



**Cultural Heritage Impact  
Statement—12892 Dixie Road,  
Caledon**

FINAL

February 25, 2021

File: 160940763

Prepared for:

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## Executive Summary

Tribal Properties Inc. retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Impact Statement (CHIS) for 12892 Dixie Road in the Town of Caledon, Region of Peel, Ontario. The Study Area is situated about 360 metres south of the intersection of Dixie Road and Old School Road. The proposed redevelopment of the site includes the construction of four commercial buildings of 270,399 square feet, 520,152 square feet, 881,898, and 988,853 square feet in size. The property will also contain space for 139 truck trailers, loading space, and parking space for 1,468 cars in three separate parking lots. The existing farmstead would be removed under the proposal.

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 municipal heritage register identified 12892 Dixie Road as a "Neo-Classical style farmhouse with a red and buff brick exterior" and built between 1850 and 1874.

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

Determination of CHVI for 12892 Dixie Road was undertaken according to the criteria outlined in *Ontario Regulation 9/06* made under the OHA. The property was found to contain a representative example of a mid-to late 19<sup>th</sup> century farmstead that continued to evolve and operate through the 20<sup>th</sup> century. The farmstead includes a representative example of a vernacular interpretation of a Classical Revival dwelling and a representative gable roof bank barn.

The CHIS identified direct impacts to the heritage attributes of 12892 Dixie Road as a result of the proposed undertaking. Direct impacts identified relate exclusively to direct impacts associated with the proposed demolition of the farmstead, including the residence and barn. Based on the impacts identified to this cultural heritage resource, two mitigation options have been identified. These options are ranked in order of preference and include:

- 1) Relocation: The relocation of the entire farmstead is not anticipated to be possible. Relocation of the barn is not considered to be feasible due to its structural condition. A building condition specialist should be consulted to determine if the residence could be relocated. If relocation is feasible, alternatives within the site should be sought for the residence, if a viable location exists





that would allow the residence to remain in use or be adaptively re-used. If this is not feasible, relocation offsite should be explored, by advertising the house for sale for a nominal fee to members of the public, with the understanding that the purchaser would undertake relocation of the residence.

- 2) Documentation and Salvage: If relocation is not feasible, or if the residence is not deemed to be sound enough to withstand relocation, then documentation and salvage of the property is the next preferred mitigation option. Documentation activities should be carried out through a full recording of the farmstead through photography, mapping, photogrammetry, and/or LiDAR scan. Documentation should be carried out in advance of any changes made to the property. Salvage activities should consist of the identification and recovery of re-useable materials by a reputable salvage company or charity. The documentation and salvage work should be carried out under the direction of a Cultural Heritage Specialist in good professional standing with the Canadian Association of Heritage Professionals (CAHP). Salvaged materials should be incorporated into the proposed development through use in site furniture, walls/gates, or transportation shelters.

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



## Project Personnel

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Independent Review:	Tracie Carmichael, BA, B.Ed.



Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHIS	Cultural Heritage Impact Statement
CHVI	Cultural Heritage Value or Interest
LIDAR	Light Detecting and Ranging
MA	Master of Arts
OHA	Ontario Heritage Act
PAMA	Peel Art Gallery, Museum, and Archives
MHSTCI	Ministry of Heritage, Sport, Tourism, and Culture Industries
PPS	Provincial Policy Statement



Introduction  
February 25, 2021

## 1.0 INTRODUCTION

### 1.1 STUDY PURPOSE

Tribal Properties Inc. (the Proponent) has retained Stantec Consulting Ltd. to prepare a Cultural Heritage Impact Statement (CHIS) for the property located at 12892 Dixie Road in the Town of Caledon, Ontario (Figure 1). The Study Area is situated about 360 metres south of the intersection of Dixie Road and Old School Road. In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The town's municipal heritage register identified 12892 Dixie Road as a "Neo-classical style farmhouse with a red-and-buff brick exterior" built between 1850 and 1874 (Town of Caledon 2020).

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 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
- The proposed redevelopment of the site includes the construction of four commercial buildings of 270,399 square feet, 520,152 square feet, 881,898, and 988,853 square feet in size. The property will also contain space for 139 truck trailers, loading space, and parking space for 1,468 cars in three separate parking lots. The existing farmstead would be removed under the proposal.

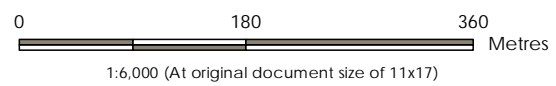




\\C:\GIS\15-01\work\_group\0160940763\03\_data\figs\_cultural\mxd\sheridana\report\_figures\CHL\_12892\_Dixie\160940763\_CHL\_Fig01\_StudyArea.mxd    Revised: 2020-11-27 by: bccowper  
4847500  
4847000



Legend  
 Study Area (Approximate)



- Notes
- 1. Coordinate System: NAD 1983 UTM Zone 17N
  - 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2020.
  - 3. Orthoimagery © First Base Solutions, 2020, imagery date 2019.



Project Location  
Regional Municipality of Peel, ON  
160940763 REVA  
Prepared by BCC on 2020-11-27  
Technical Review by ABC on yyyy-mm-dd

Client/Project  
TRIBAL PROPERTIES INC.  
CULTURAL HERITAGE IMPACT STATEMENT  
12892 DIXIE ROAD, CALEDON

Figure No.  
**1**  
Title  
**Study Area**



Methodology  
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## 2.0 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 1990)

#### 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*



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*Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

(Government of Ontario 2020)

### 2.1.3 Town of Caledon Official Plan

Pre-consultation meetings between the proponent and the Town of Caledon indicated that a CHIS would be required for the property. According to the Town of Caledon Official Plan, where it is determined that a CHIS is required, the following content is required:

- *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 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. Due to the closure of public research institutions due to the COVID 19 pandemic, research was limited to online sources and the corporate Stantec library.

To familiarize the study team with the Study Area, historical mapping from 1859, 1877, 1914, 1919, 1926, 1934, and 1940 and aerial photography from 1954 were reviewed.



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## 2.3 FIELD PROGRAM

A site assessment was undertaken on December 4, 2020 by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. The weather conditions were cold, partly cloudy, and snowy. The site visit included a pedestrian survey of the property including the residence and barn, and property. Interior access was granted to the barn.

## 2.4 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

### 2.4.1 Ontario Regulation 9/06

The criteria for determining CHVI is defined by *Ontario Regulation (O. Reg.) 9/06*. In order to identify CHVI at least one of the following criteria must be met:

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

(Government of Ontario 2006a)





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## 2.5 ASSESSMENT OF IMPACTS

The assessment of impacts is based on the impacts defined in the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5) (Government of Ontario 2006b). Impacts to 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 2006b)

## 2.6 MITIGATION OPTIONS

In addition to providing a framework to assess the impacts of a proposed undertaking, the MHSTCI Infosheet #5 also provide 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 2006b)



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## 3.0 SITE HISTORY

### 3.1 INTRODUCTION

The Study Area is located at 12892 Dixie Road (Regional Road 4) about 360 metres south of the intersection of Dixie Road and Old Schoolhouse Road, in the Town of Caledon, Ontario. Historically, the property is located in the former Township of Chinguacousy, on part of Lots 21 and 22, Concession 3 East of Centre Road. 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 situated within the South Slope physiographic region of southern Ontario. The South Slope region is located between Lake Ontario and Oak Ridges Moraine and has an average rise of 90 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 and covers about 1510 square kilometres. The Study Area is located in a part of the South Slope located 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 soil 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).

### 3.3 TOWNSHIP OF CHINGUACOUSY

#### 3.3.1 Survey and Settlement

Following the War of 1812, immigration from the British Isles steadily increased to Upper Canada and much of the land around Lake Ontario which had been opened for settlement had already been granted. In response to growing demand for land around Lake Ontario, the British Crown and the Mississaugas of the Credit First Nation signed Treaty Number 19, which ceded 648,000 acres of land, including the future Township of Chinguacousy, to the British Crown (Mississaugas of the Credit First Nation no date [n.d.]).

The colonial government intended to use the newly purchased lands to settle War of 1812 veterans, the heirs of United Empire Loyalists who were entitled to a land grant, and new immigrants from the British Isles (McKinney 1967: 244). 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 only to survey the southern half of the township. However, demand for land proved so high that they were



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awarded a second contract for the remainder of the township. The survey of the entire township was completed in October 1819 (McKinney 1967: 245).

The Township of Chinguacousy was surveyed using the double front survey system (Dean 1969). The double front system was widely used in Upper Canada between 1815 and 1829. This survey system created lots of 200 acres 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 exact origin of the township name is unclear, but it is believed to have been named after a half Scottish, half Indigenous chief “Shinguacose” who participated in the capture of Fort Michilimackinac during the War of 1812 (Gardiner 1899: 234; McKinney 1967: 244).



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

The early settlement of the township was partly impeded by land speculation and absentee ownership. Some of the military veterans and Loyalist heirs who received early land grants in the township declined to settle on the land they were allotted. Others received land grants of multiple lots and only improved one lot while leaving the others undeveloped (McKinney 1967: 245). Despite these obstacles to settlement, Chinguacousy Township had 213 settlers in 1827. That year, a total of 27,211 acres of land was 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).

### 3.3.2 19<sup>th</sup> Century Development

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



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*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 of these 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).

During the first half of the 19<sup>th</sup> century, most of the wheat grown in the township was shipped from Port Credit. In 1856, the Grand Trunk Railway was built through the township (McKinney 1967: 250; Andrae 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 19<sup>th</sup> 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). The population of Chinguacousy Township declined to 5,476 in 1881 and 4,744 in 1891 (Dominion Bureau of Statistics 1953).

