

FINAL REPORT:

TOWN OF CALEDON
PLANNING
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Heritage Impact Assessment
4848 Mayfield Road, Caledon, ON



**LHC Heritage
Planning &
Archaeology Inc.**
Kingston | Toronto
Ottawa

837 Princess Street, Suite 400
Kingston, ON
K7L 1G8

Phone: 613-507-7817
Toll Free: 1-833-210-7817
E-mail: info@lhcheritage.com

30 October 2023

Project # LHC0340

LHC

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Report prepared for:

Baltej Gill,
Director
2341433 Canada Inc.
4848 Mayfield Road
Caledon, ON
L7C 1P3

Report prepared by:

Diego Maenza, MPI

Graphics prepared by:

Jordan Greene, BA

Reviewed by:

Christienne Uchiyama, MA, CAHP

RIGHT OF USE

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REPORT LIMITATIONS

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

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

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

Archaeological potential has not been assessed as part of this HIA. A separate archaeological assessment may be required as part of a complete application.

EXECUTIVE SUMMARY

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

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained in September 2022 by 2341433 Canada Inc. (the **Client**) to prepare a Heritage Impact Assessment (**HIA**) on the Property at 4848 Mayfield Road, Caledon, ON (the **Property**). The Property is located within the Town of Caledon (the **Town**), in the Regional Municipality of Peel.

The Client is preparing a Site Plan Application and Temporary Zoning By-Law Amendment for the construction of 15 parking stalls for a truck and trailer parking lot. The parking lot is proposed to be constructed to the north of the existing two-storey commercial building on the 2.71 ha (6.7 acre) Property.

The Town has requested an HIA and Conservation Plan be prepared as part of the application. It is understood that a Designation By-Law to designate the Property under Section 29, Part IV of the *Ontario Heritage Act* (**OHA**) has also been requested.

The Property is currently listed on the Town of Caledon *Heritage Register* under Section 27, Part IV of the *OHA*. It is currently not designated under Section 29, Part IV or Section 41, Part V of the *OHA*. In our professional opinion, LHC finds that the Property at 4848 Mayfield Road **meets O. Reg. 09/06** criteria for physical and design value and historical and associative value as it meets two criterion (Criterion 1 and Criterion 4). The Property would **be eligible for designation** under Section 29, Part IV of the *OHA*. A Statement of Cultural Heritage Value or Interest has been prepared.

This HIA was completed in accordance with the Town of Caledon *Official Plan*. It follows cultural heritage best practices drawing upon applicable frameworks, such as the Ministry of Citizenship and Multiculturalism's (**MCM**) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. This HIA also considers the applicable planning frameworks and identifies if the project complies and/is consistent with the frameworks.

No potential adverse impacts were identified for the Property in relation to the proposed truck and trailer parking lot. As such, no mitigation measures are recommended and a Conservation Plan has not been prepared for the proposed project.

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1.0 STATEMENT OF PROJECT

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained in September 2022 by 2341433 Canada Inc. (the **Client**) to prepare a Heritage Impact Assessment (**HIA**) on the Property at 4848 Mayfield Road, Caledon, ON (the **Property**). The Property is located within the Town of Caledon (the **Town**), in the Regional Municipality of Peel.

The Client is preparing a Site Plan Application and Temporary Zoning By-Law Amendment for the construction of 16 stalls for a truck and trailer parking lot. The parking lot is proposed to be constructed to the north of the existing two-storey commercial building on the 2.71 ha (6.7 acre) Property.

The Town has requested an HIA and Conservation Plan be prepared as part of the application. It is understood that a Designation By-Law to designate the Property under Section 29, Part IV of the *Ontario Heritage Act* (**OHA**) has also been requested.

The Property is currently listed on the Town of Caledon *Heritage Register* under Section 27, Part IV of the *OHA*. It is currently not designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

This HIA was completed in accordance with the Town of Caledon *Official Plan*. It follows cultural heritage best practices drawing upon applicable frameworks, such as the Ministry of Citizenship and Multiculturalism's (**MCM**) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. This HIA also considers the applicable planning frameworks and identifies if the project complies and/is consistent with the frameworks. This HIA was prepared in accordance with the Town of Caledon *Heritage Impact Assessment Terms of Reference* (the **ToR**) (Section 1.2).

1.1 Methodology

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

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

The impact assessment is guided by the *Ontario Heritage Tool Kit*, *Heritage Resources in the Land Use Planning Process*, and *Info Sheet #5: Heritage Impact Assessments and Conservation*

¹ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 2010, 3, and MCM, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 2006, 18.

Plans. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.

A glossary of terms used in this HIA is provided in Appendix B.

1.2 Town of Caledon Heritage Impact Assessment Terms of Reference

This HIA was completed in compliance with the Town’s *Heritage Impact Assessment Terms of Reference*.² A HIA completed for the Town must include the following:

Table 1: Town of Caledon Heritage Impact Assessment Terms of Reference Requirements

Town of Caledon Requirements	HIA Location
<p>Background</p> <p>Provide a background on the purpose of the HIA by outlining why it was undertaken, by whom, and the date(s) the evaluation took place.</p> <p>Briefly outline the methodology used to prepare the assessment.</p> <p>Introduction to Development Site</p> <ul style="list-style-type: none"> • A location plan indicating subject property (Property Data Map and aerial photo). • A concise written and visual description of the site identifying significant features, buildings, landscape and vistas. • A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (Town of Caledon’s Inventory of Heritage Properties, Ontario Heritage Properties Database, Parks Canada National Historic Sites of Canada, and/or Canadian Register of Historic Places) with existing heritage descriptions as available. • A concise written and visual description of the context including adjacent heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s). 	<p>See Section 1.0 in this HIA.</p>

² Town of Caledon, *Heritage Impact Assessment Terms of Reference*, July 2019.

Town of Caledon Requirements	HIA Location
<ul style="list-style-type: none"> • Present owner contact information. 	
<p>Background Research and Analysis</p> <ul style="list-style-type: none"> • Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site (both identified and unidentified): physical or design, historical or associative, and contextual. • A development history of the site including original construction, additions and alterations with substantiated dates of construction. • Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Town of Caledon directories, etc. 	<p>See Section 4.0 in this HIA.</p>
<p>Statement of Significance</p> <ul style="list-style-type: none"> • A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the Ontario Heritage Tool Kit. • The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The Town may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property. • Professional quality record photographs of the cultural heritage resource in its present state. 	<p>See Section 6.0 in this HIA.</p>
<p>Assessment of Existing Condition</p> <ul style="list-style-type: none"> • A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition. 	<p>See Section 5.0 in this HIA.</p>
<p>Description of the Proposed Development or Site Alteration</p>	<p>See Section 7.0 in this HIA.</p>

Town of Caledon Requirements	HIA Location
<p>A written and visual description of the proposed development or site alteration.</p>	
<p>Impact of Development or Site Alteration</p> <p>Provide a description of the proposed development or site alteration in relation to the heritage resource.</p> <p>Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties.</p> <p>These may include:</p> <ul style="list-style-type: none"> • Destruction of any, or part of any, significant heritage attributes or features; • Alteration to the historic fabric and appearance; • Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden; • Isolation of a heritage attribute from its surrounding environment, context or a significant relationship; • Impact on significant views or vistas within, from, or of built and natural features; • A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value • Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource. <p>Submit a drawing indicating the subject property streetscape and properties to either side of the subject lands, if applicable. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and how it integrates with the adjacent properties from a streetscape perspective. Thus, the drawing must show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees and/or any other landscape or landform features. A composite photograph</p>	<p>See Section 8.0 in this HIA.</p>

Town of Caledon Requirements	HIA Location
<p>may accomplish the same purpose with a schematic of the proposed building drawn in.</p> <p>The HIA will also reference and apply the following appropriate conservation methods:</p> <ul style="list-style-type: none"> • The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2003); • Ontario Ministry of Culture’s Eight Guiding Principles in the Conservation of Historic Properties (1997); • Ontario Ministry of Culture’s Heritage Conservation Principle’s for Land Use Planning (2007); and • Well Preserved: the Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation (1988). <p>A bibliography listing source materials used and institutions consulted in preparing the HIA.</p>	
<p>Mitigation and Conservation Strategies</p> <p>An assessment of alternative options, mitigation measures, and conservation methods that are options of consideration in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:</p> <ul style="list-style-type: none"> • 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. 	<p>See Section 9.0 in this HIA.</p>

Town of Caledon Requirements	HIA Location
<p>The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to:</p> <ul style="list-style-type: none"> • A mitigation strategy including the proposed methods; • A conservation scope of work including the proposed methods; and • An implementation and monitoring plan. • Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance. • Referenced conservation principles and precedents. • Identify any site planning and landscaping measures that may ensure significant heritage resources are protected and/or enhanced by the development or redevelopment. 	
<p>Conservation Methods and Proposed Strategies</p> <p>If relocation, removal, demolition or other significant alteration to a heritage resource is proposed by the landowner and is supported by the heritage consultant, provide clear rationale and justification for such recommendations. If retention is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures. Provide recommendations for follow-up site-specific heritage strategies or plans such as a Conservation Plan, Adaptive Reuse Plan, and/or Structural/Engineering Assessment. If a heritage property of cultural heritage value or interest cannot be retained in its original location, consider providing a recommendation for relocation by the owner to a suitable location in reasonable proximity to its original siting. If no mitigation option allows for the retention of the building in its original location or in</p> <p>a suitable location within reasonable proximity to its original siting, consider providing a recommendation for relocation to a more distant location.</p>	<p>N/A for the purposes of this HIA.</p>

Town of Caledon Requirements	HIA Location
<p>Provide recommendations for advertising the sale of the heritage resource. For example, this could include listing the property on the Architectural Conservancy of Ontario (ACO) website in order to allow interested parties to propose the relocation of the heritage resource. Acceptable timelines and any other requirements will be determined in consultation with Town staff. The link to the ACOs Historic Architectural Linking Program is provided below:</p> <p>http://www.arconserv.ca/buildings_at_risk/for_sale.cfm</p> <p>If a property cannot be retained or relocated, alternatives will be considered for salvage and mitigation. Only when other options can be demonstrated not to be viable will options such as ruinification or symbolic conservation be considered.</p> <p>Detailed documentation and commemoration (e.g., a heritage interpretative plaque) may also be required. Salvage of material must also occur, and a heritage consultant may need to provide a list of features of value to be salvaged. Materials may be required to be offered to heritage-related projects prior to exploring other salvage options.</p> <p>Ruinification allows for only the exterior of a structure to be maintained on a site.</p> <p>Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development or using a symbolic design method to depict a theme or remembrance of the past.</p> <p>If the subject property abuts to one or more listed or designated heritage properties, identify development impacts and provide recommended mitigation strategies to ensure the heritage resources on the adjacent properties are not negatively impacted.</p> <p>Mitigation strategies include, but are not limited to:</p> <ul style="list-style-type: none"> • vegetation screening; • fencing; • buffers; • site lines 	

Town of Caledon Requirements	HIA Location
<ul style="list-style-type: none"> an architectural design concept for the massing and façade treatment of proposed buildings to ensure compatibility with the adjoining property and the like. <p>An implementation schedule and reporting/monitoring system for implementation of the recommended conservation or mitigation strategies may be required.</p>	
<p>Recommendations</p> <p>Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. Clearly state whether the subject property is worthy of heritage designation under the Ontario Heritage Act.</p> <p>The following questions must be answered in the final recommendation of the report:</p> <ul style="list-style-type: none"> Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act? Why or why not does the subject property meet the criteria for heritage designation? Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasible integrated into the alteration/development? Failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment. 	
<p>Executive Summary</p> <p>Provide an executive summary of the assessment findings at the beginning of the report.</p> <p>Outline and summarize all recommendations including mitigation strategies, need for the preparation of follow-up plans such as conservation and adaptive reuse plans and other requirements as warranted. Please rank mitigation options from most preferred to least.</p>	<p>See the Executive Summary Section in this HIA.</p>
<p>Other Requirements</p> <p>Provide a bibliography listing all sources used in preparing the HIA.</p>	<p>See the References Section in this HIA.</p>

Town of Caledon Requirements	HIA Location
<p>Provide proper referencing within the HIA, including images, maps, etc.</p> <p>Provide five copies of the final HIA, and one digital copy (PDF or Word)</p> <p>Provide a digital copy of all images taken or obtained for the HIA on Compact Disk.</p> <p>Measured drawings of the heritage resource(s) may be required in support of a conservation plan or as a record prior to demolition.</p> <p>A site visit of the subject property by Town heritage staff and/or members of Heritage Caledon may be required prior to the HIA’s completion.</p>	

1.3 Evaluation

As a matter of due diligence and to adhere to the Town’s ToR for HIAs, the Property at 4848 Mayfield Road in Caledon, Ontario, was evaluated for cultural heritage value or interest against *Ontario Regulation 9/06 (O. Reg. 9/06)* under the *OHA* with the goal of identifying and articulating heritage attributes.

O. Reg. 9/06—in force and effect 1 January 2023—identifies the criteria for determining cultural heritage value or interest under Part IV, Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). Two of the criteria must be met to designate a property under Section 29 of the *OHA*.

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

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.³

If a property has been determined to meet two or more of the above criteria, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur.

1.4 Impact Assessment

This HIA is based on guidance from the MCM's *Ontario Heritage Tool Kit, Info Sheet #5: Heritage Impact Assessments and Conservation Plans*.⁴ Info Sheet #5 outlines seven potential negative impacts to be considered with any proposed development or property alteration including:

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

³ Province of Ontario, "O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18", 1 January 2023, <https://www.ontario.ca/laws/regulation/060009>.

⁴ Ministry of Culture, "Info Sheet #5: Heritage Impact Assessments and Conservation Plans," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*, Queen's Printer for Ontario, 2006, 1-4.

This HIA includes an assessment of direct and indirect adverse impacts on the Property based on *Info Sheet #5* in Section 8.1 of this report.

1.5 Heritage Integrity

In a heritage conservation and evaluation context, the concept of integrity is associated with the ability of a property to represent or support the cultural heritage value or interest of the property or to convey its heritage significance.⁵ It is understood as the ‘wholeness’ or ‘honesty’ of a place⁶ or if the heritage attributes continue to represent or support the cultural heritage value or interest of the property.⁷ Heritage integrity can be understood through how much of the resource is ‘whole’, ‘complete’ changed or unchanged from its original or ‘valued subsequent configuration’.⁸ Changes or evolution to a place that have become part of its cultural heritage value become part of the heritage integrity, however if the cultural heritage value of a place is linked to another structure or environment that is gone the heritage integrity is diminished.⁹ Heritage integrity is not necessarily related to physical condition or structural stability.

