two-storey barn, and one-storey garage. All the structures are located centrally on the Property with a large setback from Creditview Road and are surrounded by a manicured lawn. Overall, the majority of the Property is an agricultural field (Figure 2).

To the north, east, and south of the Property are additional agricultural fields and residences/barns that share similar layout as the Property. To the north are four smaller lots that each include a one-and-a-half to two-storey residences. To the west is the Malala Yousafzai Public School and additional agricultural fields. To the south are newly build subdivisions, which are located in the City of Brampton's boundaries (Figure 2).

### 1.3 Property Owner

The Property is currently owned by 12100 Creditview Development Ltd.:

5400 Yonge Street  
North York, ON  
M2N 5R5

## 1.4 Property Heritage Status

The Property is not listed on the Town of Caledon's Heritage Register under Section 27 Part IV of the *Ontario Heritage Act (OHA)*, nor is the Property designated under Section 29 Part IV or Section 41 Part V of the *OHA*.

## 1.5 Former Farmsteads of Chinguacousy Township

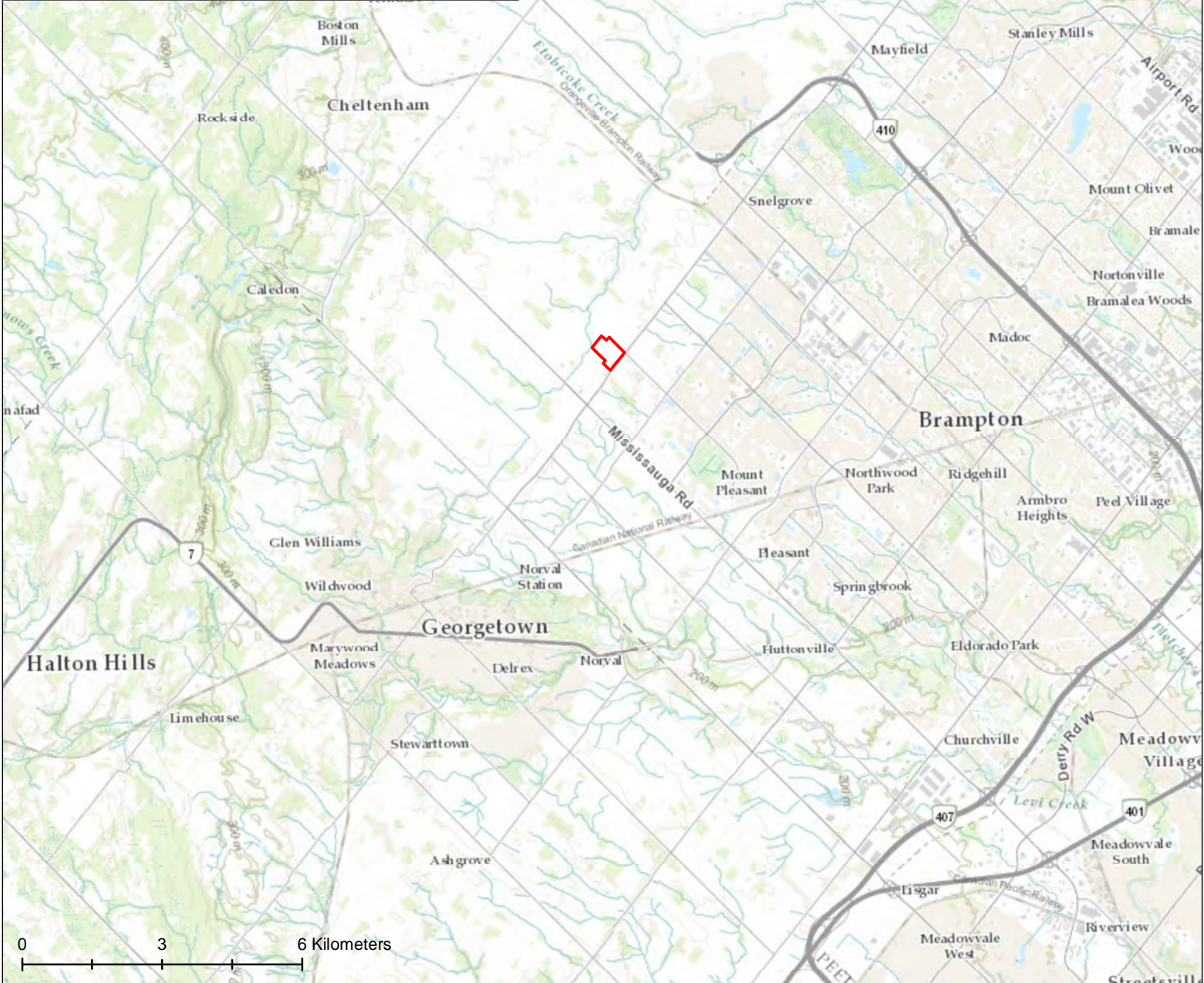
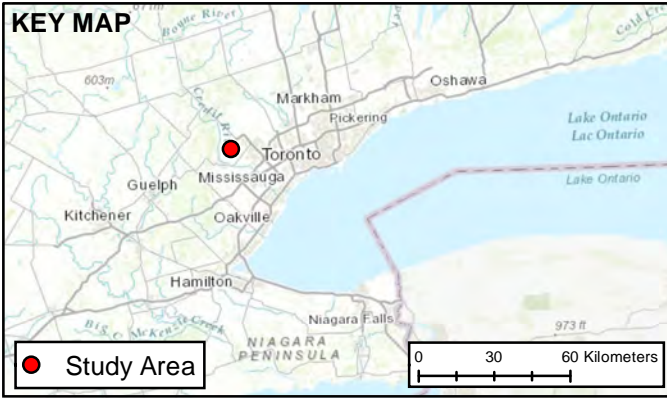
The Town of Caledon has identified the Former Farmsteads of Chinguacousy Township (FFC) as a Cultural Heritage Landscape (CHL). The Property is not located within the FFC CHL, indirect impacts to the views of this CHL may be possible and are explored in this HIA. Envision – The Hough Group on behalf of the Town has prepared a *Town of Caledon: Cultural Heritage Landscapes Inventory* (2009). The report identified nine “character-defining elements” within the SAF and include (Figure 3):

- CF-1 13278 Creditview Road, “Taylor-Echlin House” (Pt E ½ Lot 24, Concession 4).
- CF-2,4,8 Season streams and minor tributary of the Etobicoke Creek.
- CF-3 13089 Creditview Road (W ½ Lot 23, Concession 3).
- CF-5 1488 Old School Road, “Sharpe Schoolhouse” (Pt. E ½ Lot 23, Concession 4).
- CF-6 12911 Creditview Road (W ½ Lot 22, Concession 3).
- CF-7 12872 Creditview Road (E ½ Lot 22, Concession 3).
- CF-9 Associated lanes, fields, windrows, and yard plantings.

The FFC is located in a rural area, mainly comprises of open agricultural fields and a few treed lots. The FFC is centered at the intersection of Old School Road and Creditview Road. Specifically, the boundaries are located in Lots 22, 23, Concession 3 and 4; and parts of Lot 24, Concession 4 (Figure 3). The FFC is characterized by its board patchwork of farmsteads that are broken by modern residential severances and encompassing the area between Concessions 3 and 4, between Mayfield Road and King Street. The main group of these structures located at Old School Road and Creditview Road acts as the anchor point of this CHL. The stone schoolhouse located at its center played a vital role in the development of this community and is where this CHL radiates outwards. The FFC CHL's main attributes are its original lot sizes, patchwork of fields, farmyards, windrows, a variety of barns and outbuildings, and farmhouses built c.1850-c.1910.<sup>1</sup>

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<sup>1</sup> Town of Caledon. Cultural Heritage Landscapes Inventory. p.6-8,6-9




**Legend**

Property

**NOTE(S)**  
1. All locations are approximate.

**REFERENCE(S)**  
1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.  
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TITLE <b>Location of the Property</b>	
CLIENT 12100 Creditview Developments Limited	
PROJECT Cultural Heritage Impact Assessment 12100 Creditview Road, Caledon, Ontario	
PROJECT NO.	LHC0277
CONSULTANT	YYYY-MM-DD 2024-01-25
	PREPARED LHC
	DESIGNED JG
	FIGURE # <b>1</b>




**Legend**

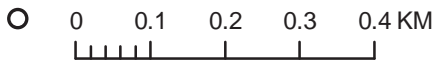
 Property

**NOTE(S)**  
1. All locations are approximate.

**REFERENCE(S)**  
1. Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
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TITLE <b>Current Conditions of the Property</b>	
CLIENT 12100 Creditview Developments Limited	
PROJECT Cultural Heritage Impact Assessment 12100 Creditview Road, Caledon, Ontario	PROJECT NO. LHC0277
CONSULTANT 	YYYY-MM-DD 2024-01-25
	PREPARED LHC
	DESIGNED JG
	FIGURE # <b>2</b>

# Farmsteads of Former Chinguacousy Township Figure 6



- Character Defining Elements
- Road
  - ( Built
  - ( Landscape
  - CHL Boundary
  - Rivers / Streams
  - Lakes / Ponds
  - Property Boundary (2006)

## 1.6 Adjacent Heritage Properties



The Town of Caledon Official Plan does not define adjacency, with respect to cultural heritage. The *Provincial Policy Statement's (PPS)* defines adjacent as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.”<sup>2</sup>

Using this definition, four adjacent heritage properties were identified and are described in Table 1 and shown on Figure 4.


Table 1: List of adjacent heritage properties

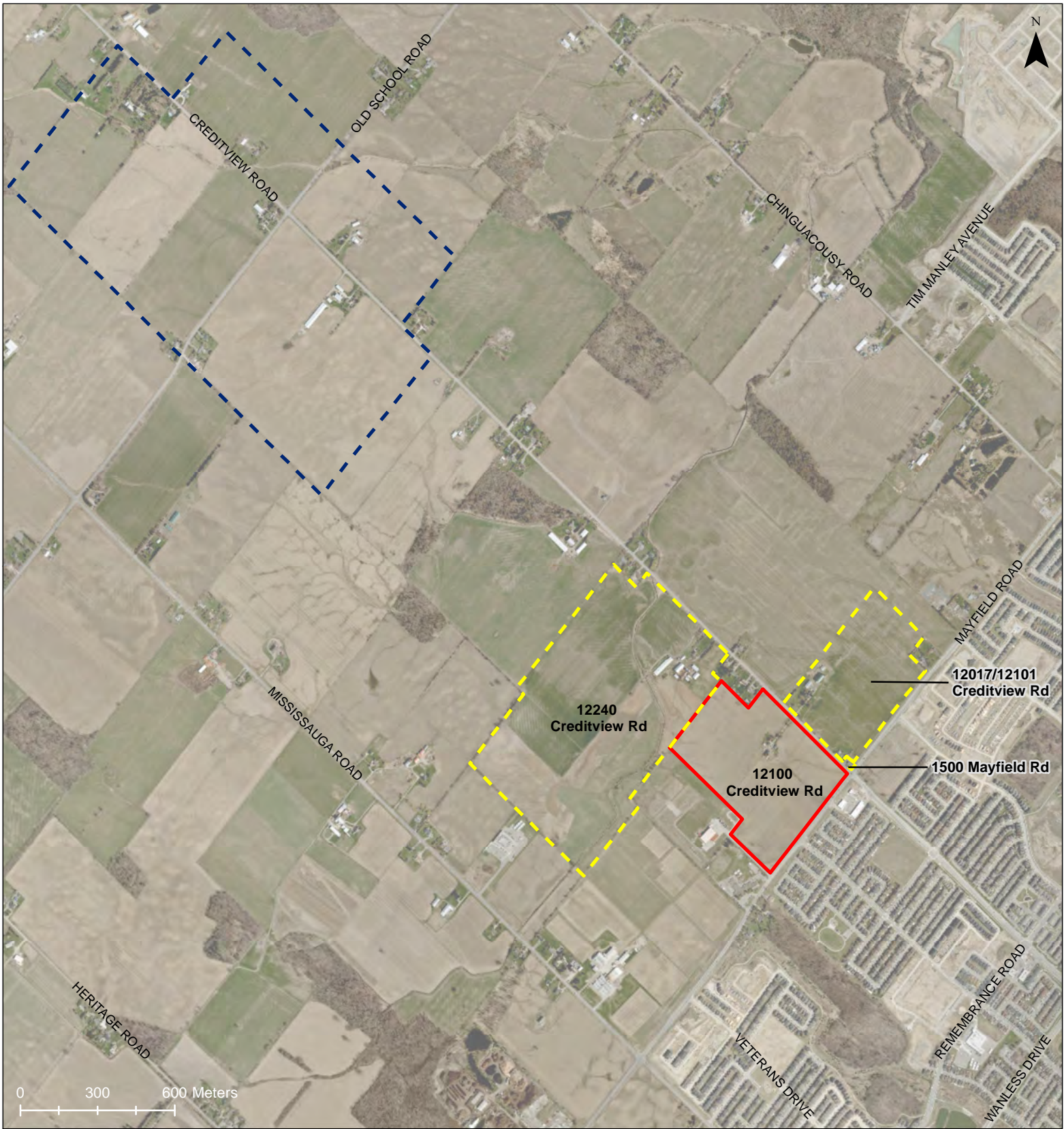
Address	Heritage Recognition	Known or Potential CHVI and heritage attributes	Image
<p><b>12017 Creditview Road</b></p>	<p>Listed on the Town of Caledon heritage register as a non-designated property</p>	<p>Per the Town of Caledon Property Summary for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• Late Victorian Gothic, L-shaped with gable roof and modern synthetic cladding;</li> <li>• Built in 1895 for John O’Neil, the village of Alloa’s last carriage maker;</li> <li>• Was used as the Alloa post office from 1895-1918.</li> </ul>	

<sup>2</sup> Province of Ontario, “Provincial Policy Statement,” last modified May 1, 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 39.