### 3.3.3 20<sup>th</sup> Century Development

During the first decades of the 20<sup>th</sup> century, the Township of Chinguacousy continued to steadily decline in population, reaching a nadir of 3,635 in 1921 (Dominion Bureau of Statistics 1953). The contraction of population in the township was part of a broader trend of urbanization in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30). All of the townships of Peel County experienced 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 in the area. The dairy products produced within the township were within trucking distance to growing markets in Toronto (Chapman and Putnam 1984: 174).

Despite the contraction of population, Chinguacousy Township saw several infrastructure improvements in the early 20<sup>th</sup> century. In 1909, telephone service was introduced to the township, initially available from 7:00 AM to 9:00 PM Monday to Saturday and 2:00 PM to 4:00 PM on Sunday. The initial subscription



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price was \$10 a year. In 1927, electricity distributed by the Hydro Electric Commission of Ontario became available in rural areas, replacing a patchwork of smaller generators that provided mostly streetlighting (McKinney 1967: 252).

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 entered a boom in suburban residential construction during the 1950s and 1960s. Between 1957 and 1958 over 6,000 acres of land was 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 also contained 3,100,000 square feet of industrial space (McKinney 1967: 254).

The rapid growth of the Township of Chinguacousy and other communities in Peel County put 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. Local services such as parks and libraries would be provided by lower-tier governments. When the Region of Peel was created the Township of Chinguacousy was dissolved. The southern part of the township, which was more heavily suburbanized, was amalgamated into the new City of Brampton. The more rural northern part of the township, including the Study Area, was amalgamated into the new Town of Caledon (Peel Art Gallery, Museum and Archives [PAMA] n.d.a).

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

### 3.4 PROPERTY HISTORY

#### 3.4.1 Lot 21, Concession 3, East of Centre Road

Lot 21, Concession 3, East of Centre Road (Huronario Street) was granted by the Crown to Lydia Craig in 1825 (PAMA n.d.b.). She was the daughter of John Emmett, a United Empire Loyalist (Niagara Falls Public Library 2021). As the heir of a Loyalist, she was entitled to her own land grant, which was likely the land received in the Study Area. No further land transactions for Lydia Craig are listed in land registry records and according to the Census of 1851 and historical mapping from 1859, the lot was occupied by Stephen Craig (Figure 2). The mapping depicts that Craig resided on the west side of the lot, outside of the Study Area, and a shop was located on the east side of the lot along present-day Dixie Road.

The Census of 1851 lists Stephen Craig as a 31-year-old farmer born in Canada. He lived with his wife Margaret, 32; daughter Louisa, age 5; daughter Sarah, age 1; and son Hugh, age 3. Lydia Craig was listed as a widow living in Stephen's household and age 60. The household also contained John Craig, a



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21-year-old laborer, Andrew Hugh, a 19-year-old laborer, and Lydia Craig, a 23-year-old servant (Library and Archives Canada 1851).

Historical mapping from 1877 continues to depict Stephen Craig as occupying the lot. In addition, four structures are depicted on the east side of the lot along Dixie Road, while the Craig farmstead and orchard were located on the west half of the lot (Figure 3). Margaret Craig died in 1881 and Stephen Craig died in 1892; they are buried at Dixon's Union Cemetery on Kennedy Road in Caledon (Canada's GenWeb Cemetery Project 2021). After the death of Stephen, the property was owned by Hugh Craig (PAMA n.d.c). The Census of 1911 lists Hugh Craig as a 61-year-old farmer. He lived with his wife Mary, age 54; son Stephen, age 32; daughter Susan, age 26, and daughter Mary, age 24 (Library and Archives Canada 1911). Topographic mapping from 1914 shows the Study Area remained rural and the structures previously depicted along Dixie Road no longer appear (Figure 4).

Hugh Craig sold Lot 21, Concession 3, East of Centre Road in two one-acre parcels between approximately 1915 and 1918, ending the Craig family association with the lot (ONLand 2020). Topographic mapping from 1940 shows that the Study Area continued to be rural and no structures are depicted on the portion of the lot within the Study Area (Figure 5).

### 3.4.2 Lot 22, Concession 3, East of Centre Road

Lot 22, Concession 3, East of Centre Road (Huronario Street) was granted by the Crown in two 100-acre parcels. The west half was granted to the Canada Company in 1832 and the east half, which contains the Study Area, was granted by the Crown to the Canada Company in 1830 (PAMA n.d.d). Lands granted to the Canada Company outside of Huron County were usually Crown Reserve Lots. These lots encompassed about one seventh of most townships and were set aside for future Crown use during surveying. The Canada Company was chartered in 1826 to settle the Huron Tract and existing Crown Reserves (Craig 1963: 136).

In 1834, the Canada Company deeded the east half of Lot 22, including the Study Area, to Patrick Ingoldsby for £62. In 1839, he sold the parcel to Patrick Green for £200. Based on Ingoldsby's short period of ownership he likely owned this parcel as speculation and netted a profit of £138 when he sold the parcel. Green was also likely a land speculator and he sold the parcel in 1841 to Malcolm Gillespie for £300. The next year, Gillespie sold the parcel to William Thornton for £332. In 1849, William Thornton sold the property to his son William Thornton Junior (PAMA n.d.e). Historical mapping from 1859 lists William Thornton as the owner of three quarters of Lot 22, Concession 3, encompassing about 150 acres of land. The mapping does not depict any structures on the lot (Figure 2).

The Census of 1861 lists William Thornton as the occupant of Lot 22, Concession 3 and owning 150 acres. William Thornton was born in 1816 in Ireland. He lived with his wife Jane, age 36; son William, age 10; and son Robert, age 8. The Thornton family is listed as residing in a one and one half storey log residence. Of the 150 acres owned by Thornton, 99 acres were in crops, 10 acres were under pasture, and one acre was gardens or orchards. Crops grown on the farm included wheat, barley, peas, oats, potatoes, and hay. The Thornton farmstead was valued at \$9,000, a sum in the upper middle range when



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compared to his neighbours. The value of the surrounding farms ranged from \$1,500 to \$12,000 (Library and Archives Canada 1861).

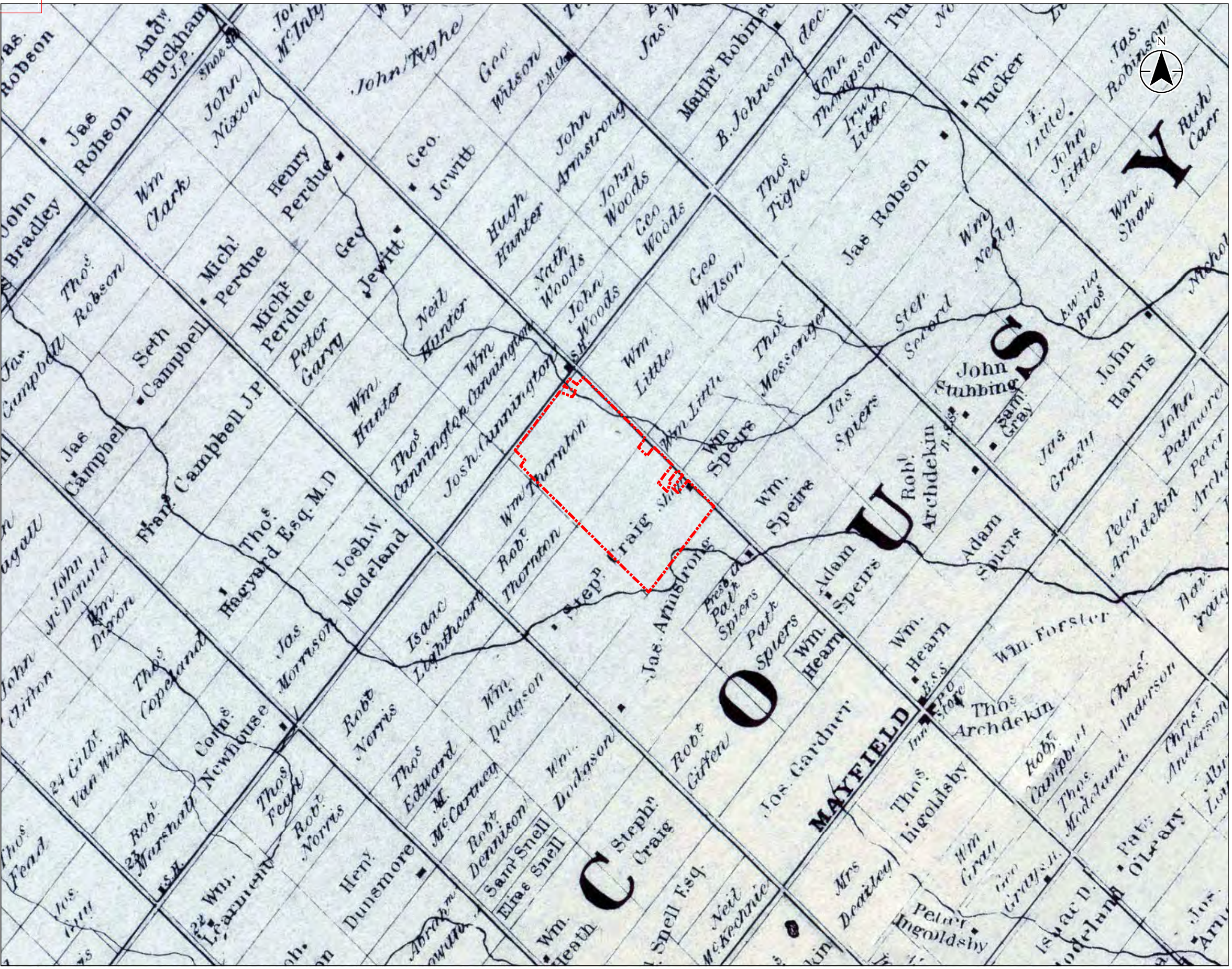
Historical mapping from 1877 lists William Thornton as the occupant of all 200 acres of Lot 22. The mapping depicts a residence and small orchard at the approximate location of the present-day residence on the property (Figure 3). The structure is shown just southwest of a stream, which continues to exist on the property into the present-day. Based on the census records and the historical mapping, the present-day brick residence on the property was likely erected by Thornton between 1862 and 1877. An additional structure is shown at the west end of the lot.