The *Ontario Heritage Tool Kit* discusses integrity and physical condition in relation to evaluation. However, heritage integrity and physical condition are not part of the evaluation criteria. They are part of understanding a property and its potential cultural heritage resources. There are few tools describing a methodology to assess historic integrity. One of the tools come from the U.S. National Park Service (**NPS**), which has informed Ontario practice, and considers heritage integrity a necessary condition of listing on the National Register. The NPS states that “Heritage properties either retain integrity or they do not”.¹⁰ They identify seven aspects of integrity, degrees and combinations of which can be used to determine if a site has heritage integrity. The seven aspects include: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.¹¹

Understanding a place’s significance or CHVI helps to identify which aspects of integrity support its heritage value. Furthermore, the heritage integrity of the heritage attributes supports the CHVI of a property. This is an iterative process to evaluate significance and plan appropriate management of a cultural heritage resource.

⁵ “Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities”, prepared by the Ministry of Culture, Ottawa, ON: Queen’s Printer for Ontario, 2006, 26; National Park Service, “How to Evaluate the Integrity of a Property”, Chapter VIII in National Register Bulletin, How to Apply the National Register Criteria for Evaluation, U.S. Department of the Interior, National Park Service, Cultural Resources, 1997, 44.

⁶ English Heritage, “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment”. 2008, 45.

⁷ MHSTCI, 26.

⁸ English Heritage, 45; Harold Kalman and Marcus R. Létourneau, *Heritage Planning: Principles and Process*, 2nd Ed, New York: Routledge, 2021, 314.

⁹ MHSTCI, 2006, 26.

¹⁰ NPS, 1997, 44.

¹¹ NPS, 1997, 44.

1.6 Legislation and Policy Review

This HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property (Section 3.0).

1.7 Historical Research

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

- Local histories;
- Historic maps;
- Aerial photographs; and,
- Online sources about local history.

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

- The Archives of Ontario;
- Library and Archives Canada;
- The Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- The Canadian County Atlas Digital Project;
- The Regional Municipality of Peel;
- The Town of Caledon;
- The City of Brampton;
- Peel Art Gallery, Museum, and Archives;
- Brampton Library;
- University of Toronto Library;
- McMaster University Library; and,
- The Internet Archive.

1.8 Enquiries

LHC contacted:

- Town of Caledon
- Peel Art Gallery, Museum, and Archives

- Brampton Library

1.9 Site Visit

A site visit was conducted on 4 November 2022 by Cultural Heritage Specialist, Colin Yu. The purpose of this site visit was to document the current conditions of the Property, adjacent properties, and their surrounding context. Unless otherwise attributed all photographs in this HIA were taken during the site visit. A selection of photographs from the site visit that document the Property are included in Section 5.0.

1.10 Consideration of Alternatives, Mitigation Measures and Recommendations

Other principles and guidance for heritage conservation used to inform the consideration of alternatives, mitigation measures and recommendations are drawn from the Eight Guiding Principles for the Conservation of Built Heritage Properties from the *Ontario Heritage Tool Kit, Info Sheet #5: Heritage Impact Assessments and Conservation Plans*¹² and the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*.¹³

1.10.1 MCM Eight Guiding Principles for the Conservation of Built Heritage Properties

Ontario's *Eight Guiding Principles for the Conservation of Built Heritage Properties* (Eight Guiding Principles), compiled by the Ministry of Tourism, Culture and Sport (now the MCM)¹⁴ are a useful as a tool to help guide change to cultural heritage resources. These principles are intended to provide a basis for decisions concerning "good practice" in heritage conservation:

- 1) **Respect for documentary evidence:** do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence.
- 2) **Respect for the original location:** do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes the cultural heritage value considerably.
- 3) **Respect for historic materials:** repair/conservé—rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
- 4) **Respect for original fabric:** repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

¹² Ministry of Culture, "Info Sheet #5: Heritage Impact Assessments and Conservation Plans," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*, Queen's Printer for Ontario, 2006, 1-4.

¹³ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd Ed, 2010, www.historicplaces.ca

¹⁴ The Ontario Heritage Trust (OHT) has *Eight Guiding Principles in the Conservation of Historical Properties*. Despite the slightly different names both the MCM and OHT principles are identical, only the MCM version is referenced in this report.

- 5) **Respect for the building's history:** do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
- 6) **Reversibility:** alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
- 7) **Legibility:** new work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- 8) **Maintenance:** with continuous care, future restoration work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

1.10.2 Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada (S&G)* has been adopted by most federal agencies (including Parks Canada), provinces, heritage agencies (such as the Ontario Heritage Trust), and many municipalities as the guiding document for heritage work. They are considered best practice guidance for heritage conservation in Canada. The County has not adopted the S&G to guide heritage conservation decision making.

The S&G document is a tool to help guide change for cultural heritage resources. It provides an overview to the conservation decision-making process, identifies appropriate conservation treatments, and provides standards and guidelines appropriate for conservation. In the context of the S&G, conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements¹⁵ of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it

¹⁵ Character-defining element is generally the federal/Parks Canada equivalent of a heritage attribute.

appeared at a particular period in its history, while protecting its heritage value.¹⁶

Standards

The S&G provide nine general standards against which heritage conservation projects should be evaluated for preservation. These are as follows:

Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element;

Conserve changes to an historic place that, over time, have become character-defining elements in their own right;

Conserve heritage value by adopting an approach calling for minimal intervention;

Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted;

Find a use for an historic place that requires minimal or no change to its character-defining elements;

Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information;

Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention;

Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes; and,

Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

¹⁶ Canada's Historic Places, "Standards and Guidelines," 2010.

Rehabilitation projects need to consider three additional standards;

Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place;

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place;

Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future;

The S&G includes two additional standards for restoration; however, restoration standards do not apply to this project.

Guidelines

The S&G also provides detailed guidelines for projects. In general, it is recommended that the heritage attributes be documented, assessed, and recommendations are developed to ensure their protection and maintenance. The guidelines also recommend the retention and repair of original heritage attributes, with replacement being undertaken only when necessary. Not all standards or guidelines are applicable to every project and health, safety and environmental considerations may have priority over heritage conservation in some situations.

2.0 INTRODUCTION TO THE DEVELOPMENT SITE

2.1 Property Location and Context

Mayfield Road is described in this document as running in an east-west direction.

The Property at 4848 Mayfield Road is located on the north side of Mayfield Road, between Dixie Road and Bramalea Road (Figure 1). The Property is legally described as Part of Lot 18, Concession 4, E.H.S., in the geographic township of Chinguacousy. The Property includes a two-storey farmhouse building surrounded by agricultural fields and a gravel lot to the north which is used for truck parking (Figure 2). The Property is zoned as EPA2, which is Environmental Policy Area.¹⁷

2.2 Surrounding Context

The Property is located in the South Slope physiographic region.¹⁸ The area is defined as the base of the Niagara Escarpment to the Iroquois Plain physiographic region.¹⁹ The Peel Plain physiographic region bisects the area and it is common to find attributes of the Peel Plain within South Slope.²⁰ South Slope is characterized by low lying, fine grained undulating ground moraine and knolls.²¹ The area is known for fertile soils, created by the Halton Till layer and was once supported by the upland forests.²² The area is considered highly valued for agricultural and urban land use.

Ground water discharge, cedar swamps and meadow marshes are present in South Slope. The Property lies within the West Humber River subwatershed.²³ The soils have low permeability and groundwater infiltration is limited.²⁴ Soils in the area is mainly clay and clay loam, and drainage in the area is poor.²⁵

2.3 Heritage Status

The Property is currently listed on the Town of Caledon *Heritage Register* under Section 27, Part IV of the *OHA*. The Property was included on the *Built Heritage Resource Inventory of Pre-1946 Structures* having been recorded between 2005 and 2007 (Appendix C).²⁶ Staff Report 2020-152

¹⁷ Town of Caledon, “Zone Map 5”, accessed 2 November 2022, https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/zoning-by-law/June-14-2022/ZoneMap_05-ACCESSIBLE.pdf

¹⁸ Ministry of Northern Development and Mines. *Physiography* mapping provided by kmz file on Google Earth Pro; Ministry of Northern Development and Mines. *Surficial Geology* mapping provided by kmz file on Google Earth Pro.

¹⁹ Peel Region, 2011, “Credit River Watershed and Region of Peel Natural Areas Inventory – Volume 1”.

²⁰ Peel Region, 2011, “Credit River Watershed and Region of Peel Natural Areas Inventory – Volume 1”.

²¹ Peel Region, 2011, “Credit River Watershed and Region of Peel Natural Areas Inventory – Volume 1”.

²² Peel Region, 2011, “Credit River Watershed and Region of Peel Natural Areas Inventory – Volume 1”.

²³ Peel Region, 2011, “Credit River Watershed and Region of Peel Natural Areas Inventory – Volume 1”.

²⁴ TRCA, “Humber River Watersheds”, 17 December 2021, accessed 2 November 2022, <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/09/01134840/Subwatersheds-Map-Humber-River-Watershed-Plan-rsz.jpg>.

²⁵ TRCA, “Humber River Watersheds”, 17 December 2021, accessed 2 November 2022, <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/09/01134840/Subwatersheds-Map-Humber-River-Watershed-Plan-rsz.jpg>.

²⁶ Town of Caledon, *Built Heritage Resource Inventory of Pre-1946 Structures*, 2005-2007.

Listing remaining 509 rural properties from the Built Heritage Resource Inventory to the Heritage Register was approved by Town Council on 26 May 2020, through Resolution 2020-91 (Appendix C).²⁷ The Property is not included in the *Town of Caledon Cultural Heritage Landscapes Inventory*.²⁸

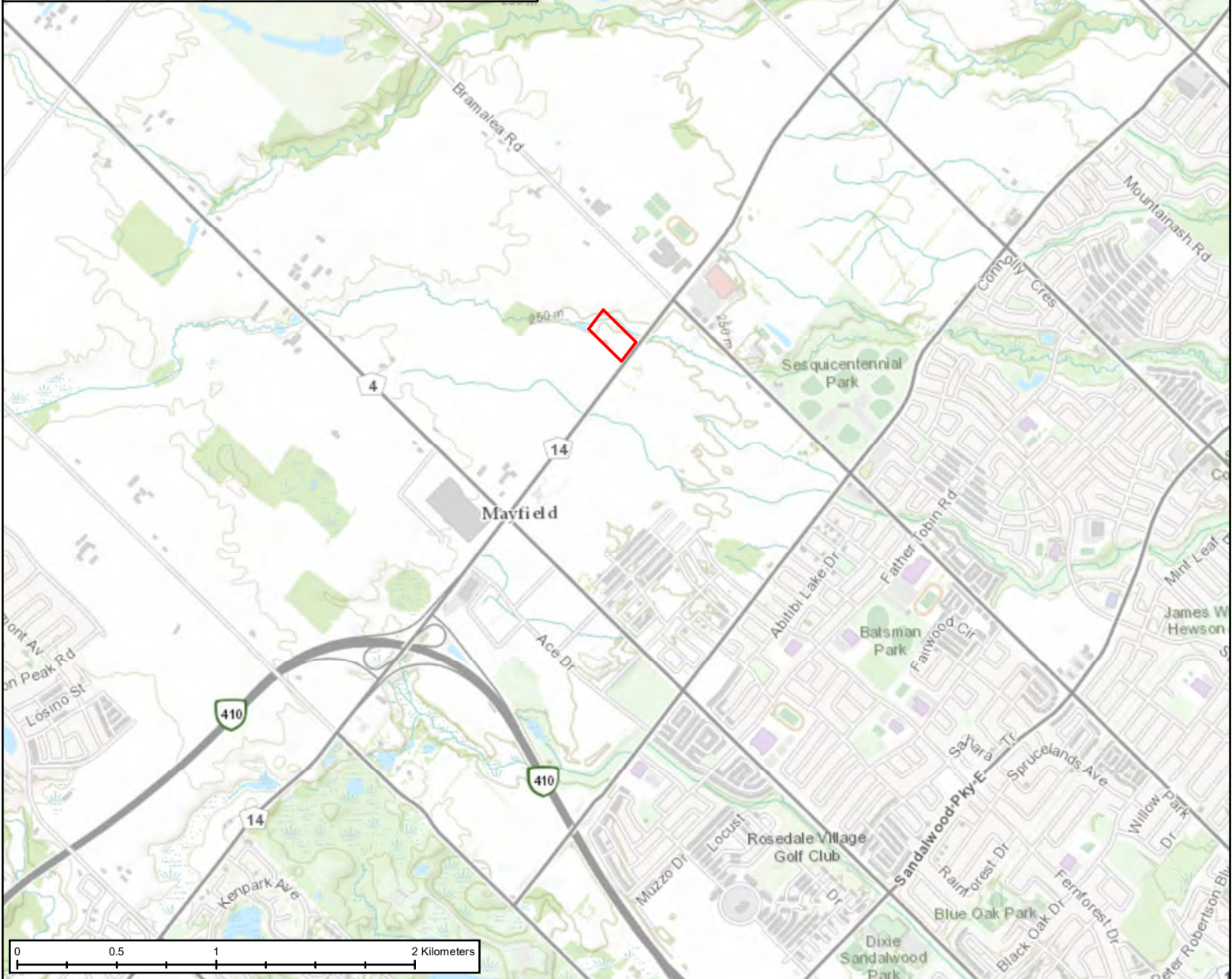
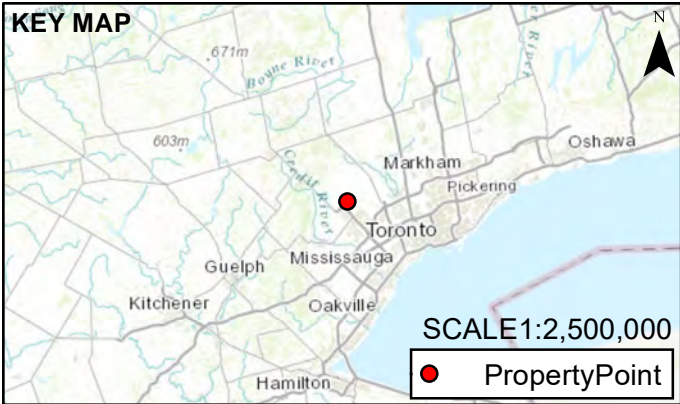
2.4 Heritage Adjacency

The OP definition for adjacent lands does not include a definition for cultural heritage resources. The *Peel Region Official Plan (ROP)* provides the following definition for adjacent, with to cultural heritage as “those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.”

The Property is not adjacent to any protected heritage properties under the *OHA*.

²⁷ Town of Caledon, “Town Council Meeting Minutes”, 26 May 2020.

²⁸ The Hough Group, “Town of Caledon Cultural Heritage Landscapes Inventory”, March 2009, <https://www.caledon.ca/en/living-here/resources/Documents/recreation-leisure/Cultural-Heritage-Landscapes-Inventory.pdf>.



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.