Address	Heritage Recognition	Known or Potential CHVI and heritage attributes	Image
<p><b>12101 Creditview Road</b></p>	<p>Listed on the Town of Caledon heritage register as a non-designated property</p>	<p>Per the Town of Caledon Property Summary for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• High Victorian Gothic farmhouse with red and buff brick exterior;</li> <li>• Deciduous and coniferous trees; and</li> <li>• Built between 1875-1899.</li> <li>• Early Chinguacousy Township farmstead.</li> </ul>	
<p><b>12240 Creditview Road</b></p>	<p>Listed on the Town of Caledon heritage register as a non-designated property</p>	<p>Per the Town of Caledon Property Summary for Listing on Heritage Register:</p> <ul style="list-style-type: none"> <li>• Late Italiante farmhouse with red brick exterior;</li> <li>• Built between 1875-1899;</li> <li>• Early Chinguacousy Township farmstead.</li> </ul>	



Address	Heritage Recognition	Known or Potential CHVI and heritage attributes	Image
<p><b>1500 Mayfield Road</b></p>	<p>Listed on the Town of Caledon heritage register as a non-designated property</p>	<p>Per the Town of Caledon Municipal Heritage Register:</p> <ul style="list-style-type: none"> <li>• Gothic Revival style;</li> <li>• buttresses brick style church;</li> <li>• 1829</li> </ul>	 <p>(Google Earth Streetview, 2021)</p>



**Legend**

- Adjacent Heritage Properties
- Farmsteads of Former Chinguacousy Township CHL
- Property

**NOTE(S)**  
 1. All locations are approximate.

**REFERENCE(S)**  
 1. Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
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<b>TITLE</b> Adjacent Heritage Properties	
<b>CLIENT</b> 12100 Creditview Developments Limited	
<b>PROJECT</b> Cultural Heritage Impact Assessment 12100 Creditview Road, Caledon, Ontario	<b>PROJECT NO.</b> LHC0277
<b>CONSULTANT</b>	YYYY-MM-DD 2024-01-25



PREPARED	LHC
DESIGNED	JG
<b>FIGURE #</b>	<b>4</b>

## 2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and the Ministry of Citizenship and Multiculturalism's (MCM) *Ontario Heritage Tool Kit*.<sup>3</sup>

Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This is consistent with the recommended methodology outlined by the MCM in the *Ontario Heritage Tool Kit: Heritage Property Evaluation*. To evaluate a property for cultural heritage value or interest (CHVI) the MCM identifies three key steps: Historical Research, Site Analysis, and Evaluation.

### 2.1 Legislation and Policy Review

This HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property.

### 2.2 Historical Research

Historical research for this HIA included local history research. LHC consulted primary and secondary research sources including:

- Local histories and online sources about local histories;
- Historic maps;
- Aerial photographs; and,

Online sources consulted included (but was not limited to):

- The Archives of Ontario;
- Library and Archives Canada;

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<sup>3</sup> Canada's Historic Places. "Standards and Guidelines for the Conservation of Historic Places in Canada." 2010. Accessed 4 December 2023. <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>. 3; and Ministry of Citizenship and Multiculturalism. "Heritage Property Evaluation." Ontario Heritage Tool Kit." 2006. Accessed 4 December 2023. <https://www.publications.gov.on.ca/heritage-property-evaluation-a-guide-to-listing-researching-and-evaluating-cultural-heritage-property-in-ontario-communities>. 18.

- The Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- The Canadian County Atlas Digital Project; and

Sources consulted in the preparation of this HIA are found in the References section of this report. Terms references in this HIA are found in the Glossary section of this report.

### 2.3 Site Visit

A site visit was conducted on 11 November 2021 by Christienne Uchiyama. The purpose of this site visit was to document and gain an understanding of the Property and its surrounding context and to record potential built heritage resources or cultural heritage landscapes. The site visit included documentation of the surrounding area and exterior views of the house on the Property, and exterior views of the outbuildings on the Property. Access to the interior of the house was granted by the Property's Owner.

An additional site visit was conducted on 26 January 2024. The objective of the second site visit was to identify any changes to the property and its surroundings. No changes were identified which would alter LHC's findings.

Unless otherwise attributed all photographs in this HIA were taken during the site visit. A selection of photographs from the site visit that documents the Property are included in Section 5.0.

### 2.4 Evaluation

Under Provincial legislation and policy, the conservation of cultural heritage resources is a key Provincial interest (see Section 3.0 below for details).

*O. Reg. 9/06* identifies the criteria for determining cultural heritage value or interest under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an individual property has CHVI.

*O. Reg. 9/06* has nine criteria:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.<sup>4</sup>

The Property is assessed against *O. Reg. 9/06* using research and analysis presented in Section 4.0 and 5.0 of this HIA.

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<sup>4</sup> Province of Ontario. "Ontario Regulation 9/06: CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST." Last updated 1 January 2023. Accessed 11 December 2023. <https://www.ontario.ca/laws/regulation/060009>. Section 1(2).

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## 3.0 POLICY AND LEGISLATION CONTEXT

### 3.1 Provincial Context

In Ontario, cultural heritage is established as a matter of provincial interest directly through the provisions of the *Planning Act*, the *Provincial Policy Statement*, and the *OHA*. Cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established.

This HIA is part of a process under the *OHA* and only relevant information from the *OHA* are outlined here. This section focusses specifically on legislation and policy related to the evaluation of the Property, its eligibility for individual designation under Section 29 Part IV under the *OHA*, and the process of designation described within Section 29 Part IV of the *OHA*.

#### 3.1.1 Planning Act, R.S.O. 1990, c. P.13

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 8 June 2023. This *Act* sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.<sup>5</sup>

Part 1, Section 3 (1) of *The Planning Act* states:

The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.<sup>6</sup>

Under Part 1, Section 3 (5) of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...

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<sup>5</sup> Province of Ontario. "Planning Act, R.S.O. 1990, c. P.13." Last modified 8 June 2023. Accessed 20 October 2023. <https://www.ontario.ca/laws/statute/90p13>. Part I (2, d).

<sup>6</sup> Province of Ontario. "Planning Act." Part 1 S.3 (1).

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- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.<sup>7</sup>

Section 3 (1) refers to the *PPS*. Decisions of Council must be consistent with the *PPS* and relevant provincial plans. Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development in the province.

### 3.1.2 Provincial Policy Statement (2020)

The *Provincial Policy Statement (PPS)* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and the *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.<sup>8</sup>

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections states:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been 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

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<sup>7</sup> Province of Ontario. "Planning Act." Part I S. 3 (5).

<sup>8</sup> Province of Ontario. "Provincial Policy Statement." Last modified 1 May 2020. Accessed 20 October 2023. <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>. 22.

been demonstrated that the heritage attributes of the protected heritage property will be conserved.

- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.<sup>9</sup>

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *Ontario Heritage Act*.<sup>10</sup> The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic, and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

A HIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

### **3.1.3 Places to Grow Act, 2005 S.O. 2005**

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.<sup>11</sup>

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<sup>9</sup> Province of Ontario. "Provincial Policy Statement." 29.

<sup>10</sup> Province of Ontario. "Provincial Policy Statement." 51.

<sup>11</sup> Province of Ontario. "Places to Grow Act, 2005, S.O. 2005, c. 13." Last modified 1 June 2021. Accessed 20 October 2023. <https://www.ontario.ca/laws/statute/05p13>. Section 1.



The *Places to Grow Act* is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

### 3.1.4 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.<sup>12</sup>

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.<sup>13</sup>

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.<sup>14</sup>

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

- i. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- ii. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,

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<sup>12</sup> Province of Ontario. "A Place to Grow: Growth Plan for the Greater Golden Horseshoe." Last modified 28 August 2020. Accessed 20 October 2023. <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>. 6.

<sup>13</sup> Province of Ontario. "A Place to Grow: Growth Plan for the Greater Golden Horseshoe." 39.

<sup>14</sup> Province of Ontario. "A Place to Grow: Growth Plan for the Greater Golden Horseshoe." 39.

- iii. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.<sup>15</sup>

Amendment 1 to the *Growth Plan* aligns the definitions of the *Growth Plan* with the *PPS*.

### 3.1.5 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *Ontario Heritage Act, R.S.O. 1990, c. O.18 (Ontario Heritage Act or OHA)* (consolidated on 1 July 2023) enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *OHA* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing, the *OHA* is administered by the MCM.<sup>16</sup>

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.<sup>17</sup> Section 27 (1) of the *OHA* requires the clerk of a municipality to keep a register of properties in that municipality that are of cultural heritage value or interest. Regulations under the *OHA* set minimum standards for the evaluation of heritage resources in the province and *O. Reg. 9/06* includes criteria for determining cultural heritage value or interest.

*O. Reg. 9/06* identifies nine criteria for determining cultural heritage value or interest under Section 29 Part IV of the *OHA* and is used to create a SCHVI (see Section 2.4). If a property meets one or more of the criteria, a municipality may list the property on its heritage register pursuant to Section 27 (3). If a property meets two or more of the criteria, a municipality may pursue individual designation, pursuant to Section 29 (1). If a property has been determined to meet two or more of the criteria, and the decision is made to pursue designation, Section 29 of the *OHA* prescribes the process by which a designation must occur.

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<sup>15</sup> Province of Ontario. "A Place to Grow: Growth Plan for the Greater Golden Horseshoe." 47.

<sup>16</sup> Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

<sup>17</sup> Province of Ontario. "Ontario Heritage Act, R.S.O. 199, c. O.18." Last modified 1 July 2023. Accessed 4 October 2023. <https://www.ontario.ca/laws/statute/90o18>.

## 3.2 Regional and Local Context

### 3.2.1 Regional Municipality of Peel Official Plan (1996, consolidated 2018)

The *Region of Peel Official Plan (ROP)* was adopted by Regional Council on 28 April 2022 - through By-law 20-2022 - and was approved with modifications by the Ministry of Municipal Affairs and Housing on 4 November 2022.

The *ROP's* purpose is to guide land use planning policies and “provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives.”<sup>18</sup> The *ROP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities.

Section 3.6 of the *ROP* outlines cultural heritage policies and states that:

The Region encourages and supports conservation of the cultural heritage resources of all peoples whose stories inform the history of Peel. The Region recognizes the significant role of heritage in establishing a shared sense of place, contributing to environmental sustainability and developing the overall quality of life for residents and visitors to Peel. The Region supports the identification, conservation and interpretation of cultural heritage resources, including but not limited to the built heritage resources, structures, archaeological resources, and cultural heritage landscapes (including properties owned by the Region or properties identified in Regional infrastructure projects), according to the criteria and guidelines established by the Province.<sup>19</sup>

The objectives of the Region’s cultural heritage policies are as follows:

- 3.6.1 To identify, conserve and promote Peel’s non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.
- 3.6.2 To encourage stewardship of Peel’s built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel’s environmental sustainability goals.
- 3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

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<sup>18</sup> Region of Peel, “Region of Peel Official Plan,” last modified 4 November 2022, accessed 7 February 2023, [https://www.peelregion.ca/officialplan/download/\\_media/region-of-peel-official-plan-approved-final.pdf](https://www.peelregion.ca/officialplan/download/_media/region-of-peel-official-plan-approved-final.pdf).

<sup>19</sup> Region of Peel, “Region of Peel Official Plan,” 110.

3.6.4 To support the heritage policies and programs of the local municipalities.

The policies established to attain these goals, and those that pertain to the Property are as follows:

3.6.7 In cooperation with the local municipalities, ensure the adequate assessment, preservation or mitigation, where necessary or appropriate, of archaeological resources, as prescribed by the Ministry of Heritage, Sport, Tourism and Culture Industries'<sup>20</sup> archaeological assessment standards and guidelines.

### 3.3 Local Planning Framework

#### 3.3.1 Town of Caledon Official Plan (2018)

The *Town of Caledon Official Plan (OP)* is a legal document which provides policies and guidance for long term growth and development in a municipality. The current *OP* was consolidated in April 2018 and the Town is currently in the process of reviewing and updating the *OP* to plan for 2041.<sup>21</sup> Compliance of the proposed activity with the local heritage planning framework has been considered throughout this HIA.

Section 3.3 Cultural Heritage Conservation contains several policies concerning archaeology, built heritage resources, and cultural heritage landscapes. The objectives of the *OP's* cultural heritage policies are:

- 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.<sup>22</sup>

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<sup>20</sup> See footnote 16

<sup>21</sup> Town of Caledon. Town of Caledon Official Plan, 2018

<sup>22</sup> Town of Caledon. Town of Caledon Official Plan. S.3.3.