In 1883, the will of William Thornton passed the property to his youngest son, Robert Thornton (PAMA n.d.e). The Census of 1891 lists Robert Thornton as a 37-year-old farmer born in Ireland. However, the Census of 1861 listed Robert and all of William's children as being born in Upper Canada, so the 1891 entry may simply refer to his ancestry. Robert lived with his wife, Jannie, age 41; daughter Annie, age 17; son William, age 10; son Robert, age 7; daughter Maggie, age 6; and daughter May, age 5. Also residing in the Thornton household were Robert Dunsmore, a 22-year-old bookkeeper, Robert Dunsmore, a retired 75-year-old, and Maggie Wilson, a 24-year-old schoolteacher (Library and Archives Canada 1891). It is likely that Maggie taught at the schoolhouse located in Lot 23, Concession 3 From Centre Road, at the northwest corner of present-day Old School Road and Dixie Road (Figure 3). Topographic mapping from 1914 shows a brick residence along a stream in the approximate location of the present-day residence (Figure 4)

The Census of 1921 lists Robert Thornton as a 67-year-old farmer. He lived in the household of Maxwell Thornton, a 40-year-old farmer. Maxwell was married to Elizabeth, age 43. They had two children Gordon, age 9, and Jean, age 5 (Library and Archives Canada 1921). Robert Thornton died around 1924 and the property was granted to his son William M. Thornton. Topographic mapping from 1940 shows that the Study Area remained rural and depicts a residence on the property in the approximate location of the present-day residence (Figure 5). In 1951, the estate of William M. Thornton granted the lot to Cecil Upshall for \$1.00. He sold the lot that same year to Irwin D. Ledlow and Mabel H. Ledlow, ending the Thornton family association with the property (ONLand 2020).

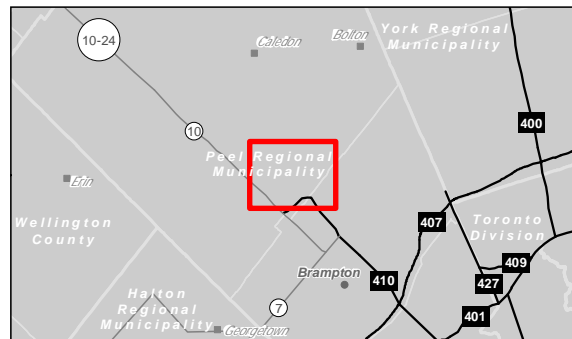






Legend  
Study Area (Approximate)

Notes  
1. Not to Scale.  
2. Citation: Tremaine, George R. 1859, Tremaine's Map of the County of Peel, Canada West, Toronto: G.R. & C.M. Tremaine.



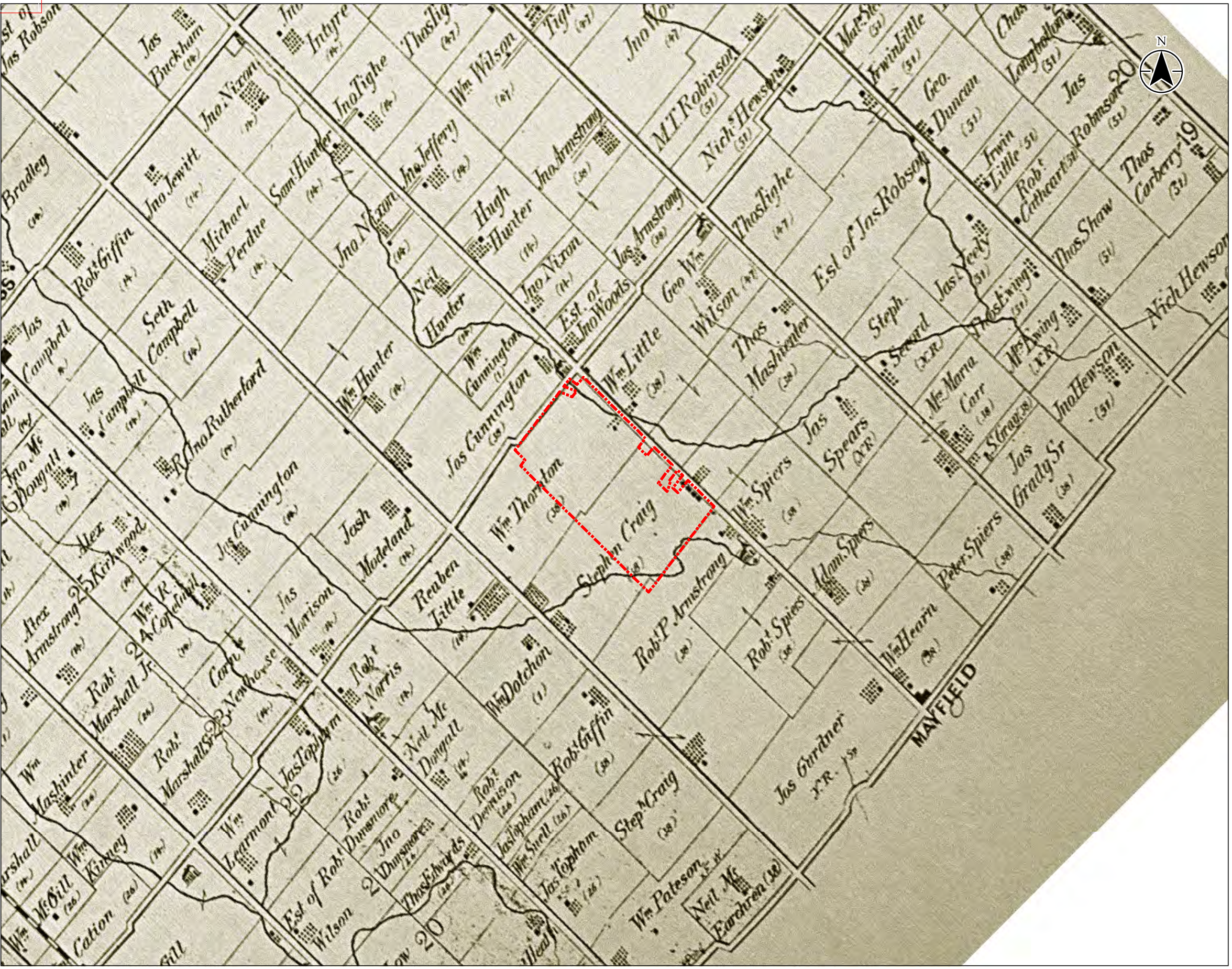
Project Location  
Regional Municipality of Peel, ON  
160940763 REVA  
Prepared by BCC on 2020-11-27  
Technical Review by ABC on yyyy-mm-dd

Client/Project  
TRIBAL PROPERTIES INC.  
CULTURAL HERITAGE IMPACT STATEMENT  
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Figure No.  
2  
Title  
Historical Mapping, 1859

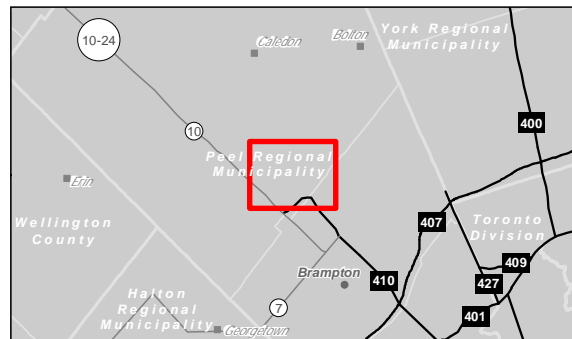


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Legend  
Study Area (Approximate)

Notes  
1. Not to Scale.  
2. Citation: Walker and Miles, 1877. Illustrated Historical Atlas of the County of Peel, Ont. Toronto: Walker and Miles.