TITLE Location Plan	
CLIENT 2341433 Canada Inc.	
PROJECT Heritage Impact Assessment 4848 Mayfield Road, Caledon, ON	PROJECT NO. LHC0340
CONSULTANT	YYYY-MM-DD 2022-12-16
	PREPARED LHC
	DESIGNED JG
	FIGURE # 1




Legend

 Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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TITLE Site Plan	
CLIENT 2341433 Canada Inc.	
PROJECT Heritage Impact Assessment 4848 Mayfield Road, Caledon, ON	PROJECT NO. LHC0340
CONSULTANT	YYYY-MM-DD 2022-12-16
	PREPARED LHC
	DESIGNED JG
	FIGURE # 2

3.0 POLICY AND LEGISLATION CONTEXT

3.1 National Context

3.1.1 Standards and Guidelines for the Conservation of Historic Places

Canada's Historic Places' *Standards and Guidelines for the Conservation of Historic Places in Canada (S&Gs)* is a national tool to be consulted in the preparation of conservation options for an HIA. It provides an overview to the conservation decision-making process; conservation treatments; standards for appropriate conservation, and guidelines for conservation. In the context of the S&G, conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

- **Conservation:** all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;
- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;
- **Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,
- **Restoration:** the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.²⁹

The S&Gs include recommendations for *adjacent* properties including “protecting *adjacent* character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work”.³⁰

The S&Gs outline the conservation decision making process which includes a sequence of actions:

- Understanding the historic place;
- Planning for its conservation; and,
- Intervening.

²⁹ Canada's Historic Places, “Standards and Guidelines for the Conservation of Historic Places in Canada,” prepared for Her Majesty the Queen in the Right of Canada, second edition, 2010, 22-23.

³⁰ Canada's Historic Places, “Standards and Guidelines,” 2010, 131.

As the S&G outline best practice guidance for heritage conservation in Canada, they are considered by this HIA.

3.2 Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *PPS* and the *OHA*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is a description of the applicable legislation and policy regarding the identification and evaluation of built heritage resources and cultural heritage landscapes and the assessment of impacts on their cultural heritage value or interest and heritage attributes.

3.2.1 Planning Act, R.S.O. 1990

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 6 April 2023. This *Act* sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.³¹

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

The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.³²

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

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

- (a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

³¹ Province of Ontario, *Planning Act*, R.S.O. 1990, c. P.13, last modified 6 April 2023, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

³² Province of Ontario, *Planning Act*, Part 1 S.3 (1).

- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.³³

Section 3 (1) refers to the *PPS*. Decisions of Council must be consistent with the *PPS* and relevant provincial plans.

3.2.2 Provincial Policy Statement (2020)

The 2020 *Provincial Policy Statement (PPS)* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.³⁴

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

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

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

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

³³ Province of Ontario, *Planning Act*, Part I S. 3 (5).

³⁴ Province of Ontario, "Provincial Policy Statement", last modified May 2020, 29, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.³⁵

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.³⁶ The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

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

3.2.3 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *Ontario Heritage Act, R.S.O. 1990, c. O.18 (Ontario Heritage Act or OHA)* provides the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *Act* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing the *Ontario Heritage Act* is administered by the Minister—Ministry of Citizenship and Multiculturalism (MCM).³⁷

The *OHA* (consolidated on 1 January 2023) and associated regulations sets minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41

³⁵ Province of Ontario, “Provincial Policy Statement”, last modified May 2020, 29, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

³⁶ Province of Ontario, “Provincial Policy Statement”, 2020, 51.

³⁷ Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

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

of the *OHA*. Generally, an *OHA* designation applies to real property rather than individual structures.³⁸

A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if it meets one of the nine criteria from *O. Reg. 9/06*. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

Under Section 27(9), a property owner must not demolish or remove a building or structure unless they give council at least 60 days notice in writing. Under Section 27(11), council may require plans and other information to be submitted with this notice which may include a CHIA.

3.2.4 Places to Grow Act, 2005, S.O. 2005

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

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.³⁹

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

3.2.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

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

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

³⁸ Province of Ontario, *Ontario Heritage Act* R.S.O. 1990, c. O. 18, last modified 1 January 2023, <https://www.ontario.ca/laws/statute/90o18>

³⁹ Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," 1 June 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.⁴⁰

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

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.⁴¹

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.⁴²

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

1. Cultural heritage resources will be conserved to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.⁴³

Amendment 1 to *A Place to Grow* (approved 28 August 2020) aligns the definitions of *A Place to Grow* with the *PPS*.

3.3 Regional and Local Planning Context

The Property lies within the Town of Caledon in the Regional Municipality of Peel. The following relevant policies for each jurisdiction are listed below:

3.3.1 Region of Peel Official Plan (1996, consolidated 2018)

The *Regional Municipality of Peel Official Plan (ROP)* was adopted by Regional Council on July 11, 1996, through By-law 54-96 and was approved by the Ministry of Municipal Affairs and Housing on 22 October 1996. The current *ROP* was consolidated in September 2021. On 28

⁴⁰ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

⁴¹ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 39.

⁴² Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 39.

⁴³ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 47.

April 2022, Council passed by-law 20-2022 to adopt the new Region of Peel Official Plan (**RPOP**).⁴⁴ The RPOP is awaiting Provincial approval.

Various *ROP* Amendments (**ROPAs**) have been incorporated into the *ROP*, with the Region stating that:

“This Office Consolidation is for information purposes only and the actual Council adopted ROPAs, Ministry approvals and Ontario Municipal Board/Local Planning Appeal Tribunal decisions and approvals should be used for legal reference.”⁴⁵

The *ROP* has been undergoing review since 23 May 2013 as required under the *Planning Act* with the new *ROP* planning for 2051.

The *ROP*'s purpose is to guide land use planning policies and “provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives”.⁴⁶ The *ROP* recognizes the importance of cultural heritage is the development of healthy and sustainable communities.

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

The Region supports identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.⁴⁷

Section 3.6.1 states that the objectives of the Region's cultural heritage policies are as follows:

3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations.

3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of Peel's heritage.

3.6.1.3 To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.

3.6.1.4 To support the heritage policies and programs of the area municipalities. Implementation policies related to cultural heritage are contained in Section 7.6 of this Plan.

⁴⁴ Regional Municipality of Peel, <https://peelregion.ca/officialplan/review/draft-policies/>

⁴⁵ Regional Municipality of Peel, *Region of Peel Official Plan*, 1996, office consolidation September 2021, peelregion.ca/officialplan/download/pdf/office-consolidation-text-2021-sept.pdf

⁴⁶ Regional Municipality of Peel, *Region of Peel Official Plan*, 1996, office consolidation September 2021.

⁴⁷ Regional Municipality of Peel, *Region of Peel Official Plan*, 1996, office consolidation September 2021, s. 3.6.

Section 3.6.2 lists the Region's cultural heritage policies, those most relevant to the Property are as follows:

3.6.2.1 Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of cultural heritage resources in Peel, in cooperation with the Region, the conservation authorities, other agencies and aboriginal groups, and to provide direction for their conservation and preservation, as required.

3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.

3.6.2.6 Encourage and support the area municipalities in preparing, as part of any area municipal official plan, an inventory of cultural heritage resources and provision of guidelines for identification, evaluation and impact mitigation activities.

3.4 Town of Caledon Official Plan (1979, consolidated 2018)

The *Official Plan (OP)* was adopted by the Council of the Town of Caledon in 1979 and subsequently amended in 1989 and 2010. The last office consolidation occurred in April 2018 and the Town is currently in the process of reviewing and updating the OP to plan for 2041.⁴⁸

The *OP's* purpose is intended to "guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon".⁴⁹ The *OP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities.

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

3.3.2 Objectives

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

⁴⁸ Town of Caledon, *Official Plan*, 1979, last modified April 2018, https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/Official_Plan_Master_Copy.pdf.

⁴⁹ Town of Caledon, *Official Plan*, 1979, last modified April 2018, 1-3.

3.3.2.2 To promote the continuing public and private awareness, appreciation and enjoyment of Caledon's cultural heritage through educational activities and by providing guidance on sound conservation practices.

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

3.3.2.4 To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Municipal Act*, the *Cemeteries Act* and the *Niagara Escarpment Planning and Development Act* in order to conserve Caledon's cultural heritage.⁵⁰

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

3.3.3.1.5 Cultural Heritage Impact Statements

- a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:
 - i. the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;
 - ii. the potential for adverse impacts on cultural heritage resources; and,
 - iii. the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.
- b) Where it is determined that a Cultural Heritage Impact Statement should be prepared, the Cultural Heritage Impact Statement shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:

⁵⁰ Town of Caledon, *Official Plan*, 1979, last modified April 2018, 3-31.

- i. a description of the proposed development;
- ii. a description of the cultural heritage resource(s) to be affected by the development;
- iii. a description of the effects upon the cultural heritage resource(s) by the proposed development;
- iv. a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,
- v. a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied. Where a Cultural Heritage Impact Statement is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.

3.5 Town of Caledon Zoning By-law

The Property is zoned for EPA2, which is Environmental Policy Area.⁵¹ Agricultural uses and detached dwellings are permitted under this zoning. There are no heritage policies related to this zoning designation.

3.6 Summary of the Policy and Legislative Context of the Property

The Property has not been previously evaluated against the criteria of *O. Reg. 09/06*. Policies from municipal planning documents (OP 3.3.3.1.5) along with guidance from the S&Gs and the Ontario Heritage Toolkit must guide planning decisions related to the Property.

⁵¹ Town of Caledon, "Zone Map 5", 3 April 2006, revised 22 June 2022, accessed 3 November 2022, https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/zoning-by-law/June-14-2022/ZoneMap_05-ACCESSIBLE.pdf.

4.0 HISTORIC CONTEXT

4.1 Indigenous Pre-Contact History

Human occupation of present-day Ontario began during the retreat of the Wisconsin glaciation and the final retreat of the Laurentide Ice Sheet, which had covered much of the Great Lakes area until 12,000 BCE. This led to the formation of the Champlain Sea – an extension of the Atlantic Ocean, between 11,800 and 10,000 BCE. The Champlain Sea covered the most of Southern Ontario and its surroundings until about 10,000 years ago when the area's first inhabitants were able to move into the region.⁵²

4.1.1 Paleo Period (9500-8000 BCE)

The earliest human occupation of Southern Ontario dates to around 11,000 BCE. These early populations consisted of small groups of hunter gatherers who ranged long distances, relying on caribou and other resources available in forests dominated by Spruce trees. Archaeologists identify this as the Paleo period and the stone tools are characterized by lanceolate (a narrow oval pointed at the ends like the head of a lance) shaped points with a channel or flute extending from the base. There is substantial evidence of early Paleo Period occupation in Southwestern Ontario, however evidence in Eastern Ontario is largely limited to reported finds from the Rideau Lakes⁵³ and along the north shore of Lake Ontario.⁵⁴

Archaeological evidence suggests that people in the later half of the Paleo Period still covered large areas but were more restricted in their movements. This suggests that food resources were more readily available. People in the Late Paleo Period made smaller non-fluted points produced from a broader range of lithic materials. A number of Late Paleo sites have been identified along the north shore of Lake Ontario.⁵⁵

4.1.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.⁵⁶

⁵² Lyman John Chapman and Donald F. Putnam, *The Physiography of Southern Ontario*, Toronto: University of Toronto Press, 1984, 38-40.

⁵³ Gordon Watson, "Prehistoric Peoples of the Rideau Waterway" (Ontario Archaeology 1982), 5-26, accessed January 18, 2021, <https://ontarioarchaeology.org/Resources/Publications/oa50-1-watson.pdf>

⁵⁴ Arthur Roberts, "Paleo-Indian on the North Shore of Lake Ontario" (Archaeology of Eastern North America No. 8 1984), 28-45.

⁵⁵ Arthur Roberts, Paleo-Indian, "Preceramic Occupations Along the North Shore of Lake Ontario" (National Museum of Man, Archaeological Survey of Canada, Mercury Series, Paper 132, 1985).

⁵⁶ EMCWFT, "Chapter 3: The First Nations," (Toronto, ON: TRCA, 2002).

4.1.3 Woodland Period (1000 BCE – 1650 CE)

The Woodland period in southern Ontario (1000 BCE – 1650 CE) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).⁵⁷ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.⁵⁸ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).⁵⁹ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).⁶⁰

4.2 Seventeenth- and Eighteenth-Century Historic Context (1600s and 1700s)

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century. Early European contact with Indigenous peoples in the area coincided with ongoing movement of various peoples, and other social and political changes amongst various peoples who lived in the area such as the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655. The Haudenosaunee Confederacy waged war on the Huron, Petun, and Attawandaron, pushing them out of their villages and the general area.⁶¹ European contact also introduced disease to which the Indigenous peoples had no immunity, which contributed to the collapse of the three southern Ontario Iroquoian confederacies.

⁵⁷ EMCWFT, “Chapter 3: The First Nations,” (Toronto: TRCA, 2002).

⁵⁸ EMCWFT, “Chapter 3: The First Nations,” (Toronto: TRCA, 2002).

⁵⁹ EMCWFT, “Chapter 3: The First Nations,” (Toronto: TRCA, 2002).

⁶⁰ Six Nations Elected Council, “About,” *Six Nations of the Grand River*, accessed 12 May 2022, <https://www.sixnations.ca/about>; University of Waterloo, “Land acknowledgment,” *Faculty Association*, accessed 10 May 2022, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, “History,” accessed March 5, 2022, <https://www.sixnationstourism.ca/history/>.

⁶¹ Mississaugas of the Credit First Nation, “The History of the Mississaugas of the New Credit First Nation,” Mississaugas of the New Credit First Nation, 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Potawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.⁶² Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.⁶³ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit.⁶⁴

4.3 Survey and Early Euro-Canadian Settlement

The Treaty of Paris concluding the Seven Years War (1756-1763) transferred control of New France to Great Britain. The *British Royal Proclamation* (1763) defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.⁶⁵ In 1774, British Parliament passed the *Quebec Act* extending the boundaries into what is now Ontario south of the Arctic watershed and including land that would become much of Ontario and several midwestern states in the United States.⁶⁶ Loyalists to the British who left the United States following the American Revolution (1775-1783) put pressure on the British administration in the remaining British North American colonies to open land for more settlement. The Crown rushed to purchase land and signed Treaties with local Indigenous groups.

In 1788, the area formed a part of the Nassau District, which then was renamed to the Home District.⁶⁷ In 1798, the Government of Upper Canada constructed a post-house or inn at the east bank of the Credit River, near Lakeshore Road, becoming the first structure built between Burlington Beach and the Etobicoke Creek.⁶⁸

Chinguacousy and Toronto Gore Townships were surveyed in 1818, by Richard Bristol and Timothy Street. They described the land as “low, swampy and covered with dense hardwood”.⁶⁹ Bristol and Street surveyed using the ‘double-front’ system, with concession

⁶² Mississaugas of the Credit First Nation, “History”, 3-4.

⁶³ Mississaugas of the Credit First Nation, “History”, 3-4.

⁶⁴ Mississaugas of the Credit First Nation, “History”, 3-4.

⁶⁵ Randall White, 1985, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited, 51.