The Town's cultural heritage conservation policies cover a wide range of cultural heritage situations, the most relevant to the subject project have been included below. Section 3.3.3.1 deals with HIA and outlines the requirements including the following conditions:

- 3.3.3.1.6 Where a Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement has identified a development property as having archaeological potential, no pre-approval site grading, servicing or other soil disturbance shall take place prior to the Town and/or appropriate Provincial Ministry confirming that all archaeological resource concerns have met licencing and resource conservation requirements.
- 3.3.3.1.7 Should a development proposal change significantly in scope or design after completion of an associated Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement, additional cultural heritage investigations may be required by the Town.
- 3.3.3.1.8 Appropriate conservation measures, identified in a Cultural Heritage Planning Statement, Cultural Heritage Survey or Cultural Heritage Impact Statement, may be required as a condition of any development approval. Where the Town has the authority to require development agreements and, where appropriate, the Town may require development agreements respecting the care and conservation of the affected cultural heritage resource. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same matters made between the applicant and another level of government or Crown agency.<sup>23</sup>

With respect to built heritage resources, 3.3.3.3.3 of the OP states:

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;

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<sup>23</sup> Town of Caledon. Town of Caledon Official Plan. S.3.3.

- 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.

Regarding cultural heritage landscapes (**CHL**), the *OP* states that:

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

Prior to the preparation of the inventory of candidate cultural heritage landscapes, candidate cultural heritage landscapes shall be identified by the proponent of development or redevelopment proposals by way of a Cultural Heritage Surveys and, where necessary, a Cultural Heritage Impact Statements as described in Sections 3.3.3.1.4 and 3.3.3.1.5 of this Plan.

The Town has produced a *Criteria for the Identification of Cultural Heritage Landscapes*<sup>24</sup> and *Town of Caledon: Cultural Heritage Landscape Inventory*.<sup>25</sup>

### 3.3.2 Town of Caledon Zoning By-law

The Property is zoned for A1, which is Agricultural.<sup>26</sup> Agricultural uses and detached dwellings are permitted under this zoning. There are no heritage policies related to this designation.

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<sup>24</sup> André Scheinman and Envision - The Hough Group. 2003. *Criteria for the Identification of Cultural Heritage Landscapes*. Town of Caledon.

<sup>25</sup> André Scheinman and Envision - The Hough Group. 2009. *Town of Caledon: Cultural Heritage Landscape Inventory*. Town of Caledon.

<sup>26</sup> Town of Caledon. n.d. Zoning. Accessed from <https://www.caledon.ca/en/town-services/zoning.aspx#Zone-maps> and Town of Caledon. 2015. *Town of Caledon Zoning By-law*. Accessed from: <https://www.caledon.ca/en/town-services/zoning.aspx>

### 3.3.3 Town of Caledon – Terms of Reference, Heritage Impact Assessment

The Town of Caledon has a Terms of Reference (**ToR**) document (July 2019) outlining the requirements for HIAs submitted to the Town.

The ToR outlines that HIAs are required for properties on the Municipal Heritage Register as part of the following application types:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Per the ToR, this includes properties listed or designated in the Municipal Heritage Register under Section 27 (1.1) or (1.2) of the *OHA* when demolition is being sought when subject to land use planning applications. The requirement for a HIA also applies to properties subject to land use planning applications that are adjacent to a property listed on the Municipal Heritage Register under Section 27 (1.1) of the *OHA*.

The Town may also require HIAs in the following situations:

- Consent and/or Minor Variance and Building Permit applications for properties included on the *Town of Caledon's Inventory of Heritage Properties*;
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications "adjacent to a cultural heritage resource"<sup>27</sup>;
- Heritage Permit applications for any property designated under Parts IV V of the *OHA*; and,
- Properties subject to land use planning applications which are adjacent to a property listed in the Municipal Heritage Register under Section 27 (1.2) of the *OHA*.

Heritage consultants submitting HIAs must be members in good standing of the Canadian Association of Heritage Professionals (see Appendix A: Project Personnel).

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<sup>27</sup> Town of Caledon, *Town of Caledon Terms of Reference: Heritage Impact Assessment*. July 2019.

## 4.0 HISTORIC CONTEXT

### 4.1 Early Indigenous History

#### 4.1.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Laurentide Ice Sheet.<sup>28</sup> During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.<sup>29</sup> The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.<sup>30</sup>

#### 4.1.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles although they were living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.<sup>31</sup>

#### 4.1.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).<sup>32</sup> The Early Woodland is defined by the introduction of clay pots, which allowed for preservation and easier cooking.<sup>33</sup> During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into

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<sup>28</sup> Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

<sup>29</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: Toronto Region Conservation Authority, 2002). <http://www.trca.on.ca/dotAsset/37523.pdf>.

<sup>30</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.

<sup>31</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.

<sup>32</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.

<sup>33</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.



three distinct stages: Early (CE 1000–1300), Middle (CE 1300–1400), and Late (CE 1400–1650).<sup>34</sup> The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.<sup>35</sup>

## 4.2 Early European History

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17th century, they brought with them diseases for which the Indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.<sup>36</sup>

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.<sup>37</sup> Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.<sup>38</sup> A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the Credit.<sup>39</sup> Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 sites.<sup>40</sup>

International conflicts including The Seven Years War (1756-1763) between Great Britain and France and the American Revolution (1775-1783) lead to a push by the British Crown for

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<sup>34</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.

<sup>35</sup> Toronto Region Conservation Authority, "Chapter 3: The First Nations," 2002.; Haudenosaunee Confederacy, "Who We Are: About the Haudenosaunee Confederacy," accessed 13 April 2020, <https://www.haudenosauneeconfederacy.com/who-we-are/>.

<sup>36</sup> Mississaugas of the Credit First Nation, *The History of the Mississaugas of the New Credit First Nation*, 3.

<sup>37</sup> Mississaugas of the Credit First Nation, *The History of the Mississaugas*

<sup>38</sup> Mississaugas of the Credit First Nation, *The History of the Mississaugas*

<sup>39</sup> Mississaugas of the Credit First Nation, *The History of the Mississaugas*

<sup>40</sup> Toronto Region Conservation Authority, "Archaeology Opens a Window on the History of Indigenous Peoples in the GTA," 2018, accessed 31 May 2022, <https://trca.ca/news/archaeology-indigenous-peoples-gta/>

greater settlement in Canada leading to treaties.<sup>41</sup> In 1792, the area that would become Peel County was part of the already established York County.<sup>42</sup> The current property limits lie within the Ajetance Purchase, also known as Treaty 19. The treaty was signed on 28 October 1818, by the Crown and the Anishinaabe people).<sup>43</sup> Chief Ajetance, for whom the treaty is named, was forced to sell the land due to increasing encroachment by European settlement.<sup>44</sup> As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.<sup>45</sup>

Between 1818 and 1819, the Townships of Albion, Caledon, and Chinguacousy were surveyed and available for European settlement in 1820.<sup>46</sup> By the 1820s, a double front-system became more common and over 100 townships employed this system.<sup>47</sup> The double-front effectively divided the original 200-acre lot surveys into equal 100-acre lots that would allow for four-square intersections.<sup>48</sup> The double-front system established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the Chinguacousy Township (today Hurontario Street). Lot numbers were assigned running south to north.

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<sup>41</sup> Peel Art Gallery, Museum, and Archives [PAMA], "About Peel," 2022, accessed 31 May 2022, <https://peelarchivesblog.com/about-peel/>

<sup>42</sup> Alan, Rayburn, *Place Names of Ontario*, (Toronto: University of Toronto Press, 1997), 266

<sup>43</sup> Mississaugas of the Credit First Nation, "Ajetance Treaty, No. 19 (1818)," accessed 31 May 2022, <http://mncfn.ca/treaty19/>

<sup>44</sup> Mississaugas of the Credit First Nation, "Ajetance Treaty, No. 19 (1818)"

<sup>45</sup> Mississaugas of the Credit First Nation, "Ajetance Treaty, No. 19 (1818)"

<sup>46</sup> Town of Caledon, "Local History," accessed 3 March 2023, <https://www.caledon.ca/en/living-here/arts-culture-and-heritage.aspx>

<sup>47</sup> Thomas, McIlwraith, *Looking for Old Ontario*, (University of Toronto Press: Toronto, 1999), 58

<sup>48</sup> Thomas, McIlwraith, *Looking for Old Ontario*, 58

The first township in Peel was Toronto Township.<sup>49</sup> The name Peel was given in honour of Robert Peel, who held many senior Government posts.<sup>50</sup> All the townships within Peel were initially administered by the Home District Court and authority of self governance was minor.<sup>51</sup> The County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, and Chinguacousy, Caledon, and Albion Townships.<sup>52</sup> In 1854, Ontario County separated from the United Counties and in 1866 Peel became an independent county.<sup>53</sup> Peel quickly grew and by the late 19<sup>th</sup> century a shift from small self-sustaining family farms to larger business/export-oriented farms contributed to its growth. By the 1870s, the arrival of the Toronto Grey & Bruce, Hamilton & Northwestern, and Credit Valley rails throughout Peel County allowed the county to prosper and local products were shipped to other parts of Ontario.<sup>54</sup>

Growth following World War II led to the creation of the Regional Municipality of Peel in 1974.<sup>55</sup> The Town of Caledon – as a result of the amalgamation of Albion, Caledon, and north half of Chinguacousy Townships, Brampton, and Mississauga became the three lower tier municipalities and Peel Region became the Upper Tier. Responsibility of the Upper Tier was for many overarching services, such as: public health, utility services, and policing.<sup>56</sup> Lower Tier municipalities were responsible for local matters and included: property assessment, tax collection, public transit, and libraries. At the time, Peel Region had a total population of 334,750<sup>57</sup> and by 2016 was 1,381,739.<sup>58</sup>

### 4.3 Chinguacousy Township

In 1818, surveyors, Richard Bristol and Timothy Street, surveyed Chinguacousy, and Toronto Gore Township. They described the land as “low, swampy and covered with dense hardwood.”<sup>59</sup> They used the ‘double-front’ system, and established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today Hurontario Street). They assigned lot numbers running south to north. The elected Home District Council for York County jointly administered Chinguacousy and Toronto Gore

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<sup>49</sup> PAMA “The Creation of the County of Peel, 1851-1867”

<sup>50</sup> Alan, Rayburn, *Place Names of Ontario*, 266

<sup>51</sup> Alan, Rayburn, *Place Names of Ontario*, 266

<sup>52</sup> PAMA “The Creation of the County of Peel, 1851-1867”

<sup>53</sup> PAMA “The Creation of the County of Peel, 1851-1867”

<sup>54</sup> Town of Caledon, “Local History,”

<sup>55</sup> PAMA, “About Peel”

<sup>56</sup> PAMA, “About Peel”

<sup>57</sup> PAMA, “About Peel”

<sup>58</sup> Statistics Canada, “Census Profile, 2016 Census,” accessed 31 May 2022, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=3521&Geo2=PR&Code2=35&Data=Count&SearchText=peel&SearchType=Begins&SearchPR=01&B1=All&TABID=1>

<sup>59</sup> City of Brampton, “Brampton History,” Tourism Brampton, 2022, accessed 31 May 2022, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

Township until the latter township separated in 1831.<sup>60</sup> The Home District Council dissolved in 1850 and the government established smaller counties in its place.<sup>61</sup>

The first European landowners in Chinguacousy Township were second generation United Empire Loyalists from the Niagara area, and settlers from New Brunswick and the United States.<sup>62</sup> The population of Chinguacousy grew rapidly, from 421 people in 1821 to 7,469 in 1851.<sup>63</sup> This was due –in part– to good agricultural land used for wheat production along with high global demand for wheat. The 1854 Canadian–American Reciprocity Treaty encouraged farmers in Ontario to rear livestock for export to the United States.<sup>64</sup> Farmers in the southern half of Chinguacousy Township also benefited from the construction of the Grand Truck Railway through Brampton in 1856. In 1854, Ontario County separated from the United Counties and in 1866 Peel became an independent county with Brampton as the county seat.

In 1874 –early settler– John Lynch described Chinguacousy Township as “a good agricultural Township, watered on the west by the River Credit, in the centre by the Etobicoke, which is not a very valuable stream, and on the east by several small streams, branches of the Humber and Mimico”.<sup>65</sup>

John Henry Pope described the Township’s notable farmland in 1877 as:

“first class agricultural township and the farmers as a general thing have been very successful in their undertakings, many of them having amassed quite a fortune. The township is noted for its beautiful and substantial farm residences and commodious barns. The farms also are generally in the highest state of cultivation, while the grounds in front of the residences are for the most part tastefully arranged with beautiful flowers and shade trees, giving each place and the country generally a handsome appearance.”<sup>66</sup>

The population grew from 3,423 in 1944 to 15,996 in 1966.<sup>67</sup> Growth following the Second World War led to the creation of the Regional Municipality of Peel in 1974.<sup>68</sup> When the Regional Municipality of Peel formed, Chinguacousy North Township merged with the Town of Caledon and the Chinguacousy South Township merged with the City of Brampton.<sup>69</sup>

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<sup>60</sup> Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, (Peel: Charters Publishing Company, 1967).

<sup>61</sup> PAMA, “About Peel.”

<sup>62</sup> Walker & Miles, *Illustrated Historical Atlas of the County of Peel*, (Toronto: Miles & Co. Ltd., 1877), 65

<sup>63</sup> Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*

<sup>64</sup> André Scheinman, *Town of Caledon Cultural Heritage Landscapes Inventory*, (Caledon: Town of Caledon, 2009), 6–2.