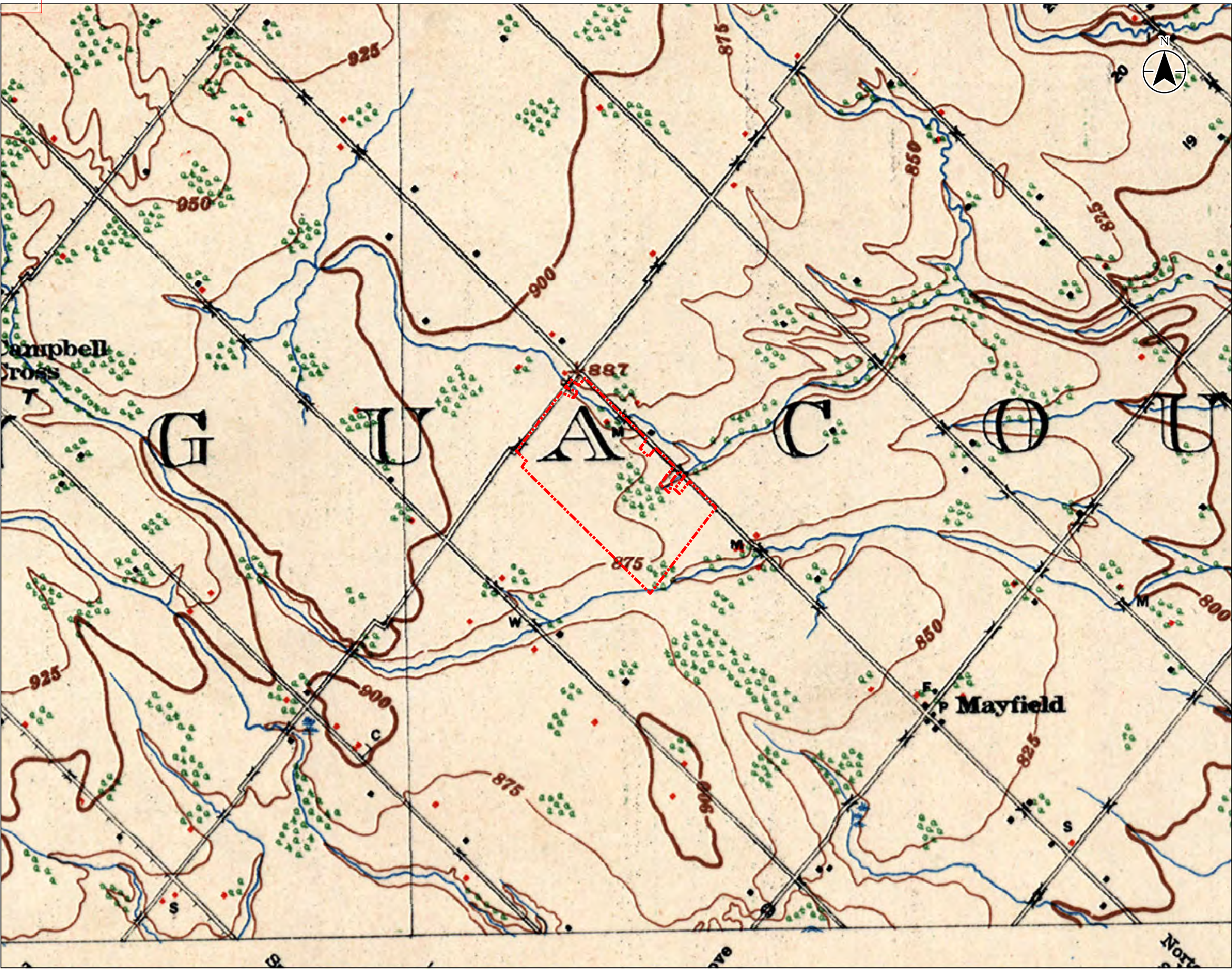


Project Location  
Regional Municipality of Peel, ON  
160940763 REVA  
Prepared by BCC on 2020-11-27  
Technical Review by ABC on yyyy-mm-dd

Client/Project  
TRIBAL PROPERTIES INC.  
CULTURAL HERITAGE IMPACT STATEMENT  
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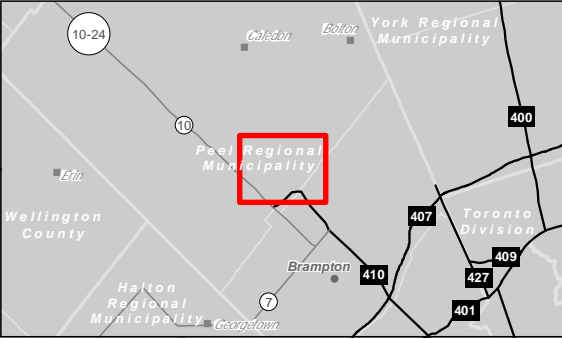
Figure No.  
3  
Title  
Historical Mapping, 1877





Legend  
Study Area (Approximate)

Notes  
1. Not to Scale.  
2. Citation: Department of Militia and Defence. 1914. Topographic Map, Ontario, Bolton Sheet.



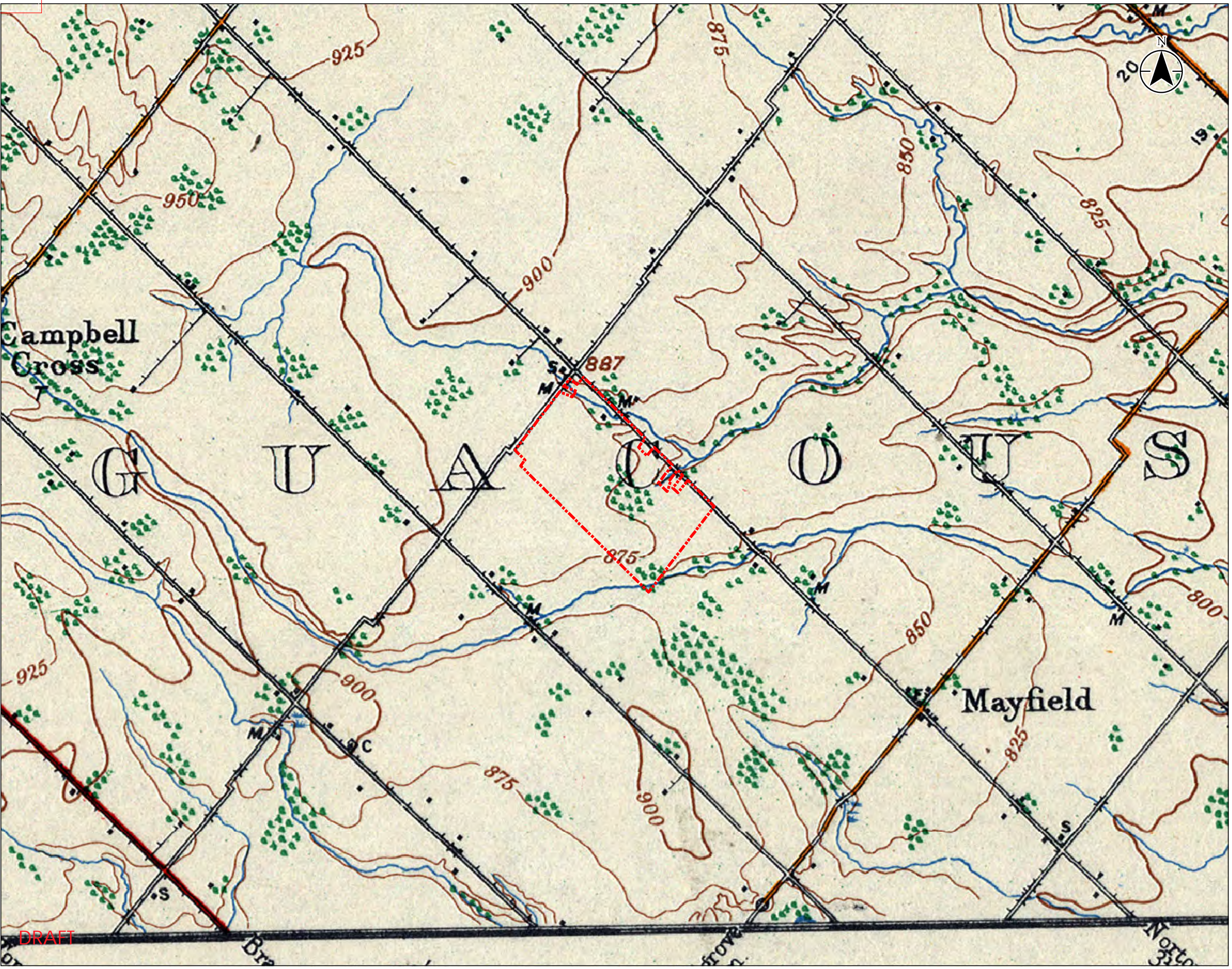
Project Location  
Regional Municipality of Peel, ON  
160940763 REVA  
Prepared by BCC on 2020-11-27  
Technical Review by ABC on yyyy-mm-dd

Client/Project  
TRIBAL PROPERTIES INC.  
CULTURAL HERITAGE IMPACT STATEMENT  
12892 DIXIE ROAD, CALEDON

Figure No.  
4

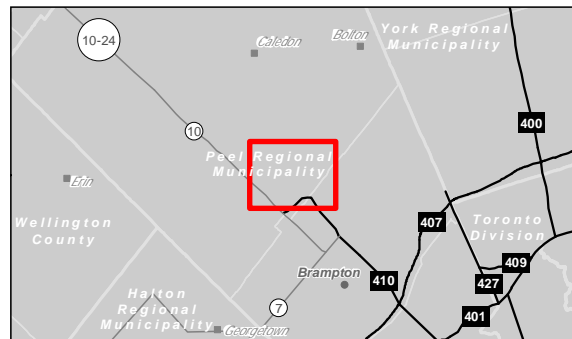
Title  
Topographic Mapping, 1914





Legend  
Study Area (Approximate)

Notes  
1. Not to Scale.  
2. Citation: Department of National Defence. 1940. Topographic Map, Ontario, Bolton Sheet.



Project Location  
Regional Municipality of Peel, ON  
160940763 REVA  
Prepared by BCC on 2020-11-27  
Technical Review by ABC on yyyy-mm-dd

Client/Project  
TRIBAL PROPERTIES INC.  
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Figure No.  
5  
Title  
Topographic Mapping, 1940

DRAFT



Site Description  
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## 4.0 SITE DESCRIPTION

### 4.1 INTRODUCTION

As outlined in Section 2.3, A site assessment was undertaken on December 4, 2020 by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. The weather conditions were seasonably cold and cloudy. The site visit included a pedestrian survey of the property including the residence and barn, and property. Interior access was granted to the barn.

