



**Cultural Heritage Impact
Statement - 12489 Dixie Road,
Town of Caledon**

Final Report

December 6, 2024

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Limitations and Sign-off

The conclusions in the Report titled Cultural Heritage Impact Statement - 12489 Dixie Road, Town of Caledon are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Executive Summary

QuadReal Property Group (the Proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Impact Statement (CHIS) for the proposed redevelopment of 12489 Dixie Road in the Town of Caledon (the Town), Region of Peel, Ontario (the Study Area). The Study Area is comprised of the municipal property boundary of 12489 Dixie Road and is approximately 1.5 kilometres northwest of Mayfield Road, containing a one and one half storey brick residence, barn, outbuildings, creek area, mature trees, and agricultural fields. The proposed redevelopment of the Study Area includes the construction of an industrial facility with a truck trailer and car parking, loading space, environmental area, and stormwater management area. The existing farmstead would be removed under the proposal; however, the existing residence is proposed to be retained *in situ*.

In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA) (Government of Ontario 1990b), the Town maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The Town's *Heritage Register* identified 12489 Dixie Road as a Neoclassical, red-and-buff brick-style farmhouse built between 1850 and 1874 (Town of Caledon 2022).

The purpose of the CHIS is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts on cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

Determination of CHVI for 12489 Dixie Road was undertaken according to the criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 (subject to amendments by O. Reg. 569/22) made under the OHA. The property met four criteria according to O. Reg. 9/06:

- Criterion 1: the property has physical value or design value as a representative example of a mid-19th century (ca. 1852-1861) Neoclassical cottage
- Criterion 2: the residence displays a high degree of craftsmanship on its exterior and interior. The exterior of the residence displays a high degree of craftsmanship in its buff brick detailing including corner quoins, window voussoirs, projecting buff brick banding, diamond gable pattern. The interior of the residence displays a high degree of craftsmanship in its millwork.
- Criterion 4: the property has historical value for its direct historical association with the Spiers family.



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- Criterion 8: the property has contextual value for its visual and historical link to the adjacent Mayfield United Church and its cemetery. Also, the property has contextual value for its historical link to the community of Mayfield and the properties at 4585 Mayfield Road, 4848 Mayfield Road, and 12434 Dixie Road.

The CHIS identified indirect impacts to the residence at 12489 Dixie Road, related to the property's change in land use and proposed construction activities. The following mitigation measures have been identified for the residence to conserve its identified CHVI:

- 1) Retention *In Situ*: The residence may be altered in the future to support adaptive reuse. As part of the Official Plan Amendment and Zoning Bylaw Amendment, the residence will be zoned for a variety of potential uses to provide for different adaptive reuse options in the future. It is understood that the Town of Caledon intends to pursue designation of the residence under Part IV of the OHA. The Town has acknowledged that the designation could be applicable to a small parcel encompassing the identified heritage attributes. This would need to be determined by a reference plan. Discussions on the potential designation of the residence will be ongoing between the Town, Client, and Stantec in 2025. A discussion will also be held with the Toronto and Region Conservation Authority, regarding potential adaptive reuse given the position of the residence in relation to the watercourse and its floodplain area on the property. A Strategic Conservation Plan is required at the Draft Plan of Subdivision stage or Site Plan stage. The SCP should be prepared by a qualified Heritage Consultant and should identify immediate repair needs for the residence and long-term conservation measures.
- 2) Site Plan Controls: To address the potential for vibrations associated with construction, a qualified person(s) should be retained to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones).
- 3) Vegetative Buffering and Screening: The impact assessment also identified an indirect impact resulting from a change in land use for the property from agricultural to industrial. This will result in a new backdrop to the existing property. It is recommended that softscaping elements be incorporated into the proposed development to support the CHVI of the property. This may include planting shrubs and trees, some of which may partially screen or grow to screen the proposed development from the existing residence.
- 4) Interpretive Materials: To support the CHVI of the property, an interpretive sign or panel should be established near the existing residence that explains the history of the property, its association with the Spiers family, and its historical relationship to the Mayfield United Church.



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



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Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHIS	Cultural Heritage Impact Statement
CHVI	Cultural Heritage Value or Interest
MA	Master of Arts
MLA	Master of Landscape Architecture
n.d.	No date
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
MCM	Ministry of Citizenship and Multiculturalism
PPS	Provincial Policy Statement
SCP	Strategic Conservation Plan



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by QuadReal Property Group (the Proponent) to prepare a Cultural Heritage Impact Statement (CHIS) for the property located at 12489 Dixie Road in the Town of Caledon, Ontario. In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The town's register identifies 12489 Dixie Road as a Neoclassical, red-and-buff brick style farmhouse, that was built between 1850-1874 (Town of Caledon 2022).

The purpose of the CHIS is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

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

- Summary of project methodology
- Review of the background history of the Study Area and historical context
- Evaluation of CHVI
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

For the purpose of this CHIS, the Study Area is comprised of the municipal property boundary of 12489 Dixie Road (Figure 1). Directly adjacent to the Study Area, across the road are two listed properties: 12496 Dixie Road (Mayfield United Church), and



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12434 Dixie Road. This HIA includes an assessment of impacts to the Study Area and the adjacent listed properties.





Legend

- Study Area
- MayField United Church
- Existing Outbuildings
- Residence
- Barn

Notes

Project Location Caledon, Ontario 160623114
Prepared by KB on 2023-11-20

Client/Project
QuadReal Property Group
Cultural Heritage Impact Statement –
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Figure No.
1

Title
Study Area



2 Methodology

2.1 Policy Framework

2.1.1 Planning Act

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

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

(Government of Ontario 1990a)

2.1.2 The 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that “significant built heritage resources and cultural heritage landscapes shall be conserved.”

(Government of Ontario 2020)

Under the PPS definition, conserved means:

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

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes



and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

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

Property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

(Government of Ontario 2020)

2.1.3 Town of Caledon Official Plan

According to the Town of Caledon Official Plan (Town of Caledon 2018), where it is determined that a CHIS is required, the following content is required as per Section 3.3.3.1.5(b):

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

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

- 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.
- 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.



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

(Town of Caledon 2018)

2.2 Background History

To understand the historical context of the property, resources such as land registry records, secondary sources, and online archival databases were consulted.

Historical mapping from 1859, 1877, 1914, 1919, 1926, 1934, and 1940 and aerial photography from 1954 were reviewed to help understand the past land use of the Study Area.

2.3 Field Program

A site assessment was undertaken on May 2, 2023, by Laura Walter, Cultural Heritage Specialist, and Kimberley Beech, Landscape Architect Intern, both with Stantec. The weather conditions were cool and rainy. The site visit included a pedestrian survey of the property, including the residence, barn, outbuildings, and landscape.

2.4 Evaluation of Heritage Value or Interest

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

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.



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

(Government of Ontario 2006)

2.5 Assessment of Impacts

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

Direct impacts include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

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

- Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features



- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces
- Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource

(Government of Ontario 2006)

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

2.6 Mitigation Options

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

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

(Government of Ontario 2006)



3 Site History

3.1 Introduction

The Study Area is located at 12489 Dixie Road (Regional Road 4) in the Town of Caledon, Ontario. Historically, the property is in the former Township of Chinguacousy, on the west half of Lot 20 and the southwest quarter of Lot 21, Concession 4, East of Centre Road (Hurontario Street). The following sections outline the historical development of the Study Area from the period of Euro-Canadian settlement to the present day.

3.2 Physiography

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

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

The Study Area is within the West Humber River watershed. The Humber River watershed encompasses an area of 911 square kilometres. The West Humber begins in Caledon, within the rolling hills of the South Slope, and flows 45 kilometres south, where it merges with the main branch of the Humber River in the City of Toronto (Toronto and Region Conservation Authority 2023). A small meandering creek associated with the West Humber River watershed is within the Study Area.

3.3 Survey and Settlement

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



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the entire township was completed in October 1819 (McKinney 1967: 245). The Township of Chinguacousy was surveyed using the double-front survey system (Dean 1969). The double-front system was widely used in Upper Canada between 1815 and 1829. This survey system created 200-acre lots with road allowances located in front of each concession and every fifth or sixth lot (Plate 1). This system allowed 100-acre grants of half lots since road allowances were located on both the front and rear halves of the lot (Weaver 1968: 14,16). The Township was named in 1819 by Lieutenant Governor Sir Peregrine Maitland after the Mississauga designation for the Credit River, which means 'young pine.' It appears to be coincidental that the name resembles that of Ottawa chief Shinguacose, who took part in the capture of Fort Michilimackinac during the War of 1812 (Rayburn 1997).

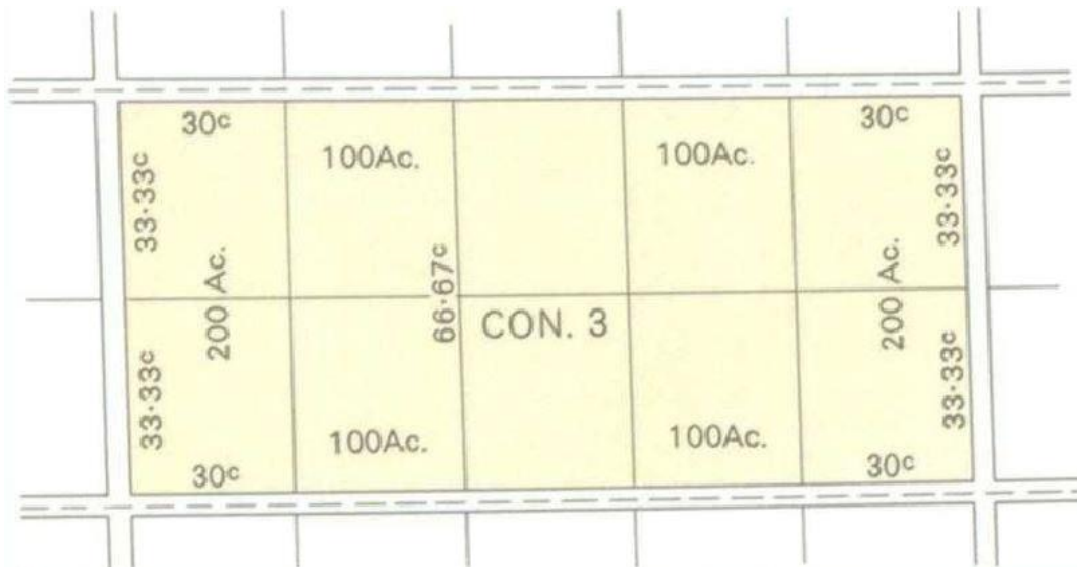


Plate 1: Double-Front Survey System (Dean 1969)

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



3.3.1 19th Century Development

Largescale emigration from the United Kingdom to Upper Canada peaked between the 1830s and 1850s (Craig 1963: 124). This resulted in an annual growth rate of about seven percent in the colony and doubling the population every ten years (McCalla 1993: 3-4). The Township of Chinguacousy benefited from this wave of immigration, and the township population increased from 1,930 in 1831 to 7,469 in 1851 (McKinney 1967: 249).

Smith's Canadian Gazetteer, published in 1846, described the township as containing a rolling topography, forests of hardwood and pine, and the soil as being conducive to wheat growth. The Gazetteer reported that 74,977 acres of land in the township was occupied, 26,266 acres were under cultivation, and that the township contained seven sawmills and one gristmill. Smith wrote glowingly of the township, stating, "This is one of the best settled townships in the Home District, containing excellent land, and many good farms" (Smith 1846: 32).