<sup>65</sup> John, Lynch, *Directory of the County of Peel for 1873-4*, (Brampton: Brampton Progress Chromatic Printing House, 1874), accessed 31 May 2022, <http://freepages.rootsweb.com/~wjmartin/genealogy/peelco1.htm>

<sup>66</sup> Walker & Miles, *Illustrated Historical Atlas of the County of Peel*, 65

<sup>67</sup> Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*

<sup>68</sup> PAMA, “About Peel”

<sup>69</sup> City of Brampton, “Brampton History,”

## 4.4 Property History

The Property is located on Lot 18, Concession 4 west of Centre Road in the historic Township of Chinguacousy, present-day Town of Caledon. Unfortunately, historic land registry records about the Property could not be found and the earliest known occupant was Mahlon Silverthorn. Although not entirely known, it is likely his father, John Silverthorn purchased and farmed the Property as early as 1851.<sup>70</sup> A 1854 tax assessment shows Mahlon Silverthorn was taxed for the Property located at Lot 18, Concession 4. Mahlon was assessed for 100 acres of the property and was valued at 600 and taxed £1,15s.

By 1859 a map produced by George Tremaine identifies Mahlon Silverthorn as the owner of the east half of the Lot 18 (Figure 5). A dwelling is also marked on the map; however, it is unlikely it is the same extant structure. Much of Alloo is centered along the southeastern portion at the intersection of present day Creditview and Mayfield Roads; however, there does not seem to be any markings to suggest Silverthorn's lot was part of Alloo at the time (Figure 5). In 1873, Mahlon sold the Property to Aaron Silverstone for \$1.

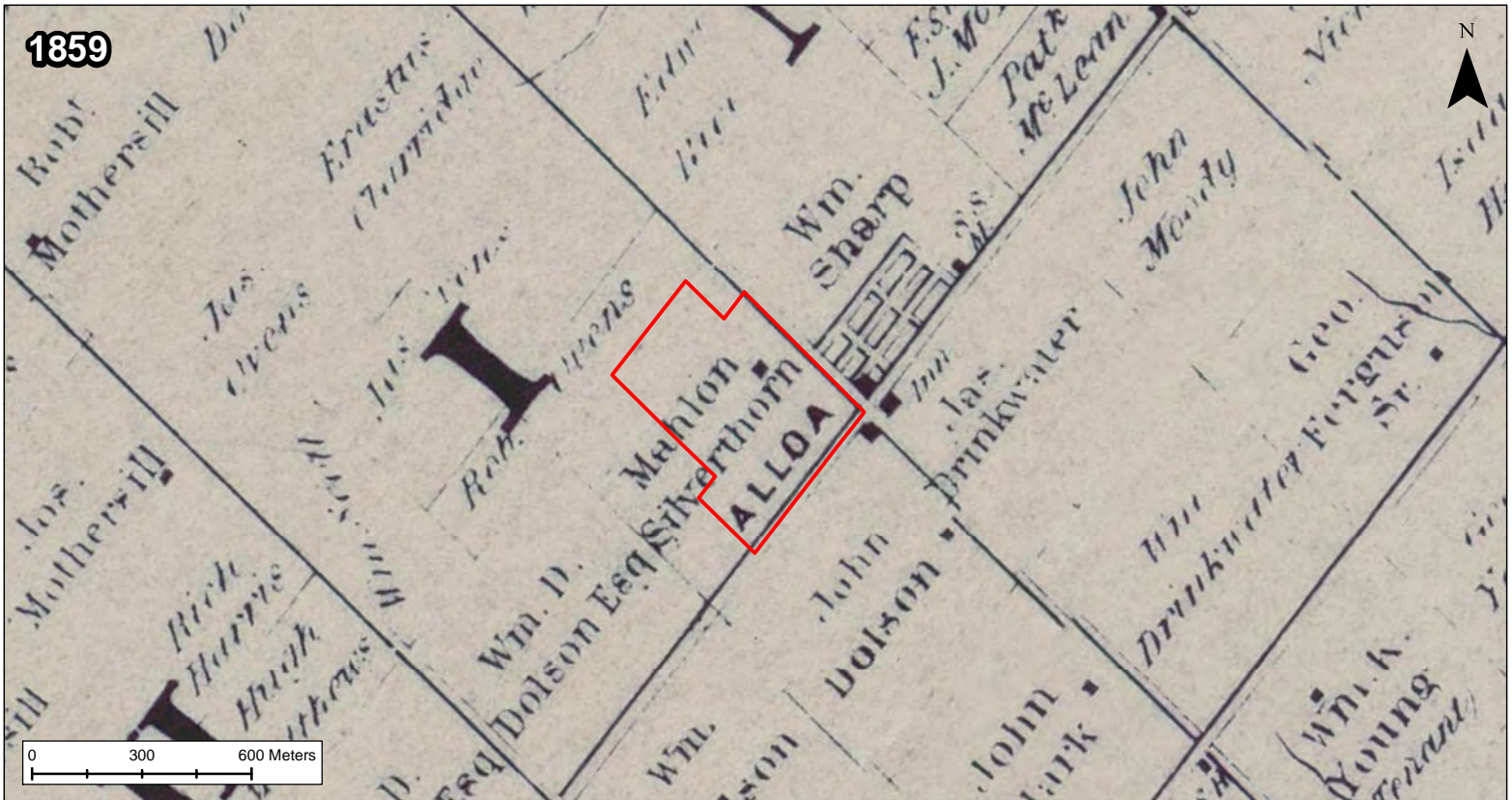
By 1877, the Property was owned by Aaron Silverthorn (Figure 5). Around this time, the Property was under cultivation with an orchard fronting present day Creditview Road, a laneway leading to the center of the lot and two dwellings flanking the laneway. The small hamlet of Alloo continued to occupy the southeast portion of the lot; however, no dwellings are noted on the 1877 map. In 1904, Aaron Silverthorn sold the Property to John Silverstone and remained in his possession until 1926, when it was purchased by Hector McGee. A year later, McGee sold the Property to Mary J. and David F. Williamson for \$16,500. Between 1909 and 1929, the two structures previously found on the 1877 map are identified on historic topographic maps (Figure 5). The topographic maps show one stone/brick and one wooden structure (Figure 6). These two structures remained on the Property until 1938, however, post-1929 the structures are no longer distinguished by their building material. In 1955, the Williamsons sold the Property to Lloyd A. Williamson. The 100-acre Property would remain in the Williamson family until 1960, when Lloyd Williamson began severing portions of the Property and sold them to the Township to build a school.

In 1942, topographic maps show two new structures: one square shaped and one rectangular shaped structure; being the extant one-and-a-half-storey residence and the now demolished barn, respectively (Figure 6). By 1963, two additional structures are present on the topographic map, which is the one-storey garage and two-storey extant barn (Figure 6). The Property was severed again and portions of it were sold to James McQueen in 1976 and Renzo Scaini in 1977. Sometime before 2011, a barn was demolished and only three structures remain on the Property (Figure 7).

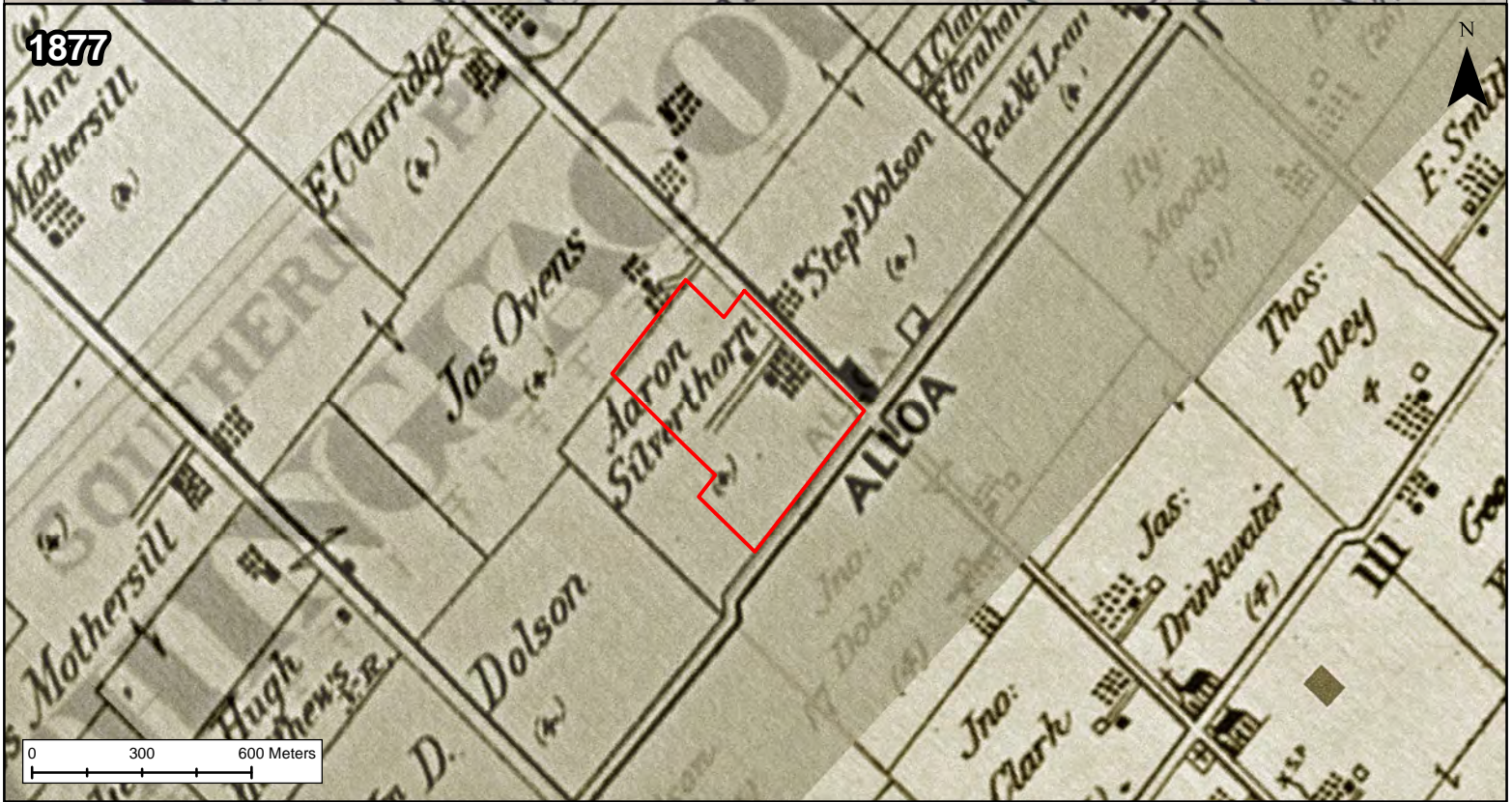
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<sup>70</sup> Ancestry.ca, "Malen Silverthorn in the 1851 Census of Canada East, Canada West, New Brunswick, and Nova Scotia, Year: 1851; Census Place: Peel, Canada West (Ontario); Schedule: A; Roll: C-11746; Page: 275; Line: 19, accessed December 7, 2021 [https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=1061&h=196040&tid=&pid=&queryId=68644587ffc4dbc0f1e0f6d5f296b7a8&usePUB=true&\\_phsrc=kbL25&\\_phstart=successSource](https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=1061&h=196040&tid=&pid=&queryId=68644587ffc4dbc0f1e0f6d5f296b7a8&usePUB=true&_phsrc=kbL25&_phstart=successSource).

1859



1877



**Legend**

 Property

NOTE(S) 1. All locations are approximate.

**REFERENCE(S)**

1. Geo. R. Tremaine, "Tremaine's Map of the County of Peel, Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>: accessed December 9, 2021), digitized map, scale 1:39,600, Toronto: G.R. & G.M. Tremaine, 1859.
  2. Walker & Miles, "Northern Part of Chinguacousy", In: "Illustrated Historical Atlas of the County of Peel Ont", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>: accessed December 9, 2021), digitized map, Toronto: Walker & Miles, 1877.
  3. Walker & Miles, "Southern Part of Chinguacousy", In: "Illustrated Historical Atlas of the County of Peel Ont", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>: accessed December 9, 2021), digitized map, Toronto: Walker & Miles, 1877.
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TITLE  
**Historic Maps Showing the Property**

CLIENT  
12100 Creditview Developments Limited

PROJECT  
Cultural Heritage Impact Assessment 12100 Creditview Road, Caledon, Ontario

