

05/07/2026

**Scoped Heritage Impact Assessment
14337 Highway 50
Town of Caledon, Ontario**

Prepared for:

14337 Highway 50
Tiffany Rox North Hill Ltd.
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Prepared by:

TMHC Inc.
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Project No: 2026-065

Report: May 5, 2026



EXECUTIVE SUMMARY

KLM Planning (KLM), on behalf of Tiffany Rox North Hill Ltd., has engaged TMHC Inc. (TMHC) to produce a Scoped Heritage Impact Assessment (HIA) for the property at 14337 Highway 50 in the Town of Caledon, Ontario (“the Subject Property”) based on a Cultural Heritage Assessment Report (CHAR) that was updated in 2026 by TMHC for the Bolton North Hill Secondary Plan (BNHSP). The proposed development plans consist of the construction of a new subdivision on the property including houses, roads, and associated infrastructure. The requirement for the HIA stems from the Subject Property’s adjacency to the property at 14291 Highway 50, which is listed on the Town of Caledon’s *Municipal Heritage Register*.

Located in the BNHSP Area on the northeast side of Highway 50 between Emil Kolb Parkway and Columbia Way, the 19.03-hectare (ha) Subject Property contains agricultural fields, greenhouses, and a mid-20th century red brick house. Demolition of outbuildings and property grading was observed at the time of TMHC’s site visit on April 8, 2026. The Subject Property and the adjacent listed property were both assessed in the previously completed CHAR for the BNHSP Area.

The Town of Caledon draft Heritage Impact Assessment Terms of Reference, dated June 2024, were considered in the drafting of this report. The *Future Caledon Official Plan (FCOP)* outlines specific relevant heritage policy directions including:

- Policy 6.3.2: The Town may require a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment prepared by a qualified professional in support of a proposed development, redevelopment, or demolition, including an infrastructure project. New or revised evaluations may be required if new information is discovered, if the scope or design of a development proposal changes significantly, or archaeological resources are identified.
- 6.3.6 The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development. Such conservation measures may include a heritage conservation plan, development agreement, heritage easement agreement, securities, or any other such measure as may be supported by policy and legislation.

This Scoped HIA is intended to provide an assessment of the proposed development’s potential impacts on the potential heritage attributes of the adjacent listed property at 14291 Highway 50, and to provide strategies for mitigation, if necessary. The Scoped HIA determined that there are no known direct impacts to the listed heritage property arising from the proposed development project on the Subject Property and, as such, only mitigation measures relating to potential indirect impacts are required. Accordingly, the following strategies are recommended:

- I. At present, there are plans to install stormwater sewers and stormwater management infrastructure along the northwestern property line of 14291 Highway 50. To avoid any potential negative impacts caused by changes in local water drainage and water management during and following construction activities, ongoing monitoring should be undertaken.



2. That where possible, sewer, water trunk line, and road construction avoid impacts to existing mature trees near the property line of 14291 Highway 50. Where impacts to a tree are unavoidable, the development should follow the permit guidelines laid out in the Town of Caledon's Tree Protection By-law No. 2025-101.
3. That a pre-construction vibration monitoring assessment should be conducted by a qualified professional to assess the risks of the proposed scope of work within 50 m of the heritage resource at 14291 Highway 50 to determine if vibration monitoring or site plan controls are necessary.
4. That a designated construction staging area set back 50 m or more away from the heritage resource on 14291 Highway 50 should be agreed upon prior to the commencement of construction activities to avoid risks associated with the passage of heavy equipment. Ongoing monitoring of construction activities is also recommended to ensure adequate practices for the safety of neighbouring heritage resources.

The strategies outlined in this report should be confirmed with the Planning and Development Department, Town of Caledon, and referenced as part of subsequent site preparation and construction planning.



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LIST OF ACRONYMS

BNHSP	Bolton North Hill Secondary Plan
CHAR	Cultural Heritage Assessment Report
CHVI	Cultural Heritage Value or Interest
FCOP	Future Caledon Official Plan
HCD	Heritage Conservation District
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
O. Reg.	Ontario Regulation
<i>OHA</i>	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
OPA	Official Plan Amendment
<i>PPS</i>	<i>Provincial Planning Statement</i>
RPOP	Region of Peel Official Plan
TCOP	Town of Caledon Official Plan
TMHC	TMHC Inc.
ZBA	Zoning By-law Amendment



PROJECT PERSONNEL

Principal	Holly Martelle, PhD
Senior Reviewer	Josh Dent, PhD, CAHP
Project Manager	Joan Crosbie, MA, CAHP
Cultural Heritage Project Lead	Maryssa Barras, MSc, CAHP
Project Administrators	Kellie Theaker, CHRP Sara Harvey
Health and Safety Coordinator	Renee Robinson, CRSP
GIS Technicians	Andrew Turner, BA David Gostick, BA

ACKNOWLEDGEMENTS

Town of Caledon	Cassandra Jasinski
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TERRITORIAL ACKNOWLEDGEMENT

The Subject Property is located on the traditional lands of the Anishinaabek, Haudenosaunee, and Wendat Nation, on lands connected with the Ajetance Treaty (Treaty No. 19) and the Dish with One Spoon Covenant Wampum. This land continues to be home to diverse Indigenous peoples (e.g., First Nations, Métis and Inuit) who are contemporary stewards of the land.



ABOUT TMHC

Established in 2003 with a head office in London, Ontario, TMHC Inc. (TMHC) provides a broad range of archaeological assessment, heritage planning and interpretation, cemetery, and community consultation services throughout the Province of Ontario. We specialize in providing heritage solutions that suit the past and present for a range of clients and intended audiences, while meeting the demands of the regulatory environment. Over the past two decades, TMHC has grown to become one of the largest privately-owned heritage consulting firms in Ontario and is today the largest predominately woman-owned CRM business in Canada.

Since 2004, TMHC has held retainers with Infrastructure Ontario, Hydro One, the Ministry of Transportation, Metrolinx, the City of Hamilton, City of Barrie, and Niagara Parks Commission. In 2013, TMHC earned the Ontario Archaeological Society's award for Excellence in Cultural Resource Management. Our seasoned expertise and practical approach have allowed us to manage a wide variety of large, complex, and highly sensitive projects to successful completion. Through this work, we have gained corporate experience in helping our clients work through difficult issues to achieve resolution.

TMHC is skilled at meeting established deadlines and budgets, maintaining a healthy and safe work environment, and carrying out quality heritage activities to ensure that all projects are completed diligently and safely. Additionally, we have developed long-standing relationships of trust with Indigenous and descendent communities across Ontario and a good understanding of community interests and concerns in heritage matters, which assists in successful project completion.

TMHC is a Living Wage certified employer with the [Ontario Living Wage Network](#) and a member of the [Canadian Federation for Independent Business](#).

KEY STAFF BIOS

Holly Martelle, PhD – Principal, Manager – Business Operations, Community Engagement & Cultural Heritage Programs

Holly Martelle earned a PhD from the University of Toronto based on her research on Iroquoian populations in southern Ontario. In addition to 16 years of experience in the road building and aggregate industries, Dr. Martelle has worked as a Heritage Planner at the now MCM and has taught at several universities throughout the province. In 2003, she founded TMHC with Dr. Peter Timmins and in 2013 the firm was honored with the Ontario Archaeological Society's award for Excellence in Cultural Resource Management.

Holly is an experienced Project Manager and has demonstrated throughout her career the ability to manage complex projects, meeting project deliverables cost effectively and to the highest standard of quality. Under her leadership, TMHC has made a commitment to innovation, creating solutions that meet the project specific goals and also address the long-term needs of our clients.

Holly is a skilled relationship builder with longstanding relationships with the Indigenous communities throughout Ontario, and other Descendant communities and organizations including the Ontario Black History Society. Ongoing and sustained communication with communities has proven an effective means of ensuring participation from Descendant communities in meeting and exceeding consultation requirements. Through her work on several high level and sensitive provincial projects she has developed an understanding



of what works in the consultation process to ensure that it is effective in providing the client and the project with the information needed to be successful.

Holly is a Past-President of the Ontario Archaeological Society, and is also an active member of the Canadian Archaeological Association, the Society for Historic Archaeology, the Ontario Association for Impact Assessment, and the Council for Northeastern Historical Society.

Joshua Dent, PhD, CAHP – Senior Reviewer; Division Manager – Cultural Heritage & Community Engagement

Joshua (Josh) has worked extensively on cultural heritage and archaeological assessments in Ontario and Western Canada. Josh's role at TMHC has involved background research, community consultation, report production, and project management. Josh specializes in multi-faceted heritage studies including large-scale inventories, environmental assessments, and complex institutional assessments. In his role at TMHC, he regularly communicates with Indigenous communities and a variety of heritage stakeholders. These efforts were recently recognized as part of the Oakville Harbour Cultural Heritage Landscape Strategy Implementation which received the Canadian Association of Heritage Professionals' 2021 Award of Merit for Documentation & Planning. He has volunteered extensively with the heritage community in London, Ontario, in both municipal and not-for-profit roles. Josh is professional member of the Canadian Association of Heritage Professionals (CAHP).

Joan Crosbie, MA, CAHP – Project Manager; Unit Manager – Cultural Heritage

Joan has extensive cultural heritage management experience in both the private and public sectors with a strong background in preservation services, built and landscape heritage assessment, archival/historical research, and Museums services. She earned her MA in Architectural History from York University. In her role in Preservation Services with the Toronto Historical Board (City of Toronto), Joan was part of a small team of professionals who advised City Council on a broad range of heritage preservation and planning matters. Later, as Curator of Casa Loma, she gained extensive experience as part of the Senior Management team and honed her skills in cultural and community engagement and was a key staff liaison with the restoration architects and skilled trades as the Casa Loma Estate underwent a major exterior restoration program. More recently, as Manager of Culture and Community Services, Town of Whitchurch-Stouffville, Joan managed the Heritage and Museums services portfolios and has widened her experience in cultural planning to include the adaptive reuse of heritage buildings and historic main street revitalization.