### 4.2 LANDSCAPE SETTING

The property at 12892 Dixie Road is located south of the intersection of Dixie Road (Regional Road 4) and Old School Road. Within and adjacent to the Study Area, Dixie Road is a two-lane asphalt paved roadway with gravel shoulders. The west side of Dixie Road is lined with utility poles and bordered by a drainage ditch (Plate 2 and Plate 3). The property is set in a largely rural and agricultural landscape that includes residences set on generously sized lots, working agricultural properties, and 19<sup>th</sup> to early 20<sup>th</sup> century farmsteads (Plate 4). The property at 12892 Dixie Road is accessed from Dixie Road via a gravel driveway which slopes upwards to the farmstead, which contains a residence, barn, and outbuildings (Plate 5).

The gravel driveway between Dixie Road and the residence is lined with a tree allée of mature Norway spruce (Plate 6). An area of naturalized vegetation, including deciduous trees commonly associated with Carolinian forests, is located on the north and east sides of the gravel driveway and is approximately a little over a half of an acre in size (Plate 7). This copse is separated from the rest of the farmstead by a post and wire fence. North and west of the copse is an area of meadow located immediately north of the residence and outbuildings (Plate 8).

The area around the residence and outbuildings is landscaped with mature coniferous trees, mature deciduous trees, and a lawn (Plate 9). The residence, outbuildings, and barn are connected by the gravel driveway, which also allows access to the agricultural fields with are located south, west, and north of the residence, barn, and outbuildings (Plate 10 and Plate 11).



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**Plate 2: Looking north on Dixie Road**



**Plate 3: Looking south on Dixie Road**



**Plate 4: Farmstead located at 12861 Dixie Road, looking east**



**Plate 5: Gravel driveway rising up from Dixie Road to farmstead**



**Plate 6: Norway spruce tree allée, looking southeast**



**Plate 7: Naturalized wooded area, looking north**





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**Plate 8: Post and wire fencing, looking east**



**Plate 9: Deciduous trees, coniferous trees, and lawn, looking north**



**Plate 10: Gravel driveway, looking east**



**Plate 11: Agricultural field, looking west**

## 4.3 RESIDENCE

The residence at 12892 Dixie Road is the easternmost structure located on the property. The residence is a one- and one-half storey structure with a medium pitched intersecting gable roof with asphalt shingles and a modern brick chimney. The residence has a T-shaped plan, two modern additions, and a fieldstone foundation.

The front (south) façade of the residence has a symmetrical front façade and contains a denticulated cornice below the roofline (Plate 12). Below the denticulated cornice is a decorative band of dichromatic brick (Plate 13). The residence has a red brick exterior with a Flemish bond and buff brick quoins (Plate 14). The south façade contains two 6/6 windows with wood window surrounds and wood sills, four pane storm windows with wood surrounds, and buff brick voussoirs which are partially obscured by the porch roof (Plate 15). The main entrance is centred and contains boarded sidelights and transom (Plate 16). The porch is likely not an original component of the residence, as the porch partially obscures the buff brick voussoirs, quoins, and has a concrete foundation.



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The east façade of the residence contains a denticulated cornice, decorative dichromatic brick band, and return eaves located on the south section of the façade. The east elevation contains a shed roof addition with modern siding, modern windows, and a concrete block foundation (Plate 17 and Plate 18). The original sections of the residence contain a red brick exterior with a common bond and buff brick quoins. The south section of the east façade of the residence contains 6/6 wood pane windows with four pane storm windows with buff brick voussoirs on the south section and modern basement windows with red brick voussoirs (Plate 19). The north section of the east façade contains modern windows. The stone foundation is readily visible from this elevation (Plate 20).

The north façade contains a denticulated cornice with return eaves and a dichromatic brick band. The exterior is clad in red brick with a common bond (Plate 21). The west façade contains a modern hip roof addition with a red brick exterior with common bond and buff brick quoins (Plate 22). The bricks on this addition generally match the original sections of the residence and may have been salvaged from the east façade when the shed roof addition was added. The hip roof addition is connected to an outbuilding clad in timber siding with a poured concrete foundation.

The west façade contains a denticulated cornice and return eaves on the south section of the façade. This section of the residence also contains a dichromatic brick band and buff brick quoins. The exterior of this elevation is clad in red brick with a common bond, modern siding, and contains buff brick quoins on the south section. The upper storey contains modern windows, and the first storey contains 6/6 windows with wood surrounds and wood sills, four pane casement windows with wood surrounds and frames, and casement windows with 1/1 storm windows (Plate 23 and Plate 24).



**Plate 12: Front (south) façade of the residence, looking north**



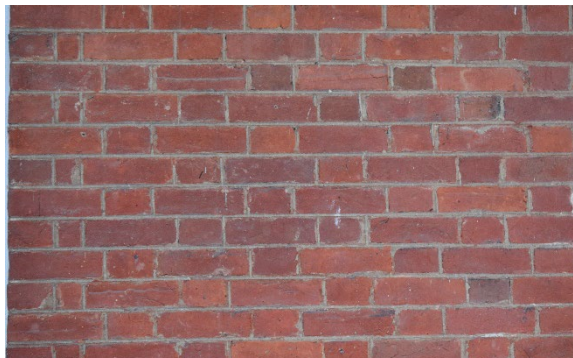


## CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

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**Plate 13: Denticulated cornice and dichromatic brick work, looking north**



**Plate 14: Red brick exterior with Flemish bond**



**Plate 15: 6/6 windows and four pane storm window, looking north**



**Plate 16: Main entrance with sidelights and transom, looking north**



**Plate 17: East façade, looking west**



**Plate 18: Cornice, eaves, and dichromatic brickwork, looking west**





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**Plate 19: Basement window, looking west**



**Plate 20: Field stone foundation, looking west**



**Plate 21: North facade, looking south**



**Plate 22: North facade showing hip roof addition, looking south**



**Plate 23: West façade, looking east**



**Plate 24: Cornice, return eaves, and dichromatic brick work, looking east**



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## 4.4 BARN

The barn at 12892 Dixie Road is a gable roof bank barn. The barn has a metal roof with five lightning rods. The barn has a stone foundation. There are four additions to the original barn, one on the west elevation, two on the east elevation, and one on the south elevation (Plate 25).

The main (north) elevation of the barn is clad in board and batten siding. The upper level of the barn exterior contains three hayloft doors and two windows (Plate 26 and Plate 27). The southernmost window is missing, and the one remaining window is a six-pane window with a wood frame and wood surround (Plate 28). The west elevation contains two large doors on sliding tracks, which allow access to the loft level of the barn. These doors are accessed via an earth embankment (also known as a gangway). The earth embankment gently slopes upwards to the sliding track doors (Plate 29). Because one of the doors no longer meets the embankment, it is likely that part of the embankment was removed to accommodate the construction of the adjacent silo. The north elevation contains a gable roof addition with a metal roof, bargeboard, a concrete block foundation, and is partially clad in shingles. The addition contains a set of four pane windows with wood surrounds, two wooden doors, and a set of partially broken windows, which were likely also four pane windows (Plate 30).

The west elevation of the barn is partially clad in corrugated metal siding, much of which has fallen off, revealing timber cladding. The south elevation contains a hay loft door, located just below the gable. The west elevation contains a large gable roof addition with a metal roof, two lightning rods, and concrete block exterior. The addition is an extension of the stable area in the main section of the barn. The exterior of the addition is concrete block, and the gable is clad in corrugated metal. The addition contains a modern door and boarded, or missing windows (Plate 31).

The south elevation is clad in board and batten timber siding. The loft area contains five hay loft doors and five larger openings between the foundation and hay loft doors. The stable section of the barn (lower level with stone foundation) contains window openings that have been boarded or are missing windows (Plate 32). This elevation contains the main entrances to the stable area, which are two wooden Dutch doors, one of which is located where the concrete block addition on the west elevation begins (Plate 33). The fieldstone foundation of the stable area remains partially whitewashed, while other sections reveal the natural color variations of the stones (Plate 34). The south elevation contains two additions. One of which is a gable roof drive shed clad in corrugated metal. The drive shed is modern and contains machine cut posts and beams (Plate 35). The second addition is small gable roof addition with a metal roof, timber exterior, boarded windows and doors, and a poured concrete foundation.

The east elevation of the barn is clad in board and batten siding. Just below the gable is a hay loft door. Below the hay loft door is the name “Dixie Lane”, indicating the name of the farmstead. The east elevation contains a second hay loft door just above the stable level (Plate 36 and Plate 37). The stable level contains boarded windows, a ventilation fan, a partially broken six pane window with wood surround, and a metal door. The fieldstone foundation of this elevation has been whitewashed and was partially or completely parged over at some point (Plate 38 and Plate 39). Sections of parging remain between the windows.



## CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

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The barn interior is divided into two sections, a lower level and loft. The lower level was used for livestock stables. It contains both gated livestock stalls and walk up milking stalls for dairy cattle, feeding troughs, a gutter system and restraining bars (Plate 40). The stables contain hand hewn whitewashed beams supported by modern metal columns (Plate 41). The stone foundation of the barn is visible in the stables and is whitewashed (Plate 42). The stable extends into the modern concrete block addition on the south elevation (Plate 43). The loft was not entered due to structural concerns. Views of the loft from the earth embankment on the west elevation show the hand hewn posts, beams, and joists (Plate 44 and Plate 45).

A structural assessment of the barn was completed by Stephenson Engineering on February 4, 2021. The report concluded that several areas of the barn were unsafe to access due to rotting wood and deck beams. A portion of the exterior perimeter wall of rubblestone has collapsed at the north side, and vertical cracks were identified on the wall, both resulting from settling and freeze/thaw conditions and shear load resulting in differential settlement of the wall footings. Several original timber beams have decayed at their bearing connection to the masonry walls. The report concluded that in its current condition the barn is structurally inadequate and in poor conditions, requiring extensive remediation or demolition to make it safe for use (Stephenson Engineering 2021).