PROJECT NO. LHC0277

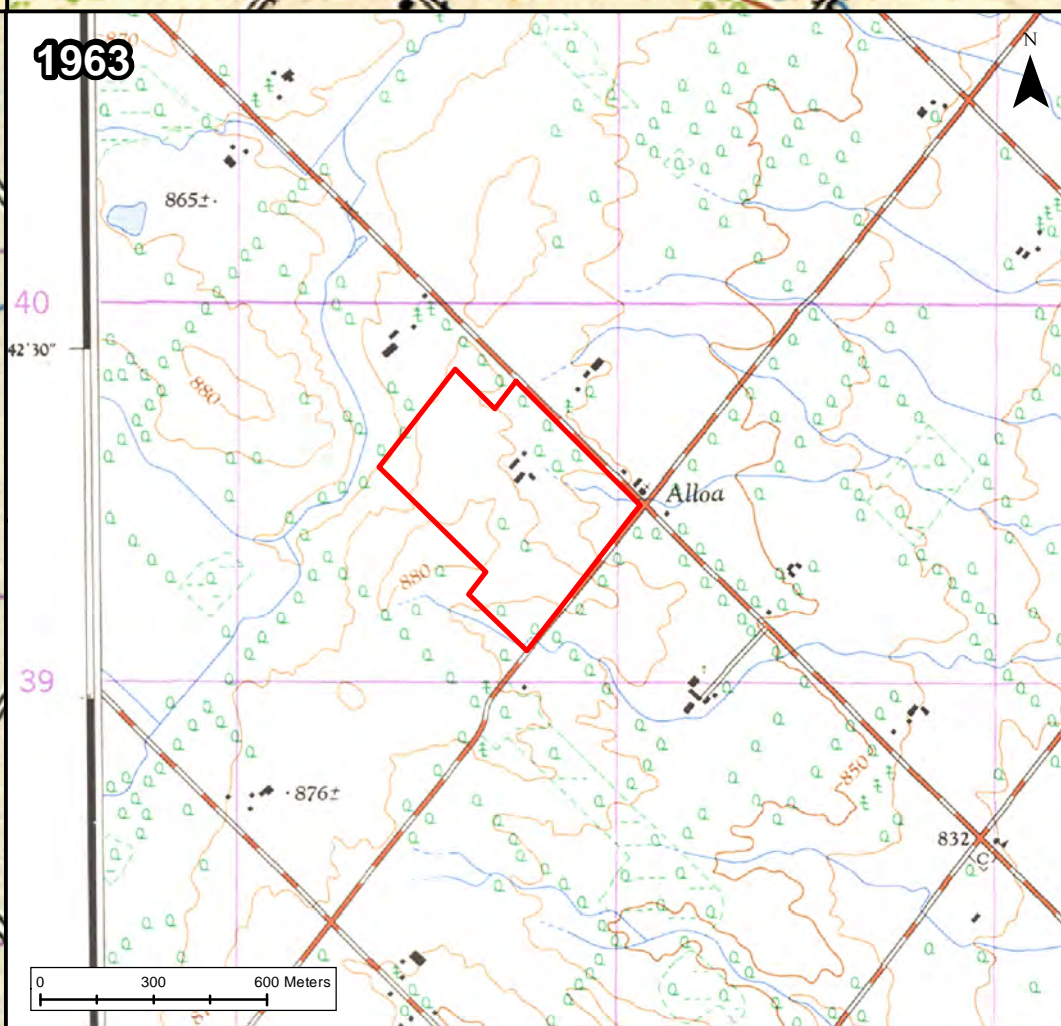
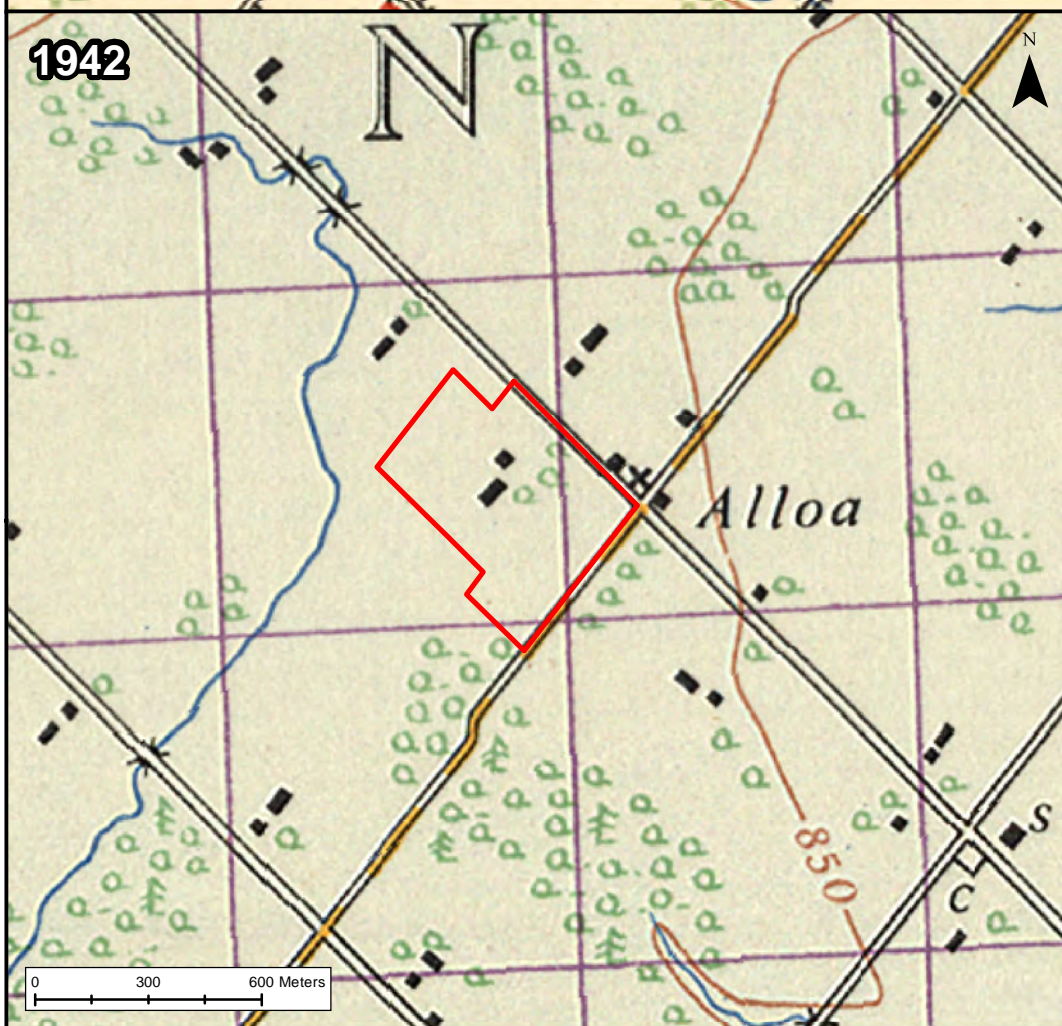
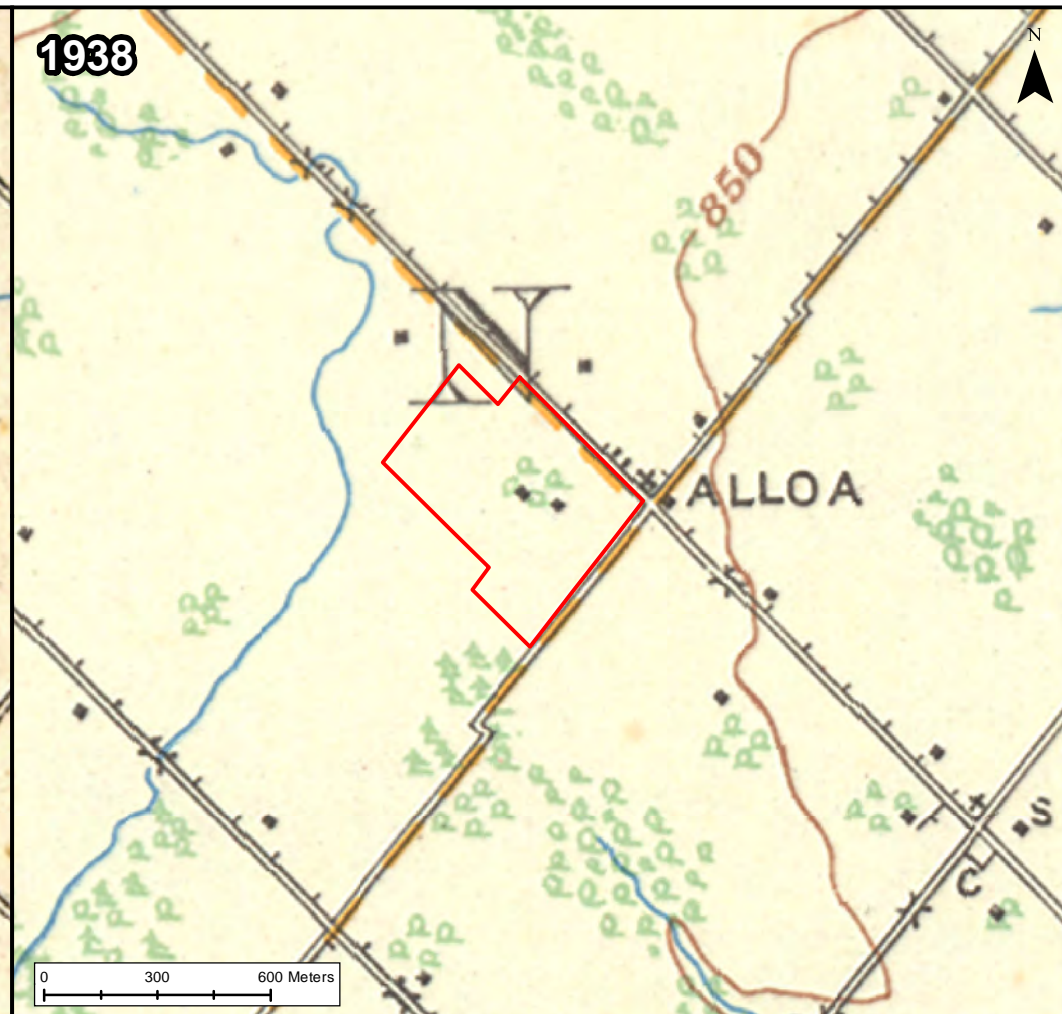
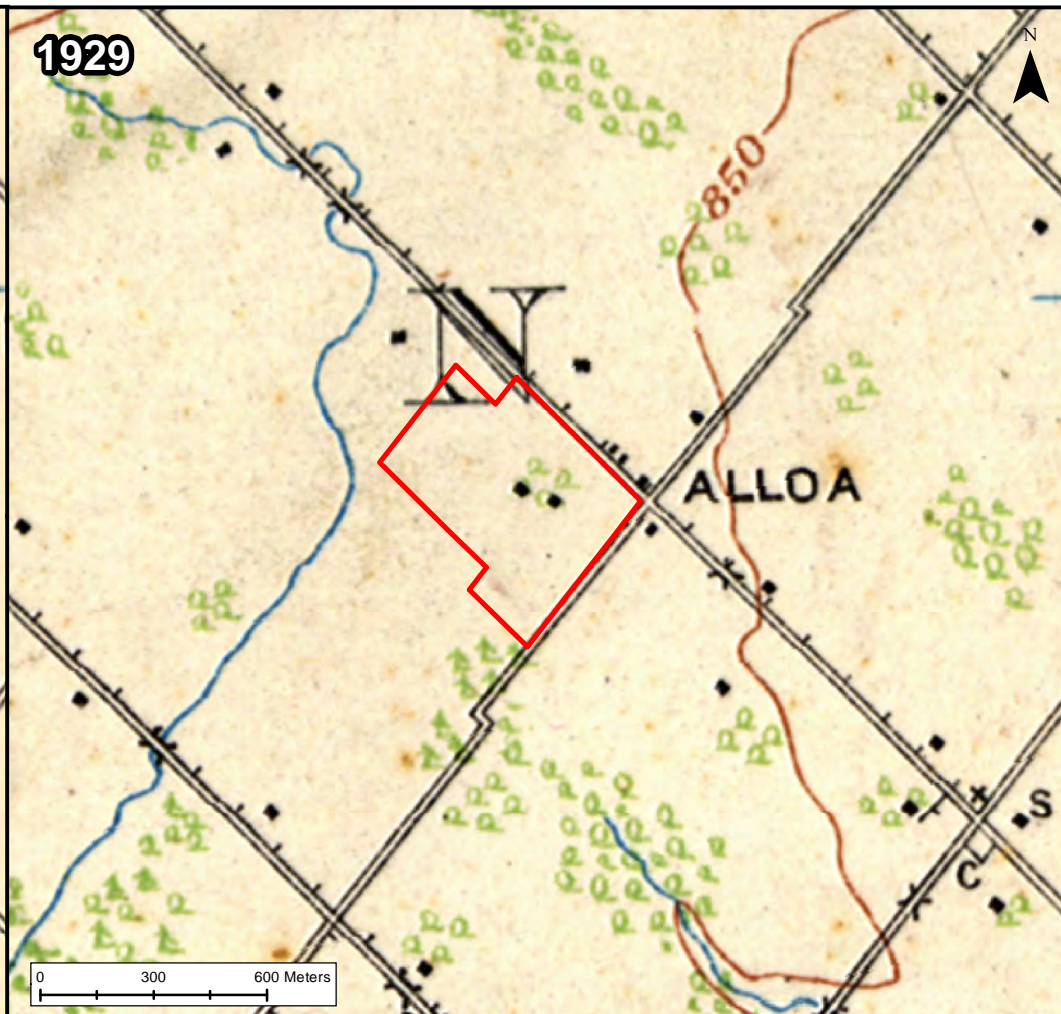
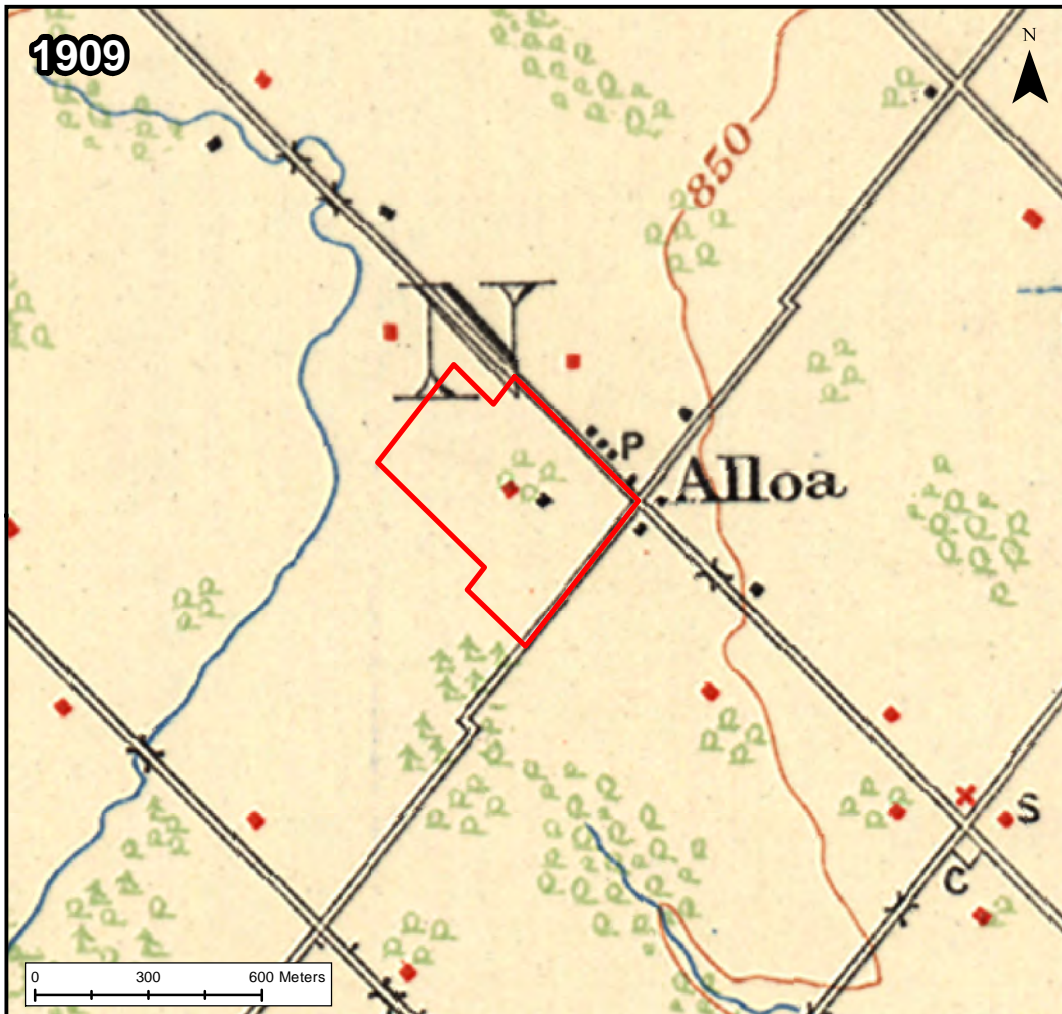
CONSULTANT	YYYY-MM-DD	2024-01-25
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PREPARED	LHC
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DESIGNED	JG
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FIGURE #	5
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**Legend**