She has published articles on architecture and architectural preservation for a wide range of organizations, including the Canadian Society for Industrial Heritage, the City of Toronto and the Society for the Study of Architecture in Canada. Joan is professional member of the Canadian Association of Heritage Professionals (CAHP).

Maryssa Barras, MSc, CAHP – Cultural Heritage Project Lead

Maryssa is an interdisciplinary professional with experience at local, provincial, national, and international scales. Holding a BA (Hons) and MSc in archaeology and with graduate education in Planning, Maryssa has a unique background investigating the regulatory evolution of heritage and archaeological management. Professionally, Maryssa has worked in public and private sectors in two provinces and with heritage non-profits at national and international levels. Maryssa has supported and led a range of projects including impact assessments and evaluations, policy analysis and drafting, property management plans, strategic plans, and



heritage/archaeological potential studies, among others. Maryssa's research and professional interests focus on critical analysis and questions of policy and legislation, equity, and advocacy in the heritage sector, working to find ways in which to support under-represented, equity-deserving, Black, and First Nations communities in her work. Examples include studies mapping the growth of nineteenth century Lebanese communities in Newfoundland, and heritage evaluations for a 2SLGBTQIA+ landmark and a property associated with the history of slavery.

Maryssa is an active member of professional communities, currently serving as Co-chair for the CAHP EDI Task Force and board member for Ontario Association of Heritage Professionals. Maryssa also volunteers with the Canadian Cultural Resources Association and is a founding member of the Points of Pride 2SLGBTQIA+ Mapping Project. Maryssa is a professional member of the Canadian Association of Heritage Professionals (CAHP).



STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the “Report”) has been prepared by TMHC Inc. (TMHC) for the benefit of the Client (the “Client”) in accordance with the agreement between TMHC and the Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents TMHC’s professional judgment in light of the Limitation and industry standards for the preparation of similar reports;
- may be based on information provided to TMHC which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and section thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement.

TMHC shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. TMHC accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

TMHC agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but TMHC makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Except (1) as agreed to in writing by TMHC and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

TMHC accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of TMHC to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.



QUALITY INFORMATION

Report prepared by:

Maryssa Barras, MSc, CAHP

Lead - Cultural Heritage & Community Engagement Projects

Report reviewed by:

Joan E. Crosbie

Joan Crosbie, MA, CAHP

Project Manager; Unit Manager – Cultural Heritage

Report reviewed by:

Joshua Dent, PhD, CAHP

Senior Reviewer; Division Manager – Cultural Heritage & Community Engagement

Report reviewed by:

Holly Martelle, PhD

Principal, Manager – Business Operations, Community Engagement & Cultural Heritage Programs



I INTRODUCTION

I.1 Report Scope and Purpose

KLM Planning, on behalf of Tiffany Rox North Hill Ltd., has engaged TMHC to produce a Scoped HIA for the property at 14337 Highway 50 in the Town of Caledon, Ontario based on an updated CHAR that was completed in 2026 by TMHC for the BNHSP. The proposed development plans consist of the construction of a new subdivision on the property including houses, roads, and associated infrastructure. The requirement for the HIA stems from the Subject Property's adjacency to 14291 Highway 50, which is a listed property on the Town of Caledon's *Municipal Heritage Register*.

Located in the BNHSP Area on the northeast side of Highway 50 between Emil Kolb Parkway and Columbia Way, the 19.03-ha Subject Property contains agricultural fields, greenhouses, and a mid-20th century red brick house.

The Town of Caledon draft Heritage Impact Assessment Terms of Reference, dated June 2024, were considered in the drafting of this report. The FCOP outlines specific relevant heritage policy directions including:

- Policy 6.3.2 The Town may require a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment prepared by a qualified professional in support of a proposed development, redevelopment, or demolition, including an infrastructure project. New or revised evaluations may be required if new information is discovered, if the scope or design of a development proposal changes significantly, or archaeological resources are identified.
- 6.3.6 The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development. Such conservation measures may include a heritage conservation plan, development agreement, heritage easement agreement, securities, or any other such measure as may be supported by policy and legislation.

I.2 Methodology

This Scoped HIA is intended to provide an assessment of the proposed development's potential impacts on the potential heritage attributes¹ of the adjacent listed property at 14291 Highway 50 and to provide strategies for mitigation, if necessary. Given the previously completed CHAR, a heritage evaluation of the Subject Property and adjacent listed property is not necessary within the Scoped HIA process.

The Scoped HIA follows the general format set out in the Ministry of Citizenship and Multiculturalism (MCM) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*, which is included in the resource *Heritage Resources in the Land Use Planning Process* within the Ontario Heritage Toolkit. The Scoped HIA also considers

¹ The term "potential heritage attributes" is used to denote that these features of the adjacent properties will not be formally identified as heritage attributes until such time as a full O.Reg. 9/06 evaluation is conducted on these properties. This evaluation is not required as part of this HIA's scope.



the requirements set out by the Town of Caledon's draft Heritage Impact Assessment Terms of Reference Terms, as confirmed by Town of Caledon staff.

For the purposes of preparing this report, TMHC visited the Subject Property on April 8, 2026. A full list of referenced sources is included in Section 9 of this Scoped HIA.

I.3 Client Contact Information

Tiffany Rox North Hill Ltd.
601 Magnetic Dr
North York, ON M3J 3J2
brett@tiffanyparkhomes.com



2 SITE DESCRIPTION

2.1 Subject Property

2.1.1 Location and Physical Description

The Subject Property is located in the BNHSP Area in the Town of Caledon, to the northwest of the community of Bolton. It is situated on the northeast side of Highway 50, northwest of Columbia Way and southeast of Emil Kolb Parkway. The Subject Property is 19.03 ha in size, and occupies the majority of the northwestern portion of the historic Lot 12 of Concession 7 in Albion Township. The property and its immediate surroundings are primarily agricultural in character, but are zoned for medium and low-density development under the BNHSP. The property contains greenhouses, a brick house, and agricultural fields. At the time of TMHC's site visit on April 8, 2026, demolition of the outbuildings and property grading activities was observed.

2.2 Adjacent Property 14291 Highway 50

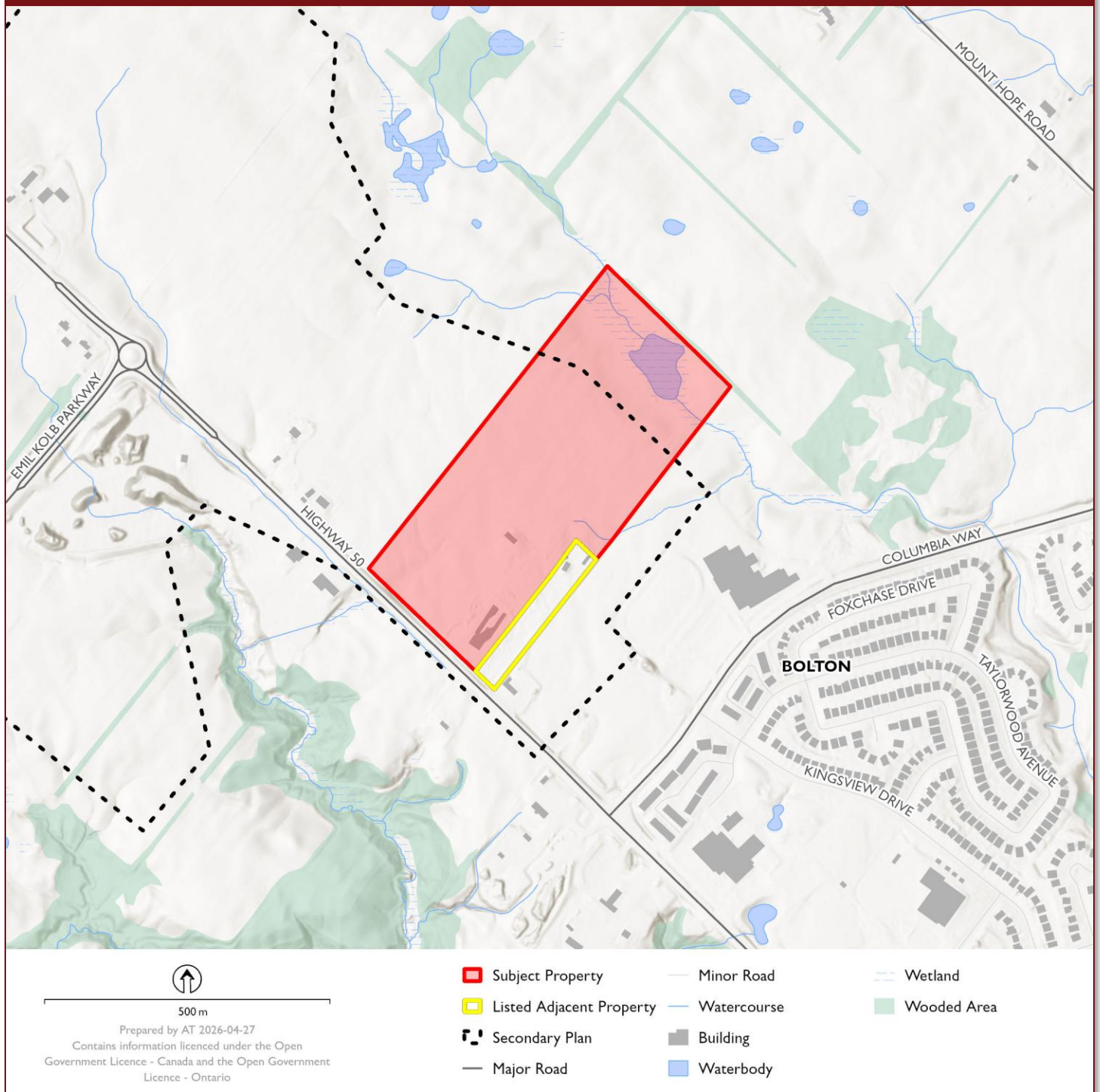
The property at 14291 Highway 50 is located immediately southeast of the Subject Property. The deep and narrow lot is 1.32 ha and contains a c.1882 house and two associated outbuildings. The buildings on the property are set back approximately 250 m from the right of way, towards the rear of the property. The house is situated 9.3 m from the northwestern property line, and 36.75 m from the northeastern (rear) property line.