As the township grew, many hamlets developed in the township. The largest was Brampton, which was incorporated as a village in 1853. Other significant hamlets in the township included Victoria, Tullamore, Terra Cotta, Cheltenham, Snelgrove, and Campbell's Corners (McKinney 1967: 249). In relation to the Study Area, the hamlet of Mayfield developed at the intersection of the 3rd Concession East and the 17th Sideroad in the mid-19th century. The hamlet was established by English immigrants, who named the area after their hometown of Mayfield, England. A post office was opened in Mayfield in 1853, with William Speirs as the first postmaster (Library and Archives Canada 2023). The 1859 *Tremaine's Map of the County of Peel, Canada West* (Tremaine 1859) depicts the hamlet of Mayfield, including the Study Area, a blacksmith shop, a post office/store, and an inn (Figure 2).

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

The population of Chinguacousy Township reached its 19th century peak in 1871 when the population was recorded as 6,129. That year, the township had the highest population in Peel County, narrowly surpassing Toronto Township, which had a population of 5,974 (Dominion Bureau of Statistics 1953). The Agricultural Census of 1871 indicated that the township contained 80,231 acres of occupied land. Of that acreage, 51,794 acres were under crops, 9,400 acres were pasture, and 1,229 acres were gardens or orchards. The predominant crops grown included wheat, barley, oats, potatoes, turnips, and hay (Census of Canada 1871). In relation to the Study Area, Mayfield remained a small hamlet in the late 19th century. In the *Directory of the County*



of Peel for 1873-4, the community included a blacksmith, an innkeeper, a postmaster, a labourer, a gentleman, and seven farmers (Lynch 1874: 106). By 1877, the hamlet had a population of about 50 (Walker and Miles 1877: 91). Mayfield is depicted on the 1877 Chinguacousy Township map and includes the Study Area (Figure 3). The population of Chinguacousy Township declined to 5,476 in 1881 and 4,744 in 1891 (Dominion Bureau of Statistics 1953).

3.3.2 20th Century Development

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

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

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

The rapid growth of the Township of Chinguacousy and other communities in Peel County put a strain on a county government unaccustomed to administering such large services and planning operations. In response, the provincial government saw increased cooperation between municipalities as a solution. In 1974, the County of Peel was dissolved and replaced with the Regional Municipality of Peel. Under regional government, regional planning and large services, such as public health, waste management, policing, and long-term care, would be administered by the region. Lower-tier governments would provide local services such as parks and libraries. When the



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Region of Peel was created, the Township of Chinguacousy was dissolved. The southern part of the township, which was more heavily suburbanized, was amalgamated into the new City of Brampton. The more rural northern part of the township, including the Study Area, was amalgamated into the new Town of Caledon (Peel Art Gallery, Museum + Archives n.d.).

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

3.4 Property History

The Study Area includes the west half of Lot 20 and the southwest quarter of Lot 21, Concession 4 East of Centre Road (Huronario Street).

Lot 20, Concession 4 East of Centre Road (Huronario Street) was granted from the Crown to Kings College as a 200-acre patent in 1828 (ONLAND 2023a). In 1835, the property was sold from Kings College to Patrick Speirs (ONLAND 2023b). Patrick Peter Speirs and Mary (Ritchie) Speirs had immigrated to Upper Canada in the early 1830s from Renfrewshire, Scotland, with their children Patrick, William, Adam, James, Jennet, and Robert (Find A Grave 2014). Patrick Speirs sold the property to his sons in two separate 100-acre parcels in the mid-19th century, with the west half to William Speirs in 1850 and the east half to James Speirs in 1861 (ONLAND 2023a). William Speirs, in 1850, also purchased the adjacent Southwest Quarter of Lot 21, Concession 4 East of Centre Road from William Little (ONLAND 2023a).

William Speirs was born in Renfrewshire, Scotland, on May 25, 1814. After settling in the Township of Chinguacousy with his family, Speirs married Ann Hunter. The two had a daughter, Mary, in 1839 (Find A Grave 2014). Ann died in May 1849, and Speirs married Janet Scott (Bull n.d.). William Speirs (age 38) is listed in the Township of Chinguacousy on the 1851 Census as a merchant of Scottish descent, along with his wife Janet (age 35) and their daughter Mary (age 13). The family is listed as living in a one-storey frame residence that was also used as a store. On the Agricultural Census for the township, Speirs is listed as owning 150 acres in concession 4, with 100 acres under cultivation (Library and Archives Canada 1851).

Speirs was also the postmaster in the hamlet of Mayfield, which developed to the south at the intersection of present-day Dixie Road at Mayfield Road. He was postmaster from its establishment in 1853 until his resignation in 1888. Following that, his wife Janet (Jeannette) served as postmaster from 1889 to 1892, followed by his son John from 1894 to 1897 (Library and Archives Canada 2023).

Speirs is depicted as the occupant of the property on the 1859 *Tremaine's Map of the County of Peel, Canada West* (Tremaine 1859) (Figure 2). No structures are depicted



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on the property. However, a structure could have existed, as George Tremaine only included the houses of subscribers on his maps. Adjacent to the Study Area on Lot 20, Concession 3 East of Centre Road, Spier's father is depicted with a Presbyterian Church on the north side of the creek. Patrick and Mary Spiers had donated land to construct the church in 1842. This church was the predecessor to the Mayfield United Church, erected in 1874 (Mayfield United Church 2019).

On the 1861 Agricultural Census in the Township of Chinguacousy, William Speirs is listed on the property as having 150 acres in his ownership, with 100 acres under cultivation. Speirs (age 47) is listed on the 1861 Census as a farmer of Scottish descent, along with his wife Janet (age 44) and their children John (age 8), James (age 6), and Henry (age 5). The family is listed as living in a one and one half storey brick residence, the current residence on the property (Library and Archives Canada 1861).

In the *Directory of the County of Peel for 1873-4*, Spiers is listed as the postmaster in the Village of Mayfield (Lynch 1874: 106). The existing residence is depicted on the property on the 1877 Historical Atlas Map of the Township of Chinguacousy (Figure 3). Spiers is depicted as the occupant on the west half of Lot 20 and the southwest quarter of Lot 21. An orchard and the existing creek are also shown on the property adjacent to the residence. In 1881, Spiers deeded the west half of Lot 20 and the southwest quarter of Lot 21 to his son William Spiers Jr. (ONLAND 2023b).

William and Janet Spiers are listed in the township on the 1881 and 1891 Census' with Spiers listed as a storekeeper (Library and Archives Canada 1881 and 1891). Janet Spiers died on December 12, 1892, and William Spiers died on March 22, 1895. They are buried in Mayfield United Cemetery adjacent to the Study Area (Find A Grave 2014).

William Spiers Jr. (age 38) is listed on the 1891 and 1901 Census in the Township of Chinguacousy along with his wife Sarah and their children William George, Joseph, and Henry (Library and Archives Canada 1891 and 1901). The existing red brick residence is depicted on the property on the 1914 topographic map of Bolton (Figure 4). The residence is depicted adjacent to Mayfield United Church on the north side of the creek. William Spiers Jr. died on January 29, 1935, and the west half of Lot 20 and the southwest quarter of Lot 21 were transferred by his executors, his son William George and daughter-in-law Margaret, to Spiers' son Joseph (Find A Grave 2014/ONLAND 2023c). In 1945, Joseph Spiers sold the property to Marjorie and Wilbert Nixon (ONLAND 2023c). Plate 2 depicts the residence on the property in 1972, showing the detailed woodwork on the former front porch, a former east elevation one storey addition, the original posts of the west elevation porch, and the original red brick chimneys. Marjorie Nixon sold the property to Davis L. Sheard in 1975. The property remained in the Sheard family into the 21st century (ONLAND 2023c).



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Plate 2: 12489 Dixie Road in 1972 (Peel Art Gallery, Museum + Archives 1972)

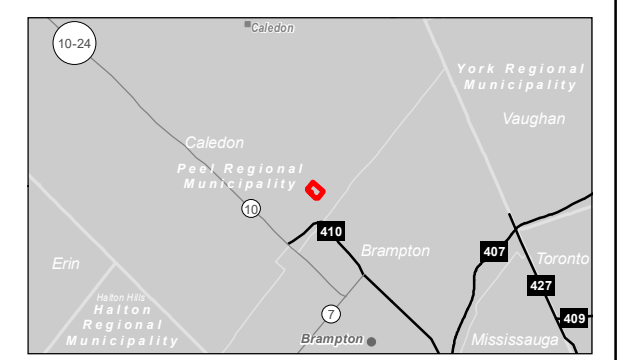


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Legend
[Red Box] Study Area (Approximate)

Notes
1. Historic image not to scale.
2. Source: Tremaine, George R. 1859. Tremaine's Map of the County of Peel, Canada West. Toronto: G.R. & C.M. Tremaine.