⁶⁶ Randall White, 1985, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited, 51; Archives of Ontario, 2015a, The Changing Shape of Ontario, “The Evolution of Ontario’s Boundaries 1774-1912”, <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>

⁶⁷ J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto: Walker & Miles, 1877, 84.

⁶⁸ Regional Municipality of Peel, *A Settlement History of Peel*, Brampton, ON: Regional Municipality of Peel, 1977, 17, <https://archive.org/details/ASettlementHistoryOfPeelOcr/page/n11/mode/2up>.

⁶⁹ City of Brampton, “Brampton History,” Tourism Brampton, 2021, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

numbers east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (now Hurontario Street/Main Street). Lot numbers were assigned south to north. Chinguacousy and Toronto Gore Township operated together until the later separated in 1831.⁷⁰ The Townships were initially run by the elected Home District Council for York County which was dissolved in 1850 in favour of smaller counties.⁷¹

4.4 Ajetance Treaty (Treaty 19)

The Property is located in the Lands and Territory of the Mississaugas of the Credit First Nation and the Ajetance Treaty No. 19 (1818) which expanded on the Head of the Lake, Treaty No. 14 (1806) along Lake Ontario (Figure 3).⁷²

As the Mississaugas of the Credit First Nation write:

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

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.⁷³

It should be noted that some historical documentation related to the location and movement of Indigenous peoples in present-day Ontario is based on the documentary record of the experiences and biases of early European explorers, traders and settlers. This record provides only a brief account of the long, varied, and continuing occupation of the area.

⁷⁰ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967.

⁷¹ Peel Art Gallery, Museum, and Archives, "About Peel," 2017.

⁷² Donna Duric, "Ajetance Treaty, No. 19 (1818)," Mississaugas of the Credit First Nations Treaty Lands & Territory, 2017, <http://mncfn.ca/treaty19/>; Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁷³ Donna Duric, "Ajetance Treaty, No. 19 (1818)," Mississaugas of the Credit First Nations Treaty Lands & Territory, 2017, <http://mncfn.ca/treaty19/>.

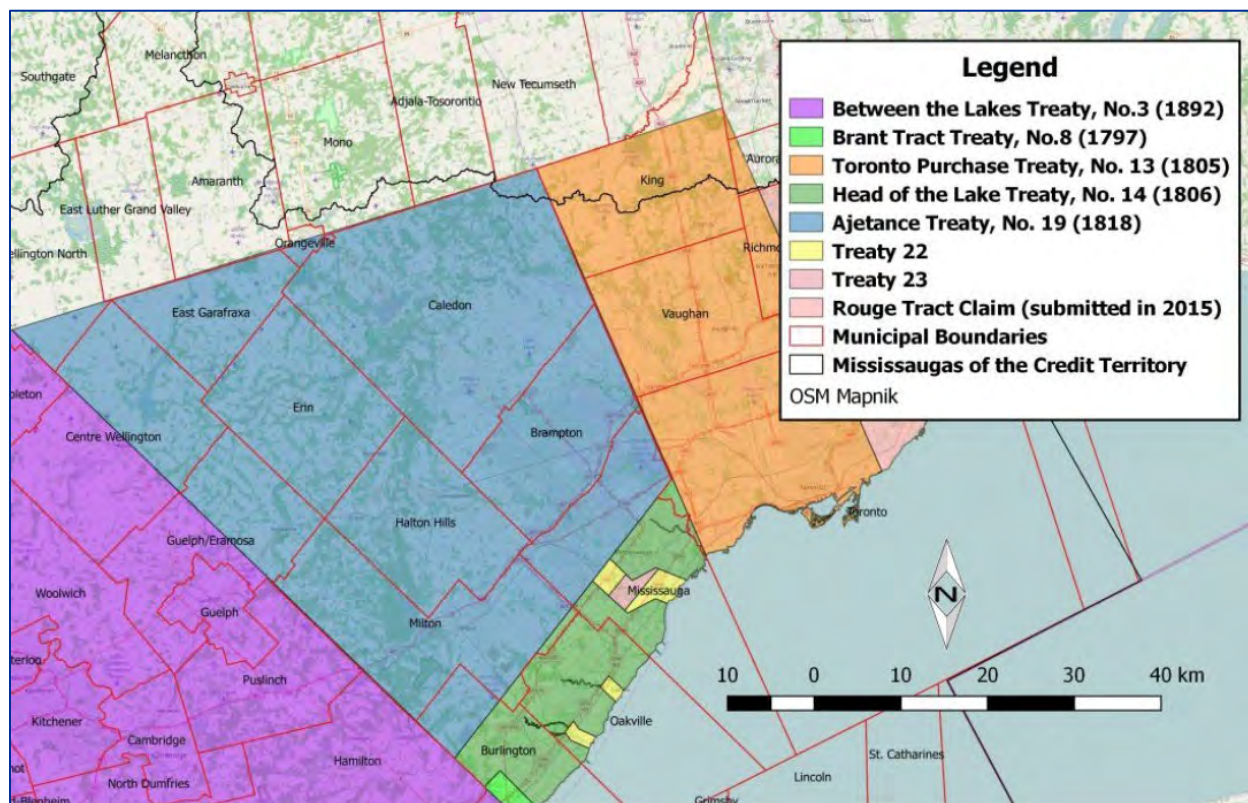


Figure 3: Ajetance Treaty, No. 19, Map.⁷⁴

4.5 Chinguacousy Township and Peel County

In 1819, the Townships of Albion, Caledon, and Chinguacousy were surveyed by Richard Bristol and Timothy Street on the newly acquired Ajetance Treaty lands.⁷⁵ They described the land as “low, swampy and covered with dense hardwood”.⁷⁶ Chinguacousy Township was named by Lieutenant Governor Sir Peregrine Maitland for the Mississauga designation for the Credit River which means “young pine”. The name also resembles the name of Ottawa chief Shingacouse, but this is believed to be a coincidence.⁷⁷

A “New Survey” method was used in the creation of smaller Townships within the County of Peel. Traditionally, 200 acre lots were the preferred method of surveying a town. However, these townships granted 100-acre square lots in order to provide everyone with access to a transportation route and ease of farming.⁷⁸ They also used the ‘double-front’ system, and

⁷⁴ Donna Duric, “Ajetance Treaty, No. 19 (1818),” Mississaugas of the Credit First Nations Treaty Lands & Territory, 2017, <http://mncfn.ca/treaty19/>;

⁷⁵ Town of Caledon, “Local History”, 2019.

⁷⁶ City of Brampton, “Brampton History,” Tourism Brampton, 2021, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

⁷⁷ Alan Rayburn, *Place Names of Ontario*, Toronto, ON: University of Toronto Press, 1997, 68, <https://archive.org/details/placenamesofonta0000rayb>.

⁷⁸ Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel”, 1851-1867, 2017.

established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today Hurontario Street/Main Street). Lot numbers were assigned running south to north. The first township in Peel was Toronto Township.⁷⁹ The name Peel was given in honour of Sir Robert Peel, who held many senior British government posts.⁸⁰

Many early settlers to Chinguacousy Township came from New Brunswick, parts of Upper Canada including the Niagara region, and the United States, as descendants of United Empire Loyalists.⁸¹ Chinguacousy and Toronto Gore Township operated together until the later separated in 1831.⁸² The Townships were initially run by the elected Home District Council for York County which was dissolved in 1850 in favour of smaller counties.⁸³

All the townships within Peel were initially administered by the Home District Court and authority of self-governance was minor.⁸⁴ Chinguacousy Township would reach a population peak of 7,469 inhabitants, a figure that was not reached by other townships until the 1870s.⁸⁵

The County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, and Chinguacousy, Caledon, and Albion Townships.⁸⁶ In 1854, Ontario County separated from the United Counties and in 1866, Peel became an independent county, with the village of Brampton chosen as the County seat in 1867.⁸⁷ Peel quickly grew and by the late 19th century a shift from small self-sustaining family farms to larger business/export-oriented farms contributed to its growth. By 1873, the construction of the Toronto Grey & Bruce, Hamilton & Northwestern, and Credit Valley rails throughout Peel County allowed the county to prosper and local products were shipped to other parts of Ontario.⁸⁸

Growth following World War II led to the creation of the Regional Municipality of Peel in 1974.⁸⁹ Caledon, Brampton, and Mississauga became the three lower tier municipalities and Peel Region became the Upper Tier. Responsibility of the Upper Tier was for many over arching services, such as: public health, utility services, and policing.⁹⁰ Lower Tier municipalities were responsible for local matters and included: property assessment, tax collection, public transit,

⁷⁹ Peel Art Gallery, Museum, and Archives, "The Creation of the County of Peel", 1851-1867, 2017.

⁸⁰ Alan Rayburn, *Place Names of Ontario*, Toronto, ON: University of Toronto Press, 1997, 266, <https://archive.org/details/placenamesofonta0000rayb>.

⁸¹ J.H. Pope, *Illustrated Historical Atlas of the County of Peel*, Toronto, ON: Walker and Miles, 1877, 64.

⁸² Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967.

⁸³ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁸⁴ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁸⁵ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967, 249.

⁸⁶ Peel Art Gallery, Museum, and Archives. 2017. The Creation of the County of Peel, 1851-1867.

⁸⁷ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 29, accessed 3 November 2022, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁸⁸ Town of Caledon, 2019, Local History.

⁸⁹ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁹⁰ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

and libraries. In 1974, Peel Region had a total population of 334,750⁹¹ and by 2021, it had a total population of 1,451,022.⁹²

4.5.1 The Former Village of Mayfield

The former village of Mayfield was located at the intersection of Concession 3 East and the 17th Sideroad (now Mayfield Road and Dixie Road). It was established by British Presbyterian immigrants in the 1820s who named the area after their hometown of Mayfield, England, at the suggestion of William Speirs. The names of the earliest settlers included Archdekin, Ingoldsby, Hearn, Gardener, and Speirs. The first log schoolhouse was constructed in 1837 by John and Thomas Modelands.⁹³ The first store opened at the intersection in 1840. The local Presbyterian congregation held services at the schoolhouse until a church building was constructed in 1842 (Figure 4).⁹⁴ The 1857 Lovell's *Canada Directory* noted that Mayfield had a population of approximately 50 residents.⁹⁵

The village once included two schools, an inn, livery station barrel maker, cabinet maker, tinsmith, shoemakers and a general store, but it had entered its economic decline by 1859. The 1859 *Tremaines' Map* shows Thomas Archdekin as the owner of the Black (or Bay) Horse Inn on the southwest corner, William Speirs the proprietor of a general store and postmaster on the southeast corner and a blacksmith shop on the northeast corner (Figure 5).⁹⁶ The 1874 *Directory of the County of Peel* notes that there were several farmers in the area including Adam Speirs, William Gray, and William Hearn.⁹⁷

The 1877 *Illustrated Historical Atlas* continued to show the settlement with a brick school house, a general store, blacksmith shop, and an inn (Figure 6).⁹⁸ The general store became the Gray family home, and it remains standing along with the Mayfield School house and the Peter Archdekin farmhouse.

⁹¹ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁹² Statistics Canada, "2021 Census of Population geographic summary, 2021 Census, accessed from <https://www12.statcan.gc.ca/census-recensement/2021/search-recherche/productresults-resultatsproduits-eng.cfm?LANG=E&GEOCODE=2021A00033521>.

⁹³ Archaeological Research Associates Ltd., *Built Heritage Inventory Dixie Road Between Mayfield Road and Queen Street: A study conducted as part of the Class EA for the widening of Dixie Road, Mayfield Road to Queen Street, City of Brampton, Region of Peel*, 2008, 12, <https://www.peelregion.ca/pw/transportation/envirom-assess/dixie-mayfield/vol3/C4-built-heritage-cultural-landscape.pdf>.

⁹⁴ Trudy Mann, *Early churches of Chinguacousy and Toronto Gore townships in Peel County (Brampton): with resource and record locations*, Mississauga, ON: Trudy Mann, 2000, 62.

⁹⁵ John Lovell, *The Canada directory for 1857-58 : containing names of professional and businessmen, and of the principal inhabitants, in the cities, towns and villages throughout the Province, alphabetical directories of banks ... Post Office Department, Post Offices ... and railway and steamboat routes throughout Canada, corrected to November 1857*, Montreal, C.E, J. Lovell, 1857, 298.

⁹⁶ Geo. R. Tremaine, *Tremaines' Map of the County of Peel, Canada West*, Toronto, Canada West: G.R. & G.M. Tremaine, 1859.

⁹⁷ John Lynch, *Directory of the County of Peel, for 1873-1874*, Brampton, ON: Brampton Chromatic Printing House, 1874, 106.

⁹⁸ J.H. Pope, *Illustrated Historical Atlas of the County of Peel*, Toronto, ON: Walker & Miles, 1877.

Land settlement patterns changed little although there was a consolidation of the farmsteads throughout the twentieth century with the result that some earlier farmhouses and agricultural buildings have been lost (Figure 7 and Figure 8). Administratively, Chinguacousy Township was divided between the Town of Caledon and the City of Brampton with Mayfield Road as the boundary line when the new municipalities were established on 1 January 1974 as part of the Regional Municipality of Peel.⁹⁹

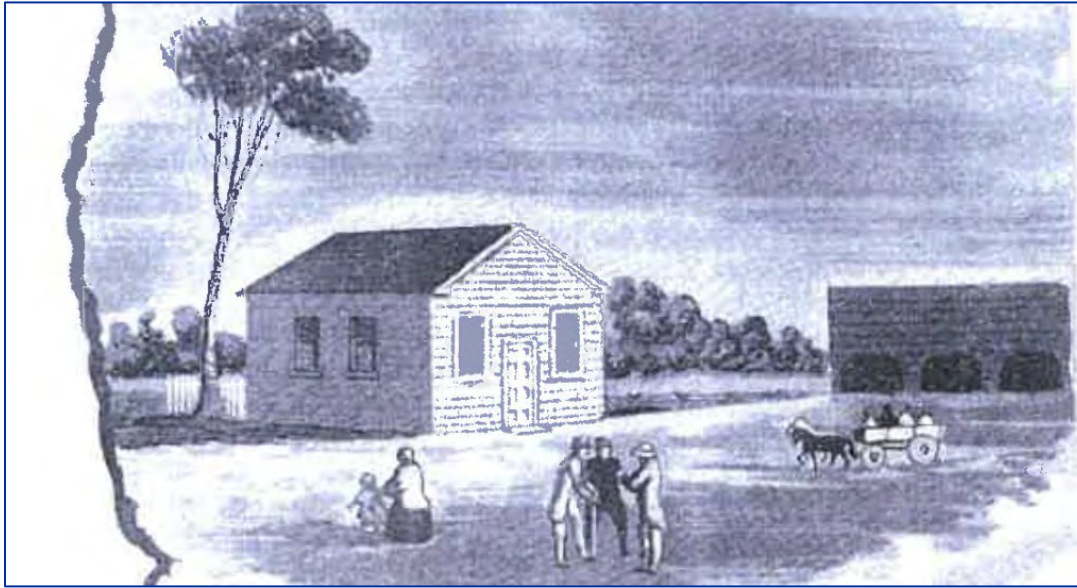


Figure 4: Sketch of the Mayfield Presbyterian Church, c.1850.¹⁰⁰

⁹⁹ Peel Art Gallery, Museum, and Archives, “About Peel”, 2017.