2.2.1 Heritage Status

The Subject Property was previously been assessed for potential CHVI in an updated CHAR for the BNHSP Area that was completed in 2026 by TMHC. While the results of this report determined that the Subject Property does not contain potential CHVI, it was also determined that the adjacent property at 14291 Highway 50 has CHVI. The property, including the c.1882 house, is listed on the Town of Caledon's *Municipal Heritage Register*.

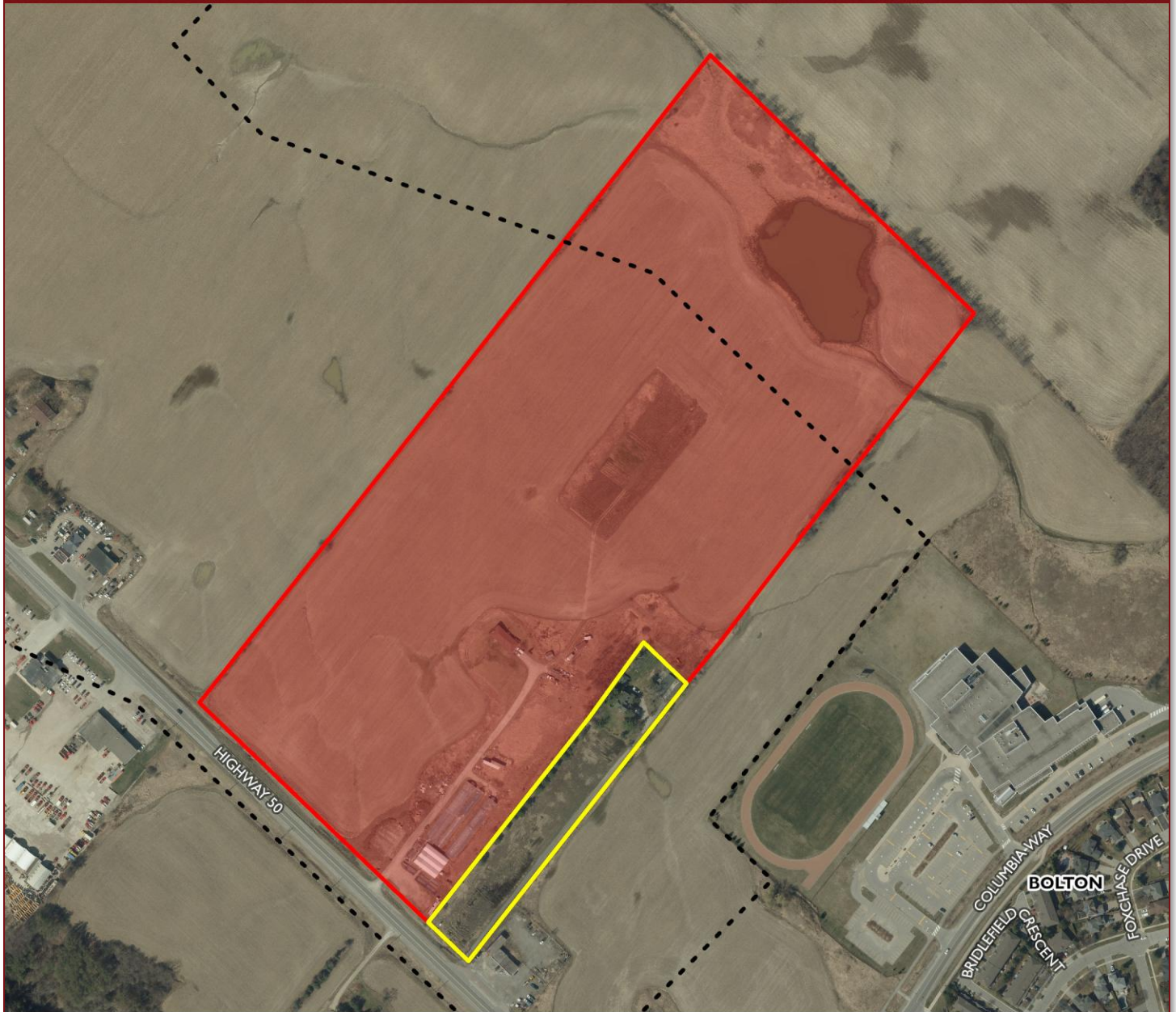
The Subject Property is not listed on the Town of Caledon's *Municipal Heritage Register* and is not designated under either Part IV or Part V of the OHA. There are no National Historic Sites, Ontario Heritage Trust (OHT)-owned properties, conservation easements, or Provincial Heritage Properties present on, or adjacent to, the Subject Property as verified by the OHT and the MCM.

SUBJECT PROPERTY LOCATION



Map 1: Location of the Subject Property at 14337 Highway 50 and Adjacent Listed Property at 14291 Highway 50

SUBJECT PROPERTY LOCATION
SCOOP (2023)



200 m

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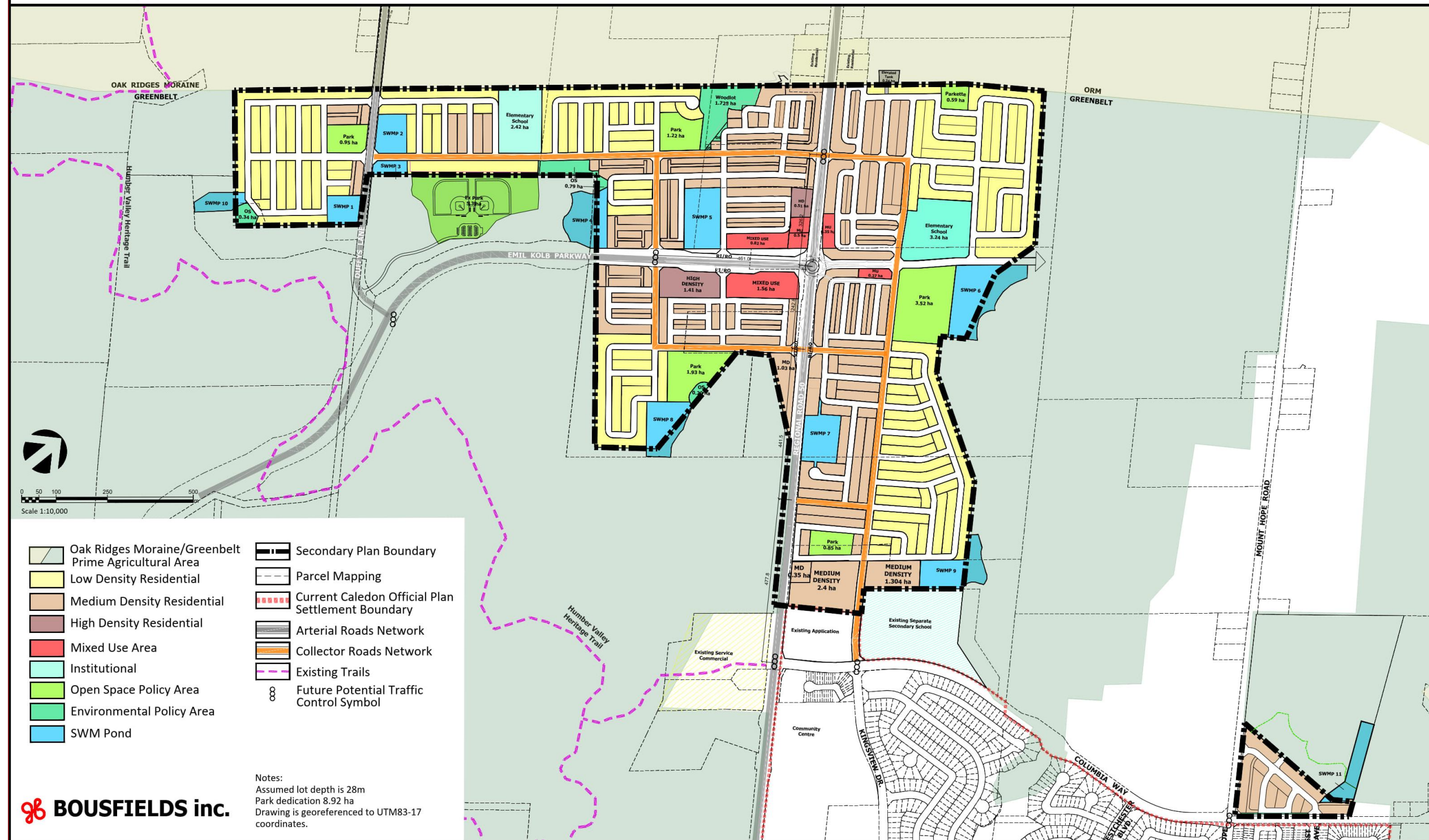
- Subject Property
- Listed Adjacent Property
- Secondary Plan

Map 2: Subject Property at 14337 Highway 50 and Adjacent Listed Property at 14291 Highway 50 Shown on Aerial Photograph