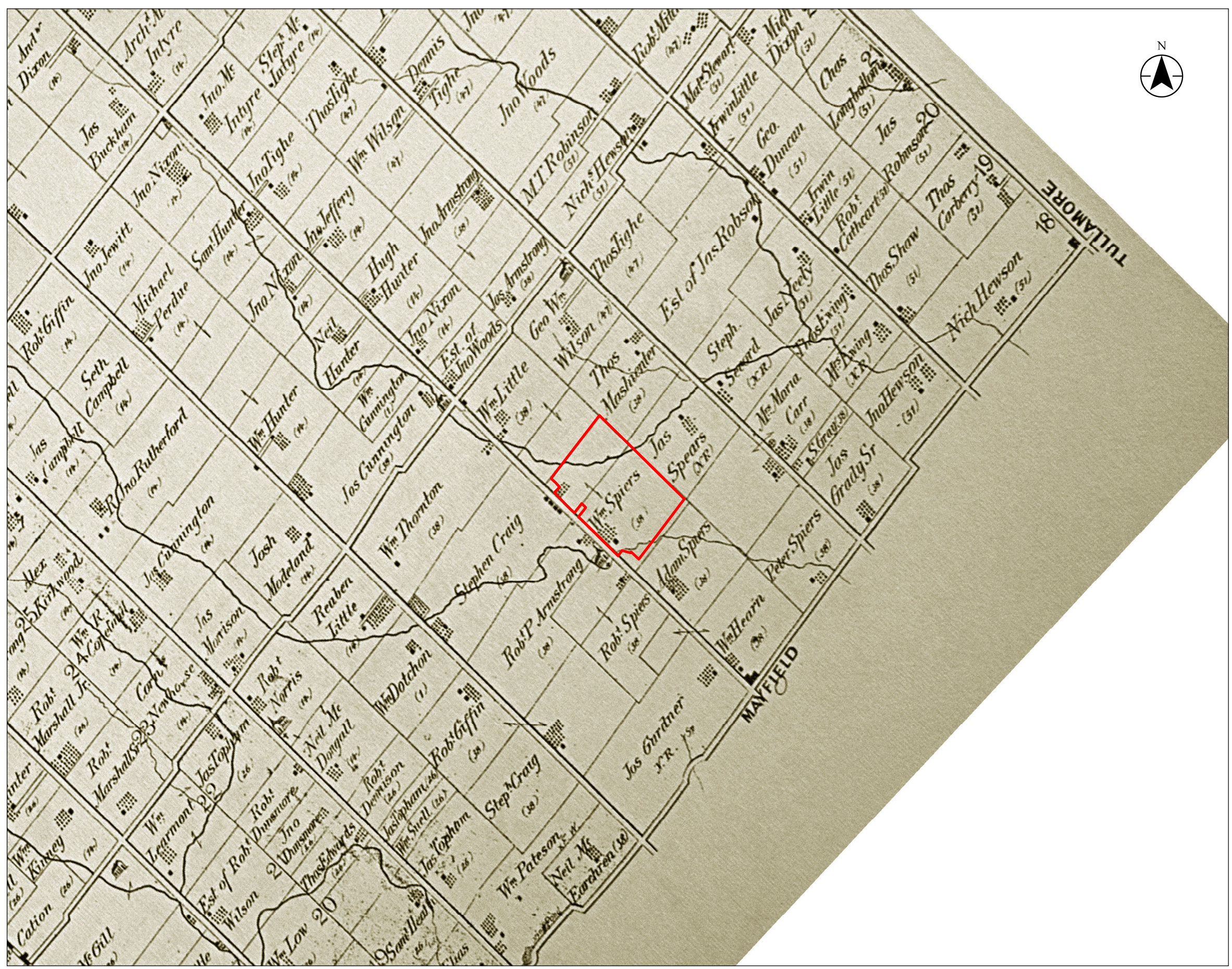


Project Location: Town of Caledon
160623114 REV1
Prepared by BF on 2024-10-08

Client/Project
QUADREAL PROPERTY GROUP
CULTURAL HERITAGE IMPACT STATEMENT:
12489 DIXIE ROAD, TOWN OF CALEDON

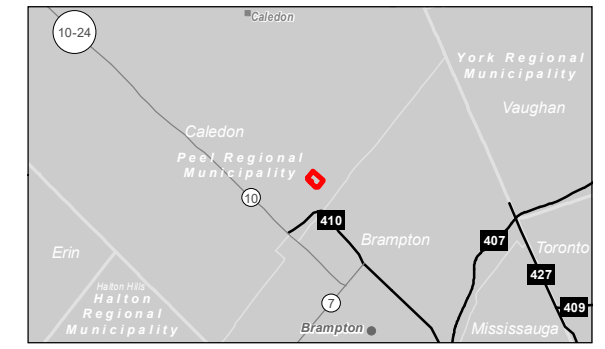
Figure No.
2
Title
County of Peel, 1859

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Legend
Study Area (Approximate)

Notes
1. Historic image not to scale.
2. Source: Walker and Miles, 1877. Illustrated Historical Atlas of the County of Peel, Ont. Toronto: Walker and Miles.




Project Location: Town of Caledon
160623114 REV1
Prepared by BF on 2024-10-08

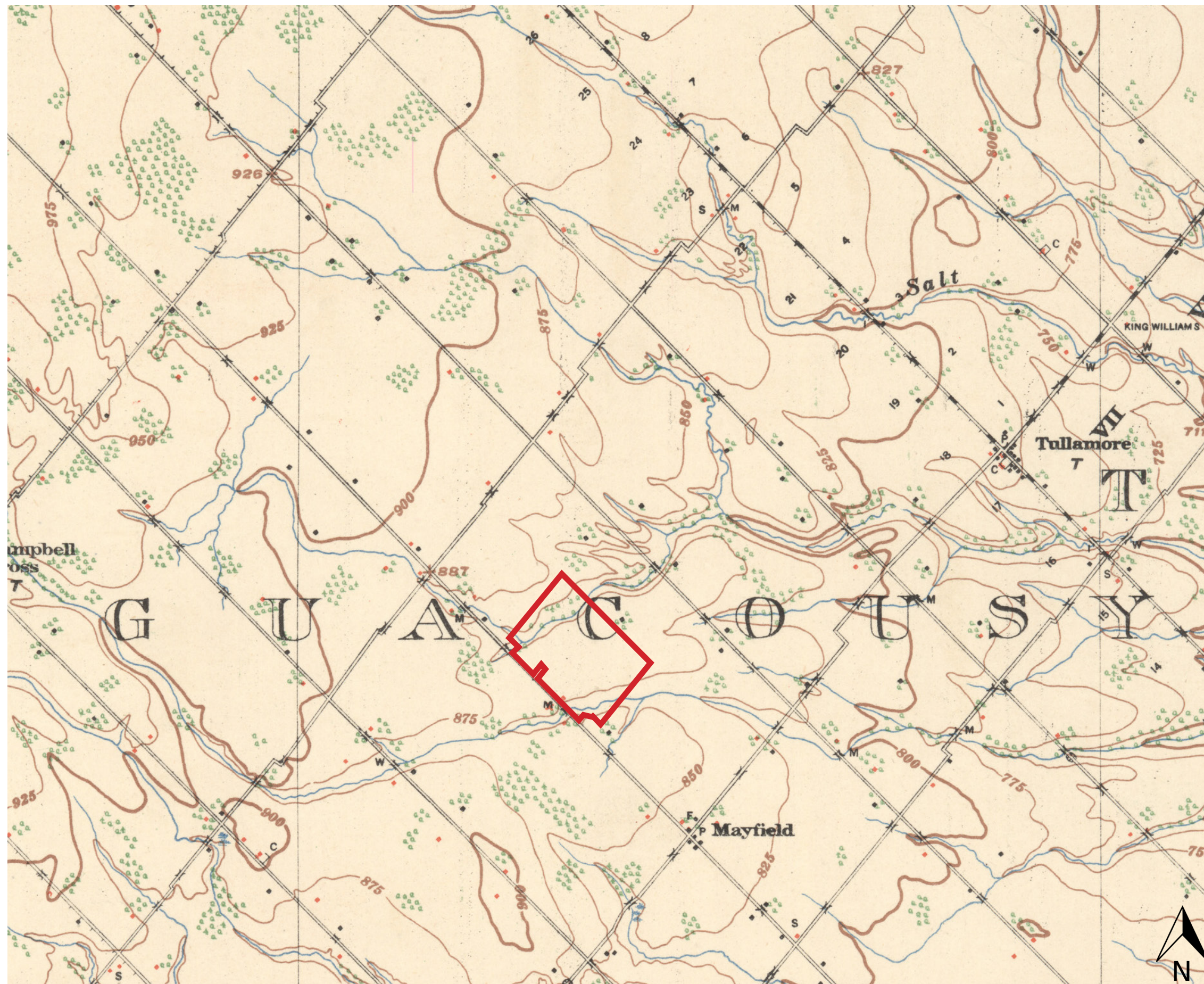
Client/Project: QUADREAL PROPERTY GROUP
CULTURAL HERITAGE IMPACT STATEMENT:
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Figure No.: **3**

Title: **Township of Chinguacousy, 1877**

Legend

 Study Area



Notes

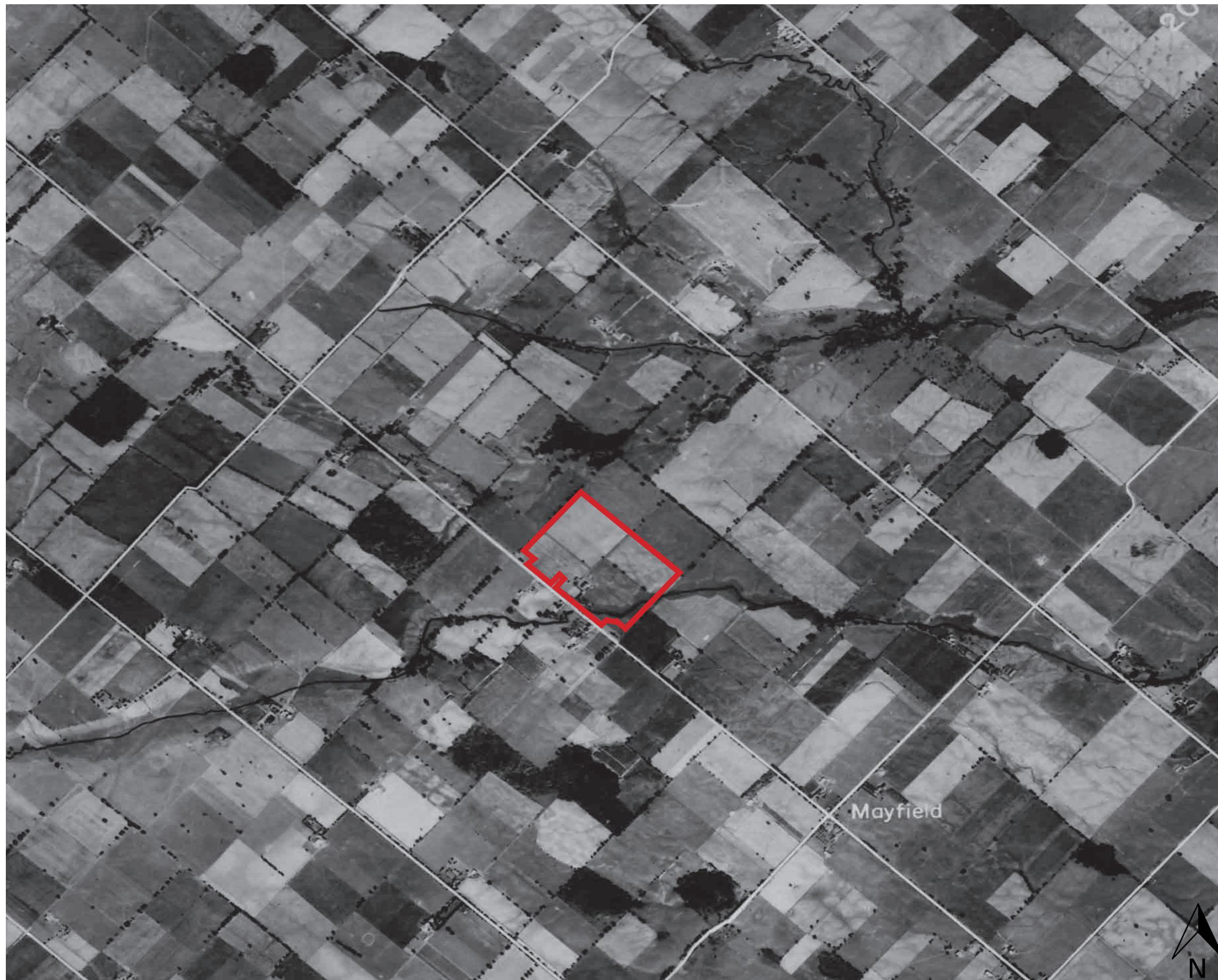
Source: Department of Militia and Defence. 1914.
Topographic Map, Ontario, Bolton Sheet.

Project Location	160623114
Caledon, Ontario	Prepared by KB on 2023-11-20


Client/Project
QuadReal Property Group
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Figure No.
4

Title
Topographic Mapping, 1914



Legend

 Study Area

Notes

Project Location 160623114
Caledon, Ontario Prepared by KB on 2023-11-20

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QuadReal Property Group
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Figure No.
5

Title
Topographic Mapping, 1954

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4.1 Property Setting and Context

The property is located on the northeast side of Dixie Road, between Old School Road and Mayfield Road (Photo 1). The residence on the property faces south fronting the watercourse to the south, a meandering creek associated with the West Humber River watershed. The property is situated in a rural area of the Town just north of the City of Brampton (Photo 2 and Photo 3). Dixie Road, adjacent to the property, is currently transitioning from a rural area to contemporary industrial structures, commercial structures, and residences. To the south, near the intersection of Dixie Road and Mayfield Road, are two remaining 19th century residences related to the former village of Mayfield, at 12035 Dixie Road and 4585 Mayfield Road. Directly adjacent to 12489 Dixie Road are agricultural fields, rural mid-20th century and contemporary residences, and two listed properties at 12496 Dixie Road (Mayfield United Church) and 12434 Dixie Road. The church and cemetery are directly opposite the property, on the southwest side of Dixie Road at 12496 Dixie Road (Photo 4). The church was built in 1874 and is listed on the Town's *Heritage Register* (Mayfield United Church 2019; Town of Caledon 2022).