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**Plate 25: Looking northeast at the barn, showing gable roof, lighting rods, and gable roof additions**



**Plate 26: North elevation, looking south**



**Plate 27: North elevation, looking south**



## CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

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**Plate 28: Six pane window, looking south**



**Plate 29: Earth embankment, looking south**



**Plate 30: Gable roof addition of west elevation, looking south**



**Plate 31: West elevation, looking east**



**Plate 32: South elevation, looking north**



**Plate 33: Dutch door, looking north**





## CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

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Plate 34: Fieldstone foundation, looking north



Plate 35: Interior of drive shed addition, showing machine cut beams, looking north



Plate 36: East elevation, looking west



Plate 37: Hayloft door and Dixie Lane sign, looking west



Plate 38: Parging, looking west



Plate 39: Whitewashed stone, looking west





## CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

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**Plate 40: Stable area, looking west**



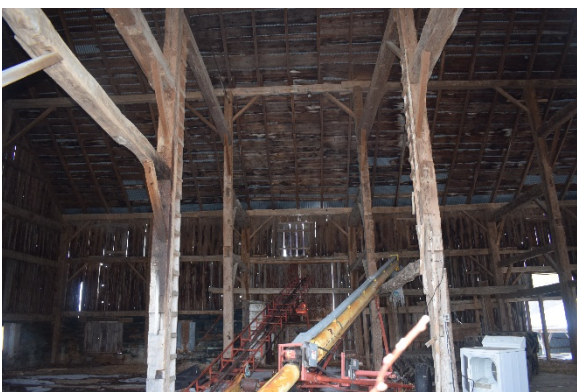
**Plate 41: Hand hewn beams in stable**



**Plate 42: Stone foundation, looking north**



**Plate 43: Concrete block addition to stable, looking west**



**Plate 44: Loft, looking south showing hand hewn beams, posts, and joists**



**Plate 45: Loft, looking west showing hand hewn beams, posts, and joists**



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## 4.5 OUTBUILDINGS

The Study Area contains five outbuildings, two cast-in-place concrete silos, and two modern metal silos. The outbuildings are a mix of early to mid-20<sup>th</sup> century structures and modern structures. The largest outbuilding is a modern drive shed with a gable roof clad in metal. The exterior is clad in corrugated metal and contains two garage doors facing south (Plate 46). The interior shows the outbuilding has a frame construction of machine cut timber posts and beams (Plate 47). Located approximately 7 metres southeast of the driveshed is a smaller modern outbuilding. The outbuilding is a modern gable roof structure with a steel superstructure and corrugated metal cladding. The name “Aztec” is located in the gable (Plate 48). Approximately 18 metres west of this outbuilding is a smaller gable roof outbuilding. The building has a metal roof, timber exterior, and poured concrete foundation (Plate 49). Adjacent to the west elevation of the barn is two cast-in-place concrete silos and two smaller modern grain bins (Plate 50).

Located approximately 13 metres southwest of the residence is a gambrel roof outbuilding with a shed roof addition and a metal roof. The exterior is clad in horizontal wood siding, plywood, and corrugated metal. The building contains bargeboard, a four-pane window with wood surround, and a six-pane window with wood surround, modern windows, and modern doors (Plate 51). Attached to the north façade of the residence is a gable roof outbuilding clad in timber with a concrete foundation (Plate 52).



Plate 46: Driveshed, looking west



Plate 47: Driveshed interior, looking north





## CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

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**Plate 48: Gable outbuilding with corrugated metal siding, looking west**



**Plate 49: Gable outbuilding with timber exterior, looking west**



**Plate 50: Silos and grain bins, looking south**



**Plate 51: Gambrel roof outbuilding, looking west**



**Plate 52: Outbuilding attached to residence, looking west**



Comparative Analysis  
February 25, 2021

## 5.0 COMPARATIVE ANALYSIS

The property at 12892 Dixie Road is listed on the town's Heritage Register as a "Neoclassical style farmhouse with a red-and-buff brick exterior". The property is one of 198 listed properties described as "Neoclassical". There are no Designated *Part IV* properties in Caledon with this architectural style in their description. 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 eighteenth 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). Although, the residence is listed on the register as a "neoclassical style", following its evaluation in Section 6, it was determined to match the similar but distinct Classical Revival style more closely. The Classical Revival style was popular in Ontario from about 1830 to 1860. Architectural features of 12892 Dixie Road, such as the denticulated cornice and pediment style side gable roof, is more commonly associated with Classical Revival architecture in Ontario. In addition, the dichromatic brickwork present at 12892 Dixie Road is a vernacular element incorporated in other Classical Revival structure in Ontario (Blumenson 1990). The historical integrity of the residence remains relatively intact. However, the porch on the front façade is likely not original, as it partially covers the contrasting buff brick voussoirs on the first storey windows.



Evaluation of Cultural Heritage Value or Interest  
February 25, 2021

## 6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

### 6.1 INTRODUCTION

The criteria for determining CHVI is defined by O. Reg. 9/06 (see Section 2.4.1). If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared, and a list of heritage attributes which define the CHVI identified. 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 each property according to O. Reg. 9/06 is provided in subsequent sections below.

### 6.2 DESIGN OR PHYSICAL VALUE

The property at 12892 Dixie Road is a representative example of a mid-to late 19<sup>th</sup> century farmstead that continued to evolve and operate through the 20<sup>th</sup> century. It contains a residence, barn, outbuildings, and circulation route (including driveway and tree allée) that share a relationship with each other, and an agricultural field.

The residence at 12892 Dixie Road is a representative example of a vernacular interpretation of a Classical Revival dwelling. The Classical Revival style was popular in present-day Ontario from about 1830 to 1860 (Blumenson 1990: 28). Based on census records and historical mapping the residence appears to have been constructed between 1862 and 1877. Therefore, 12892 Dixie Road is a late example of this style. Classical Revival design elements of the residence include the denticulated cornice, the use of return eaves to create the impression of a classical pediment, main entrance with sidelights and transom, and large paned windows. Vernacular design elements include the use of dichromatic brickwork and quoins (Blumenson 1990: 33-34).

The residence at 12892 Dixie Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout 19<sup>th</sup> century residences in southern Ontario. The residence does not demonstrate a high degree of technical or scientific achievement and incorporated similar building materials and construction practices which were used throughout 19<sup>th</sup> century southern Ontario.

The barn at 12892 Dixie Road is a representative example of a gable roof bank barn. These types of barns were common throughout Ontario, particularly in areas north and northwest of Toronto, including northern Peel County, where they accounted for over 55% of existing barns during an early 1970s study (Ennals 1972: 258). The typical 19<sup>th</sup> century bank barn is a timber structure placed on a stone foundation, with a lower stable area, and an upper loft space used for crop storage, tool storage, and workspace. Access to the loft space is via an earth embankment. Most of these barns averaged between 40 to 50 feet in width and 60 to 100 feet in length (Ennals 1972: 256). The barn at 12892 Dixie Road contains a lower stable and is approximately 50 feet in width and 90 feet in length. The barn does not display a high





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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.

### 6.3 HISTORIC OR ASSOCIATIVE VALUE

The farmstead at 12892 Dixie Road does not contain historic or associative value. The property was historically occupied by the Thornton family and Craig family. William Thornton, a farmer born in Ireland, purchased the part of the property located on Lot 22, Concession 3 in 1849 and the Craig family received a patent from the Crown to Lot 21 in 1825. Thornton family are not considered to be early settlers as they were part of the widespread wave of emigration from the British Isles following the Napoleonic wars, which continued until approximately 1850 (Craig 1963; McCalla 1993). While the Craig family were early settlers in the township, they were not found to have made a significant contribution to its development. Thornton, Craig and their families farmed their respective properties, engaging in the predominant economic activity of not only Chinguacousy Township during the 19<sup>th</sup> century, but most of Upper Canada. Research did not indicate that Thornton, Craig or their families made a significant contribution to the evolution or development of Chinguacousy Township or the surrounding area. Rather, they were examples of hundreds of free-hold yeoman farmers that resided in the township during the 19<sup>th</sup> century. Therefore, the property is not associated with a theme, event, belief, person, activity, organization, or institution that is significant to the community. The property is a farmstead that has evolved over time and does not yield information that contributes to the understanding of a community or culture. The architect, builder, or designers for the properties are not known.

### 6.4 CONTEXTUAL VALUE

The property at 12892 Dixie Road does not demonstrate contextual value. The setting around the property is a mix of contemporary agricultural properties, farmsteads, modern estate style residences, and modern residences on generously sized lots. Therefore, the property does not define, maintain, or support the character of Dixie Road, nor is it physically, functionally, visually, or historically linked to its surroundings. The farmstead is set back from the roadway and partially obscured by vegetation, slope, and distance from the roadway. Therefore, the farmstead is not a landmark.

### 6.5 SUMMARY OF EVALUATION

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.