Bolton North Hill Tertiary Plan

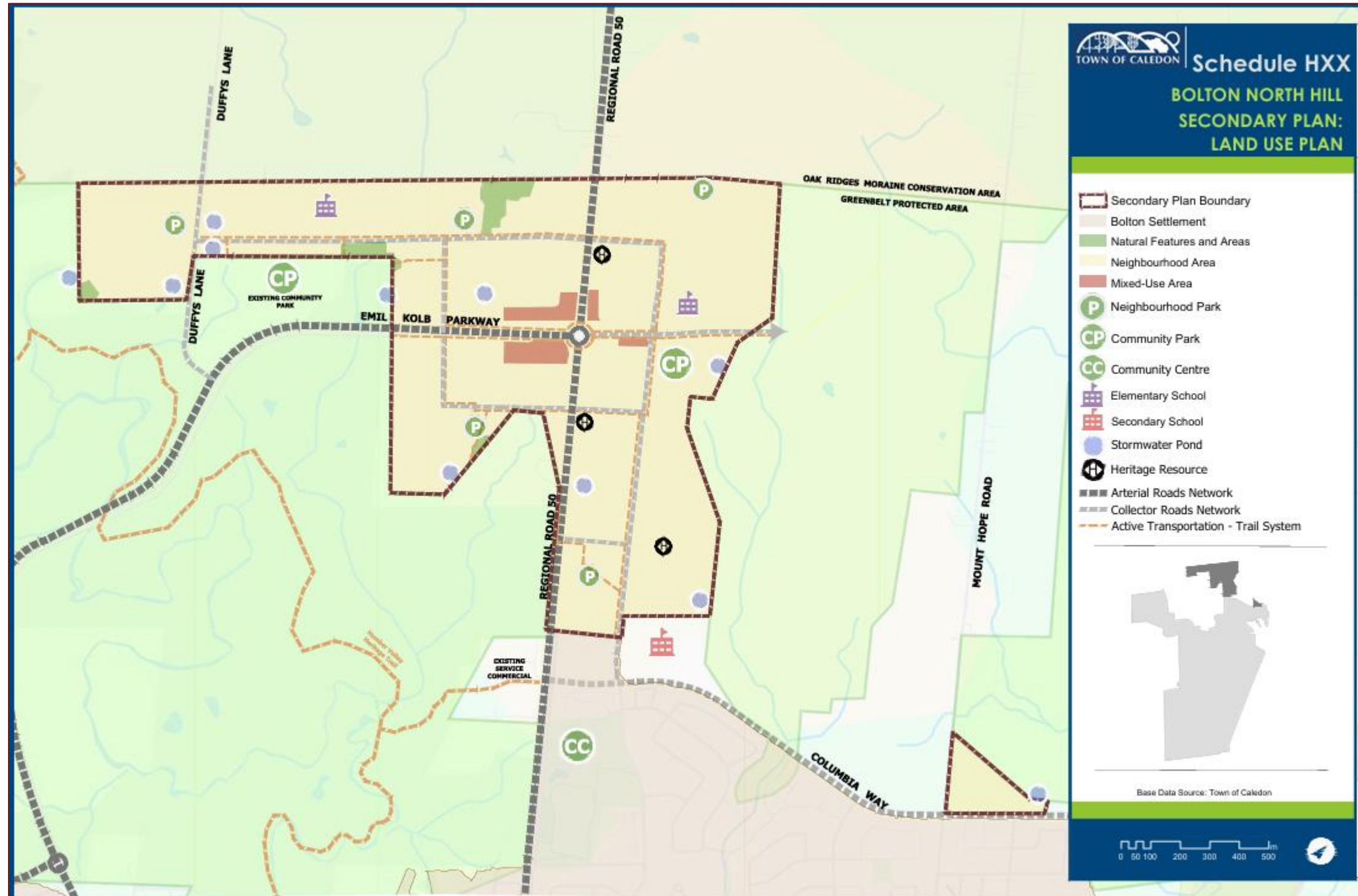
TOWN OF CALEDON
PLANNING
RECEIVED
March 3, 2026

Owner's Plans Consolidation



BOUSFIELDS inc.

Map 3: Map of Bolton North Hill Secondary Plan Area, 2026
Source: Town of Caledon



Map 4: Map of Bolton North Hill Secondary Plan Land Use Plan, 2026
Source: Town of Caledon



3 DESCRIPTION AND PURPOSE OF PROPOSED ACTIVITIES

The Subject Property at 14337 Highway 50 is the site of a proposed subdivision development. This proposed development is located in the BNHSP Area, in the Town of Caledon. The draft plan of subdivision for the development (Image 1) shows a proposed residential community with detached houses, townhouses, roadways, and associated infrastructure. This use is compliant with the BNHSP, and the proposed low to medium density residential community is compatible with the scale and form of the heritage building at 14291 Highway 50.

The proposed development includes the demolition of all existing buildings on the Subject Property. It also includes substantial alterations to local drainage patterns, and the installation of road, sewer, and stormwater management infrastructure (Images 2-4). The proposed development, including the installation of infrastructure and the construction of houses, will involve the use of heavy equipment which has the potential to produce strong vibrations.

The heritage building on the adjacent property at 14291 Highway 50 is located 9.3 m from the western property boundary and 36.75 m from the northern property boundary (Map 4). Proposed works near the western property boundary include the installation of a storm sewer and sub-trunk watermain, the installation of a 22 m wide road, and the construction of single detached dwellings.