Property

**TITLE**  
1909-1963 Historic Topographic Maps of the Property

**CLIENT**  
12100 Creditview Developments Limited

**PROJECT**  
Cultural Heritage Impact Assessment 12100 Creditview Road, Caledon, Ontario

PROJECT NO. LHC0277

**NOTE(S)**  
1. All locations are approximate.

**REFERENCE(S)**

1. "Topographic Map, Ontario, Brampton Sheet", Department of Militia and Defence, Geographical Section, General Staff No. 2197, ([http://geo1.scholarsportal.info/#r/details/\\_uri=@=564032357&\\_add:true](http://geo1.scholarsportal.info/#r/details/_uri=@=564032357&_add:true): accessed December 9, 2021), digitized map, sheet No. 35 (30 M/12), scale 1:63,360, Ottawa, 1909.
2. "Topographic Map, Ontario, Brampton Sheet", Department of National Defence, Geographical Section, General Staff, ([http://geo1.scholarsportal.info/#r/details/\\_uri=@=564032357&\\_add:true](http://geo1.scholarsportal.info/#r/details/_uri=@=564032357&_add:true): accessed December 9, 2021), digitized map, sheet No. 35 (30 M/12), scale 1:63,360, Ottawa, 1929.
3. "Topographic Map, Ontario, Brampton Sheet", Department of National Defence, Geographical Section, General Staff, ([http://geo1.scholarsportal.info/#r/details/\\_uri=@=564032357&\\_add:true](http://geo1.scholarsportal.info/#r/details/_uri=@=564032357&_add:true): accessed December 9, 2021), digitized map, sheet 30 M/12, scale 1:63,360, Ottawa, 1938.
4. "Brampton, Ontario", Department of National Defence, Geographical Section, General Staff, ([http://geo1.scholarsportal.info/#r/details/\\_uri=@=564032357&\\_add:true](http://geo1.scholarsportal.info/#r/details/_uri=@=564032357&_add:true): accessed December 9, 2021), digitized map, sheet 30 M/12, scale 1:63,360, Ottawa: Department of Mines and Resources, 1942.
5. "Brampton, Ontario", Army Survey Establishment, R.C.E., ([http://geo2.scholarsportal.info/#r/details/\\_uri=@=847590539&\\_add:true](http://geo2.scholarsportal.info/#r/details/_uri=@=847590539&_add:true): accessed December 9, 2021), digitized map, sheet 30 M/12, edition 1, scale 1:25,000, Ottawa: Department of Mines and Resources, 1963.

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<b>CONSULTANT</b>	YYYY-MM-DD	2024-01-25
<b>LHC</b>	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6



**Legend**

Property

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**TITLE**  
2001-2021 Aerial Photography of the Property

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**CLIENT**  
12100 Creditview Developments Limited

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**PROJECT** PROJECT NO. LHC0277  
Cultural Heritage Impact Assessment 12100 Creditview Road, Caledon, Ontario

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**NOTE(S)**  
1. All locations are approximate.

**REFERENCE(S)**

1. City of Caledon, "Airphoto 2001", (<https://maps.caledon.ca/h5/index.html?viewer=AirphotoHistory.H5>: accessed December 9, 2021)
2. City of Caledon, "Airphoto 2011", (<https://maps.caledon.ca/h5/index.html?viewer=AirphotoHistory.H5>: accessed December 9, 2021)
3. City of Caledon, "Airphoto 2021", (<https://maps.caledon.ca/h5/index.html?viewer=AirphotoHistory.H5>: accessed December 9, 2021)

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<b>CONSULTANT</b>	YYYY-MM-DD	2024-01-25
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	<b>7</b>



## 5.0 EXISTING CONDITIONS

### 5.1 Surrounding Context

The Property is located in the South Slope physiographic region. The area is defined as the base of the Niagara Escarpment to the Iroquois Plain physiographic region. The Peel Plain physiographic region bisects the area and it is common to find attributes of the Peel Plain within South Slope. South Slope is characterized by low lying, fine grained undulating ground moraine and knolls. The area is known for fertile soils, created by the Halton Till layer and was once supported by the upland forests. The area is considered highly valued for agricultural and urban land use.

Ground water discharge, cedar swamps and meadow marshes are present in South Slope and lies within the Humber River Watershed. The soils have low permeability and groundwater infiltration is limited. Soils in the area is mainly clay and clay loam, and drainage in the area is poor.

The Property is located in an area that remains largely rural with agricultural fields being the most dominant landscaped feature. Agricultural fields are generally located north of Mayfield Road. Farm houses are located on large lots with generous setbacks and are centrally located within the agricultural field. South of Mayfield Road are several newly developed subdivisions. Creditview Road is a two-laned road with opposing traffic and large shoulders. Three properties are located north of the Property and is the location of three private residences, located on smaller lots.

### 5.2 The Property

#### 5.2.1 Exterior

Access to the structures is via an unpaved driveway, approximately 100 m in length, off Creditview Road (Photo 1). The residence on the Property is a one-and-a-half-storey rectangular shaped structure with a rectangular addition (Photo 2 through Photo 7). The main residence is clad in brick, while the addition is board and batten.

The roof of the structure is a steeply pitched front gable with wooden soffits and fascia. An exterior metallic single flue chimney is located on the west elevation of the structure and is clad with wood. There are four dormers located on the main residence, two on the south and two on the north elevation. The dormers have a front facing gabled roof and are clad in board and batten.

There are three entrances to the residence, one located on the south elevation of the main residence and the other two are located on the addition. The main entrance is a simple white wooden door with a central lite and is flanked by imitation cornerstones and two light fixtures. Access to the main entrance is via a stone/concrete patio and porch with a metallic ornate fence. The addition's entrances are also simple white wooden doors with a centralized lite.

Generally, the windows located on the structure are modern and made of vinyl with newer glazing. A select few windows are made of vinyl with newer glazing with a wooden casing.

A detailed view of the materials of the addition reveals brick cladding underneath the board and batten (Photo 8). The structure's brick cladding looks newer, and a zigzag black brickwork can be seen throughout the structure. The residence's foundation is comprised of fieldstones, with a concrete block foundation support (Photo 9 though Photo 11).

There are two outbuildings on the Property, a barn and garage. The barn is located to the rear of the Property. The barn is two-storeys in height and has a rectangular shaped floor plan with metallic siding (Photo 12 and Photo 13). The roof is a front facing gable with overhang eaves. Windows are located around the structure and are made of vinyl with newer glazing. There are three openings to the structure, two located on the east elevation and one located on the south elevation. Two openings are large to allow farming equipment to enter, while the other is smaller for pedestrian traffic. Overall, the barn is newer with many modern design elements and materials.

The garage is located south of the residence. The garage is one-storey in height and has a rectangular shaped floor plan with metallic siding (Photo 14 and Photo 15). The roof is side gable roof with overhang eaves. Windows are located to the rear of the structure on the south elevation. Windows are made of vinyl with modern glazing. There are three openings to the garage and are all located on the north elevation. There are two larger garage doors for vehicles and one pedestrian sized doorway.

### **5.2.2 Interior**

Access to the interior of the residence is via the south elevation. The ground floor consists of the foyer, kitchen (Photo 16 and Photo 17), living room (Photo 18), and bathroom. The kitchen has many modern elements such as cabinets, appliances, and tiled floors. The living room consists of similar elements as the kitchen. A newer fireplace is located in the living room and connected via a metallic flue. Crown moulding can be seen around the foyer of the residence; however, it is absent in the main rooms (Photo 19). Windows throughout the residence are vinyl with newer wooden casings. The ground floor washroom has modern tiled floors and wooden paneling.

Access to the upper floor is via an enclosed stairwell (Photo 20). The stairwell is freestanding without rails and has carpeted steps. The upper floor consists of a storage room and bathroom (Photo 21). A sealed fireplace and chimney are located in the storage room. The fireplace has a wooden moulded wooden mantle. The bathroom has modern tiled floors and walls (Photo 22).

The basement consists of an open area and is not in use. The basement floor is made of poured concrete and the walls are made of fieldstones and mortar (Photo 23). The fieldstone/mortar foundation is superseded by concrete block foundation (Photo 24). From the basement the ground floor can be seen to comprise of milled wooden beams and boards (Photo 25).

Access to the interior of the barn and garage was not provided and no description of their interiors are presented.

### 5.3 Analysis

The current residence was built c.1943, and it is unknown whether it was built directly over an earlier dwelling. The field stone foundation suggests this is possible; however, the extant residence has many modern exterior design elements such as vinyl windows, modern doors, and newer brick siding. Interior design elements and materials also indicate a mid 20th century structure. Overall, the residence is a mid 20th century vernacular dwelling with the following design elements: a three-bay façade, symmetrically placed windows, centralized main entrance, dormers, stone and concrete patio/porch, and side addition.

The garage and barn were built c.1963. These two structures are late additions to the Property and are vernacular in design. Both structures include the following design elements: vinyl windows, modern wooden doors, large openings for vehicular access, metallic siding and roof.