¹⁰⁰ Archaeological Research Associates, *Built Heritage Inventory Dixie Road Between Mayfield Road and Queen Street: A study conducted as part of the Class EA for the widening of Dixie Road, Mayfield Road to Queen Street, City of Brampton, Region of Peel*, 2008, 13.

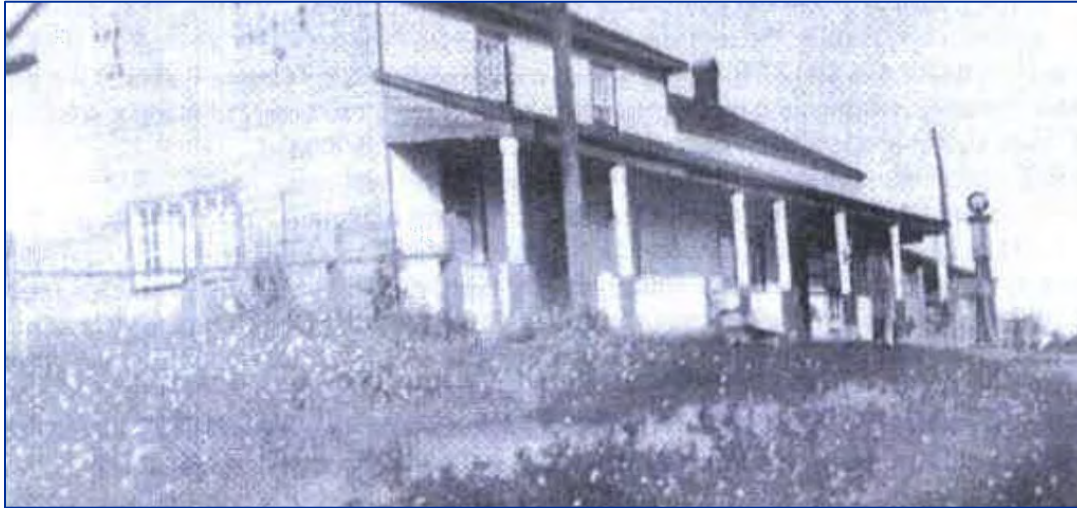
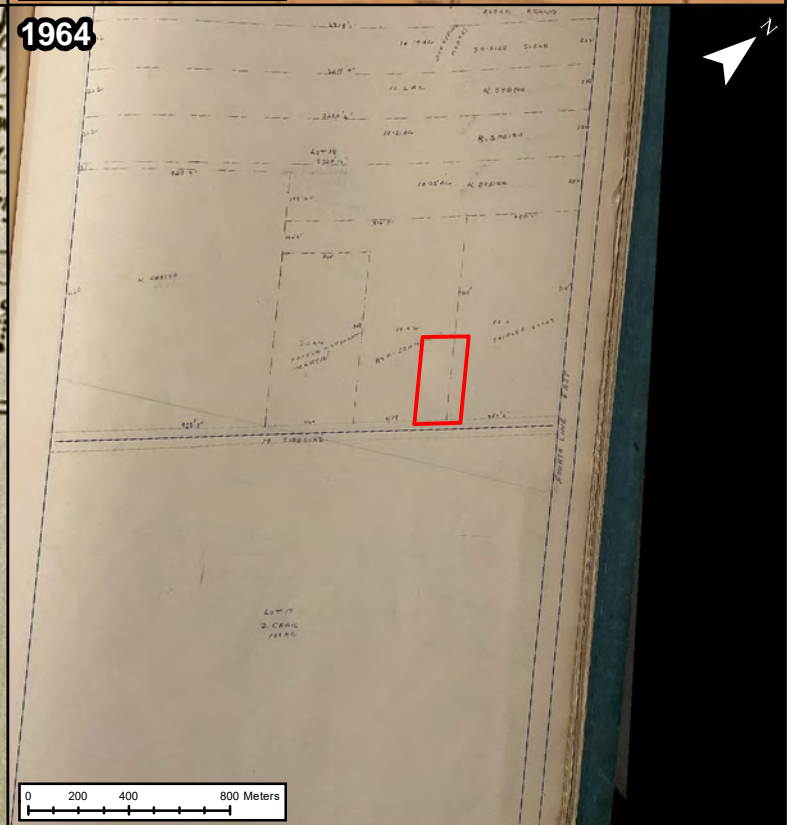
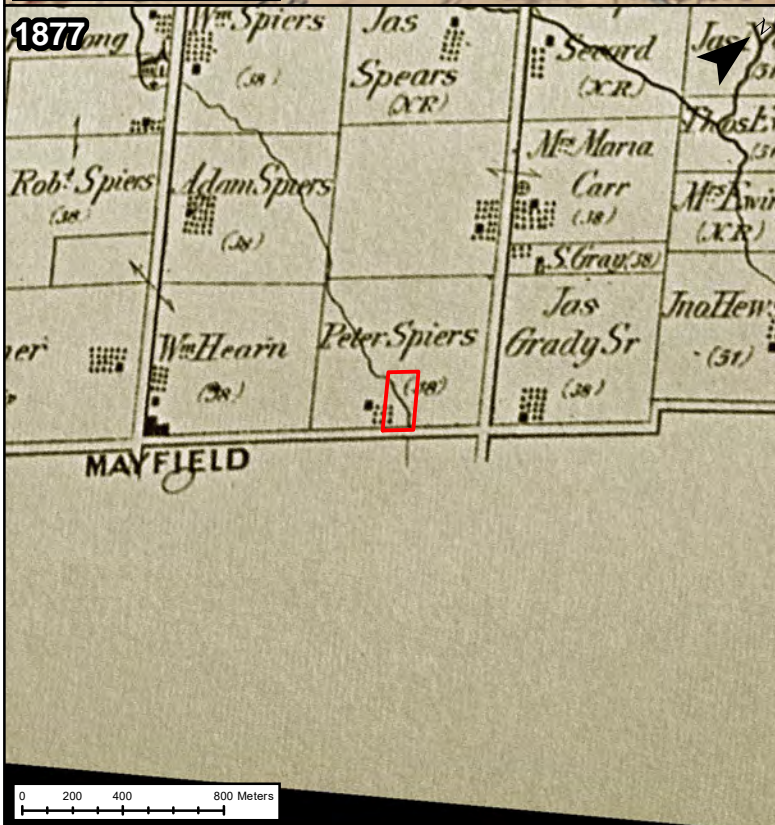
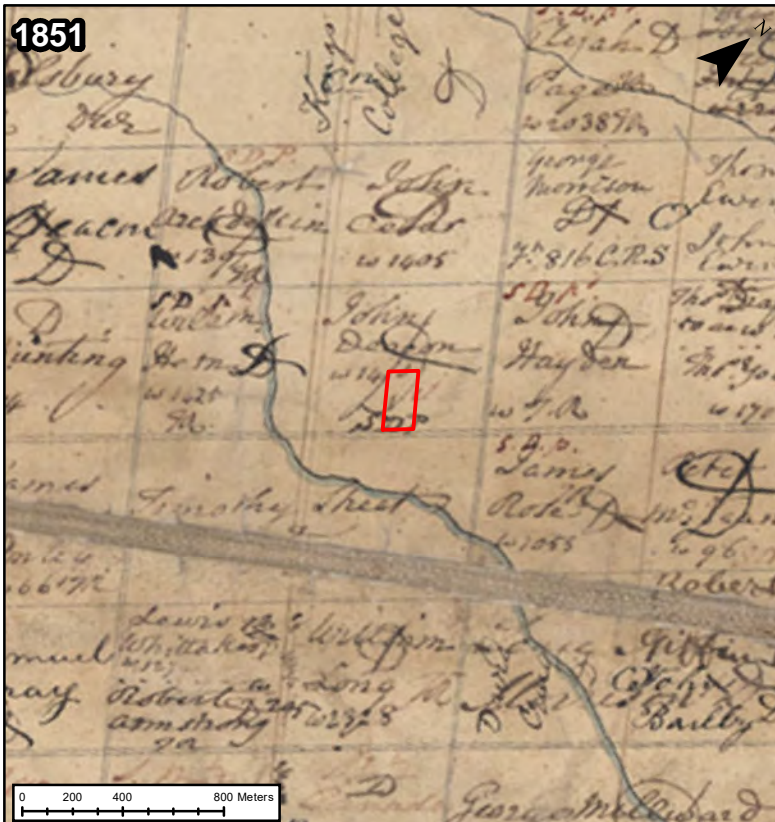


Figure 5: Photo of the Black Horse Inn, 1920.¹⁰¹

¹⁰¹ Archaeological Research Associates, *Built Heritage Inventory Dixie Road Between Mayfield Road and Queen Street: A study conducted as part of the Class EA for the widening of Dixie Road, Mayfield Road to Queen Street, City of Brampton, Region of Peel*, 2008, 13.



Legend

 Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)


1. Archives of Ontario, "Chinguacousy Township", No. 51, I0044609, Crown Patent Map, 1851.
 2. Geo. R. Tremaine, "Tremaines' Map of the County of Peel, Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>; accessed December 15, 2022), scale 1:39,600, Toronto, Canada West: G.R. & G.M. Tremaine, 1859.
 3. J.H. Pope, "Illustrated Historical Atlas of the County of Peel", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>; accessed December 15, 2022), Toronto, ON: Walker & Miles, 1877.
 4. Peel Art Gallery, Museum and Archives, "Township of Chinguacousy", E ½, Lot 18, Concession 4, E.H.S., 1964
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TITLE
1851, 1859, 1877, and 1964 Historic Maps Showing the Property

CLIENT
2341433 Canada Inc.