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

Criteria of O. Reg. 9/06	Yes/No	Comments
<b>Design or Physical Value</b>		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property at 12892 Dixie Road is a representative example of a mid-to late 19 <sup>th</sup> century farmstead that continued to evolve and operate through the 20 <sup>th</sup> century. It contains a residence, barn, outbuildings, and circulation route (including driveway and tree allée) that share a relationship with each other, and an agricultural field. The residence is a representative example of a vernacular interpretation of a classic revival dwelling. Classic revival design elements of the residence include the denticulated cornice, the use of return eaves to create the impression of a classical pediment, main entrance with sidelights and transom, and large paned windows. Vernacular design elements include the use of dichromatic brickwork and quoins. The barn at 12892 Dixie Road is a representative example of a gable roof bank barn. These types of barns were common throughout Ontario, particularly in areas north and northwest of Toronto, including northern Peel County.
Displays a high degree of craftsmanship or artistic merit	No	The farmstead, residence, and barn at 12892 Dixie Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout 19 <sup>th</sup> century residences and barns in southern Ontario. The farmstead does not demonstrate a high degree of technical or scientific achievement and incorporated similar building materials and construction practices which were used throughout 19 <sup>th</sup> century southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	The farmstead, residence, and 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.
<b>Historical or Associative Value</b>		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The farmstead at 12892 Dixie Road does not contain historic or associative value. The property was historically occupied by the Thornton family and Craig family. The Thornton family are not considered to be early settlers as they were part of the widespread wave of emigration from Great Britain following the Napoleonic wars until approximately 1850. Research did not indicate that Thornton or his family made a significant contribution to the evolution or development of Chinguacousy Township or the surrounding area. Although the Craig family were early settlers to the township, research did not indicate they made a significant contribution to the settlement of the area.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property is a farmstead that has evolved over time and does not yield information that contributes to the understanding of a community or culture.



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

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

## 6.6 STATEMENT OF CULTURAL HERITAGE VALUE

### 6.6.1 Description of Property

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

### 6.6.2 Cultural Heritage Value

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





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### 6.6.3 Heritage Attributes

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



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## 7.0 IMPACT ASSESSMENT

### 7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The proposed redevelopment of the site includes the construction of four commercial buildings of 270,399 square feet, 520,152 square feet, 881,898, and 988,853 square feet in size. The property will also contain space for 139 truck trailers, loading space, and parking space for 1,468 cars in three separate parking lots. The existing farmstead would be removed under the proposal.

### 7.2 ASSESSMENT OF IMPACTS

The farmstead, including the residence and barn, at 12892 Dixie Road has CHVI since it meets criteria for determining cultural heritage value included in *O. Reg 9/06*. Accordingly, the assessment of potential impacts is limited to the heritage attributes of 12892 Dixie Road, which is the farmstead, including the residence and barn. Impacts are defined by Infosheet #5, as discussed in Section 2.5. Table 2 and Table 3 contains a discussion of 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 of the 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.

**Table 2: Evaluation of Potential Direct Impacts**

Direct Impact	Impact Anticipated	Relevance to 12892 Dixie Road
<b>Destruction</b> of any, or part of any, <i>significant heritage attributes</i> or features.	Y	The proposed undertaking will include the removal of the farmstead, including the residence and barn. This will result in the destruction of the identified heritage attributes. <b>Therefore, mitigation measures are required.</b>
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance.	N/A	The proposed undertaking will remove the farmstead, including the residence and barn, and will remove all heritage attributes that represent the CHVI of the property. No heritage attributes will remain that could be altered. <b>Therefore, no mitigation measures are required.</b>



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**Table 3: Evaluation of Potential Indirect Impacts**

Indirect Impact	Impact Anticipated	Relevance to 12035 Dixie Road
<b>Shadows</b> 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/A	The proposed undertaking will remove the farmstead, including the residence and barn, and will remove all heritage attributes that represent the CHVI of the property. No heritage attributes will remain that could be impacted by shadows. <b>Therefore, no mitigation measures are required.</b>
<b>Isolation</b> of a <i>heritage attribute</i> from its surrounding environment, context or a <i>significant</i> relationship	N/A	The proposed undertaking will remove the farmstead, including the residence and barn, and will remove all heritage attributes that represent the CHVI of the property. No heritage attributes will remain that could be isolated. <b>Therefore, no mitigation measures are required.</b>
<b>Direct or indirect obstruction</b> of <i>significant</i> views or vistas within, from, or of built and natural features	N/A	The proposed undertaking will remove the farmstead, including the residence and barn, and will remove all heritage attributes that represent the CHVI of the property. No heritage attributes will remain that could be obstruct significant views. <b>Therefore, no mitigation measures are required.</b>
<b>A change in land use</b> 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	N/A	The proposed undertaking will remove the farmstead, including the residence and barn, and will remove all heritage attributes that represent the CHVI of the property. No heritage attributes will remain that would be impacted by the change of land use. <b>Therefore, no mitigation measures are required.</b>
<b>Land disturbances</b> such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>	N/A	Indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. No further consideration to archaeological resources is provided in this report and the recommendations of a Stage 1 and 2 Archaeological Assessment should be followed to mitigate impacts related to land disturbances.

## 7.3 SUMMARY OF IMPACTS

Direct impacts identified relate exclusively to direct impacts associated with the proposed demolition of the farmstead, including the residence and barn. Direct impacts from alteration are not applicable as the proposed undertaking will result in no heritage attributes remaining which could be altered.

Indirect impacts from shadows, isolation, and obstruction, are not anticipated because all heritage attributes, including identified natural features and views will be removed with the demolition of the farmstead, including the residence and barn. Indirect impacts of the proposed demolition of the farmstead, including residence and barn, would be the resulting change in land use of the existing property from agricultural to commercial.

Mitigation measures are required related to proposed demolition of the farmstead, including the residence and barn.





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## 8.0 MITIGATION

### 8.1 MITIGATION OPTIONS

The property at 12892 Dixie Road was determined to have CHVI as it meets one criterion of *O. Reg 9/06*. Specifically, the CHVI of the property is related to its design value as a representative example of a mid to late 19<sup>th</sup> century farmstead, which includes a representative example of a vernacular interpretation of a Classical Revival dwelling and a representative gable roof barn. As identified in Tables 2 and 3, the proposed undertaking will have an adverse impact on the CHVI of the property as it will remove the heritage attributes which define its significance. Accordingly, four mitigation options are presented, including:

- InfoSheet #5 Mitigation Options (see Section 2.6)
- Retention *in situ*
- Relocation
- Documentation and Salvage

Consideration for each option is given both for the appropriateness of the mitigation in the context of the CHVI identified and the feasibility of the mitigation option. Also considered is an understanding of the surrounding context within which the property is located.

#### 8.1.1 InfoSheet #5 Mitigation Options

**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 with the project team, but was considered not to be feasible due to numerous site constraints. As such, alternative developments that would result in reconfigurations of the site to avoid the cultural heritage resource are not feasible.

**Isolating development and site alteration from significant built and natural features and vistas:** Due to the requirements of building size, parking space, access roads, environmental considerations, and stormwater requirements, isolating development from the heritage resource is not feasible for the property. The possibility of alternative development approaches and isolating development from the heritage resource was considered with the project team, but was considered not to be feasible due to numerous site constraints. As such, isolating development and site alteration from the heritage resource is not feasible.



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**Design guidelines that harmonize mass, setback, setting, and materials:** The proposed undertaking will result in the property transitioning from an agricultural to commercial use. The three structures proposed for the site will range from 507,800 square feet to 823,173 square feet in size. The property will be permanently altered from a design perspective. Therefore, guidelines to harmonize the mass, setback, setting, and materials of the proposed undertaking would not be relevant given the scale of the proposed changes to the character of the subject property.

**Limiting height and density:** Limiting the height and density of the proposed undertaking is not feasible given the requirements of the project. The size of the three buildings, 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:** Given the rural character of the heritage resource, compatible infill would be limited to agricultural or small-scale residential severance at the subject property. The proposed development is commercial/industrial in nature. While allowing only compatible infill would mitigate the proposed removal of the cultural heritage resource, this is not the type of development that is being proposed for the site, and as such this mitigation measure is not applicable.

**Reversible alterations:** Given the proposed removal of the cultural heritage resource and extent of the development, reversible alterations are not applicable within the scope of the proposed undertaking.

**Buffer zones, site plan control, and other planning mechanisms:** Due to the requirements of the building size, parking space, access roads, environmental, and stormwater concerns, these approaches are not feasible for the property.

Based on the above discussion, alternative mitigation measures are required. As per InfoSheet #5, the above mitigation measures are not meant to be exhaustive, and alternative mitigation measures are discussed in the following sections.

### 8.1.2 Retention

Generally, retention *in situ* is the preferred option when addressing any structure where CHVI has been identified, even if limited. The benefits of retaining a structure, or structures, must be balanced with site-specific considerations. Not only must the CHVI be considered, so too must the structural condition of the heritage resource, the site development plan, and the context within which the structure, or structures, would be retained.

In the case of 12892 Dixie Road, the proposed demolition of the farmstead and change in land use will negatively impact the CHVI of the property. The scale of the proposed undertaking requires the removal of the farmstead. Retention of the farmstead *in situ* would require that the proposed undertaking be revised to allow for the farmstead to remain. As outlined in previous sections discussing the InfoSheet #5 mitigation measures, due to the requirements of the building size, parking space, access roads, and environmental and stormwater concerns, revision of the proposed undertaking is not considered feasible. If retained, and three large commercial buildings are constructed around the farmstead, the cultural heritage value of the property as a representative farmstead will be diminished as the property will



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become a predominantly commercial space, with remnant resources that are unlikely to have a viable long-term use given their location and the surrounding development. Therefore, retention *in situ* is not considered the preferred mitigation option for 12892 Dixie Road.

### 8.1.3 Relocation

Where retention *in situ* is not feasible or preferred, relocation is often the next option considered to mitigate the loss of a heritage resource. As with retention, relocation of a structure or structures must be balanced with the CHVI identified. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes, particularly those identified to be of design or physical value. This is a viable option where the CHVI identified merits preservation and the integrity of the structure is determined to be sound.

In the case of 12892 Dixie Road, the property was not identified to demonstrate contextual value. As such, relocation is an appropriate mitigation measure to consider. It must be noted that the relocation of the entire farmstead is not anticipated to be possible. The farmstead contains several components including the residence, barn, circulation routes, and tree lined driveway, and relocation of circulation routes and the tree-lined driveway are not possible. Relocation of the barn is not feasible given its current structural condition. The residence may potentially be a candidate for relocation.