Image 2: Conceptual Stormwater Management Plan for the Proposed Development

Source: KLM Planning

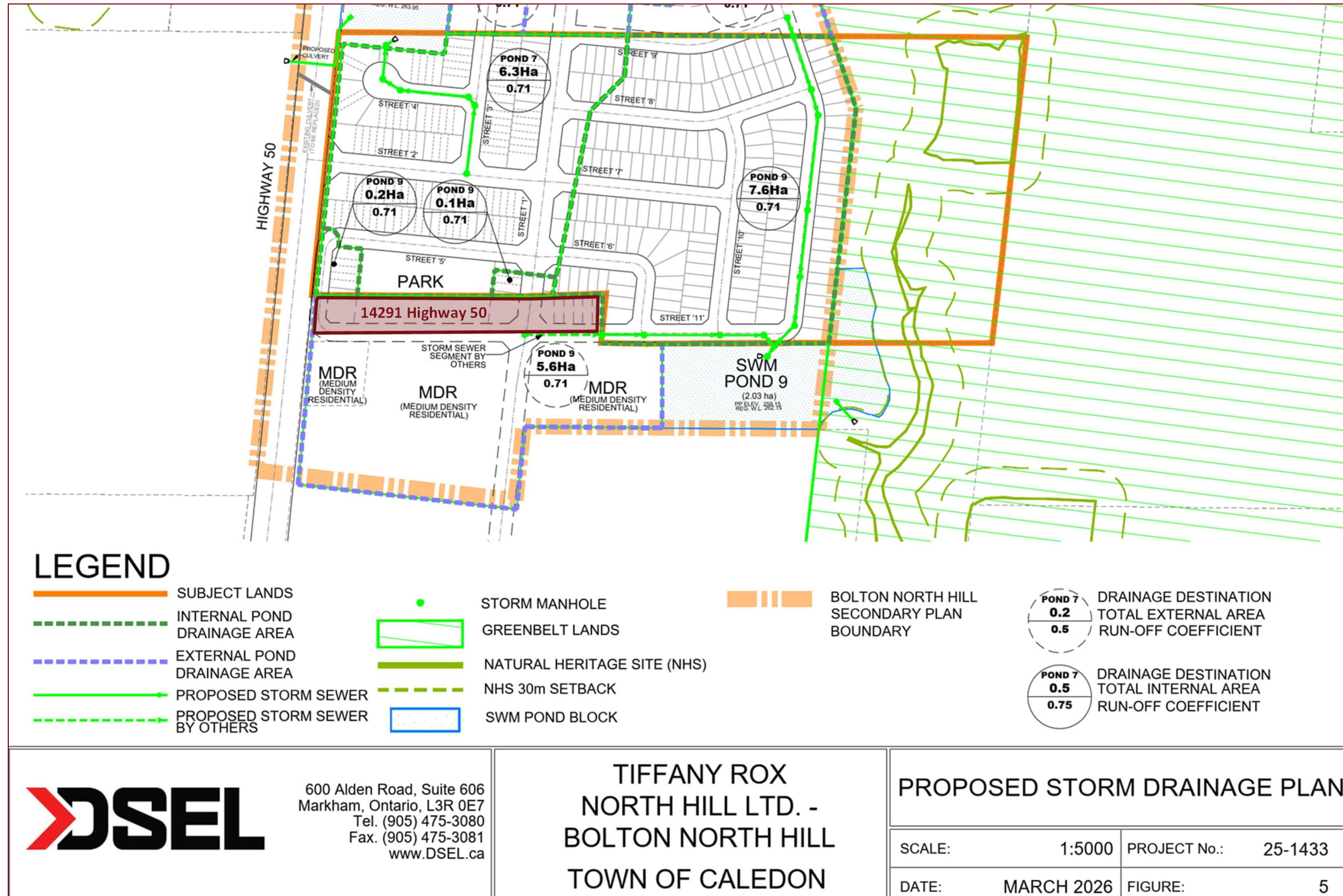


Image 3: Conceptual Watermain Installation Plan for the Proposed Development

Source: KLM Planning

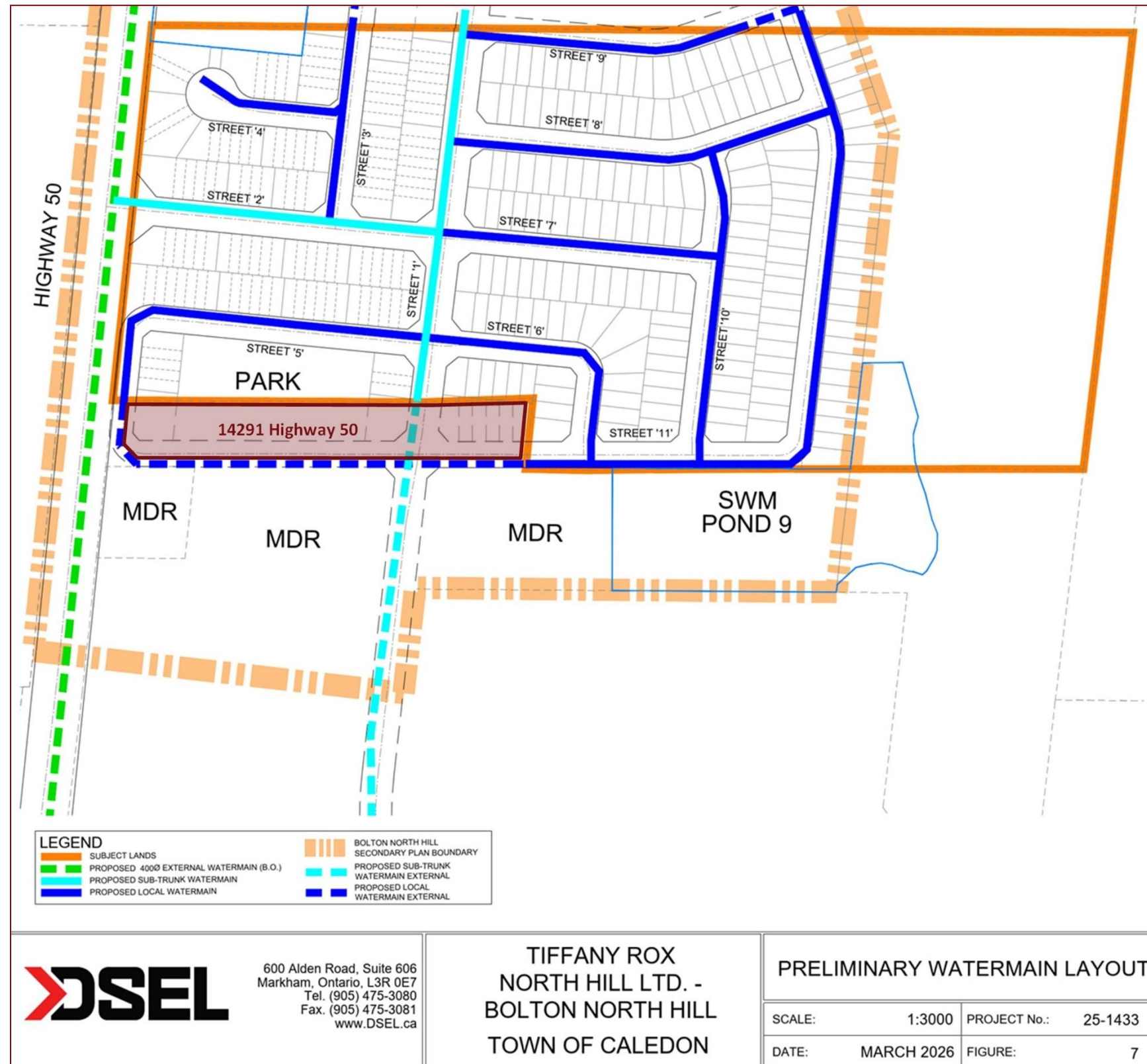
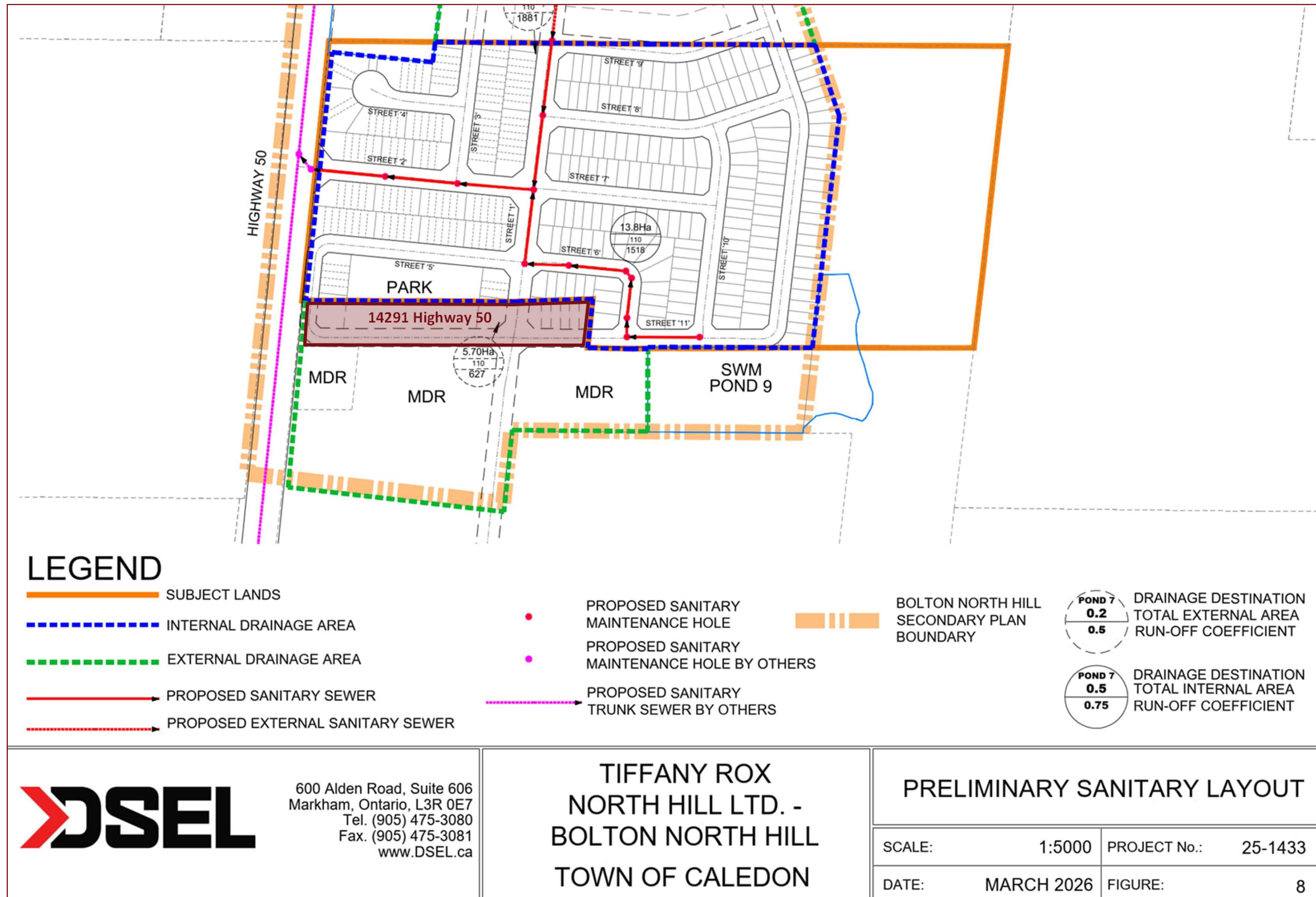
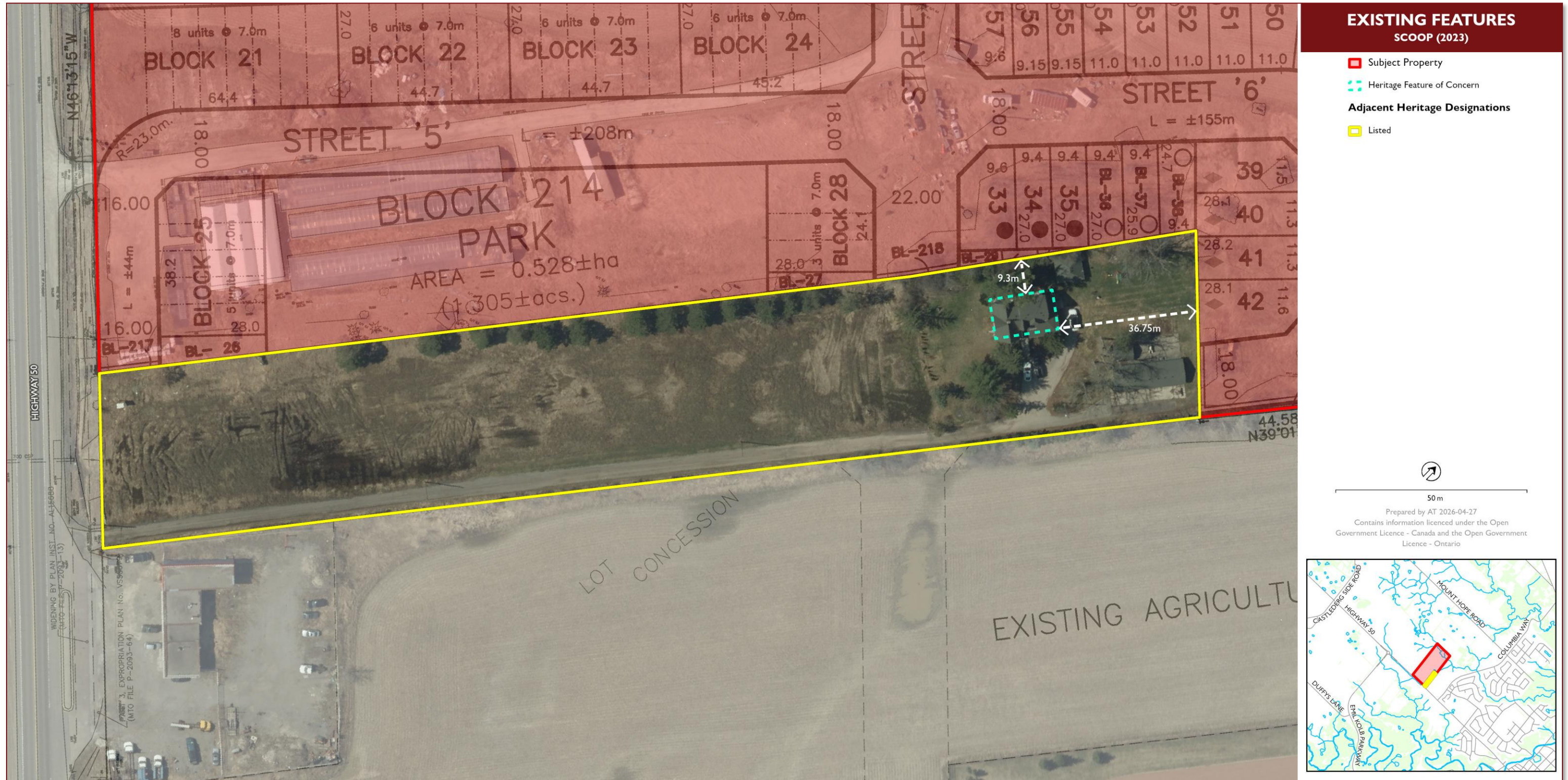