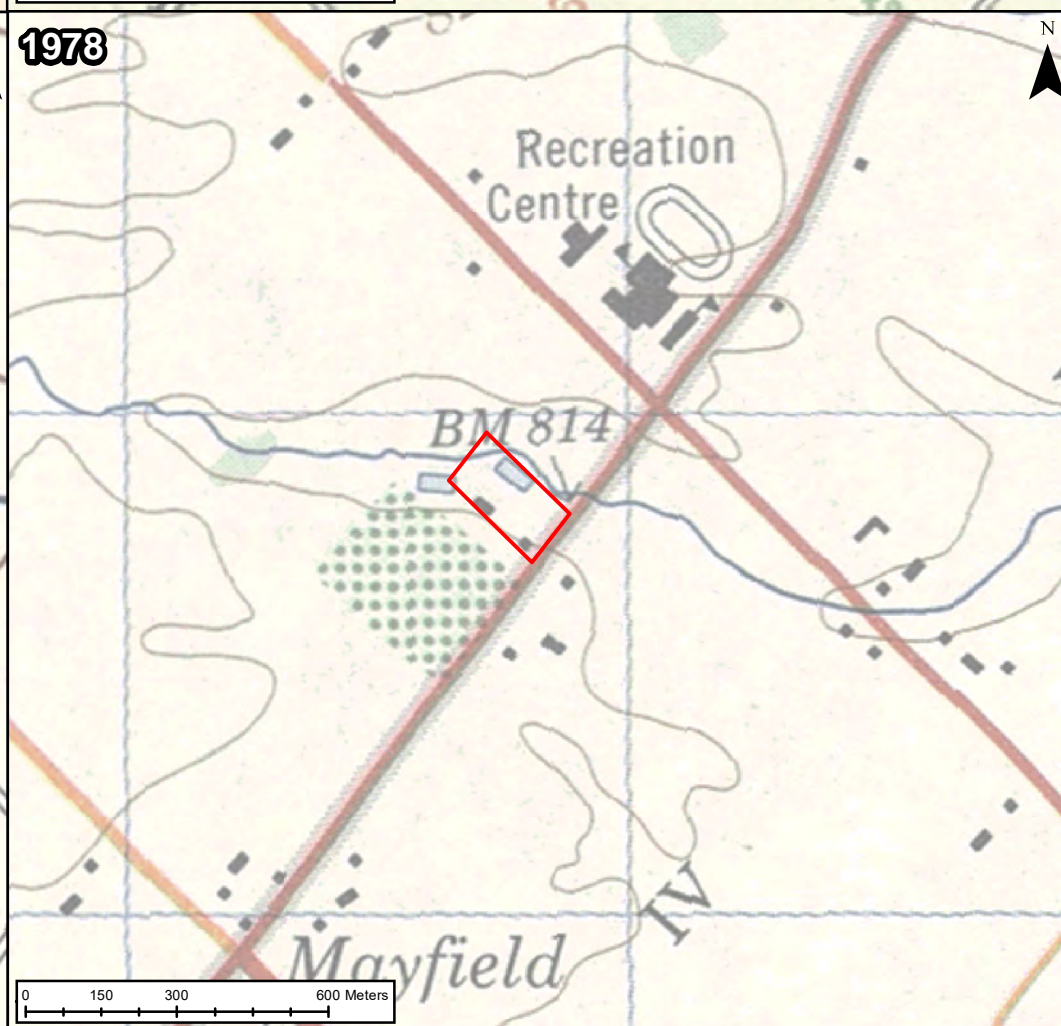
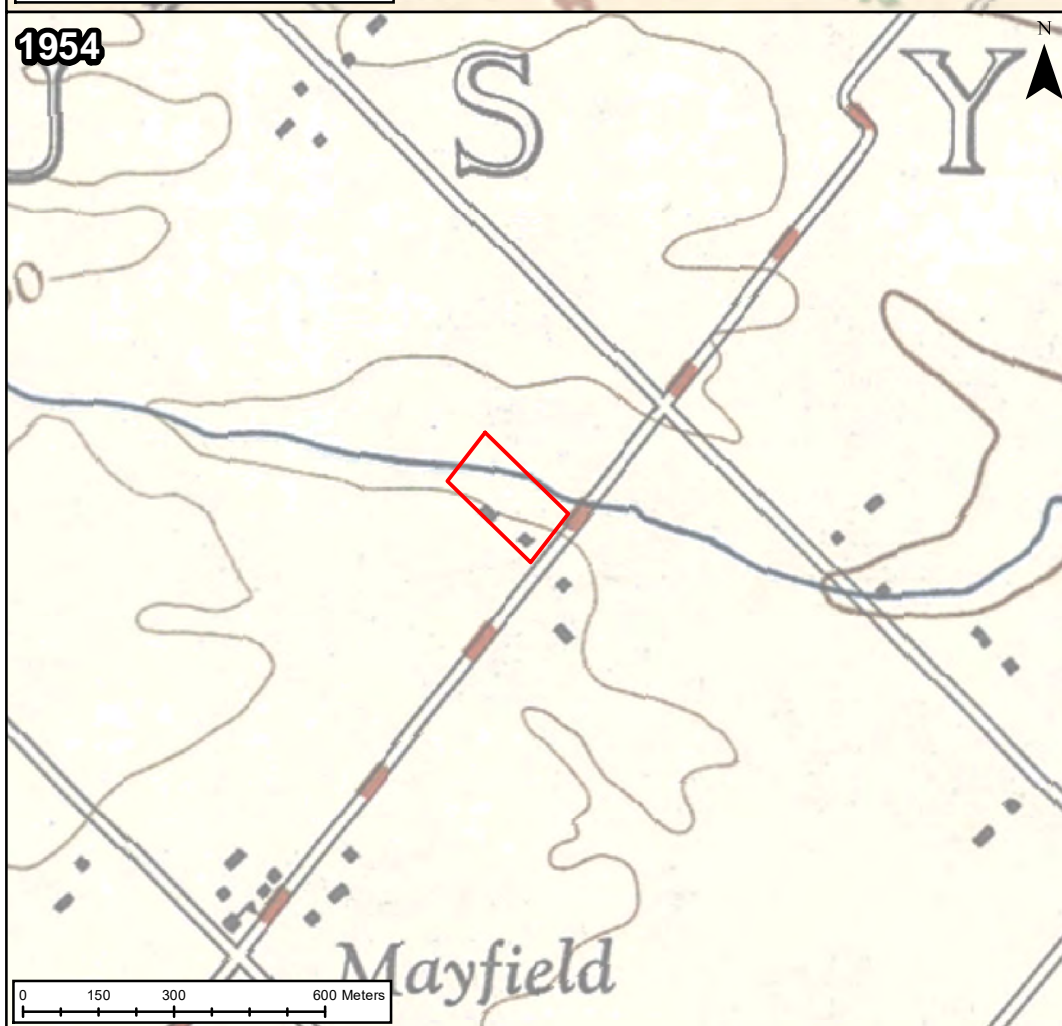
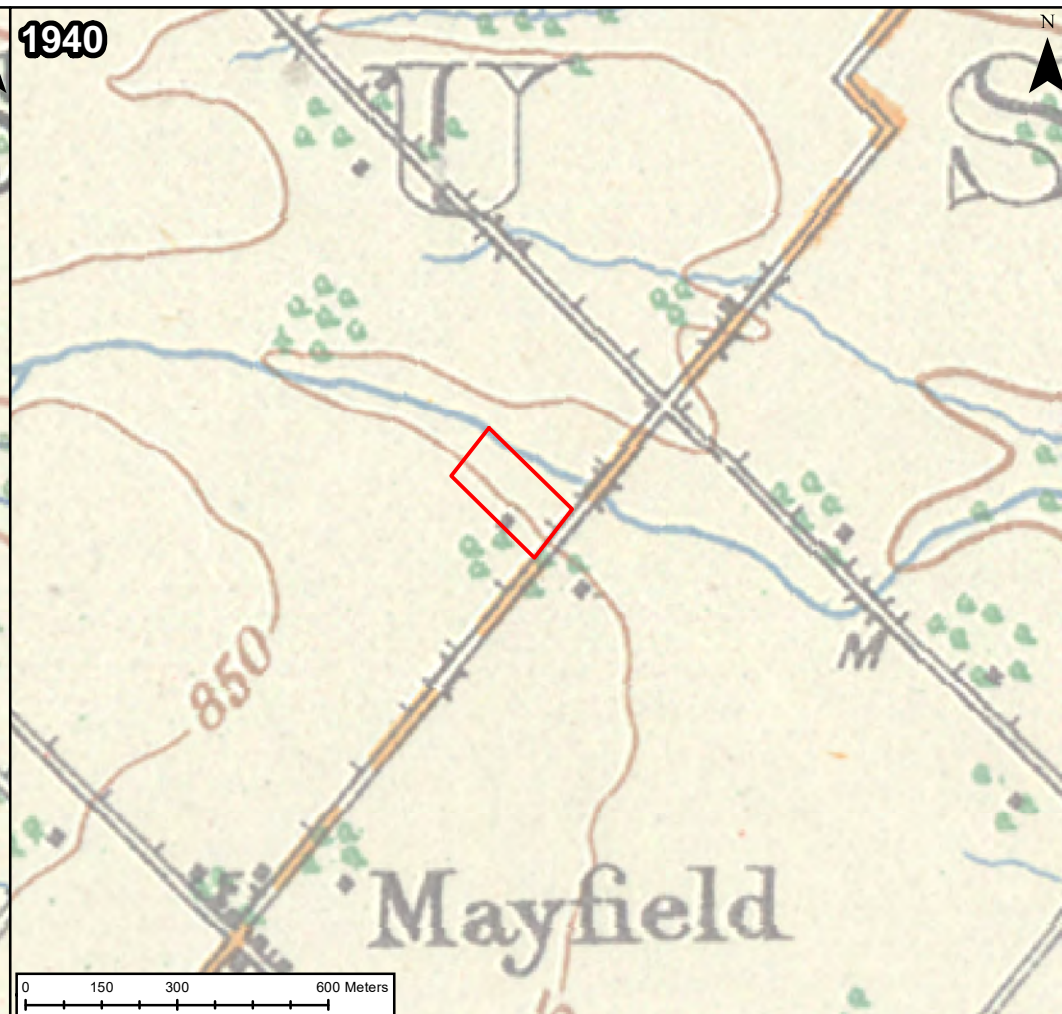
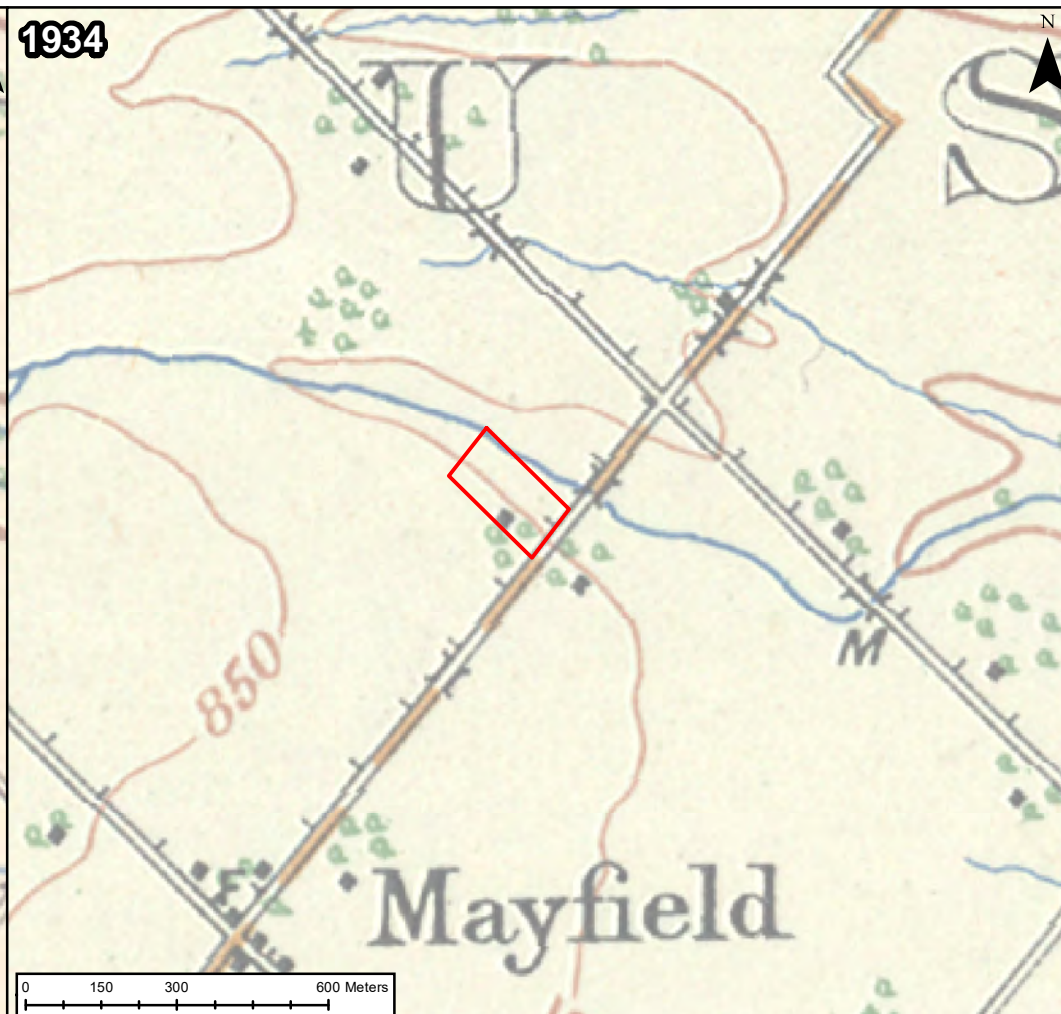
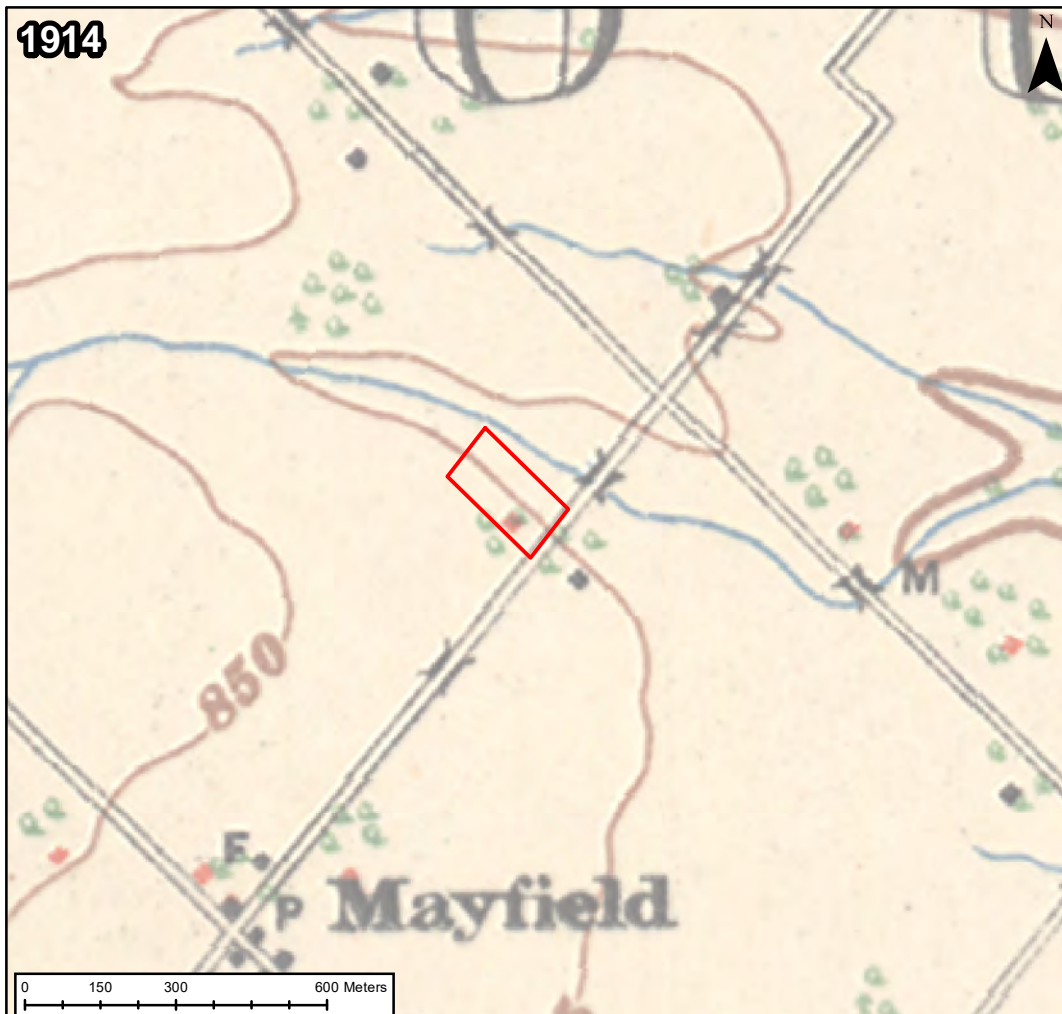
PROJECT PROJECT NO. LHC0340
Heritage Impact Assessment
4848 Mayfield Road, Caledon, ON

CONSULTANT YYYY-MM-DD 2022-12-16

 PREPARED LHC

DESIGNED JG

FIGURE # 6



Legend

Property

TITLE
1914, 1934, 1940, 1954, and 1978 Topographic Maps Showing the Property

CLIENT
2341433 Canada Inc.

PROJECT
Heritage Impact Assessment, 4848 Mayfield Road, Caledon, ON PROJECT NO. LHC0340

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Survey Division, Department of Militia and Defence, "Bolton Sheet", (http://geo2.scholarsportal.info/#/details/_uri@=564032357&_add:true; accessed October 28, 2022), provided by Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada, sheet 30 M/13, scale 1:63,360, Ottawa: Department of Militia and Defence, 1914.
2. Geographical Section, General Staff, Department of National Defence, "Bolton Sheet", (http://geo2.scholarsportal.info/#/details/_uri@=564032357&_add:true; accessed October 28, 2022), provided by Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada, sheet 30 M/13, scale 1:63,360, Ottawa: Department of National Defence, 1934.
3. Geographical Section, General Staff, Department of National Defence, "Bolton Sheet", (http://geo2.scholarsportal.info/#/details/_uri@=564032357&_add:true; accessed October 28, 2022), provided by Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada, sheet 30 M/13, scale 1:63,360, Ottawa: Department of National Defence, 1940.
4. Army Survey Establishment R.C.E., "Bolton, Ontario", (<http://geo2.scholarsportal.info/#/tab/browseTab/result>), provided by Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada, sheet 30 M/13 west half, third edition, scale 1:50,000, Ottawa: National Resources Canada, 1954.
5. Surveys and Mapping Branch, Department of Energy, Mines, and Resources, "Bolton, Ontario", (<http://geo2.scholarsportal.info/#/tab/browseTab/result>; accessed October 28, 2022), provided by Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada, sheet 30 M/13 west half, edition 5, scale 1:50,000, Ottawa: Department of Energy, Mines, and Resources, 1978.

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CONSULTANT	YYYY-MM-DD	2022-12-16
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	7



Legend

 Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)


1. University of Toronto Map and Data Library, "1954 Air Photos of Southern Ontario, 437.794.org", (<https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>; accessed December 15, 2022), 1954.
 2. Trent University Maps, Data and Government Information Centre, "A19506-038", (<https://madgic.trentu.ca/airphoto/>; accessed December 16, 2022), roll A19506, photo 38, scale 1:30,000, 1969.
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TITLE
 1954 and 1969 Aerial Photographs Showing the Property

CLIENT
 2341433 Canada Inc.