In the case of the residence, three relocation options should be considered, including:

- Relocation within the property
- Relocation to an unknown, but sympathetic site

Based on the above discussion, relocation of the residence should be considered a viable mitigation option. Relocation may be considered within the subject property or on an external site.

Given the site constraints of the proposed development, relocation within the property may not be feasible. The only available location for the relocated residence would be a small parcel in front of the woodlot on a low-lying piece of land in front of a pond. A qualified engineer or environmental specialist should be consulted to determine whether this would be a viable location to relocate the dwelling. It must also be considered that relocation should be considered only if there is viable interest in a private owner purchasing the building for residential or commercial use. Relocation of the building simply for it to remain empty and at risk of eventual trespassing, damage, and decay is not a preferred alternative. To determine whether this is a viable option, the proponent should extend an offer to the community seeking interest in the relocated dwelling should a location within the subject property be found.

Given that the property was not identified to have contextual heritage value, relocation offsite would be an appropriate mitigation measure that would preserve the design/physical value of the residence. Relocation off-site should also be determined in response to the community's value of the building. The proponent should extend an offer to interested members of the community (via local newspaper advertisements) to seek offers to purchase the residence for a nominal fee for relocation at their own





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expense to an off-site location. The offer should be extended for a defined period of time (e.g. one to two months) and if no interest is expressed, other mitigation measures should be explored.

### 8.1.4 Documentation and Salvage

Detailed documentation and salvage are often the preferred mitigation strategy where retention or relocation is not feasible or warranted. Documentation creates a public record of the structure, or structures, which provides researchers and the general public with a land use history, construction details, and photographic record of the resource. Through the selective salvage of identified heritage attributes and other materials, the CHVI of the property can be retained, albeit in a different context. Documentation and salvage of heritage attributes in their current context and where feasible, allows for reuse. Documentation should be undertaken prior to any changes made to the property.

In the case of 12892 Dixie Road, documentation and salvage would be an appropriate mitigation measure for the barn, given the findings of the structural assessment completed in February 2021. If the relocation of the residence is determined to be not feasible, documentation and salvage is also an appropriate mitigation measure for the residence. This mitigation alternative is appropriate considering that there are similar remaining examples of 19<sup>th</sup> century barns and dichromatic brick houses elsewhere on Dixie Road, as well as other examples of classically-inspired vernacular architecture in the Town of Caledon.

Although documentation and salvage would not lessen the impact of these alterations, it would seek to record the CHVI identified making the buildings available for future study. Documentation activities should be carried out through photography, mapping, photogrammetry, and/or LiDAR scan. Documentation should be carried out in advance of any changes made to the property.

Materials salvaged from the structures should be retained and incorporated into on-site features, such as entrance gates, landscape walls/garden beds, site furniture, or transportation infrastructure to be integrated into the site (e.g. a bus shelter/waiting area). Salvaged items should include:

- Brick cladding from the residence
- Wooden trim
- Wooden windows
- Foundation stones
- Barn timbers
- Barnboard



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## 9.0 RECOMMENDATIONS

An assessment of impacts resulting from the proposed undertaking at 12892 Dixie Road has determined that the proposed undertaking would result in direct impacts to 12892 Dixie Road through demolition. Based on the adverse impacts identified to this cultural heritage resource, the retention of the farmstead at 12892 Dixie Road *in situ* is the preferred alternative method from a heritage perspective since the CHVI of the farmstead would be retained in its entirety. However, retention of the farmstead is not feasible due to site plan requirements.

Therefore, relocation is the preferred mitigation measure, if feasible. The relocation of the entire farmstead is not anticipated to be possible. The farmstead contains several components, including the residence, barn, circulation routes, and tree lined driveway, and relocation would permanently alter the physical and visual relationship of the farmstead. The residence could potentially be relocated if an appropriate new site is identified and the building is structurally sound. Alternatives for relocation both on and offsite should be explored through extending a notice through newspaper advertisement to determine if there is potential for interested buyers. Relocation of the residence should only be considered if the residence will remain in use or adaptively re-used. Relocation off-site should include offering the residence for purchase to the community for a nominal fee in exchange for undertaking the costs associated with moving the structure to a new location.

If relocation is not feasible, or if the residence is determined to not be able to withstand relocation, then documentation and salvage of the property is the next preferred mitigation option. Documentation activities should be carried out through a full recording of the farmstead through photography, mapping, photogrammetry, and/or LiDAR scan. Documentation should be carried out in advance of any changes made to the property. Salvage activities should consist of the identification and recovery of re-useable materials by a reputable salvage company or charity, with materials retained to be repurposed on site through landscape and built features. Salvaged materials should include:

- Brick cladding from the residence
- Wooden trim
- Wooden windows
- Foundation stones
- Barn timbers
- Barnboard

The documentation and salvage work should be carried out under the direction of a Cultural Heritage Specialist in good professional standing with the Canadian Association of Heritage Professionals (CAHP).



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## 9.1 DEPOSIT COPIES

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material and municipalities. Therefore, it is recommended that this report be deposited at the following locations:

**Caledon Public Library**

20 Snelcrest Drive

Caledon, Ontario L7C 1B5



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## 10.0 CLOSURE

This report has been prepared for the sole benefit of Tribal Properties Inc and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

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## CULTURAL HERITAGE IMPACT STATEMENT—12892 DIXIE ROAD, CALEDON

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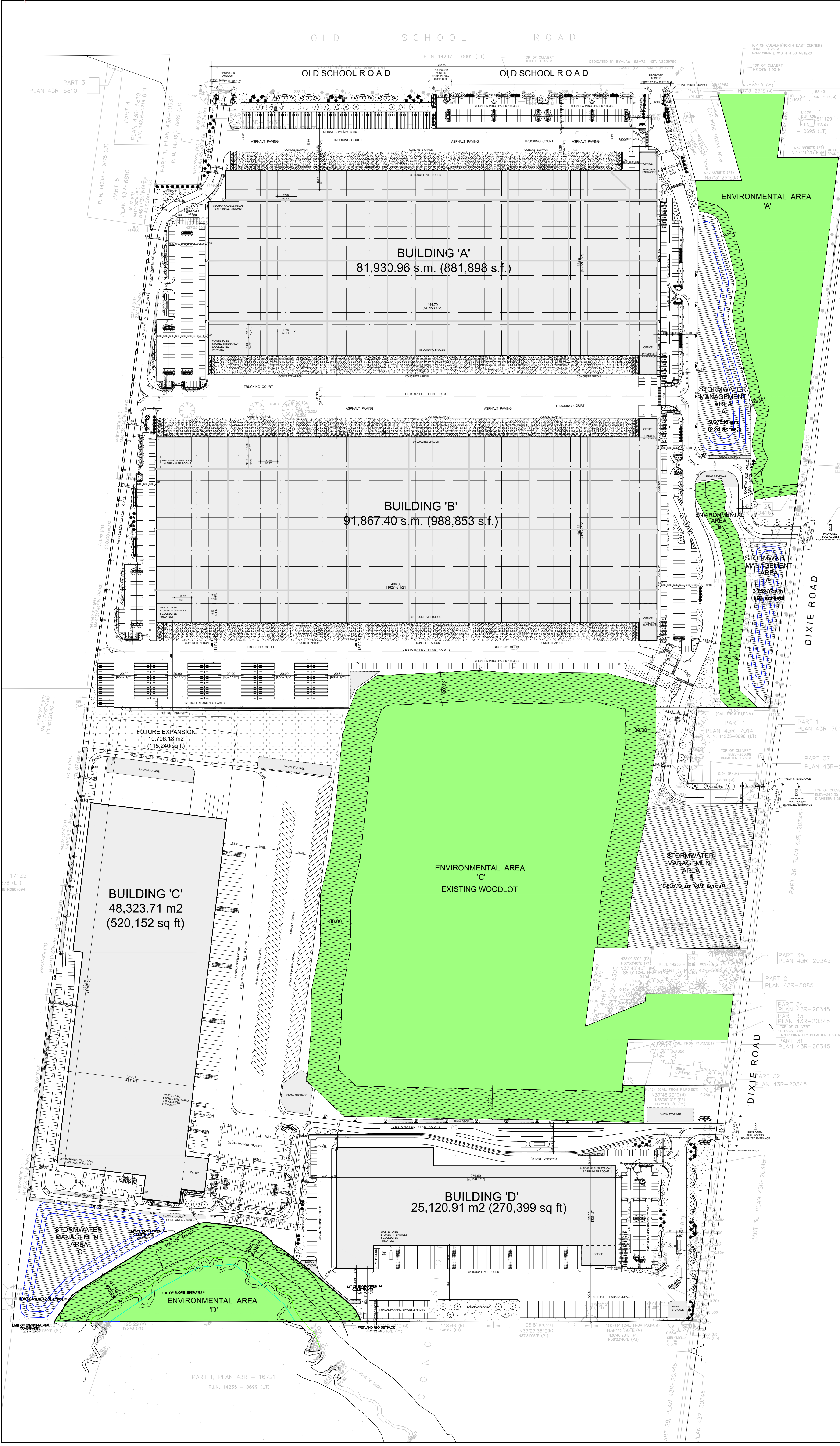


# APPENDIX A

## SITE PLANS







**KEY PLAN**

**NTS**

**LEGAL DESCRIPTION**

**SITE AREA SUMMARY**

**OVERALL SITE STATISTICS**

**SITE A-B\* (NORTH) STATISTICS**

**CONTEXT MAP**

**FIRE ROUTE SIGN STANDARDS**

**ACCESSIBLE PARKING SPACE**

**SYMBOL LEGEND**

**CURB RAMP DETAIL**

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