Image 4: Conceptual Sanitary Sewer Installation Plan for the Proposed Development

Source: KLM Planning



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EXISTING FEATURES
SCOOP (2023)

- Subject Property
- - - Heritage Feature of Concern

Adjacent Heritage Designations

- Listed

50 m

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Map 5: Existing Features at 14291 Highway 50 in Relation to the Proposed Development

4 ASSESSMENT OF EXISTING CONDITIONS

A visit to the Subject Property and adjacent heritage resource was undertaken by TMHC staff on April 8, 2026. The following photographs document the current conditions of the Subject Property and the adjacent heritage resource.

4.1 Subject Property

The Subject Property is situated on the north east side of Highway 50, north of Columbia Way, in the Town of Bolton. It contains a detached mid-20th century red brick house and greenhouse buildings which have previously been assessed as not having potential CHVI (Image 5).² At the time of the site visit, demolition of some outbuildings was underway (Image 6). The property is otherwise unremarkable, and contains no other significant structures or vegetation.

Image 5: 14337 Highway 50

Looking Northwest



² TMHC 2026

Image 6: 14337 Highway 50

Looking Northeast



4.2 14291 Highway 50

The adjacent listed property at 14291 Highway 50 is located immediately southeast of the Subject Property. It contains a brick house (now clad in stucco) with an L-shaped footprint (Images 7-8). The house is accessible via a long gravel driveway. Currently, the house is in good repair (Image 9).

The house consists of a c.1882 portion (Image 10) facing Highway 50, and a large 1933 addition facing northeast. The renovations undertaken in 1933 reoriented the main elevation of the house from the southwest to the southeast.

The original portion of the house reflects elements of the Gothic Revival style. It has a symmetrical façade, two symmetrical flat-headed window openings, and a central front gable containing a pointed window (Image 11). The original centrally situated main entrance was closed off during the 1933 alterations. A red brick chimney is located behind the gable peak.

The northwest elevation retains, at the second storey, two regularly-spaced segmentally-arched window openings of the c.1882 building as well as the two-story addition (Image 12). The addition contains a variety of contemporary window openings. The southeast elevation contains a variety of contemporary window openings and a raised wrap-around verandah that provides access to an asymmetrically situated secondary entrance (Image 13). The verandah was constructed between 2009 and 2011.³

The 1933 addition established the main elevation of the building on the southeast elevation. This elevation contains the southwestern elevation of the original c.1882 house, which retains a ground storey segmentally-arched window opening. The new portion of the building has a raised verandah that continues onto the northeast elevation, an asymmetrically situated entrance flanked by a large flat-headed window opening. Above, are a gabled dormer, containing a segmentally-arched window opening, and a shed-roofed dormer, containing contemporary windows. A cross-gabled roof covers the various portions of the building.

A contemporary shed and a 20th century garage are also on the property but neither have potential CHVI. A field is located to the rear (northeast) of the house (Image 15). A row of trees and other vegetation defines the northeastern and southwestern borders of the property (Images 16-17). A naturalized field is located to the southwest of the property (Image 18).

³ Town of Caledon 2009; Town of Caledon 2011

Image 7: View of 14291 Highway 50 from the ROW

Looking Northeast



Image 9: Building Foundation

Looking Southeast



Image 11: Pointed Window in Open Gable

Looking Northeast



Image 8: 14337 Highway 50 Southeast Elevation

Looking Northwest



Image 10: Southwest Elevation of the c.1882 Farmhouse

Looking Northeast



Image 12: Northwestern Elevation

Looking South



Image 13: Northeast Elevation and c.2009-2011 Verandah
Looking Southwest



Image 15: Rear of Property
Looking Northeast



Image 17: Vegetation Lining Northwestern Property Line
Looking Southwest



Image 14: Southeast Elevation
Looking Northwest



Image 16: Vegetation Lining Southeastern Property Line
Looking Southeast



Image 18: Naturalised Field on Property
Looking Southwest





4.2.1 Description of Heritage Value

The following section discusses the potential heritage attributes of the listed property at 14291 Highway 50 for the purposes of assessing potential impacts from the proposed work. This property was previously preliminarily assessed as part of the updated CHAR that was completed for the BNHSP in 2026.⁴ The property is listed on the Town of Caledon's *Municipal Heritage Register*.

Situated to the southeast of the Subject Property, the property at 14291 Highway 50 contains a brick one-and-a-half-storey Gothic Revival style house, constructed c. 1882. A southeastern addition was added in 1933. A contemporary shed and a 20th century garage are also on the property but neither have potential CHVI.

The house has potential heritage design value as a representative example of a vernacular Gothic Revival style farmhouse. This is evident in the 19th century portion of the building that had a symmetrical façade, large ground-storey window openings, and a gable end containing a pointed window opening. The rear addition is representative of the vernacular evolution of rural farmhouse architecture in the early 20th century. There are some mature trees on the property, which may be of cultural heritage value and interest.

Known as the Bonnie Briar Farm,⁵ the property has potential historical and associative value for its direct associations with the locally significant Harper family and its potential to yield information on the evolution of 19th and early 20th century agricultural homesteads in Bolton. The original brick farmhouse was likely constructed by Henry A. Rutherford who purchased the property c. 1882.⁶ It replaced an earlier farmhouse which appeared on the 1877 Walker & Miles Atlas.⁷ In 1891, Rutherford sold the property to Isaac Hudson who gifted it to Harris R. Hudson in 1904. The building first appears on the 1914 topographic map as a brick structure.⁸ The property was sold to Henry and James Harper in 1921. In 1933, a large rear addition was completed and the building was likely stuccoed (Image 19). The Harpers owned the property until 1968 when they sold it to Brightvale Construction Limited. That same year, Brightvale Construction Limited severed the residential portions of the property from the agricultural portions to form the current lot fabric.⁹

The property also has potential contextual heritage value because it is historically and physically linked to its surroundings. The house is set within a deep lot, and its location north of Bolton physically links it to the growth of the town and its surrounding historical rural agricultural character. This structure compliments 19th century farmsteads in the broader BNHSP as one of three surviving examples of 19th century farmstead houses in this area.¹⁰

Potential cultural heritage attributes include:

- One-and-a-half-storey stuccoed Gothic Revival style cottage with peaked gable disrupting in a side gabled house form;
- Pointed window in the front gable;
- Red brick chimney along the roof ridge;

⁴ TMHC 2026:55-57

⁵ Federated Women's Institute of Ontario 1973

⁶ Federated Women's Institute of Ontario 1973

⁷ Walker & Miles 1877

⁸ Department of Militia and Defence 1914

⁹ TMHC 2026

¹⁰ TMHC 2026



- 1933 rear addition; and
- Deep setback from Highway 50.

4.3 Contextual Landscape

The Subject Property and the adjacent heritage resource are situated on the northeast side of Highway 50 between Emil Kolb Parkway to the northwest and Columbia Way to the southeast. Highway 50 is a two-lane thoroughfare with a paved shoulder. The area is broadly rural and agricultural in character (Images 20-21).

Image 19: 14291 Highway 50, c.1934-1973

Source: Federated Women's Institute of Ontario, 1973



Image 20: Highway 50 from 14291 Highway 50

Looking Southeast



Image 21: Highway 50 from 14291 Highway 50

Looking Northwest



5 POLICY CONTEXT

5.1 Ontario Heritage Act (2005)

The *OHA* provides a framework for municipalities in Ontario to ensure the conservation of properties with cultural heritage value or interest, including through the capacity to designate heritage properties:

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if:

- (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and
- (b) the designation is made in accordance with the process set out in this section.

Under the *OHA*, O.Reg. 9/06 (as amended by O.Reg. 596/22) provides the criteria for determining a property's cultural heritage value or interest:

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2).

Designated properties appear on a municipality's register of heritage properties:

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest.

This register also may include so-called listed properties:

27(3) In addition to the property listed in the register under subsection (2) [designated properties], the register may include property that has not been designated under this Part if,

- (a) the council of the municipality believes the property to be of cultural heritage value or interest; and
- (b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria.

According to Part V of the *OHA*, a municipality may also undertake studies regarding (*OHA* s.40), designate (*OHA* s.40), and develop plans for (*OHA* s.41) heritage conservation districts (HCDs). These are areas of heritage significance composed of multiple properties.

Part VI of the *OHA* addresses the protection of archaeological resources.