Photo 1: View west, of the driveway towards the residence on the Property



Photo 2: View of the southwest elevation of the residence



Photo 3: View of the west elevation of the residence



Photo 4: View of the northwest elevation of the residence



Photo 5: View of the north elevation of the residence



Photo 6: View of the northeast elevation of the residence



Photo 7: View of the southeast elevation of the residence



Photo 8: View of the board and batten siding with the brick underneath



Photo 9: View of the brick siding, and the concrete foundation on top of the fieldstone foundation





Photo 10: Detailed view of the foundation of the residence



Photo 11: View of the exposed fieldstone foundation, north elevation, unknown purpose



Photo 12: View west of east elevation of the barn



Photo 13: View north of southeast elevation of the barn



Photo 14: View south of north elevation of the garage



Photo 15: View north of southwest elevation of the garage



Photo 16: View of the kitchen

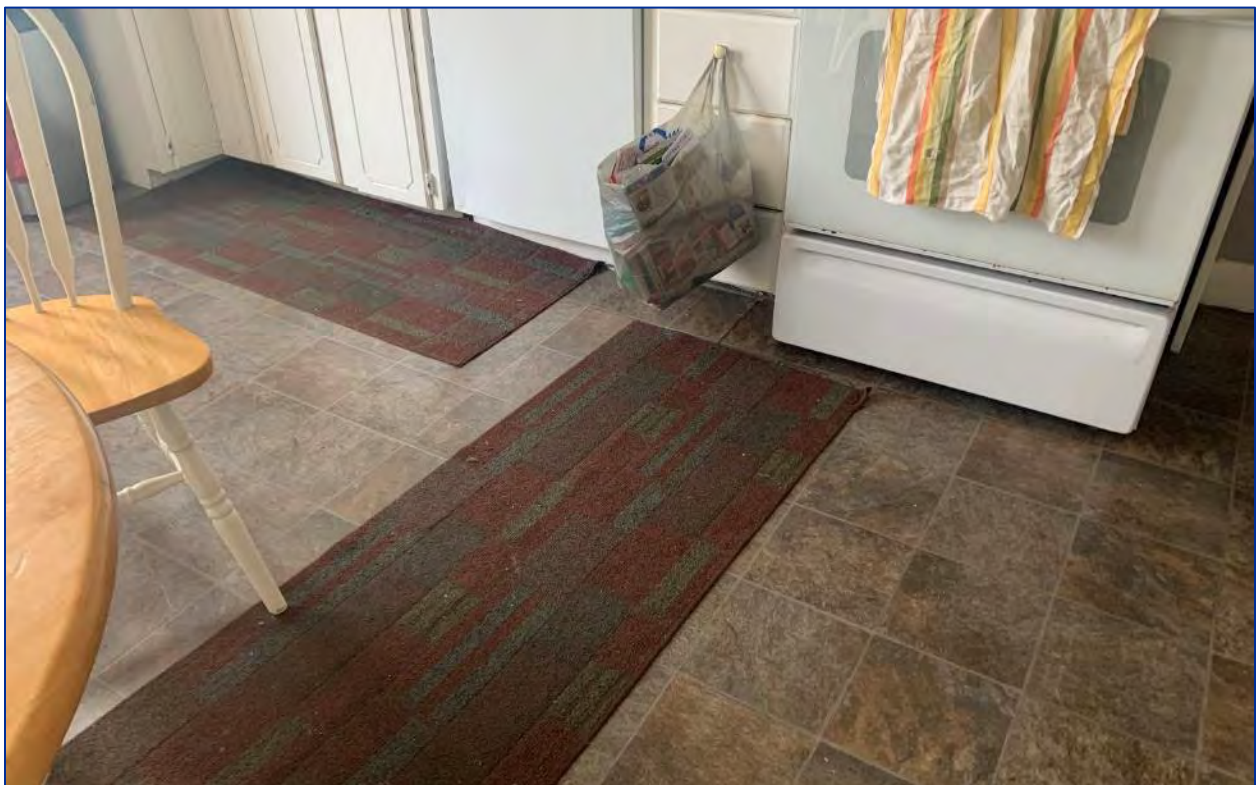


Photo 17: View of modern elements of the kitchen



Photo 18: View of the interior ground floor room



Photo 19: View of the residence's details, crown moulding and door casing



Photo 20: View of the staircase from the upper level



Photo 21: View of the details of a room and a former fireplace



Photo 22: View of the upper level washroom



Photo 23: View of the basement detail



Photo 24: View of the fieldstone and concrete foundation of the residence



Photo 25: View of modern insulation and wooden flooring of residence



## 6.0 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

The Property at 12100 Creditview Road was evaluated against *O. Reg. 9/06* under the *OHA* using research and analysis presented in Section 4.0 and Section 5.0 of this HIA. The findings are presented in Table 2 below.

### 6.1 Evaluation Against *Ontario Regulation 9/06*

Table 2: Evaluation of the Property.

Criteria	Criteria Met	Justification
<b>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</b>	No	The Property and its elements are neither rare, unique, or representative of an architectural style, type, or expression.  The vernacular structures were built using commonly available materials and methods at the time. Since its initial construction, the residence has undergone extensive interior and exterior alterations renovations.
<b>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</b>	No	The structure on the Property does not display a high degree of craftsmanship or artistic merit.  The vernacular structures were built using commonly available materials and design methods.
<b>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</b>	No	The structure on the Property does not demonstrate a high degree of technical or scientific achievement.  The vernacular structures were built using commonly available materials and design methods.
<b>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</b>	No	The Property does not have direct associations with a theme, event, belief, or person that is significant to the community (see Section 4.4)

Criteria	Criteria Met	Justification
<b>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</b>	No	The Property does not appear to yield or have potential to yield information that contributes to an understanding of a community or culture.
<b>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</b>	No	The structure does not demonstrate or reflect the work or idea of a builder who is significant to the community.  No person satisfying this criterion was identified with the design or construction of the Property and its elements.
<b>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</b>	No	The Property is not important in defining, maintaining, or supporting the character of the area.  Although the Property is generally consistent with its surroundings it is not integral in defining or maintaining its surroundings. No cohesive character was identified in its immediate surroundings, which within a transitional zone between modern residential subdivisions and institutional properties to the south and west and the FFC CHL farther north.
<b>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</b>	No	The Property is not physically, functionally, or historically linked to its surrounding.  Although consistent with the general character of the area, no direct links were identified.
<b>9. The property has contextual value because it is a landmark.</b>	No	The Property is not a landmark.

## 6.2 Cultural Heritage Landscape Consideration

The Property and its immediate environs were reviewed for potential to comprise a significant cultural heritage landscape –or portion of –per the Town of Caledon *Criteria for the Identification of Cultural Heritage Landscapes* (2003).

Table 3: Town of Caledon CHL criteria.

Town of Caledon CHL Criteria	Criteria Met	Justification
<b>Significance Criteria</b>		
<p>Is associated with events that made significant contributions to the broad patterns of area history, i.e., strong association with central themes</p>	<p>No</p>	<p>The area does not exhibit any association with a central theme. Although the larger lots such as 12017, 12101, and 12240 Creditview Road continue to share the common farming theme, they no longer exhibit the character defining elements as described in the Envision – The Hough Group report (2009). Character defining elements such as the original sized lots, patchwork of fields, and farmyards are no longer present. These character defining elements have been interrupted by the severance of the lot and development of newer post-1940s residences and institutional buildings.</p> <p>However, it should be noted, there are three properties listed on the Town of Caledon Heritage Register that still include the structures built c.1850- c.1910.</p>
<p>Is closely associated with the lives of individuals and/or families who are considered significant to the history of the area</p>	<p>No</p>	<p>Based on a review of the description of the FFC CHL and the background research undertaken for this HIA, the intersection of Mayfield Road and Creditview Road does not appear to be associated with individuals or families that are significant to the history of the area.</p>

Town of Caledon CHL Criteria	Criteria Met	Justification
Embodies the distinctive characteristics of a particular settlement pattern or lifeway whether derived from ethnic background, imposed by the landscape, was the practice of a specific historic period or a combination of the above	No	The area does not have a cohesive or distinctive character that reflects historic settlement patterns. Although some individual farmsteads still exhibit some of these attributes such as their location on their respective lots, the severance of the lots for smaller residences and development of subdivisions has interrupted the agricultural landscape of the surrounding area. Additionally, the former community of Alloa is no longer present as most of the area south of Mayfield Road (now City of Brampton), has been redeveloped and the only remaining structure possibly associated with Alloa is the extant church. The area, in general, is a transitional zone between more recent development and the FFC CHL further north.
Manifests a particularly close and harmonious long-standing relationship between the natural and domestic landscape	No	As a transitional zone, the area, in general, is no longer reflective of a particularly close and harmonious long-standing relationship between the natural and domestic landscape.
Has yielded or is likely to yield information important to prehistory or history.	unknown	An Archaeological Assessment (AA) is being addressed under separate cover.
Is strongly associated with the cultural and/or spiritual traditions of First Nations or any other ethnic and/or religious group	No	The area has not been identified as being strongly associated with any cultural and/or spiritual group.

Town of Caledon CHL Criteria	Criteria Met	Justification
Integrity		
A CHL must be able to be justified as a distinct area of contiguous heritage integrity. Its key individual elements, which constitute the cultural heritage landscape and the way in which their interweaving makes a unique 'place,' must still clearly reflect the historic period and/or organic evolution from which the heritage significance derives.	No	The area does not represent a contiguous heritage landscape. The fragmentation of agricultural resources intermixed with 20th (and more recent) residences and modern institutional /commercial properties does not form one cohesive landscape.

### 6.3 Summary of Evaluation

In LHC's professional opinion, the Property at 12100 Creditview Road **does not meet** any criteria defined within *O. Reg. 9/06* (Table 2). A proposed statement of cultural heritage value or interest has not been prepared.

Additionally, the Property and its immediate surroundings does not comprise all or part of a significant cultural heritage landscape (Table 3).

## 7.0 DESCRIPTION OF PROPOSED DEVELOPMENT

LHC was provided with a concept site plan and preliminary concept plan. Should detailed designs differ significantly from those found within this report, an updated HIA may be required.

Overall, the Owners own plan on using the redeveloping the Property into two retail commercial blocks (Figure 8). In order to facilitate the two commercial blocks, road widening will be required and account for approximately 1.5 ha. of the land.

The entire Property is approximately 14.53 ha. The proposed concept site plan includes the currently proposed commercial block surrounded by future development which will result in the removal of extant structures (Figure 8).

The proposed commercial block, at the northwest corner of the intersection of Creditview Road and Mayfield Road. The commercial block is proposed to consist of two entrance/exits located along Creditview Road, and three along Mayfield Road. Approximately 1,616 surface parking spaces are proposed with the following site configuration:

- Retail A: 15,675 m<sup>2</sup>
- Retail B: 5,376 m<sup>2</sup>
  - Retail B1: 1,444 m<sup>2</sup>
  - Retail B2: 1,479 m<sup>2</sup>

- Retail B3: 1,208 m<sup>2</sup>
- Retail B4: 780 m<sup>2</sup>
- Retail B5: 465 m<sup>2</sup>
- Retail C: 6,556 m<sup>2</sup>
  - Retail C1: 3,252 m<sup>2</sup>
  - Retail C2: 485 m<sup>2</sup>
  - Retail C3: 372 m<sup>2</sup>
  - Retail C4: 604 m<sup>2</sup>
  - Retail C5: 1027 m<sup>2</sup>
  - Retail C5: 818 m<sup>2</sup>