Photo 1: Study Area looking east from Dixie Road



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Photo 2: Dixie Road looking north with Study Area on the east (right)



Photo 3: Dixie Road looking south with Study Area on the east (left)



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Photo 4: Adjacent Mayfield United Church, looking northwest from Study Area

4.2 Residence

4.2.1 Exterior

The residence is a one and one half storey structure with a medium-pitched cross-gable roof with metal cladding and metal eaves. The structure has a T-shaped plan with a rear tail section. Attached to the residence's rear is a one-storey shed roof portion that possibly housed a summer kitchen. The residence is clad in red brick in a common bond pattern with buff brick detailing on its front (south) façade and west elevation. These elevations contain decorative buff brick detailing as they are visible from the public right-of-way (RoW). This includes corner quoins, window voussoirs, projecting horizontal decorative banding, and a diamond gable pattern. The residence is south-facing, with the most windows on its west and east elevations to allow for the most natural light in the residence.

The three-bay front façade has a central entrance with a wood-panelled door, metal storm door, wood sidelights, and wood transom (Photo 5 and Photo 6). The entrance is inset with wood side panelling. The entrance has a buff brick voussoir with drip moulds. Paired 4/4 wood sash windows flank the entrance with contemporary storm windows. The windows have buff brick voussoirs with drip moulds and cut stone sills. Below the roofline is a contemporary small window, an addition to the bathroom on the second floor of the interior when the bathroom was added. Below the roofline there is projecting buff brick banding below the fascia. The front façade has corner quoins and shows remnant staining of a former covered front porch. This structure currently has a contemporary wood partial porch.



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Photo 5: Front façade looking north



Photo 6: Front façade central entrance

The east elevation of the gabled end includes four 6/6 wood windows with cut stone sills and brick voussoirs (Photo 7 and Photo 8). This section has a contemporary brick chimney that does not extend above the roofline. The east elevation of the rear tail has two 1/1 contemporary windows on its second storey (Photo 9). The east elevation of the rear shed roof portion has a contemporary entry door with a cut stone sill. Adjacent to the entrance is a wood sash window with stone cut sill and brick voussoir. This section also has a second contemporary window with a cut stone sill. The brick on this section has the etchings of family names and dates (Photo 10). The name Spiers is legible, but other names and dates have been weathered and unclear.



Photo 7: Front façade and east elevation looking northwest



Photo 8: East elevation looking west



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Photo 9: East elevation looking west



Photo 10: Name etchings on the east elevation

The north elevation of the rear tail has a 6/6 wood window with a cut stone sill and buff brick voussoir (Photo 11 and Photo 12). From the northwest corner buff brick quoin is a projecting buff brick band that extends to the window. The north elevation of the shed roof section has a boarded-up window with a brick voussoir. The west elevation of the gabled end has four 6/6 wood windows with cut stone sills (Photo 13 and Photo 14). The first-storey windows have buff brick voussoirs with drip moulds, and the second-storey windows have buff brick voussoirs. Basement windows have brick voussoirs. The gabled end below the roofline has a buff brick diamond pattern and three buff brick crosses. The west elevation of the rear tail has a covered concrete porch with contemporary wood columns (Photo 15). The first storey has a contemporary entry door with a brick voussoir and cut stone sill (Photo 16). Two 6/6 wood windows with brick voussoirs and cut stone sills flanked the entry. The second storey has two contemporary 1/1 windows.



Photo 11: North elevation looking south



Photo 12: North elevation rear tail window



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Photo 13: West elevation looking east



Photo 14: West elevation of gabled end



Photo 15: West elevation rear tail porch



Photo 16: West elevation rear tail entrance and windows

4.2.2 Interior

First Floor

The first floor within the front portion of the residence contains a kitchen, a living room, a dining room, and access to the basement and second floor. The rear tail contains a living room, a kitchen, a laundry room, and access to the second floor. The rear shed roof portion is a storage area. The interior walls and ceilings of the residence are a mixture of lathe and plaster and drywall. From the front entry is a small vestibule hallway that provides access to the living room on the west and the kitchen on the east (Photo 17 to Photo 19). This area has a contemporary tile floor, wood trim, and mouldings around the doorways. The living room has original wood flooring, wide wood trim, and window and door mouldings (Photo 20). Below the windows is the original wood panelling. The room also has drywalled walls and ceilings. On the east wall of the living room is a built-in wooden cupboard (Photo 21). On the west wall is a former fireplace that has been drywalled over (Photo 22 to Photo 23). The fireplace has a wood mantle and a tiled hearth. The kitchen has contemporary tile flooring, wide wood trim, and mouldings around the windows and doors (Photo 24 to Photo 25). Kitchen cupboards are a blend of contemporary and mid-20th century cupboards. On the west



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wall of the kitchen are built-in wooden cupboards (Photo 26). The dining room has original wood flooring, wide wood trim, and wood mouldings around the window and doors (Photo 27 to Photo 28).



Photo 17: Front entry door



Photo 18: Front entrance looking west towards the living room



Photo 19: Front entrance looking east towards the kitchen



Photo 20: Front living room looking south



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Photo 21: Front living room with wood built-in looking southeast



Photo 22: Fireplace mantle in front living room looking west



Photo 23: Original fireplace tile and wood floor



Photo 24: Front kitchen looking northeast



Photo 25: Front kitchen wood mouldings and panelling

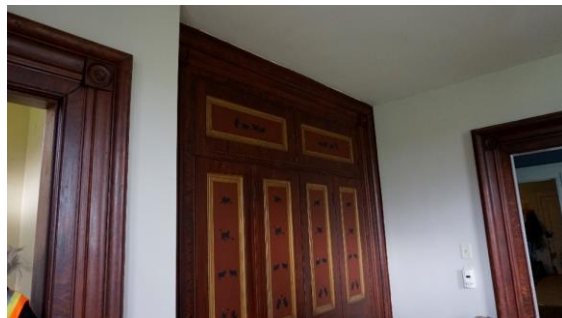


Photo 26: Wood-built in pantry



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Photo 27: Dining room looking west



Photo 28: Dining room looking southeast

The rear tail has a living room with a mixture of original wood and contemporary tile flooring and an asbestos tile ceiling (Photo 29 to Photo 31). On the north wall of the living room is a former fireplace that has been drywalled over. The fireplace has a wood mantle and surround. Adjacent to the fireplace is a stairwell that has a winder staircase. To the east of the living room, through an arched opening, is a small kitchen area with contemporary tile flooring and a plaster ceiling (Photo 32 and Photo 33). The wood cupboards appear to date to the mid to late 20th century. North of the kitchen is a small laundry room with contemporary tile flooring, late 20th century faux wood panelling, and Styrofoam ceiling tiles (Photo 34).



Photo 29: Rear tail living room area looking east



Photo 30: Rear tail living room looking northeast



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Photo 31: Rear tail living room looking southwest towards front portion of the residence



Photo 32: Rear tail kitchen area looking south



Photo 33: Rear tail kitchen looking north



Photo 34: Rear tail laundry room looking northeast

The rear shed roof portion was possibly a summer kitchen as it contains a former brick fireplace on its north wall (Photo 35). This portion is set on brick with no full foundation. It has original narrow wood flooring and a beadboard ceiling (Photo 36). The walls are a mixture of brick and lathe and plaster.



Photo 35: Rear addition looking north



Photo 36: Rear addition looking south



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Second Floor

The front portion of the second floor contains an open landing area, three bedrooms, and a bathroom. A winding wood staircase from the living room accesses the second floor. The staircase is carpeted with a simple wood banister. The open landing area has contemporary tiled flooring, wood trim, and mouldings around the window and doors (Photo 37 to Photo 38). Off the landing, the three bedrooms have tile flooring, interior wood doors, and wood trim and mouldings around windows and doors (Photo 39 to Photo 44). Between the front bedrooms is a centrally placed bathroom with faux wood flooring, wood panelling and drywalled walls (Photo 45).

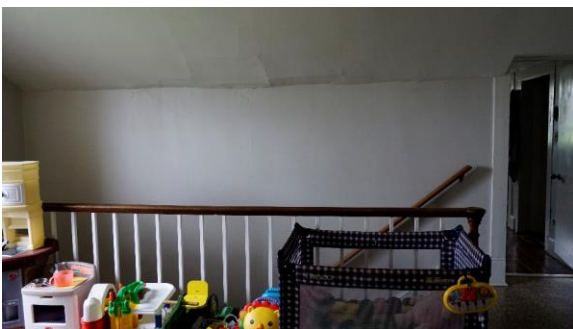


Photo 37: Staircase to second floor landing area looking north

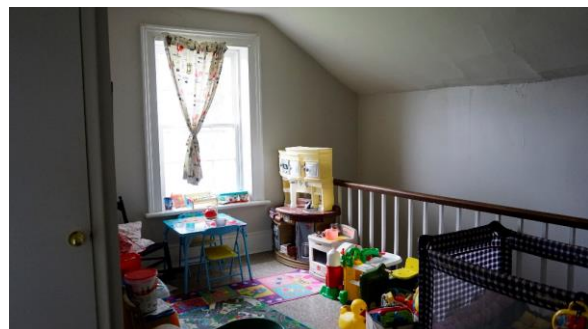


Photo 38: Landing area looking northwest



Photo 39: Bedroom looking east

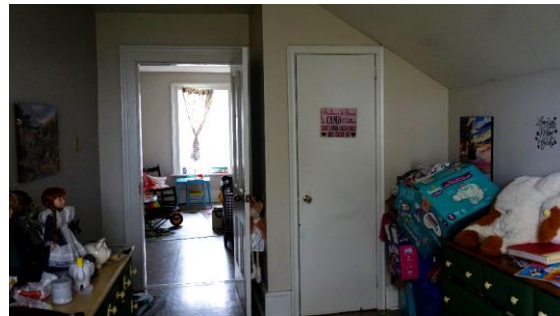


Photo 40: Bedroom looking west towards the landing area



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Photo 41: Front east bedroom looking southeast

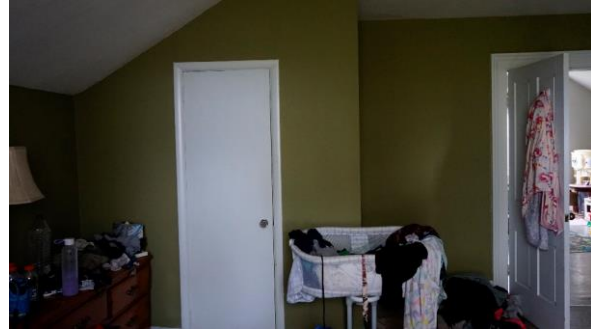


Photo 42: Front east bedroom looking southwest



Photo 43: Front west bedroom looking southwest



Photo 44: Front west bedroom looking northeast towards landing



Photo 45: Front bathroom looking south



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The second floor of the rear tail contains an open landing area, a storage room, and a bathroom. The rear tail is stepped down from the front portion of the residence. The rear tail is accessed by a winding staircase from the lower living room (Photo 46). It is carpeted with a simple wood banister. The open landing area has original wood flooring, lathe and plaster walls, wood trim, window, and door mouldings (Photo 47 and Photo 48). The storage room and bathroom have tiled flooring and interior wood doors (Photo 49 and Photo 50).