As of January 2023, at least 25% of properties within the proposed HCD must meet two or more of the O.Reg. 9/06 criteria (as amended under O.Reg. 569/22).



Under the *OHA*, O.Reg. 10/06 provides the criteria for determining if a property has provincial heritage significance:

- (2) A property may be designated under Section 34.5 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest of provincial significance.

5.2 The Planning Act (1990)

The *Planning Act* is a piece of provincial legislation that provides stipulations for the land use planning process in Ontario, such as the identification of provincial interests and tools for the responsible management of resources including cultural heritage and archaeological resources:

2. The minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this *Act*, shall have regard to, among other matters, matters of provincial interest such as:

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Section 3 of the *Planning Act* indicates that all decisions affecting land use planning matters “shall be consistent with” the *Provincial Planning Statement (PPS)*, a document that identifies matters of provincial interest to be considered during land use planning.

5.3 Provincial Planning Statement (PPS 2024)

The sections of the *PPS 2024* that are relevant to the Project and the Study Area are itemized below.

Section 4.6 identifies the following relevant policies related to cultural heritage and archaeology:

4.6.1 *Protected heritage property*, which may contain *built heritage resources* or *cultural heritage landscapes*, shall be conserved.

4.6.2. Planning authorities shall not permit *development* and *site alteration* on lands containing *archaeological resources* or *areas of archaeological potential* unless the significant *archaeological resources* have been conserved.

4.6.3. Planning authorities shall not permit *development* and *site alteration* on adjacent lands to *protected heritage property* unless the *heritage attributes* of the *protected heritage property* will be conserved.

4.6.4. Planning authorities are encouraged to develop and implement:

- a) archaeological management plans for conserving *archaeological resources*; and
- b) proactive strategies for conserving *significant built heritage resources* and *cultural heritage landscapes*.

4.6.5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing *archaeological resources*, *built heritage resources* and *cultural heritage landscapes*.



Section 8.0 provides the following definitions relevant to the Study Area:

Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

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 should be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

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

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the Drainage Act.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

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



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*.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

5.4 *Greenbelt Plan (2017)*

The Greenbelt was established in 2005 as part of the *Greenbelt Act* to protect important ecological and agricultural landscapes in the Greater Golden Horseshoe. The *Greenbelt Plan* was published in 2017 in tandem with the *Oak Ridges Moraine Conservation Plan* and *Niagara Escarpment Plan* as a guiding document that “identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape.”

Section 4.4 Cultural Heritage Resources of the *Greenbelt Plan* identifies the following policies for lands in Protected Countryside areas of the Greenbelt:

1. Cultural heritage resources shall be conserved in order to foster a sense of place and benefit communities.
2. Municipalities will work with stakeholders, as well as First Nations and Metis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to consider the Greenbelt’s vision and goals in preparing archaeological management plans and municipal cultural plans and consider them in their decision-making.

5.5 *Region of Peel Official Plan (2022)*

The *Region of Peel Official Plan (RPOP)* was adopted on April 28, 2022. It was originally created to provide a long-term policy framework for decision making by protecting the environment, managing resources and directing growth in the Region of Peel. As of July 1, 2024, per Ontario Bill 23 and Bill 185, regional land use planning responsibilities have been assigned to lower tier municipalities. As a result, the sections of the *RPOP* applicable to Mississauga now constitute part of the Official Plan for the City of Mississauga.

In relation to cultural heritage, the following two sections of the *RPOP* are applicable to the Study Area:

3.6.8 Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.

3.6.11 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.



5.6 Future Caledon Official Plan (2025)

The *Future Caledon Official Plan (FCOP)* was approved by the Minister of Municipal Affairs and Housing on October 22, 2025 and replaced the *TCOP* of 1978. This earlier plan is still in effect for lands identified under Section 1.2.1 of the *FCOP* including the Bolton Settlement Area in which the Study Area is located.

Section 2 of the *FCOP* outlines the plan's foundation and guiding principles, including the following:

- 2.3.4 Conserve Our Cultural Heritage
Conserve and celebrate heritage buildings, sites, districts, landscapes, and archaeological resources, so that the story of our history may be shared with future generations; and
- 2.3.6 Protect and Nurture Our Rural Communities
Recognize the Town's rural roots, and protect and nurture the character, economy, and quality of its rural communities.

Section 6 of the *FCOP* details the majority of the plan's policies related to cultural heritage, establishing that "Caledon's cultural heritage resources will be conserved to ensure their continued contribution to the identity, character, vitality, economy, sustainability, and well-being of the broader community and of Indigenous communities." The planning objectives for cultural heritage are listed under Section 6.1 as:

- a) respect the past while planning for the future;
- b) engage and work cooperatively with Indigenous communities, residents, businesses, the Region of Peel, Conservation Authorities and other agencies to promote sound conservation practices;
- c) use available powers and tools to ensure that all new development and site alteration conserve cultural heritage resources; and
- d) encourage and promote heritage conservation and stewardship to support sustainable, healthy, and prosperous communities.

Section 6.3 of the *FCOP* provides additional detail on the town's procedural and reporting requirements as it relates to heritage. More specifically stating that:

6.3.2 The Town may require a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment prepared by a qualified professional in support of a proposed development, redevelopment, or demolition, including an infrastructure project. New or revised evaluations may be required if new information is discovered, if the scope or design of a development proposal changes significantly, or archaeological resources are identified.

6.3.3 A cultural heritage resource should be evaluated to determine its cultural heritage value or interest and heritage attributes before or concurrent with the preparation of any heritage impact assessment of proposed development on the cultural heritage resource.

6.3.4 The Town should require a heritage impact assessment and consider its outcome where development or redevelopment, including an infrastructure project, is proposed:

- a) on, adjacent to, or in the immediate vicinity of, a designated heritage property;
- b) within, adjacent to, or in the immediate vicinity of, the boundaries of a heritage conservation district;



- c) within, adjacent to, or in the immediate vicinity of, a cultural heritage landscape; or
- d) on a property listed on the Town's Heritage Register.

6.3.5 When evaluating a development proposal, the Town will consider the interrelationship between cultural heritage landscapes and natural features and areas in accordance with the policies [in the *FCOP*].

6.3.6 The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development. Such conservation measures may include a heritage conservation plan, development agreement, heritage easement agreement, securities, or any other such measure as may be supported by policy and legislation.

6.3.7 All options for on-site retention of buildings and structures of significant cultural heritage will be exhausted before resorting to relocation. Relocation of built heritage resources will only be considered through a cultural heritage impact assessment, structural assessment and heritage conservation plan that address retention and relocation.

6.3.8 Cultural heritage resources that are lost through development, redevelopment, or demolition, including an infrastructure project, should be documented and commemorated.

Section 6.5 of the *FCOP* provides guidance on the management of built heritage resources, stating that the 'should be maintained in their original locations.'

Section 6.6 of the *FCOP* addresses questions related to landscapes as part of the municipality's climate strategy, policies relevant to heritage are as follows:

6.6.4 The Town will encourage and consider the retention and conservation of historic landscaping or vegetation along streets and roads, except where removal is necessary because of disease, damage or to ensure public health and safety.

6.6.6 The Town may develop criteria to identify trees of cultural heritage value or interest and implement conservation measures for their protection.

Section 6.8 of the *FCOP* addresses CHLs in the municipality, including relevant policies as follows:

6.8.1 The Town may expand the Cultural Heritage Landscape Inventory through further site evaluations and consultation with Indigenous communities.

6.8.2 The Town may designate cultural heritage landscapes under the *Ontario Heritage Act* or conserve them through area-specific land use designations and policies that reflect Indigenous and/or settler perspectives.

6.8.5 Cultural heritage landscapes will be conserved through the careful consideration of any proposals for change within their boundaries on adjacent lands, or in their immediate vicinity. In reviewing proposals for construction, demolition, relocation, or removal, or for alteration within, adjacent to, or in the immediate vicinity of a cultural heritage landscape, the Town will be guided by this Plan, and any applicable heritage conservation plan or guidance documents.



6.8.6 The Town may identify culturally important vistas, viewsheds, pathways and places, and implement measures to conserve their cultural heritage value or interest and heritage attributes.

6.8.7 The Town may identify historic roads, scenic vistas and viewsheds, and implement measures to conserve their cultural heritage value or interest and heritage attributes.

Section 27.2.1 affirms the requirement for complete applications to conform with the Planning Act, including heritage assessments.

5.7 Town of Caledon Official Plan (1978)

On October 22, 2025 the *TCOP* was replaced by the *FCOP* save for those sections identified in Section 1.2.1 of the *FCOP*. The *FCOP* will be phased in to replace the *TCOP* in the future. Policies relevant to the Study Area are located in Section 7 of the *TCOP*, with policies related to heritage primarily dealing with urban design and landscape.

Section 7.1.2.2, 7.1.2.5, and 7.1.2.8 address design and landscape policies, which establish that the rural character and landscape of the area including the relationship between residential and farming lots and the integrity of vegetative features should be preserved and conserved in planning.

The rural character of the landscape and the community shall be maintained as new development occurs.

Section 7.1.2.15 affirms that “In accordance with the heritage conservation policies of the Ministry of Tourism, Culture and Sport and the Town, natural and cultural heritage conservation must be addressed.”

5.8 Bolton North Hill Secondary Plan

The BNHSP was received by the Town of Caledon on March 3, 2026, and is in the process of being approved as an Official Plan Amendment. It sets out direction for lands in the BNHSP Area to be developed as a complete community in the northern extent of Bolton’s urban boundary.

6 IMPACT ASSESSMENT

According to the MCM's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*:

Any impact (direct or indirect, physical or aesthetic) of the proposed development or site alteration on a cultural heritage resource must be identified. The effectiveness of any proposed conservation or mitigative or avoidance measures must be evaluated on the basis of established principles, standards and guidelines for heritage conservation.