PROJECT PROJECT NO. LHC0340
 Heritage Impact Assessment
 4848 Mayfield Road, Caledon, ON

CONSULTANT YYYY-MM-DD 2022-12-16

 PREPARED LHC

DESIGNED JG

FIGURE # 8

4.6 Property History

4.6.1 Property History – Lot 18, East Half, Concession 4, E.H.S.

The Property is part of Lot 18, East Half, Concession 4, E.H.S. From land registry research the chain of ownership for the Property at 4848 Mayfield Road can be seen as follows (Table 2):

Table 2: Property Chain of Ownership – 4848 Mayfield Road

Property Owner	Years of Ownership
John Deacon and Margaret Deacon	1837
Adam Ritchie and Catherine Richie	1837 – 1851
Adam Speirs	1851 – 1874
Peter Speirs	1874 – 1907
John Henry Speirs	1907 – 1914
Sarah Speirs (admr. of John J. Speirs)	1914
William Bowman, et ux	1914
Charles E. Bowman, et ux	1914 – 1919
James L. Burrows	1919 – 1922
Herbert O. Burns, et ux	1922 – 1923
Charles E. O’Hara, et ux	1923 – 1924
Harold J. Goodfellow and Alberta Goodfellow	1924 – 1927
Thomas Archdekin, et ux	1927
Elmore S. Archdekin and Muriel B. Archdekin	1927 – 1952
Richard W. Nixon and Hilda Nixon	1952 – 1955
Marion C. Soules	1955 – 1963
Shirley M. Sugar	1963 – 1964
Peter L. Martin and Margaret Martin	1964 – 1967
Ronald A. Gibb and Maria Gibb	1967 – 1968
John L. Moulton	1968
John L. and Marie Moulton	1968 – 2000
1385180 Ontario Inc.	2000 – 2021
12341433 Canada Inc.	2021 – Present

The Crown Patent, being a total of 100 acres, was deeded to John Deacon and his wife Margaret Deacon in May 1837 (Figure 6).¹⁰² The Property was transferred to Adam Ritchie and his wife Catherine Ritchie in August 1837 for a sum of £251/5s.¹⁰³ Adam Ritchie (1791-1869) was the brother of Mary Ritchie, who married Patrick Speirs. The 1838 *Assessment Roll for the Township of Chinguacousy* notes that Ritchie had 25 acres of cultivated land, 75 acres of uncultivated land with no buildings noted, two oxen, and a total property valuation of £48.¹⁰⁴

Adam Speirs (also written as Spiers, Speers, or Spears) purchased the Property from Ritchie in 1851 for a sum of £900.¹⁰⁵ Ownership of the Property by Adam Speirs is illustrated in the 1859 Tremaine map but no structures or buildings are indicated, only Campbell's Cross Creek is illustrated as running through the middle of the Property (Figure 6).¹⁰⁶ According to the 1868 *Collector's Roll for the Township of Chinguacousy*, Adam Speirs owned part of Lot 18 and Lot 19 of Concession 4, E.H.S. Lot 18 was valued at \$2,400 and Lot 19 was valued at \$2,700.¹⁰⁷ According to the 1873 *Assessment Roll for the Township of Chinguacousy*, Adam Speirs owned Lot 18, Concession 4, E.H.S, but Peter Speirs was noted as an occupant. Lot 18 was valued at \$3,700 and 80 acres were cleared for farming use. It was noted that they owned eight cattle, six sheep, six hogs, and 3 horses.¹⁰⁸

As a probable error, the 1874 *Directory of the County of Peel* notes that the East Half of Lot 18 consisting of the Property was owned by John Deacon, with the West Half owned by William Hearn, who were among the first settlers to the area in the 1830s.¹⁰⁹

In 1874, Adam Speirs and his wife Mary Speirs conveyed the Property, including land and premises to their son, Peter Speirs for a sum of \$120.¹¹⁰ The 1876 *Collector's Roll for the Township of Chinguacousy* notes that Peter owned Lot 26 East Half, Concession 5, E.H.S. however the Property itself is not listed.¹¹¹ The 1877 *Collector's Roll for the Township of Chinguacousy* notes that Peter owned the Property, of which 80 acres were cleared for farming use and the total property value was \$3,600. It was noted that he owned five hogs, six horses, eight cattle, and 15 sheep.¹¹² In the 1877 *Walker and Miles Map*, ownership of the Property is

¹⁰² Land Registry Ontario, Peel (43), Chinguacousy Book A, Folio 109, 1837, Inst. Patent.

¹⁰³ Land Registry Ontario, Peel (43), Chinguacousy Book A, Folio 109, 1837, Inst. 43683.

¹⁰⁴ FamilySearch, *Assessment Roll for the Township of Chinguacousy*, 1838, Film 008200479, Image 483, Line 35

¹⁰⁵ Land Registry Ontario, Peel (43), Chinguacousy Book A, Folio 109, 1851, Inst. 39848.

¹⁰⁶ Geo. R. Tremaine, *Tremaines' Map of the County of Peel, Canada West*, Toronto, Canada West: G.R. & G.M. Tremaine, 1859.

¹⁰⁷ FamilySearch, *Collector's Roll for the Township of Chinguacousy*, Toronto, ON: W.C. Chewett & Co., 1868, Lines 6-7, Film # 008200479, Image 135.

¹⁰⁸ FamilySearch, *Assessment Roll for the Township of Chinguacousy*, Toronto, ON: Copp, Clark & Co., 1873, Line 396, Film #008200479, Image 246.

¹⁰⁹ John Lynch, *Directory of the County of Peel, for 1873-1874*, Brampton, ON: Brampton Chromatic Printing House, 1874, 29.

¹¹⁰ Land Registry Ontario, Peel (43), Chinguacousy Book B, Folio 182, 1874, Inst. 1746.

¹¹¹ FamilySearch, *Collector's Roll for the Township of Chinguacousy*, Toronto, ON: W.C. Chewett & Co., 1876, Line 1, Film #008200479, Image 277.

¹¹² FamilySearch, *Collector's Roll for the Township of Chinguacousy*, Toronto, ON: W.C. Chewett & Co., 1877, Line 1, Film # 008200479, Image 287.

illustrated as being under Peter Speirs with a small orchard and a building located to the west of the Campbell's Cross Creek (Figure 6).¹¹³

In 1907, the Property was conveyed from Peter Speirs to his son, John Henry Speirs.¹¹⁴ In 1914, after John Henry Speir's passing, the Property left the family and was sold to William Bowman and his wife for a sum of \$8,750.¹¹⁵ That same year, the Property was sold to Charles E. Bowman for a sum of \$3,000.¹¹⁶ In 1919, the Property was sold from Charles E. Bowman to James L. Burrows for a sum of \$10,250.¹¹⁷ James L. Burrows sold the Property to Herbert O. Burns in 1922¹¹⁸, and in 1923, the Property was sold to Charles E. O'Hara.¹¹⁹ In 1924, the Property was sold to Harold J. Goodfellow and Alberta Goodfellow for a sum of \$11,000.¹²⁰ In 1927, the Property was sold to Thomas Archdekin for a sum of \$13,000¹²¹, who then sold it that same year to Elmore S. Archdekin and his wife Muriel.¹²² In 1940, a large apple orchard was planted on the west side of the Property.¹²³ The Archdekins owned the Property until 1952, when it was sold to Richard W. Nixon and his wife Hilda.¹²⁴ The ownership of the Property changed hands several times throughout the 1950s and 1960s. The 1954 Topographic Map and Aerial Photograph illustrates the addition of the existing corrugated metal garage/shed structure (Figure 7 and Figure 8). The land was subsequently parceled into smaller lots as seen during the ownership of Peter and Margaret Martin and the adjacent orchard owned by Kenneth Speirs in 1964 (Figure 6 and Figure 8). The Property was sold to John L. Moulton and Marie Moulton in 1968. The Moultons would own the Property until 2000, when it was sold to 1385180 Ontario Inc. In 2021, the Property was sold to 12341433 Canada Inc., the current owner.

¹¹³ J.H. Pope, *Illustrated Historical Atlas of the County of Peel*, Toronto, ON: Walker & Miles, 1877.

¹¹⁴ Land Registry Ontario, Peel (43), Chinguacousy Book B, Folio 182, 1907, Inst. 10513.

¹¹⁵ Land Registry Ontario, Peel (43), Chinguacousy Book B, Folio 182, 1914, Inst. 12208.

¹¹⁶ Land Registry Ontario, Peel (43), Chinguacousy Book C, Page 225, 1914, Inst. 12211.

¹¹⁷ Land Registry Ontario, Peel (43), Chinguacousy Book C, Page 225, 1919, Inst. 13440.

¹¹⁸ Land Registry Ontario, Peel (43), Chinguacousy Book C, Page 225, 1922, Inst. 14571.

¹¹⁹ Land Registry Ontario, Peel (43), Chinguacousy Book C, Page 225, 1923, Inst. 14815.

¹²⁰ Land Registry Ontario, Peel (43), Chinguacousy Book C, Page 225, 1924, Inst. 15058.

¹²¹ Land Registry Ontario, Peel (43), Chinguacousy Book C, Page 225, 1927, Inst. 15950.

¹²² Land Registry Ontario, Peel (43), Chinguacousy Book C, Page 225, 1927, Inst. 16019.

¹²³ FamilySearch, "Off To Church", wendycbeedie, 1946, accessed 18 November 2022, https://www.ancestry.ca/mediaui-viewer/collection/1030/tree/33508612/person/18516428028/media/50ed7bb6-06c5-4b07-8698-4eb65837313a?_phsrc=doS116&usePUBJs=true&galleryindex=2&sort=-created

¹²⁴ Land Registry Ontario, Peel (43), Chinguacousy Book C, Page 226, 1952, Inst. 22294.



Photo 1: View of the Property, 2006.¹²⁵

4.7 The Speirs Family

Patrick Speirs (1787-1869) was born in Bridge of Weir, Renfrewshire, Scotland. He married Mary Speirs (*née* Ritchie) (1788-1867) and had nine children. They immigrated to Canada in 1834, purchasing Lot 20, Concession 3, E.H.S. and Lot 19, Concession 4, E.H.S. in Chinguacousy Township. This was due to glowing accounts from the Giffen family who were their neighbours in Scotland and had settled earlier in the area.¹²⁶ Patrick had donated a northern portion of Lot 20 for the establishment of the present-day Mayfield United Church and cemetery.¹²⁷

Adam Speirs (1816-1888) was born in Renfrew, Scotland, a son of Patrick and Mary (Photo 2). According to 1838 Township records, Adam served as an Overseer of Highways.¹²⁸ In 1843, he married Mary Speirs (*née* Bleakley) (1820-1888) (Photo 3)¹²⁹ and they had ten children, Francis

¹²⁵ Town of Caledon, *Built Heritage Resource Inventory of Pre-1946 Structures*, 2005-2007.

¹²⁶ Peel Art Gallery, Museum and Archives, "Speirs family files", Wm. Perkins Bull fonds, 63240.

¹²⁷ Archaeological Research Associates, *Built Heritage Inventory Dixie Road Between Mayfield Road and Queen Street: A study conducted as part of the Class EA for the widening of Dixie Road, Mayfield Road to Queen Street, City of Brampton, Region of Peel*, 2008, 12, <https://www.peelregion.ca/pw/transportation/enviro-assess/dixie-mayfield/vol3/C4-built-heritage-cultural-landscape.pdf>.

¹²⁸ Peel Art Gallery, Museum and Archives, "Speirs family files", Wm. Perkins Bull fonds, 63074.

¹²⁹ FamilySearch, "Canada, Ontario District Marriage Registers, 1801-1858", 1839-1848, vol 11, 1843, 407.

(1843-1914), John (1845-1880), Peter (1847-1933), Mary (1849-1880), Sarah (1852-1919), Jeannette (1856-1938), Janet (1857-n.d), Rachel (1860-1939), Susan (1863-1925), and Elizabeth (1865-1922).¹³⁰

The 1844 *Assessment Roll for Chinguacousy Township* notes that a framed brick or stone, one storey building was constructed on his land along with a squared timber building.¹³¹ The 1847 *Toronto City and Home District Directory* notes that he owned Lot 19, Concession 4, E.H.S.¹³² The 1851 *Census of Canada West* notes that he worked as a farmer and lived with his children and father-in-law John Bleakley.¹³³ In the 1859 *Tremaine* map it is noted that Adam owned two parcels of land one being the Property and the other being Lot 19, Concession 4, E.H.S to the northwest, upon which he had a residence (Figure 6).¹³⁴ In the 1866 *Mitchell and Co. Toronto City Directory and Gazetteer of the Counties of York and Peel*, Adam and John Speirs were noted as occupying Lot 19, Concession 4, E.H.S.¹³⁵ He was buried at Harrison United Cemetery in Brampton.

Peter Speirs (1847-1933) was born in Mayfield, Canada West to Pattrick (1787-1869) and Mary Speirs *née* Ritchie) (1786-1867) (Photo 4). In 1870, he married Mary Speirs (*née* Giffen) (1849-1898). Peter and Mary would have seven children. The 1871 *Census* notes that he was living with Mary and his newborn son Adam B., and working as a farmer.¹³⁶

They had seven children. In the 1874 *Directory for the County of Peel*, Peter was noted as occupying Lot 18, Concession 4, E.H.S.¹³⁷ His name appears in the 1877 *Illustrated Historical Atlas* as the Property owner (Figure 6). The 1881 *Census* notes that he was living at the Property with his wife and four children, and working as a farmer.¹³⁸ He married his second wife, Margaret Alice Speirs (*née* Crozier) (1861-1936) in 1899. In the 1900 *Farmers' and Business Directory*, he was noted as occupying Lot 18, Concession 4, E.H.S.¹³⁹ The 1901 *Census* notes that Peter -now widowed- was living at the Property with his son John Henry, and two daughters, Elma and Margaret.¹⁴⁰

Peter became a Councillor of Chinguacousy Township between 1901 and 1902.¹⁴¹ He then served as the Reeve of Chinguacousy Township between 1907 and 1910. During his candidacy

¹³⁰ FamilySearch, "Adam Speirs 1816-1888", accessed 28 October 2022, <https://www.familysearch.org/tree/person/timeline/9XVS-9R3>.

¹³¹ FamilySearch, *Assessment Roll for the Township of Chinguacousy*, 1844, Film 008200479, Image 16, Line 16.

¹³² John Brown, *Toronto City and Home District Directory, 1846-1847*, 1847, 22.

¹³³ Library and Archives Canada, *1851 Census of Canada West*, Adam Speirs, Line 37, 1851.

¹³⁴ Geo. R. Tremaine, *Tremaines' Map of the County of Peel, Canada West*, Toronto, Canada West: G.R. & G.M. Tremaine, 1859.

¹³⁵ *Mitchell and Co. Toronto City Directory and Gazetteer of the Counties of York and Peel*, 1866, 378.

¹³⁶ Library and Archives Canada, *Census of Canada, 1871*, 2181796, Page 19, Line 2.

¹³⁷ John Lynch, *Directory for the County of Peel for 1873-1874*, 1874, 78.