Photo 46: Winding staircase to second floor of rear tail



Photo 47: Rear tail landing area looking southwest



Photo 48: Rear tail landing area looking southeast



Photo 49: Storage room looking northeast

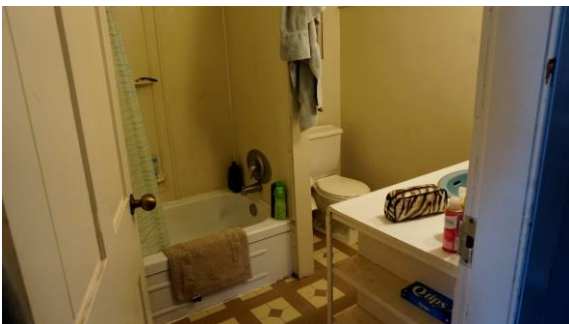


Photo 50: Bathroom looking southeast



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Basement

The basement is accessed from the first-floor living room from straight wood stairs (Photo 51). The basement has exterior rubble stone walls with sections parged with concrete (Photo 52 to Photo 54). The interior walls are red brick. The basement has concrete flooring. The beams supporting the first floor were machine cut and span across the length of the structure (Photo 55).



Photo 51: Basement staircase



Photo 52: Basement looking northwest



Photo 53: Basement looking southwest



Photo 54: Basement looking southeast



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Photo 55: Basement machine cut beams

4.3 Barn

4.3.1 Exterior

The two-level, five-bay barn is a late 19th century structure modified throughout the 20th century into a cattle barn. The exterior of the structure is clad with metal. The north gabled roof portion of the barn is a timber frame structure (Photo 56). It has a metal-clad roof with contemporary metal ventilators and lightning rods. The south elevation of the barn contains an addition with machine-cut wood beams and steel braces. The north elevation of the barn has a stone foundation and metal cladding. The elevation formerly had a bank as the access doors are set higher up from the current grade (Photo 57). The elevation has two large sliding doors, one with a man door opening. Adjacent to the doors are metal ventilator fans. On the upper storey of the barn are three hinged windows with metal cladding. The lower storey has a wood frame window.



Photo 56: North elevation looking south



Photo 57: North elevation sliding door and ventilator fan



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The west elevation includes a gabled end with a metal louvred window (Photo 58). The elevation has a concrete parged stone foundation with three wood frame windows with no glass. Its exterior is clad with metal. The west elevation of the addition also has metal cladding, with some areas missing cladding (Photo 59). This section has an entry door clad with metal.

The south elevation includes the open addition that provides access to the outdoor cattle eating area with a poured concrete pad and concrete trough (Photo 60 to Photo 62). The east elevation includes a gabled end with a metal louvred window (Photo 63). The elevation has a concrete parged stone foundation with sections of concrete blocks. The foundation has a wood frame window and an open-door frame. The east elevation of the addition is clad with metal, with some areas missing cladding.



Photo 58: West elevation looking southeast



Photo 59: West elevation looking east



Photo 60: South elevation looking northeast



Photo 61: South elevation looking north



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Photo 62: South and east elevations looking north



Photo 63: East elevation looking west

4.3.2 Barn Interior

Upper Storey

The upper storey of the barn includes the former threshing floor and hay storage area (Photo 64 to Photo 66). The role of these spaces was replaced on the property with new outbuildings. The upper storey floor was in poor condition with missing boards and was inaccessible during the site visit. The interior of the upper storey is supported by a simple two-posts-per-bent frame structure with five bays. The wood posts and beams are secured in place by mortise and pins. Posts and beams are supported by wood braces. Each bay has a wood ladder on one of its posts. The interior ceiling is clad with wood.



Photo 64: Upper storey looking southeast



Photo 65: Upper storey looking south



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Photo 66: Upper storey looking southwest

Lower Storey

The lower storey of the barn was modified in the 20th century for cattle. The lower storey in the gabled portion housed cattle, while the addition provided a centre eating area and sick pen. The gabled portion of the barn includes a mixture of timber and machine-cut wood beams, with steel posts on concrete bases (Photo 67 to Photo 70). The lower storey has a dirt floor, and the addition has a concrete floor. The addition is an open wood frame structure with steel braces (Photo 71 to Photo 73).



Photo 67: Lower storey looking northwest



Photo 68: Lower storey looking northeast



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Photo 69: Machine cut wood beams



Photo 70: Timber beams



Photo 71: Addition looking southwest



Photo 72: Addition looking southeast



4 Site Description

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Photo 73: Addition wood framing with steel braces

4.4 Outbuildings

Within the farm complex adjacent to the barn are four outbuildings.

Cattle Outbuilding

The cattle outbuilding was once used to house cattle and is currently used for hay storage. The outbuilding is a one-storey structure with a gable roof and salt box extension on its south elevation (Photo 74). The roof has metal cladding and metal eaves. The exterior of the building is clad in metal with lower horizontal wood cladding. The west elevation and east elevations have a set of large sliding doors clad with metal (Photo 75). The south elevation is open, providing access to an outdoor cattle space with a concrete pad and feeding trough (Photo 76 to Photo 77). The north elevation has a set of centrally placed wood sliding doors flanked by open wood frame windows that extend to the west and east (Photo 78). The interior of the outbuilding is a wood frame structure with wood braces and timber supports (Photo 79). It has a dirt floor.



Photo 74: Cattle outbuilding, west elevation looking east



Photo 75: Cattle outbuilding, east elevation looking west



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Photo 76: Cattle outbuilding, south elevation looking northeast



Photo 77: Cattle outbuilding, north elevation looking south



Photo 78: Cattle outbuilding, north elevation looking southwest



Photo 79: Cattle outbuilding, interior looking east

Machinery and Farm Equipment Storage Outbuildings

The two machinery and farm equipment storage outbuildings are similar, one-storey gabled roof structures with metal cladding and lightning rods (Photo 80 to Photo 89). They date to the late 20th century, determined through aerial photography. The exterior of the structure is corrugated metal cladding. The south elevation of each structure has two large door openings. The interior of the structures is steel framed with concrete flooring.



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Photo 80: East outbuilding, south elevation looking north



Photo 81: East outbuilding, west elevation looking east



Photo 82: East outbuilding, north elevation looking southeast



Photo 83: East outbuilding, east elevation looking west



Photo 84: East outbuilding, interior



Photo 85: West outbuilding, south elevation looking northeast



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Photo 86: West outbuilding, west elevation looking east



Photo 87: West outbuilding, north elevation looking south



Photo 88: West outbuilding, east elevation looking west



Photo 89: West outbuilding, interior

Farm Office and Workshop

The farm office and workshop outbuilding is a one-storey structure with a low-pitched gable roof with metal cladding. It dates to the mid-20th century, determined through aerial photography. The exterior of the building is clad in corrugated metal. The south elevation has three large door openings for machinery and farm equipment and a metal entry door to the office (Photo 90). Adjacent to the office entry is a 1/1 metal window. The west elevation has three 1/1 metal windows (Photo 91). The north and east elevations have no windows or doors (Photo 92 and Photo 93).



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Photo 90: South elevation looking north



Photo 91: West elevation looking east



Photo 92: North elevation looking southeast



Photo 93: East elevation looking west

4.5 Landscape Elements

Surrounding the residence is a mixture of trees and a naturalized creek area. West of the residence are Norway spruce trees (Photo 94). The residence faces south fronting a creek associated with the West Humber River watershed (Photo 95 and Photo 96). East of the residence is a mixture of deciduous and coniferous trees, including two mature willow trees (Photo 97).



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Photo 94: Norway spruce trees looking southeast



Photo 95: Creek area looking southeast



Photo 96: Creek area looking southwest



Photo 97: Mature willow trees looking northeast

The farm outbuildings are set northeast of the residence, connected by a gravel driveway (Photo 98 and Photo 99). The gravel driveway connects all the farm outbuildings and the adjacent fields (Photo 100).



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Photo 98: Looking east towards the barn and outbuildings northeast of the residence



Photo 99: Outbuildings and barn looking east



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Photo 100: Agricultural fields looking southeast



5 Comparative Analysis

The property at 12489 Dixie Road is listed on the Town's *Heritage Register* as a "Neoclassical, red-and-buff brick style farmhouse" (Town of Caledon 2022). There are over 300 listed properties on the Town's *Heritage Register* with a neoclassical style reference. Neoclassical architecture is a more refined and lighter version of Classical architecture, resulting from a renewed study and emulation of archaeological discoveries unearthed in Rome in the second half of the 18th century (Blumenson 1990). In Ontario, the primary feature that differentiates Neoclassical buildings from Georgian ones is a wide entrance framed by fluted pilasters, sidelights and a transom, ideally elliptical though often rectangular, that stretches across the door and sidelights (Blumenson 1990). Other features of the style include large window openings, wide entrances, gable roofs with a moderate pitch and dominant chimneys at each gable, decorative friezes along the roof cornice, and a small pedimented porch or portico supported by thin columns (Blumenson 1990).

The residence at 12489 Dixie Road is a Neoclassical cottage. Within the province, the Ontario Cottage is a one and one half storey structure of vernacular design (Ontario Architecture n.d.). Ontario vernacular buildings use local forms and materials and may have limited architectural influences from one or numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or are based on periodicals or pattern books. In this case, the residence at 12489 Dixie Road is a vernacular interpretation of the Neoclassical style on a one and one half storey cottage structure. The historical integrity of the residence remains relatively intact. However, the front façade is missing its original porch and has a contemporary window addition on its second storey for the added bathroom.

The residence on the property was constructed in relation to the community of Mayfield that developed at the present-day intersection of Dixie Road and Mayfield Road. Directly adjacent to this intersection and along Dixie Road, there remain six residences that date from the mid-19th to early 20th century (Table 1). Among them, three properties, including the Study Area, are associated with the Speirs family. The residence at 4585 Mayfield Road was constructed under the ownership of Peter Archdekin, who was married to Mary Spiers, the daughter of William and Ann Spiers (City of Brampton 2013). The residence at 12434 Dixie Road is on property originally purchased by Patrick Spiers in 1834. The construction of the residence is associated with the ownership of John Spiers, the son of William and Janet Spiers. This residence remained in the Spiers family until the 21st century (Archaeological Services Inc. 2022).



5 Comparative Analysis

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Table 1: Community of Mayfield and Dixie Road Properties from the 19th to early 20th century

Municipal Address	Building Date	Architectural Design	Associated Owners
12035 Dixie Road	1847 to 1861	Italianate	William Hearn and family
12489 Dixie Road	1852-1861	Neoclassical Cottage	William Spiers and family
12892 Dixie Road	1862-1877	Classical Revival	Thornton and Craig families
4585 Mayfield Road	1860s	Gothic Revival	Peter Archdekin and family
12861 Dixie Road	1896	Ontario vernacular with Italianate and Queen Anne Revival design influences	William Little and family
12434 Dixie Road	1908	Edwardian Classical	John Spiers and family

The property contains a gable roof barn. Gable roof barns clad in vertical pine boards were common farm outbuildings from the 19th century to the early 20th century. The timber-framed, three-bay barn, gable-roofed, clad in vertical pine boards, with entrances on its long side, is historically one of Ontario’s most common buildings (McIlwraith 1997: 176). The barn’s 20th century modifications into a cattle barn follow a typical 20th century layout, with the first storey used to house the cows and the second storey for hay storage. The property also contains three mid to late 20th century gable roof outbuildings. Farm outbuildings were simple structures as they were exposed to harsh treatment from animals, manure, water, silage, cleansing, machinery, and stored products (Research Branch Agriculture Canada 1988: 14).