The following table includes an assessment of the proposed development against the types of potential impacts identified in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*. Any identified potential impacts should be addressed by mitigation measures, as discussed below.

The following types of potential impacts are outlined in *InfoSheet #5*:

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



Table I: 14291 Highway 50 Impact Assessment

Negative impact on a heritage resource	Assessment for the Subject Property
Destruction of any, or part of any, significant heritage attributes or features;	No; the proposed construction activities will be confined to the Subject Property. As such, the proposed development on the Subject Property will not destroy or have any direct impacts on the potential heritage attributes or features on the adjacent listed property at 14291 Highway 50.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	<p>No; the proposed construction activities will be confined to the Subject Property. As such, the proposed development on the Subject Property will not destroy or have any direct impacts on the potential heritage attributes or features on the adjacent listed property at 14291 Highway 50.</p> <p>The proposed development consists of a medium to low density suburban residential community with associated infrastructure and roads to service the community. The proposed construction in the immediate vicinity of the house on the property at 14291 Highway 50 consists of a road and single detached dwellings, which is considered to be compatible in scale and function with the heritage resource.</p>
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	No; the proposed development on the Subject Property will not create shadows that alter the appearance of potential heritage attributes on the adjacent listed property at 14291 Highway 50.



Negative impact on a heritage resource	Assessment for the Subject Property
<p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</p>	<p>No; the proposed development on the Subject Property will not isolate any potential heritage attribute on the adjacent listed heritage properties from their surrounding environment or significant relationships.</p> <p>While the property at 14337 Highway 50 retains a rural agricultural character, the property has been substantially altered and retains no historical agricultural features which hold a meaningful or significant contextual relationship with the adjacent listed property at 14291 Highway 50. Further, the property at 14291 Highway 50 no longer retains any associated historic agricultural buildings and is presently used solely as a residential property. Alterations to the c.1882 house at 14291 Highway 50 in the 1930s have also shifted the character of the structure away from a conventional farmhouse.</p> <p>As such, the proposed residential development will not impact the context of the listed heritage property. In terms of design and scale, the proposed site-plan for the neighbourhood would allow for the house at 14291 Highway 50 to be integrated into the planned neighbourhood as part of a future development.</p>
<p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;</p>	<p>No; while the Subject Property at 14337 Highway 50 retains a rural agricultural character, the property has been substantially altered and retains no historical agricultural features which hold a meaningful or significant contextual relationship with the adjacent listed property at 14291 Highway 50. Further, the property at 14291 Highway 50 no longer retains any associated historic agricultural buildings and is presently used solely as a residential property.</p> <p>As such, there are no significant views from the property at 14291 Highway 50 in the direction of the proposed development.</p>
<p>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;</p>	<p>No; the Subject Property, as part of the BNHSP, has been re-zoned to allow medium and low-density residential developments. The proposed construction activities will be confined to the Subject Property. As such, the proposed development on the Subject Property will not have any direct impact on the land use of the adjacent listed property at 14291 Highway 50.</p>



Negative impact on a heritage resource	Assessment for the Subject Property
<p>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource; or</p>	<p>Yes; the proposed development on the Subject Property will require grading and will impact drainage patterns. These impacts are proposed to be mitigated by the installation stormwater management infrastructure, including stormwater sewers, along the northwestern property line of 14291 Highway 50.</p> <p>Stage I archaeological assessment of the BNHSP was previously undertaken by TMHC in 2026.¹¹</p>
<p>Other potential impacts.</p>	<p>Yes; there will be indirect impacts to the adjacent listed heritage property at 14291 Highway 50 during construction which includes noise, vibration, changes to drainage, and risks associated with the proximity of construction if these activities are not monitored throughout the project or staging areas selected where there will be least potential impacts.</p> <p>The installation of a road access, stormwater sewers, and water trunk lines along the northwestern property line may also negatively impact mature trees at 14291 Highway 50. Although not explicitly identified as heritage attributes, the trees help to define the historic property lines as well as the driveway from Highway 50 to the c. 1882 farmhouse.</p>

¹¹ TMHC 2026

7 CONSIDERED ALTERNATIVES AND MITIGATION STRATEGIES

7.1 Mitigation Strategies for Potential Impacts

As detailed in Section 3 of this report, the proposed development consists of a residential community with mixed detached houses and townhouses, roadways and associated infrastructure. The proposed development includes the demolition of all existing buildings on the Subject Property. It also includes substantial alterations to local drainage, and construction activities with heavy equipment that are likely to produce strong vibrations.

The HIA determined that there are no known direct impacts to the adjacent listed heritage property at 14291 Highway 50 arising from the proposed development on the Subject Property. The close proximity of the heritage resource (9.3 m from the northwestern property boundary) to proposed works on the Subject Property means that there are the potential indirect impacts. Accordingly, the following mitigation strategies are recommended.

7.1.1 Water Management and Drainage

The proposed development requires large scale grading of the Subject Property and the installation of paved roadways and houses which will impact stormwater drainage patterns on and around the property. At present, there are plans to install stormwater sewers and water management infrastructure along the shared property line with 14291 Highway 50. To avoid any potential negative impacts caused by changes in local water drainage and management during and following construction, ongoing monitoring of drainage should be undertaken during the construction process to address any potential flooding.

7.1.2 Tree Management

The proposed installation of a road access, stormwater sewers, and a water trunk line along the northwestern edge of the property at 14291 Highway 50 has the potential to negatively impact the integrity of the roots of the mature trees located on the property. It is recommended that, where possible, sewer, water trunk line, and road construction avoid injury to existing mature trees near the shared property line. Where injury to a tree is unavoidable, the development should follow the permit guidelines outset in the Town of Caledon's Tree Protection By-law No. 2025-101.

7.1.3 Construction Staging Area Setback and Construction Monitoring

Parts of the proposed development on the southeastern limit of the Subject Property will take place in close proximity (9.3 m) from the heritage resource on the adjacent property at 14291 Highway 50. In particular, the installation of stormwater sewers along the property edge presents the most immediate risk related to the heritage resource, including risks related to the close proximity of heavy machinery, vibration risks, and noise pollution. The nearby proximity of a proposed road to be installed also presents risks to the adjacent property which include vibration and noise pollution.

A pre-construction vibration monitoring assessment should be conducted by a qualified professional to determine if vibration monitoring or site plan controls are necessary. The assessment should specifically assess the risks of the proposed scope of work within 50 m of the heritage resource at 14291 Highway 50.



A designated construction staging area set back 50 m or more away from the heritage resource on 14291 Highway 50 should be agreed upon prior to the commencement of construction activities to avoid risks associated with the passage of heavy machinery. Ongoing monitoring of construction activities is also recommended to ensure adequate practices are followed.

8 CONCLUSION

KLM Planning, on behalf of Tiffany Rox North Hill Ltd., engaged TMHC to produce a Scoped HIA for the property at 14337 Highway 50 in the Town of Caledon, based on a CHAR that was updated in 2026 by TMHC for the BNHSP. The proposed development plans consist of the construction of a new subdivision on the property including houses, roads, and associated infrastructure. The requirement for the HIA stems from the Subject Property's adjacency to 14291 Highway 50, which is a listed property on the Town of Caledon's *Municipal Heritage Register*.

Located in the BNHSP Area on the northeast side of Highway 50 between Emil Kolb Parkway and Columbia Way, the 19.03 ha Subject Property is a large lot containing agricultural fields, greenhouses, and a mid-20th century red brick house. The Subject Property and the adjacent listed property were both considered in the previously completed for the BNHSP Area.

The Town of Caledon draft Heritage Impact Assessment Terms of Reference, dated June 2024, were considered in the drafting of this report. The *Future Caledon Official Plan (FCOP)* outlines specific relevant heritage policy directions including:

- Policy 6.3.2: The Town may require a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment prepared by a qualified professional in support of a proposed development, redevelopment, or demolition, including an infrastructure project. New or revised evaluations may be required if new information is discovered, if the scope or design of a development proposal changes significantly, or archaeological resources are identified.
- 6.3.6 The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development. Such conservation measures may include a heritage conservation plan, development agreement, heritage easement agreement, securities, or any other such measure as may be supported by policy and legislation

This Scoped HIA is intended to provide an assessment of the proposed development's potential impacts on the potential heritage attributes of the adjacent listed property at 14291 Highway 50 and to provide strategies for mitigation, if necessary. The Scoped HIA determined that there are no known direct impacts to the listed heritage property arising from the proposed development project on the Subject Property and, as such, only mitigation measures relating to potential indirect impacts are required. Accordingly, the following strategies are recommended:

1. At present, there are plans to instal stormwater sewers and stormwater management infrastructure along the northwestern property line of 14291 Highway 50. To avoid any potential negative impacts caused by changes in local water drainage and water management during and following construction activities, ongoing monitoring should be undertaken.
2. That where possible, sewer, water trunk line, and road construction avoid impacts to existing mature trees near the property line of 14291 Highway 50. Where injury to a tree is unavoidable, the



development should follow the permit guidelines laid out in the Town of Caledon's Tree Protection By-law No. 2025-101.

3. That pre-construction vibration monitoring assessment should be conducted by a qualified professional to determine if vibration monitoring or site plan controls are necessary. The assessment should specifically assess the risks of the proposed scope of work within 50 m of the heritage resource at 14291 Highway 50.
4. That a designated construction staging area set back 50 m or more away from the heritage resource on 14291 Highway 50 should be agreed upon prior to the commencement of construction activities to avoid risks associated with the passage of heavy equipment. Ongoing monitoring of construction activities is also recommended to ensure adequate practices for the safety of neighbouring heritage resources.

The strategies outlined in this report should be confirmed with the Town of Caledon Planning and development Department, and referenced as part of subsequent site preparation and construction planning.



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