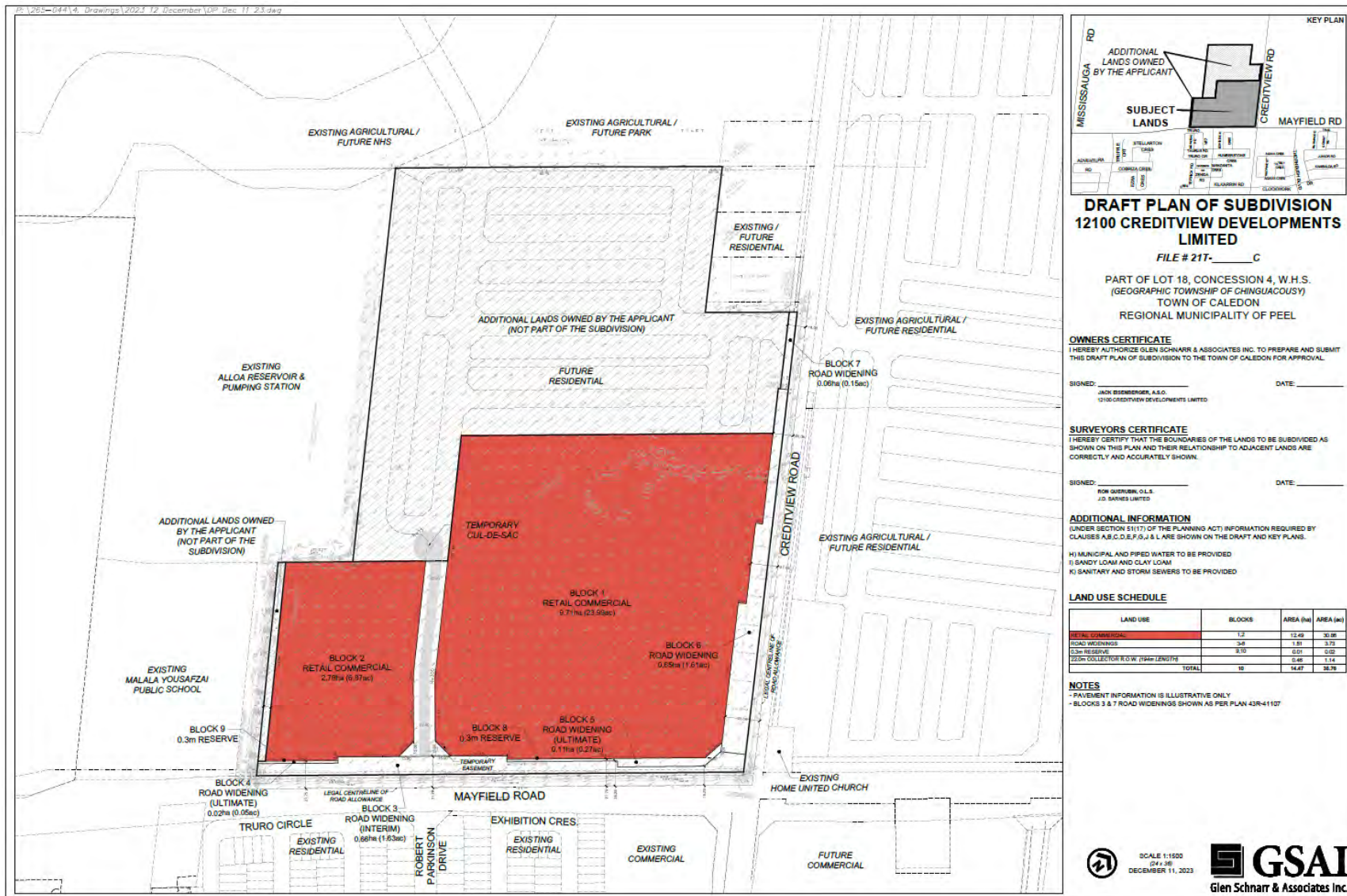


Figure 8: Draft Plan of the Subdivision

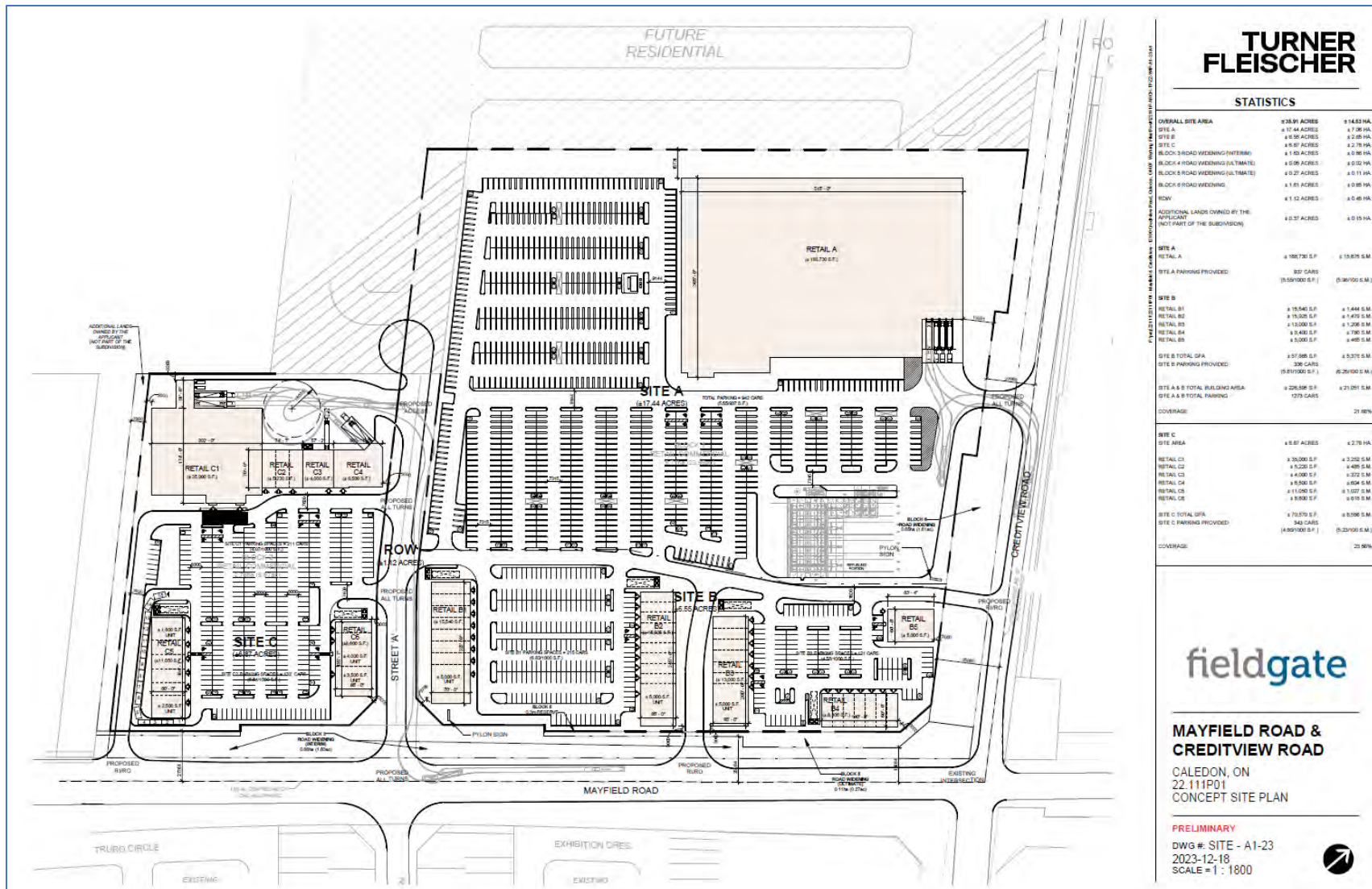


Figure 9: Preliminary Site Plan



## 8.0 IMPACT ASSESSMENT

As outlined in Section 6.1 and 6.2, based on the research and analysis undertaken in the preparation of this HIA, the Property does not exhibit cultural heritage value or interest per *O.Reg.9/06* criteria, nor does the Property and its immediate surroundings comprise all or part of a significant cultural heritage landscape. As such, potential adverse impacts have not been assessed as they relate to the Property, or a broader surrounding CHL.

The following section provides an assessment of potential adverse impacts of the proposed commercial block on adjacent heritage properties, as outlined in Table 4, and the nearby FFC CHLC.

The MCM *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* (2006) outlines seven potential negative impacts to be considered with any proposed development or property alteration. Potential impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **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
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

Table 4: Summary of Potential Impacts of Adjacent Properties

Address and Name	Known or Potential CHVI and heritage attributes	Potential Negative Impact (Y/N)	Discussion
<p><b>Former Farmsteads of Chinguacousy Township</b></p>	<ul style="list-style-type: none"> <li>• Original lot size;</li> <li>• Patchwork of fields;</li> <li>• Farmyards and windrows;</li> <li>• A combination of barns, outbuildings, and farmhouses built between c.1850-c.1910.</li> </ul> <p>Character-defining elements:</p> <ul style="list-style-type: none"> <li>• CF-1 13278 Creditview Road, “Taylor-Echlin House” (Pt E ½ Lot 24, Concession 4).</li> <li>• CF-2,4,8 Season streams and minor tributary of the Etobicoke Creek.</li> <li>• CF-3 13089 Creditview Road (W ½ Lot 23, Concession 3).</li> <li>• CF-5 1488 Old School Road, “Sharpe Schoolhouse” (Pt. E ½ Lot 23, Concession 4).</li> <li>• CF-6 12911 Creditview Road (W ½ Lot 22, Concession 3).</li> <li>• CF-7 12872 Creditview Road (E ½ Lot 22, Concession 3).</li> <li>• CF-9 Associated lanes, fields, windrows, and yard plantings.</li> </ul>	<p>N</p>	<p>The proposed development is located approximately 1,500 m southeast of the FFC CHL as delineated in the 2009 Town of Caledon: Cultural Heritage Landscape Inventory. The Property is neither within nor adjacent to the FFC CHL.</p> <p>No adverse impacts are anticipated.</p>

Address and Name	Known or Potential CHVI and heritage attributes	Potential Negative Impact (Y/N)	Discussion
<b>12017 Creditview Road</b>	Per the Town of Caledon Property Summary for Listing on Heritage Register: <ul style="list-style-type: none"> <li>• Late Victorian Gothic, L-shaped gable roof and modern synthetic cladding;</li> <li>• Located in historic settlement of Alloa;</li> <li>• Associated with John O’Neil, the village’s last carriage maker;</li> <li>• Was a post office from 1895-1918.</li> </ul>	N	The proposed development will not destroy or alter any heritage attributes located at 12017 Creditview Road. Proposed commercial structures are one-storey in height and the commercial block will be bounded by vegetation. Although the structure fronts onto Creditview, the height of the proposed development is unlikely to cast shadows that affect the heritage attributes of 12017 Creditview Road, nor will it obstruct views.
<b>12101 Creditview Road</b>	Per the Town of Caledon Property Summary for Listing on Heritage Register: <ul style="list-style-type: none"> <li>• A High Victorian Gothic style farmhouse with a red and buff brick exterior;</li> <li>• A variety of deciduous and coniferous trees</li> <li>• Construction is estimated to have commenced between 1875 and 1899</li> </ul>	N	The proposed development will not destroy or alter any heritage attributes located at 12101 Creditview Road. Proposed commercial structures are one-storey in height and the commercial block will be bounded by vegetation. Although the structure fronts onto Creditview, the height of the proposed development is unlikely to cast shadows that affect the heritage attributes of 12101 Creditview Road, nor will it obstruct views.

Address and Name	Known or Potential CHVI and heritage attributes	Potential Negative Impact (Y/N)	Discussion
<b>12240 Creditview Road</b>	Per the Town of Caledon Property Summary for Listing on Heritage Register: <ul style="list-style-type: none"> <li>• A late Italianate style farmhouse with brick exterior;</li> <li>• Constructed between 1875 and 1899.</li> </ul>	N	The proposed development will not destroy or alter any heritage attributes located at 12240 Creditview Road. Proposed commercial structures are one-storey in height and the commercial block will be bounded by vegetation. Although the structure fronts onto Creditview, the height of the proposed development is unlikely to cast shadows that affect the heritage attributes of 12240 Creditview Road, nor will it obstruct views.
<b>1500 Mayfield Road</b>	Per the Town of Caledon Municipal Heritage Register: <ul style="list-style-type: none"> <li>• Gothic Revival style;</li> <li>• buttresses brick style church;</li> <li>• built 1829</li> </ul>	N	The proposed development will not destroy or alter any heritage attributes located at 1500 Mayfield Road. Proposed commercial structures are one-storey in height and the commercial block will be bounded by vegetation. Although the structure fronts onto Creditview, the height of the proposed development is unlikely to cast shadows that affect the heritage attributes of 1500 Mayfield Road, nor will it obstruct views. The property at 1500 Mayfield Road is currently adjacent to modern developments and the proposal will not significantly alter the setting for 1500 Mayfield Road as it is already in a transitional zone.

## 9.0 CONCLUSION AND RECOMMENDATIONS

LHC Heritage Planning & Archaeology Inc. (LHC) was retained by 12100 Creditview Developments Limited (the ‘Owner’), to prepare a Heritage Impact Assessment (HIA) for the proposed development of the Property known as 12100 Creditview Road (the ‘Property’) in the Town of Caledon, Ontario (the ‘Town’).

The Property is not listed on the Town of Caledon’s Heritage Register under Section 27, Part IV of the *Ontario Heritage Act (OHA)*, nor is it designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

Based on the research and analysis undertaken in the preparation of this HIA, it is LHC’s professional opinion the Property does not exhibit cultural heritage value or interest per *O.Reg.9/06* criteria.

The Property and its surrounding environs were assessed for potential to comprise a cultural heritage landscape (or portion thereof): specifically, the Farmsteads of Former Chinguacousy Township Cultural Heritage Landscape (FFC CHL). The FFC CHL was previously identified in 2009 in the *Town of Caledon: Cultural Heritage Landscapes Inventory*. The Property was also considered for its potential cultural heritage value or interest based on *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act*.

This HIA identified four properties, adjacent to the Property, are listed on the Town of Caledon’s Heritage Register under Section 27 of the *Ontario Heritage Act*.

- 12017 Creditview Road;
- 12101 Creditview Road;
- 12240 Creditview Road; and,
- 1500 Mayfield Road.

As the Property does not exhibit cultural heritage value or interest per *O.Reg.9/06* criteria, nor does the Property and its immediate surroundings comprise all or part of a significant cultural heritage landscape adverse impacts have not been assessed as they relate to the Property, or a broader surrounding CHL.

This HIA assessed potential adverse impacts of the proposed development on adjacent heritage properties and the nearby FFC CHLC. This HIA did not identify any potential adverse impacts to the identified heritage resources. As such, the proposed development is unlikely to affect the potential heritage attributes of the identified cultural heritage resources.

## SIGNATURES



Christienne Uchiyama, MA, CAHP  
Principal, Manager Heritage Consulting Services

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## APPENDIX A: PROJECT PERSONNEL

### Christienne Uchiyama, MA CAHP - Principal

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

### Colin Yu, MA, CAHP – Intermediate Cultural Heritage Specialist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a specialized interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over 10 years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and Vice-President of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over a hundred cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

**Jordan Greene, B.A. (Hons) – Mapping Technician**

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management.

## APPENDIX B: GLOSSARY

Definitions are based upon those provided in the Ontario Heritage Act (OHA), the Provincial Policy Statement (PPS), the Regional Municipality of Peel Official Plan (ROP) and the Town of Caledon Official Plan (OP).

**Adjacent Lands** – those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives. (ROP).

**Alter** means to change in any manner and includes: to restore, renovate, repair, or disturb. “Alteration” has a corresponding meaning (“transformer”, “transformation”). (OHA O. Reg. 170/04).

**Built Heritage Resource** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers. (PPS).

**Conserve/Conserved** – means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS).

**Cultural Heritage Impact Statement** – a study 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 will look at the extent and significance of a heritage resource, potential for adverse impact on a heritage resource, and to consider other approval processes that may impact the cultural heritage resource. (OP).

**Cultural Heritage Landscape** means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples. (PPS 2020)

**Cultural Heritage Landscape Inventory** means an inventory of candidate cultural heritage landscapes shall be prepared by the Town and maintained through the Heritage Resource

Office. A cultural heritage landscape identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment. A cultural heritage landscape identified by either this section or by a Cultural Heritage Survey will be appropriately conserved and may be considered for designation under the Ontario Heritage Act. Prior to the preparation of the inventory of candidate cultural heritage landscapes, candidate cultural heritage landscapes shall be identified by the proponent of development or redevelopment proposals by way of a Cultural Heritage Surveys and, where necessary, a Cultural Heritage Impact Statements as described in Sections 3.3.3.1.4 and 3.3.3.1.5 of this Plan. (OP).

**Cultural Heritage Resources** shall mean everything produced, modified and left by people of a given geographic area, the sum of which represents their cultural identity. This includes their handicrafts, tools, equipment, buildings, monuments, furnishings, folklore rituals, art, transportation, communications and places of dwelling, play, worship, commercial, agricultural and industrial activity. (OP).

**Development** means the creation of a new lot, a change in land use, or the construction of a building and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (PPS).

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