6 Evaluation of Cultural Heritage Value or Interest

6.1 Introduction

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

6.2 Design or Physical Value

The residence is a representative example of a mid-19th century (ca. 1852-1861) Neoclassical cottage. Neoclassical design elements are seen in its symmetrical exterior, three-bay front façade, central entrance with flanking windows, simple door wood surround, decorative brickwork, and small-paned sash windows. Neoclassical architecture was a prominent style in Ontario in the early to mid-19th century. The cottage reference relates to its one and one half storey height, more typical of an Ontario Cottage, as Neoclassical residences were typically two-storey structures. The residence uses common materials and techniques for its mid-19th construction period.

The residence displays a high degree of craftsmanship for a rural mid-19th century property. The exterior of the residence displays a high degree of craftsmanship in its buff brick detailing including corner quoins, window voussoirs, projecting buff brick banding, diamond gable pattern. The interior of the residence displays a high degree of craftsmanship in its millwork. The increased development of sawmills in the Township of Chinguacousy by the mid-19th century allowed for greater accessibility to building materials including millwork for residential properties. While the interior of the residence at 12489 Dixie Road displays millwork typical for its late 19th century construction period, this quality of local millwork is becoming increasingly rare. The interior of the residence at 12489 Dixie Road retains original wood door and window mouldings, wide wood trim, and two wood built ins. The residence does not demonstrate a high degree of technical or scientific achievement.

The barn at 12489 Dixie Road is a late 19th century gabled roof structure heavily modified throughout the 20th century into a cattle barn. The heritage integrity of the barn has been compromised through exterior alterations, including metal cladding, removal of its bank, a late 20th century addition, and interior alterations, including machine-cut beams, steel posts, and concrete bases. The barn is not an intact example or



representative (portrayal or symbol) of an Ontario vernacular barn. The barn does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement, given its common design and construction materials.

The property at 12489 Dixie Road is predominantly a contemporary agricultural property set on a landscape that has evolved to operate into the 21st century. Aside from the high integrity of the residence, the rest of the property, including the barn, has been heavily modified and no longer resembles a 19th century farmstead from a design or physical perspective. The outbuildings on the property were constructed between the mid-to-late 20th century, and the circulation patterns and relationship between the buildings are mostly shaped by their contemporary agricultural use. The outbuildings utilized common construction materials and techniques related to their era of construction; they did not display a high degree of craftsmanship or merit. They also do not demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement. Therefore, the property does not contain design or physical value as a farmstead.

Based on the above discussion, 12489 Dixie Road meets criteria 1 and 2 of O. Reg. 9/06 for its representative example of a mid-19th century Neo-Classical cottage that retain a high degree of craftsmanship.

6.3 Historic or Associative Value

The property has historical value as it is directly associated with the Spiers family, who were early settlers in the Township of Chinguacousy and were influential in the development of the Mayfield community. The Spiers family, originally from Renfrewshire, Scotland, settled in the township in the 1830s. The head of the family, Patrick Spiers, purchased the property in 1835. In 1850, he transferred the property to his son William Spiers. The existing residence on the property was constructed under William Spiers' ownership between 1852 and 1861, determined through census records, land title records, historical mapping, and the residence's architectural style and materials. Spiers farmed the property, served as local storekeeper, and was postmaster for the Mayfield community from 1853 until 1888. Spiers' wife Janet later held the postmaster position from 1889 to 1892, followed by his son John from 1894 to 1897. The property has long been associated with the Spiers family, as it remained in their ownership for about 110 years until it was sold in 1945.

The rural property has evolved to meet the changing needs of agriculture and does not provide evidence of notable or influential aspects of the history of a particular culture. The property does not yield information that contributes to an understanding of a community or culture. The residence, barn, and outbuildings are not reflected with any known builder or architect that was significant to a community.



Based on the above discussion, 12489 Dixie Road meets criterion 4 of O. Reg. 9/06 for its direct association with the Spiers family, who were influential in the development of the surrounding area, including the community of Mayfield.

6.4 Contextual Value

The property at 12489 Dixie Road is set in an area in the urbanization process. Former agricultural land to the south has been replaced with contemporary residences and commercial and industrial structures. While some agricultural and rural properties are still present to the north and east of the property, its immediate surroundings include mid-20th century to contemporary residences, a large commercial structure at 12424 Dixie Road, and the Mayfield United Church at 12496 Dixie Road. The character is that of a streetscape and area in transition, reflected by the numerous new construction projects. The property has evolved over the years to meet the needs of a contemporary agricultural business and no longer resembles a 19th century farmstead. The property is becoming a remnant landscape and does not define, maintain, or support the area's character.

The property is visually and historically linked to the adjacent Mayfield United Church and its cemetery. Patrick and Mary Spiers donated the land to construct a church in 1842. This structure was later replaced in 1874 with the existing Mayfield United Church. Eleven members of the Spiers family are buried in the cemetery adjacent to the church, including Patrick and Mary Spiers, William Spiers, and his two wives, Ann (Hunter) Spiers and Janet (Scott) Spiers. The property is also historically linked to the former hamlet of Mayfield, which developed at the intersection of present-day Dixie Road and Mayfield Road. William, Janet, and John Spiers all served as postmasters in the hamlet between 1853 and 1897. While William was listed on late 19th century census records as a storekeeper. The residence is one of three remaining mid-19th century properties connected to the former hamlet. The property is also historically connected to 4585 Mayfield Road, 4848 Mayfield Road, and 12434 Dixie Road. The residences on these three properties are related to the ownership of the Spiers family. The residences at 4585 Mayfield Road and 12434 Dixie Road were constructed under the ownership of William Spiers' children. The residence at 4585 Mayfield Road was constructed under the ownership of Peter Archdekin, who was married to Mary Spiers, the daughter of William and Ann Spiers. The residence at 12434 Dixie Road was constructed under the ownership of John Spiers, the son of William and Janet Spiers. The residence at 4848 Mayfield Road is related to William Spiers' brother Adam Spier's family.

The residence is set back from the streetscape behind Norway spruce trees. Travelling south along Dixie Road, the residence is not visible as it is hidden behind the trees. Travelling north along Dixie Road, the residence is briefly visible in the viewscape between the creek area on the property and the Norway Spruce trees. Thus, the residence is not easily discernible in the streetscape. Historically, the property may have



been known in the local community for its connection to the Spiers family in the 19th to mid-20th century. However, it is becoming a remnant rural landscape within an area of transition with contemporary commercial, industrial, and residential properties. Therefore, the property is not a landmark.

Based on the above discussion, 12489 Dixie Road meets criterion 8 of O. Reg. 9/06 for its visual and historical connection to Mayfield United Church and its historical connection to the community of Mayfield and the properties 4585 Mayfield Road and 12434 Dixie Road.

6.5 Summary of Evaluation

Table 2 summarizes the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 2: O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	<p>The residence is a representative example of a mid-19th century Neo-Classical cottage (ca. 1852-1861). Neo-Classical design elements are seen in its symmetrical exterior, three-bay front façade, central entrance with flanking windows, simple door wood surround, decorative brickwork, and small-paned sash windows.</p> <p>The barn has been heavily altered and is not an intact example or representative (portrayal or symbol) of an Ontario vernacular barn. The outbuildings are mid to late 20th century structures that were purpose-built with durability in mind. They do not have design value.</p> <p>Aside from the design value of the residence, the rest of the property, including the barn and outbuildings, were not determined to have design value; as such, the property does not include design or physical value as a farmstead.</p>



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Criteria of O. Reg. 9/06	Yes/No	Comments
2. Displays a high degree of craftsmanship or artistic merit	Yes	<p>The residence displays a high degree of craftsmanship on its exterior and interior. The exterior of the residence displays a high degree of craftsmanship in its buff brick detailing including corner quoins, window voussoirs, projecting buff brick banding, diamond gable pattern. The interior of the residence displays a high degree of craftsmanship in its millwork.</p> <p>The barn and outbuildings were all built with a standard level of craftsmanship for their construction period. They do not display a high degree of craftsmanship or artistic merit.</p>
3. Demonstrates a high degree of technical or scientific achievement	No	<p>The residence, barn, and outbuildings use common materials and techniques for their construction period.</p>
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	<p>The property has historical value as it is directly associated with the Spiers family, who were early settlers in the Township of Chinguacousy and were influential in the development of the Mayfield community. The head of the family, Patrick Spiers, purchased the property in 1835. In 1850, he transferred the property to his son William Spiers. The property remained in Spiers family ownership for about 110 years until it was sold in 1945.</p>
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	<p>The property does not contribute to an understanding of the community.</p>



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Criteria of O. Reg. 9/06	Yes/No	Comments
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The property does not reflect the work or ideas of a particular architect, artist, builder, designer or theorist who is significant to the community.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The property at 12489 Dixie Road is set in an area in the urbanization process. There is no distinct historical character remaining along Dixie Road between Mayfield Road and Old School Road. The property is becoming a remnant landscape and does not define, maintain, or support the area's character.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	<p>The property is visually and historically linked to the adjacent Mayfield United Church and its cemetery. The Spiers family donated the property for the church and cemetery, and 11 members are buried within its cemetery, including 12849 Dixie Road property owners Patrick and William Spiers.</p> <p>The property is also historically linked to the former hamlet of Mayfield, which developed at the intersection of present-day Dixie Road and Mayfield Road. William, Janet, and John Spiers all served as postmasters in the hamlet between 1853 and 1897. While William was listed on late 19th century census records as a storekeeper.</p> <p>The property is also historically connected to 4585 Mayfield Road and 12434 Dixie Road. The residences on these two properties were constructed under the ownership of William Spiers' children.</p>
9. Is a landmark	No	The residence is not discernible in the streetscape. It is not a landmark as a remnant rural landscape within an area of transition with contemporary commercial, industrial, and residential properties.



6.6 Statement of Cultural Heritage Value

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

6.6.1 Description of Property

The property at 12489 Dixie Road is in the Town of Caledon, Ontario. It is on the east side of Dixie Road, between Mayfield Road and Old School Road. The property contains a mid-19th century residence, a modified late 19th century barn, mid to late 20th century farm outbuildings, deciduous and coniferous vegetation, a meandering creek, and agricultural fields.

6.6.2 Cultural Heritage Value

The residence on the property has design value as a representative example of a mid-19th century (ca. 1852-1861) Neoclassical cottage. Neoclassical design elements are seen in its symmetrical exterior, three-bay front façade, central entrance with flanking windows, simple door wood surround, decorative brickwork, and small-paned sash windows. The cottage reference relates to its one and one half storey height. The residence displays a high degree of craftsmanship on its exterior and interior. The exterior of the residence displays a high degree of craftsmanship in its buff brick detailing including corner quoins, window voussoirs, projecting buff brick banding, diamond gable pattern. The interior of the residence displays a high degree of craftsmanship in its millwork.

The property has historical value as it is directly associated with the Spiers family, who were early settlers in the Township of Chinguacousy and were influential in the development of the Mayfield community. The Spiers family, originally from Renfrewshire, Scotland, settled in the township in the 1830s. The head of the family, Patrick Spiers, purchased the property in 1835. In 1850, he transferred the property to his son William Spiers. The existing residence on the property was constructed under William Spiers' ownership. Spiers farmed the property, served as local storekeeper, and as postmaster for the community of Mayfield. The property has long been associated with the Spiers family, as it remained in their ownership for about 110 years until it was sold in 1945.

The property is visually and historically linked to the adjacent Mayfield United Church and its cemetery at 12496 Dixie Road. Patrick and Mary Spiers donated the land to construct a church in 1842. The original structure was later replaced in 1874 with the existing church. Eleven members of the Spiers family are buried in the cemetery adjacent to the church, including Patrick and Mary Spiers, William Spiers, and his two wives, Ann (Hunter) Spiers and Janet (Scott) Spiers. The property is also historically



linked to the former hamlet of Mayfield, which developed at the intersection of present-day Dixie Road and Mayfield Road. William, Janet, and John Spiers all served as postmasters in the hamlet between 1853 and 1897. The property is also historically connected to 4585 Mayfield Road, 4848 Mayfield Road, and 12434 Dixie Road, residences that were constructed under the ownership of Spiers family members. The residences at 4585 Mayfield Road and 12434 Dixie Road were constructed under the ownership of William Spiers' children. The residence at 4585 Mayfield Road was constructed under the ownership of Peter Archdekin, who was married to Mary Spiers, the daughter of William and Ann Spiers. The residence at 12434 Dixie Road was constructed under the ownership of John Spiers, the son of William and Janet Spiers. The residence at 4848 Mayfield Road was constructed under the ownership of William Spiers' brother Adam Speirs' family.

6.6.3 Heritage Attributes

The following heritage attributes have been identified for the property at 12489 Dixie Road.

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

- One and one half storey structure
- Cross gable roof with T-shaped plan and rear shed roof section
- Red brick exterior
- Buff brick detailing on the front (south) and west elevations in corner quoins, window voussoirs, horizontal decorative banding, and a diamond gable pattern with three buff brick crosses
- Symmetrical exterior
- Three-bay front façade with central entrance flanked by windows
- Front wood-panelled entry door with wood sidelights and wood transom
- Paired 4/4 wood sash windows and 6/6 wood sash windows
- Brick voussoirs, drip moulds, and cut stone sills

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

- Its association with William Spiers and family

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

- The residence's location on the east side of Dixie Road opposite the Mayfield United Church



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- The south-facing orientation of the residence overlooking the West Humber River Tributary



7 Impact Assessment

7.1 Description of Proposed Undertaking

The proposed redevelopment of the site includes the construction of an industrial facility with truck trailer and car parking, loading space, environmental areas, and stormwater management areas. The Conceptual Grading Plan is included in Appendix B. At this stage, the Proponent seeks an Official Plan Amendment (OPA) and a Zoning By-Law Amendment (ZBA). The proposed OPA seeks to re-designate the lands from the Prime Agricultural Area to General Industrial. The proposed ZBA proposes to rezone the lands from Agricultural (A1) and Environmental Policy Area 2 Zone (EPA2) to a site-specific Serviced-Industrial Exception, Environmental Policy Area 1 Zone, and Open Space zones. The existing residence is located within an area of the site that will not be developed due to environmental constraints. As a result, the existing residence will remain *in situ* with a vehicle parking area located to the north and west of the residence. Future use for the residence has not been determined. As part of the OPA and ZBA, the residence will be zoned for a variety of potential uses to provide for different adaptive reuse options in the future. The barn and outbuildings on site are proposed to be removed.

7.2 Assessment of Impacts

The property at 12489 Dixie Road has CHVI since it meets the criteria for determining CHVI included in O. Reg. 9/06 (as amended by O. Reg. 569/22). Accordingly, assessing potential impacts is limited to the heritage attributes of 12489 Dixie Road associated with the residence. Impacts are defined by Infosheet #5, as discussed in Section 2.5. Table 3 and Table 4 discuss impacts as defined in Infosheet #5. In the Impact Anticipated column, 'A' is used when impacts are anticipated, 'P' is used when there is a potential for indirect impacts, and when no impacts to cultural heritage resources are anticipated, 'N' is listed in the column. Many impact categories are not applicable, given the scope of the proposed undertaking and the position of the identified heritage attributes. Where this is the case, 'N/A' is entered in the table.



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Table 3: Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to 12849 Dixie Road
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	N	The proposed development will retain the existing residence and its heritage attributes <i>in situ</i> . The barn and outbuildings will be demolished as part of the proposed undertaking. As these structures were not determined to contain CHVI their removals will not impact the CHVI of the residence. Therefore, no mitigation measures are required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	N	The proposed undertaking retains the existing residence <i>in situ</i> . Alterations may be required to rehabilitate the residence to an amenity space or supportive use but are not contemplated as part of this application. Therefore, no mitigation measures are required.

Table 4: Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to 12849 Dixie Road
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden.	N	The proposed undertaking is not anticipated to have shadow impacts on the identified heritage attributes. Therefore, no mitigation measures are required.
Isolation of a <i>heritage attribute</i> from its surrounding environment, context or a <i>significant relationship</i> .	N	It is proposed that the residence remain <i>in situ</i> on the east side of Dixie Road and retain its relationship with the Mayfield United Church. Therefore, no mitigation measures are required.



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Indirect Impact	Impact Anticipated	Relevance to 12849 Dixie Road
<p>Direct or indirect obstruction of <i>significant</i> views or vistas within, from, or of built and natural features.</p>	<p>N</p>	<p>No significant views were identified as heritage attributes. Therefore, no mitigation measures are required.</p>
<p>A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces.</p>	<p>A</p>	<p>The proposed undertaking will result in the property being rezoned from agricultural to industrial, with environmental and open space areas. Therefore, mitigation measures are required.</p>
<p>Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>.</p>	<p>P</p>	<p>Typically, indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. However, land disturbance from construction (e.g., site grading and related construction activities) may also have the potential to impact the residence through temporary vibrations during the construction period that may cause shifts in the foundations or masonry walls of the residence, as the residence is less than 50m from where grading and parking lot construction will occur. Therefore, mitigation measures are required.</p>



7.3 Summary of Impacts

The impact assessment determined that there will be indirect impacts on the property, with a change in land use from agricultural to industrial.

While vibration impacts on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 40 metres from the curbside when heavy traffic is present (Ellis 1987). The residence is within 50 metres of the proposed new parking areas. Construction of the proposed undertaking may involve heavy vehicles on site to grade, excavate, or pour concrete, which may result in vibrations that potentially affect historic walls and finishes of the residence (National Park Service 2001). If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the building.

The proposed development is located adjacent to two listed properties at 12434 and 12496 Dixie Road. The proposed development will be contained within the current property limits of 12489 Dixie Road. As a result, there will be no direct impacts to 12434 and 12496 Dixie Road. The church at 12496 Dixie Road is more than 80 metres from proposed driveway construction and more than 200 metres away from proposed building construction associated with 12489 Dixie Road. As the residence on the property will be retained *in situ*, its contextual connection with the Mayfield United Church and cemetery will not be impacted. The residence at 12434 Dixie Road is more than 200 to 300 metres away from proposed construction activities. As a result, indirect impacts related to shadows, obstruction of views, changes in land use, or vibration impacts to adjacent properties are not anticipated.



8 Mitigation Options

The property at 12489 Dixie Road was determined to have CHVI as it meets three criteria of O. Reg 9/06. Specifically, the CHVI of the property is related to its design value as a representative example of a mid-19th century neo-classical cottage, its historical associations with the Spiers family, and its historical relationship to the Mayfield United Church. As identified in Table 3 and Table 4, the proposed undertaking will result in, or have the potential to result in, indirect impacts on the CHVI of the property. Accordingly, the mitigation options presented in InfoSheet #5 (Section 2.4) have been explored below in Table 5.

Table 5: InfoSheet #5 Mitigation Options

Mitigation Option	Discussion
Alternative development approaches	The proposed development is required to meet specific targets for building size, parking allowances, environmental considerations, and stormwater requirements. There are no other alternative locations for access roads on the property due to the existing watercourse, environmental features, and requirements for stormwater management ponds. The possibility of alternative development approaches and isolating development from the heritage resource was considered by the project team. However, it was considered not feasible due to numerous site constraints. As such, alternative developments that would result in reconfigurations of the site to increase the distance from cultural heritage resource are not feasible.
Isolating development and site alteration from significant built and natural features and vistas	The heritage attributes of the residence will remain <i>in situ</i> and all heritage attributes will remain visible from Dixie Road.



Cultural Heritage Impact Statement - 12489 Dixie Road, Town of Caledon

8 Mitigation Options

December 6, 2024

Mitigation Option	Discussion
Design guidelines that harmonize mass, setback, setting, and materials	The proposed undertaking will result in the property transitioning from agricultural to industrial use. The Site Plan includes one large industrial facility. The property will be permanently altered from a design perspective. While there are limited design features associated with the proposed development that could harmonize with the existing residence, there may be opportunities to prepare a landscape plan that establishes a small vegetative buffer between the residence and the proposed new development.
Limiting height and density	Limiting the height and density of the proposed undertaking is not feasible, given the project's requirements. The size of the facility, parking areas, and trailer stalls is an essential component of the proposed undertaking and reductions were determined not to be feasible by the planning team.
Allowing only compatible infill	<p>The proposed undertaking will result in the property transitioning from agricultural to industrial use. The Site Plan includes one large industrial facility. The property will be permanently altered from a design perspective. While there are limited design features associated with the proposed development that would be compatible with the existing residence, there may be opportunities to prepare a landscape plan that establishes a small vegetative buffer between the residence and the proposed new development to provide a distinct setting for the existing residence.</p> <p>The Urban Design Brief prepared by Ware Malcomb (October 16, 2024) includes a landscape buffer and screening area between the proposed parking lot and municipal boulevard. Screening features include a series of undulating berms with deciduous trees and shrubs. The rhythm of the berms will be broken up by coniferous plantings to provide continuous year-round screening (Ware Malcomb 2024: 7).</p>
Reversible alterations	The residence and its adjacent landscape elements (mature trees and watercourse) will be retained <i>in situ</i> . No alterations will be made to these elements.



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8 Mitigation Options

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Mitigation Option	Discussion
Buffer zones, site plan controls, and other planning mechanisms	The proposed undertaking may result in the potential for land disturbance to the existing residence during the construction phase of the project. As such, planning mechanisms and site plan controls may be considered at this phase of the study to avoid impacts on the built heritage resource. Site plan controls and planning mechanisms may be used to identify appropriate thresholds for vibration or zones of influence related to construction activity. Construction activity should be planned to minimize vibrations on the residence.



9 Recommendations

9.1 Retention *In Situ*

An assessment of impacts resulting from the proposed undertaking at 12489 Dixie Road has determined that the proposed undertaking would result in potential indirect impacts to 12489 Dixie Road through the proposed development. The residence will be retained *in situ* but the property will be subject to a change in land use. The residence may be altered in the future to support adaptive reuse, but these alterations are not contemplated as part of this application. At this stage, the residence will be zoned for a variety of uses to support different adaptive reuse options.

It is understood that the Town of Caledon intends to pursue designation of the residence under Part IV of the OHA. The Town has acknowledged that the designation could be applicable to a small parcel encompassing the identified heritage attributes. This would need to be determined by a reference plan. Discussions on the potential designation of the residence will be ongoing between the Town, Client, and Stantec in 2025. Discussions will also be held with the Toronto and Region Conservation Authority, regarding potential adaptive reuse options in relation to the watercourse and its floodplain area on the property.

As the residence and its adjacent landscape elements (mature trees and watercourse) are to be maintained *in situ*, a Strategic Conservation Plan (SCP) is required at the Draft Plan of Subdivision Stage or Site Plan Stage. The SCP should be prepared by a qualified Heritage Consultant and should identify any immediate repair needs for the residence. The SCP to advise on the short-term, medium-term, and long-term conservation strategies for the residence that can be applied to its future adaptive reuse. The SCP will include floorplans of the residence with interior image numbers for ease of reference for the reader/user.

9.2 Site Plan Controls

Site plan controls are intended to lessen the impact on identified heritage attributes resulting from the potential for land disturbance due to temporary vibrations during the project's construction phase. The location of the residence within 50 metres of the proposed undertaking may put historic components such as foundations, walls, and finishes at risk of indirect impacts through temporary vibrations.

A typical approach to mitigating the potential for vibration effects is twofold. First, a pre-construction vibration assessment can be completed to determine acceptable vibration levels given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Second, further action may be required in site plan controls, site activity monitoring, or avoidance depending on the assessment



outcome. This should be considered prior to the commencement of any construction activities onsite.

9.3 Vegetative Buffering and Screening

The proposed development will result in a new backdrop to the historic property, softscaping elements should be incorporated into the proposed development to support the CHVI of the residence. This may include planting shrubs and trees, some of which may partially screen or grow to screen the proposed development from the existing residence.

9.4 Interpretive Materials

An interpretive sign or panel should be established near the existing residence that explains the history of the property, its association with the Spiers family, and its historical relationship to the Mayfield United Church.



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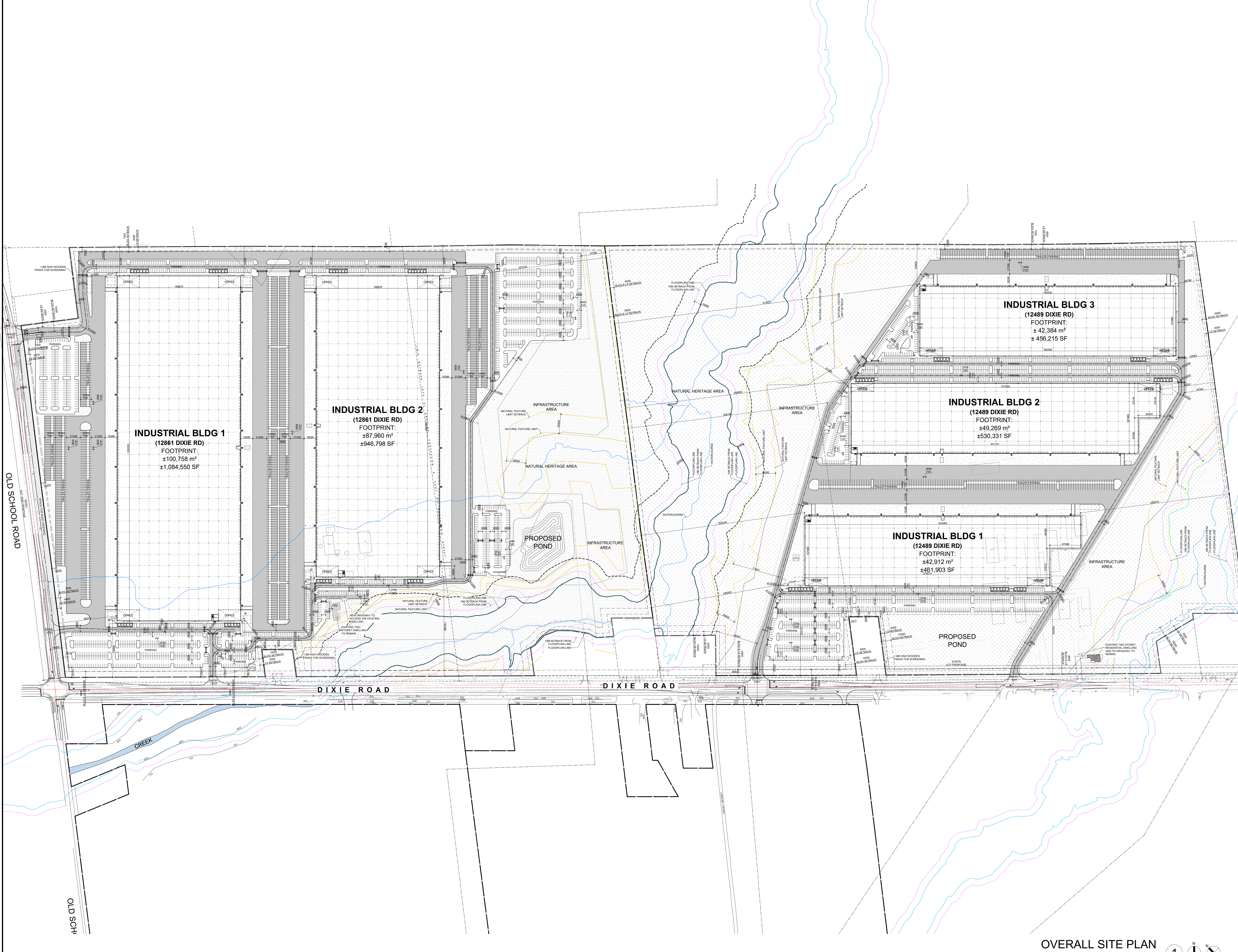
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Appendix A Site Plan





SITE STATISTICS - 12861 DIXIE ROAD

Existing Zoning Category	MP	AT
Proposed Zoning Category	MP	MP
Building Classification	Group F2 (O.B.C. A-3.1.2.1(f))	
NET DEVELOPABLE AREA	4,899,303 SF	455,100.02m ²
GROSS SITE AREA	6,271,193 SF	582,098.42m ²
Zone Permitted Use (Town of Caledon Zoning By-law 2006-50)	Industrial	
Proposed Use	Industrial	
Section 8.3 - Zoning Standards - MP Zone		

Requirements

Proposed	Required
Min. Lot Area	562,096.42m ² 923.00m ²
Net Floor Area	1,881,512.63m ²
Gross Floor Area	1,881,512.63m ²
Building Area	33.2%
Min. Lot Frontage (m)	91.81
Min. Front Yard Building Setback (m)	8.00
Min. E4 Side Yard Building Setback (m)	8.00
Min. R4 Side Yard Building Setback (m)	2.07
Min. R4 Side Yard Building Setback (m) - Abutting Residential	54.00
Min. Rear Yard Building Setback (m)	44.11
Min. Rear Yard Building Setback (m) - Abutting Residential	37.29
Min. Rear Yard Building Setback (m) - Abutting EPA - 6m width	37.29

SITE STATISTICS - 12489 DIXIE ROAD

Existing Zoning Category	MP	AT
Proposed Zoning Category	MP	MP
Building Classification	Group F2 (O.B.C. A-3.1.2.1(f))	
NET DEVELOPABLE AREA	3,445,017 SF	320,052.83m ²
GROSS SITE AREA	6,257,235 SF	581,318.71m ²
Zone Permitted Use (Town of Caledon Zoning By-law 2006-50)	Industrial	
Proposed Use	Industrial	
Section 8.3 - Zoning Standards - MP Zone		

Requirements

Proposed	Required
Min. Lot Area	581,318.71m ² 923.00m ²
Net Floor Area	1,342,272.67m ²
Gross Floor Area	1,342,272.67m ²
Building Area	21.5%
Min. Lot Frontage (m)	91.00
Min. Front Yard Building Setback (m)	8.00
Min. E4 Side (N) Yard Building Setback (m)	238.30
Min. R4 Side (S) Yard Building Setback (m)	38.77
Min. R4 Side Yard Building Setback (m) - Abutting Residential	47.23
Min. Rear Yard Building Setback (m)	63.96
Min. Rear Yard Building Setback (m) - Abutting Residential	37.29
Min. Rear Yard Building Setback (m) - Abutting EPA - 6m width	37.29

- GENERAL NOTES**
- PROPERTY LINE
 - 2750x6000 PARKING STALL, PAINTED PARKING STRIPING PER CITY STANDARDS WITH 6M WIDE DOUBLE LOADED AISLE.
 - PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
 - TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS, TO HAVE (2) TYPE B (2750x6000), (2) TYPE A STALLS (3400x6000) OR ONE OF EACH WITH 15000MM PATH STRIP BETWEEN - REFER TO TOWN OF CALEDON'S ACCESSIBLE PARKING STANDARDS.
 - 15000MM WIDE CURB TYPICAL
 - MIN. 1500MM WIDE SIDEWALK TYPICAL UN-D
 - TRAILER PARKING STALL - 12'-0" X 55'-0"
 - ACCESSIBLE CURB RAMP AS PER DETAIL
 - FIRE DEPARTMENT CONNECTION / SIAMESS
 - PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
 - 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUIV. ALONG DEVELOPMENT LIMIT BOUNDARY
 - CONCRETE APRON
 - LANDSCAPE AREA - SEE LANDSCAPE DWGS.
 - PEDESTRIAN RAIL (1070mm HIGH) SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
 - EXTENDOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
 - TRUCK LOADING DOCK (TYPICAL)
 - LOADING SPACE - L.S. (MIN. 3.5m x 14.0m)
 - FIRE ACCESS ROUTE W/ 12M TURNING RADIUS
 - PROPOSED ELECTRICAL ROOM
 - PROPOSED MECHANICAL ROOM
 - CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010 - SEE CIVIL DWGS.
 - 1.8M WIDE PAINTED PEDESTRIAN PATHWAY
 - HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
 - 15.0m CENTERLINE RADIUS DISTANCE TO FIRE ACCESS ROAD
 - ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
 - INVERTED U-SHAPE GALVANIZED BICYCLE RACKS
 - MIN. 1.8Mx0.6M PER SPACE
 - PROPOSED STOP SIGN LOCATION
 - PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
 - YELLOW PAINTED LINES
 - RETAINING WALL
 - PRECAST SCREEN WALL TO BE INSTALLED ON TOP OF RETAINING WALL - REFER TO STRUC. DWGS.
 - PROPOSED FIRE ROUTE SIGN LOCATION
 - RESERVED
 - PROPOSED AMENITY AREA
 - SNOW STORAGE ON SITE AT 2% TOTAL SITE AREA
 - PROPOSED CHAIN-LINK FENCE
 - CONCRETE/STEEL SAFETY BOLLARD
 - SCREEN WALL
 - PROPOSED Pylon SIGNAGE
 - DRIVE-IN RAMP WITH GALVANIZED QUADRAIL ON EACH SIDE. SEE CIVIL DWGS FOR SLOPE %
 - RESERVED
 - DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
 - MIN. 3m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
 - ACCESSIBLE PARKING GRADE SLOPING UP TO MEET PROPOSED CURB LEVEL
 - FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
 - TRUCK LOADING DOCK DOOR
 - KNOCK OUT PANEL
 - MAN DOOR ENTRY
 - EXIT DOOR LOCATION
 - FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
 - PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
 - 1500MM WIDE DEPRESSION CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL A.14.2
 - PROPOSED CATCHBASIN
 - WH DENOTES MANHOLE
 - MHP/MP EXISTING HYDRO POLE



OVERALL SITE PLAN
 SCALE: 1:2000

OVERALL SITE PLAN REQUIREMENTS

DATE	ISSUED FOR	ISSUED FOR	ISSUED FOR
1	2024-12-12	ISSUED FOR PERMITS	ISSUED FOR PERMITS
2	2024-11-26	ISSUED FOR PERMITS	ISSUED FOR PERMITS
3	2024-11-26	ISSUED FOR PERMITS	ISSUED FOR PERMITS
4	2024-11-26	ISSUED FOR PERMITS	ISSUED FOR PERMITS

PA/PM: SK
 DRAWN BY: JS
 JOB NO.: TOR22-0060-01

SHEET
A100