¹³⁸ Library and Archives Canada, *Census of Canada, 1881*, 1881, e008186650, Page 25, Line 1.

¹³⁹ *The Union Publishing Co's (of Ingersoll) farmers' and business directory for the counties of Dufferin, Ontario, Peel and York and Darlington Township*, 1900, A168.

¹⁴⁰ Library and Archives Canada, *Census of Canada, 1901*, 1901, z000093828, Page 7, Line 6.

¹⁴¹ Peel Art Gallery, Museum and Archives, "Speirs family files", Wm. Perkins Bull fonds, 63073.

for the Wardenship of the County of Peel in 1909, a *quo warranto* legal proceeding was instituted by candidate Thomas Ingoldsby as Peter's landholding qualifications were called into question due to the transfer of the Property to his son, John Henry Speirs (1875-1913) in 1907.¹⁴² At Osgoode Hall, the proceeding against Peter was dismissed and Peter was elected as Warden.¹⁴³ Peter served as the Warden of the County of Peel in 1910.¹⁴⁴ The *1911 Census* notes that Peter was living at the Property under the household of John Henry, who worked as a farmer.¹⁴⁵ In 1913, Peter was a member of the Peel Farmers Institute.¹⁴⁶

He moved to Brampton in 1917 where was a well-known fiddler who performed at various competitions including the Canadian National Exhibition and at the Capitol Theatre (now the site of the Rose Theatre) in Brampton.¹⁴⁷ He was buried at Brampton Cemetery in 1933 (Figure 9).¹⁴⁸

Throughout the nineteenth-century, members of the Speirs family accumulated considerable landholdings in the Mayfield area, Present-day descendants of Patrick Speirs and Mary Speirs continue to live in the area. Kenneth Speirs was noted as owning the adjacent property for decades (Ken Speirs Orchards) -now abandoned- at 4810 Mayfield Road, Lot 18, Concession 4, E.H.S (Figure 6 and Photo 5), as well as Lot 19 and Lot 20, Concession 3, E.H.S.¹⁴⁹

¹⁴² *The Globe*, "At Osgoode Hall", 15 January 1909, 5.

¹⁴³ *The Globe*, "At Osgoode Hall", 25 January 1909, 5.

¹⁴⁴ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967, 124.

¹⁴⁵ Library and Archives Canada, *Census of Canada, 1911*, 1911, e002012073, Page 6, Line 30.

¹⁴⁶ *The Toronto World*, "York County and Suburbs: At Farmers Institute", 14 June 1913, 12.

¹⁴⁷ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 59.

¹⁴⁸ Ancestry.ca, "Peter Blakely Speirs", Canada, Find A Grave Index, accessed 7 November 2022, https://www.findagrave.com/memorial/230416434/peter-blakely-speirs?_gl=1*mjhzeu*_ga*MjA5MzM0NTQwOC4xNjY3MzlyMTc1*_ga_4QT8FMEX30*MTY2NzgZODQ4MzY2MC4wLjA.

¹⁴⁹ Archaeological Research Associates Ltd., *Built Heritage Inventory Dixie Road Between Mayfield Road and Queen Street: A study conducted as part of the Class EA for the widening of Dixie Road, Mayfield Road to Queen Street, City of Brampton, Region of Peel*, 2008, 12.



Photo 2: Photo of Adam Speirs, c.1880s.¹⁵⁰



Photo 3: Photo of Mary Speirs (*née* Bleakley), n.d.¹⁵¹

¹⁵⁰ Ancestry.ca, “Adam Speirs (1816-1888)”, <https://www.ancestry.ca/family-tree/person/tree/82453632/person/34460638494/gallery?galleryPage=1>

¹⁵¹ Ancestry.ca, “Mary Bleakly (1820-1888)”, accessed 2 November 2022, <https://www.ancestry.ca/family-tree/person/tree/82453632/person/34460638528/facts>.



Photo 4: Photo of Peter Speirs at County Council, 1910.¹⁵²

Peter Speirs, former Warden of Peel County, died at his home on Mill St., Aug. 25th, following a lengthy illness. Mr. Speirs, who was in his 87th year, was a son of the late Adam Speirs, of Mayfield. He spent the greater part of his life as a farmer in Chinguacousy Township. For some 15 years he occupied various positions on the council of the township, and as reeve was chosen Warden in 1910.

He moved to Brampton 16 years ago, where he spent the remainder of his life. His great hobby was old-time fiddling, of which he was one of the foremost exponents of the county, having taken high honors in competitions at the Canadian National Exhibition. Mr. Speirs was a staunch member of the Presbyterian Church and was Liberal in politics.

He is survived by his widow, formerly Margaret Hannen; two sons, Robert, principal of Withrow School, Toronto, and Adam, of Grimsby; two daughters, Mrs. J. Silverthorn, Meaford, and Mrs. W. Glover of Moose Jaw, and two sisters, Mrs. John Cole, of Vancouver and Mrs. C. Irvine, Heathcote.

Figure 9: Obituary for Peter Speirs, 1933.¹⁵³

¹⁵² Peel Art Gallery, Museum and Archives, "Council photograph", PN2008_00053, 1910.

¹⁵³ *The Streetsville Review and Port Credit Herald*, 31 August 1933, 1.



Photo 5: View of 4810 Mayfield Road (Ken Speirs Orchards), 2009.¹⁵⁴

¹⁵⁴ Google Street View, June 2009.

5.0 DESCRIPTION OF EXISTING CONDITIONS

5.1 Surrounding Context

The Property is located in the South Slope physiographic region.¹⁵⁵ The area is defined as the base of the Niagara Escarpment to the Iroquois Plain physiographic region.¹⁵⁶ The Peel Plain physiographic region bisects the area and it is common to find attributes of the Peel Plain within South Slope.¹⁵⁷ South Slope is characterized by low lying, fine grained undulating ground moraine and knolls.¹⁵⁸ The area is known for fertile soils, created by the Halton Till layer and was once supported by the upland forests.¹⁵⁹ The area is considered highly valued for agricultural and urban land use.

Ground water discharge, cedar swamps and meadow marshes are present in South Slope and lies within the Humber River Watershed.¹⁶⁰ The soils have low permeability and groundwater infiltration is limited.¹⁶¹ Soils in the area is mainly clay and clay loam, and drainage in the area is poor.¹⁶²

The Property is located in an area that is a mix of rural agricultural fields to the north and suburban housing developments to the south. Agricultural fields remain the most dominant landscape feature. Campbell's Cross Creek, a headwater stream that forms a tributary of the West Humber River is located directly to the east of the Property.

Mayfield Road is a major five-lane road and is given the designation of Regional Road 14. It has sidewalks on one side of the road and hydro poles and light fixtures on both sides of the road.

Residences are located on large lots with generous setbacks and are centrally located within the agricultural fields. Residences are generally one-to-two-storeys with brick the most used cladding material. A variety of architectural styles are represented in the area and no one particular style is over-represented. Most styles are vernacular in design, with historic elements consistent with the Ontario Gothic Cottage, Victorian, and Georgian styles.

¹⁵⁵ Ministry of Northern Development and Mines. *Physiography* mapping provided by kmz file on Google Earth Pro; Ministry of Northern Development and Mines. *Surficial Geology* mapping provided by kmz file on Google Earth Pro.

¹⁵⁶ Region of Peel, Natural Areas Inventory (NAI), *Credit River Watershed and Region of Peel Natural Areas Inventory – volume 1*, (Region of Peel, 2011), 10.

¹⁵⁷ Natural Areas Inventory (NAI), *Credit River Watershed*.

¹⁵⁸ Natural Areas Inventory (NAI), *Credit River Watershed*.

¹⁵⁹ Natural Areas Inventory (NAI), *Credit River Watershed*.

¹⁶⁰ Natural Areas Inventory (NAI), *Credit River Watershed*.

¹⁶¹ Natural Areas Inventory (NAI), *Credit River Watershed*.

¹⁶² Natural Areas Inventory (NAI), *Credit River Watershed*.



Photo 6: View of Mayfield Road, looking west.



Photo 7: View of Mayfield Road, looking south.



Photo 8: View of Mayfield Road, looking east.

5.2 The Property

The Property is located on the north side of Mayfield Road between Dixie Road and Bramalea Road. It is adjacent to Campbell's Cross Creek which runs along the east side of the Property. There are ancillary structures on the Property including a small red shed and a large, corrugated metal garage/shed (Photo 9 and Photo 10). A gravel lane runs from the entrance to a large parking lot used for truck parking and storage (Photo 11 through Photo 14). The c.1875 farmhouse building on the Property is located directly east of the parking lot. It is largely setback from the property line with a large front yard and a mix of deciduous trees, coniferous trees, and shrubs to the east (Photo 15 and Photo 16).

The building is a two-storey red brick farmhouse in the Gothic Revival architectural style with a cross-gable roof configuration. An enclosed porch wraps around the front, rear, and west side elevations of the building. A bay window with decorative wood brackets is located at the first storey at the front elevation. The second storey contains a series of paired gable windows at the front, rear, and west side elevations. At the front, rear, and west side elevations, brick voussoirs above the windows are laid in a semi-circular arch. At the east side elevation, brick voussoirs above the gable window are laid in a Gothic arch with the brick extrados arranged in a sawtooth pattern. See Photo 17 through Photo 26.

Photos of the interior of the building demonstrate the change in use from residential to commercial office space. The basement features a fieldstone foundation parged over with cement and adjoining finished storage rooms with laminate flooring. The staircase to the first floor is constructed from wood and stone slabs. The first floor features a lounge room, kitchen,

and office room. Of note are large wooden mortise-tenon brackets and timber beams which have been painted white. The second floor features a meeting room with two skylights. See Photo 27 through Photo 37.

5.2.1 Surrounding Area



Photo 9: View of corrugated metal shed, looking east.



Photo 10: View of small red shed, looking north.



Photo 11: View of truck parking/storage lot, looking south.



Photo 12: View of truck parking/storage lot, looking south.



Photo 13: View of truck parking/storage lot, looking northwest.



Photo 14: View of truck parking/storage lot, looking southwest.



Photo 15: View of forest vegetation, looking east.

5.2.2 Exterior



Photo 16: View of front elevation, front yard, and driveway, looking north.



Photo 17: View of front and side elevation, looking northeast.



Photo 18: View of rear and side elevation, looking southeast.



Photo 19: View of east side elevation, looking west.



Photo 20: View of front elevation and enclosed porch, looking northwest.



Photo 21: View of decorative wood brackets, window surrounds, keystones, and rope columns.



Photo 22: View of a decorative wood rope column.



Photo 23: View of bay window, looking north.



Photo 24: View of field stone foundation and red brick wall.



Photo 25: View of red brick and bargeboard.

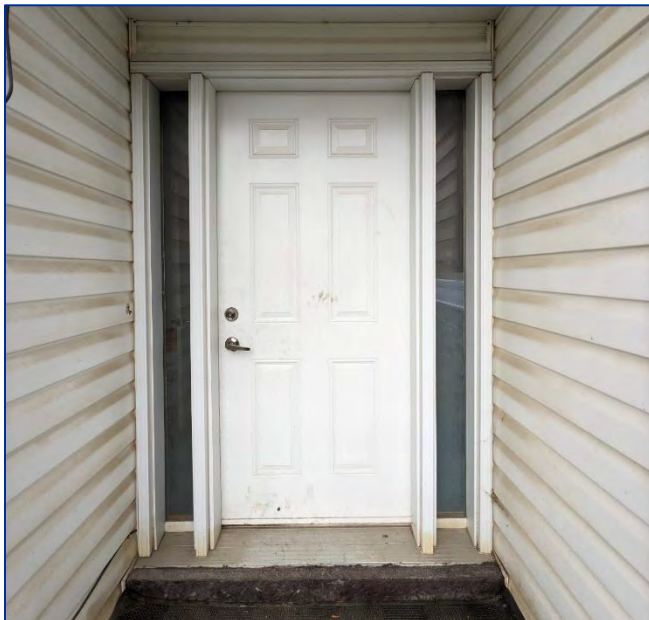


Photo 26: View of front door.

5.2.3 Interior



Photo 27: View of the basement.



Photo 28: View of the fieldstone foundation, parged with cement.

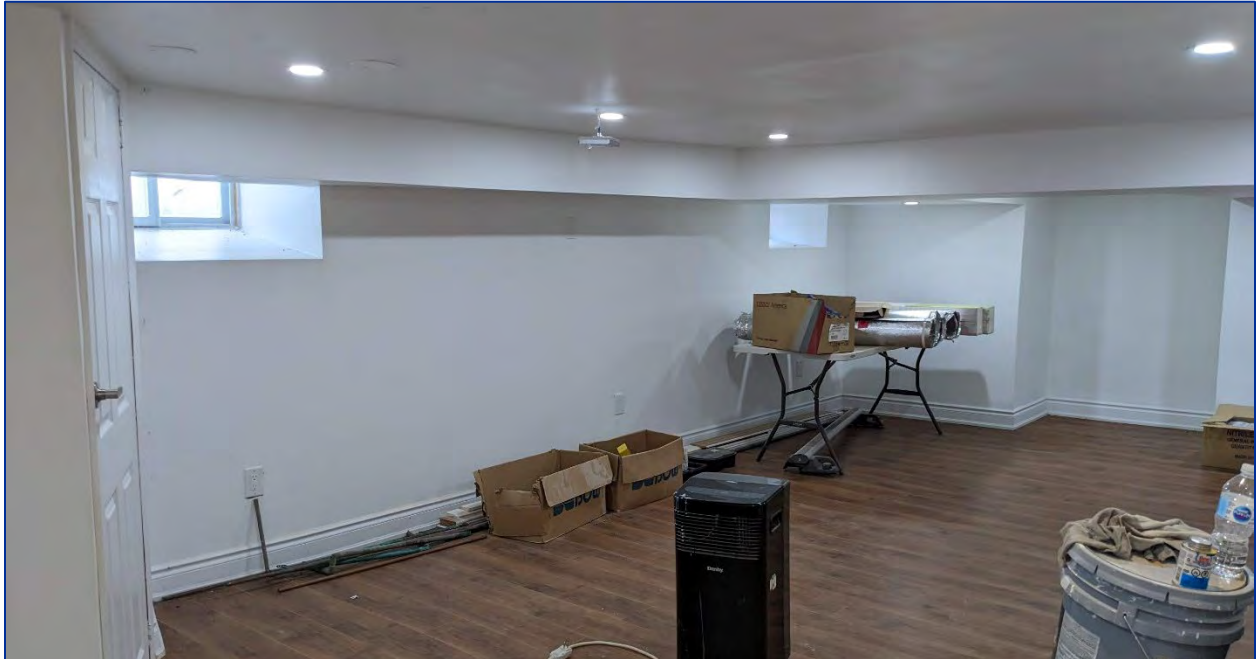


Photo 29: View of a finished basement room.



Photo 30: View of the staircase to the basement.

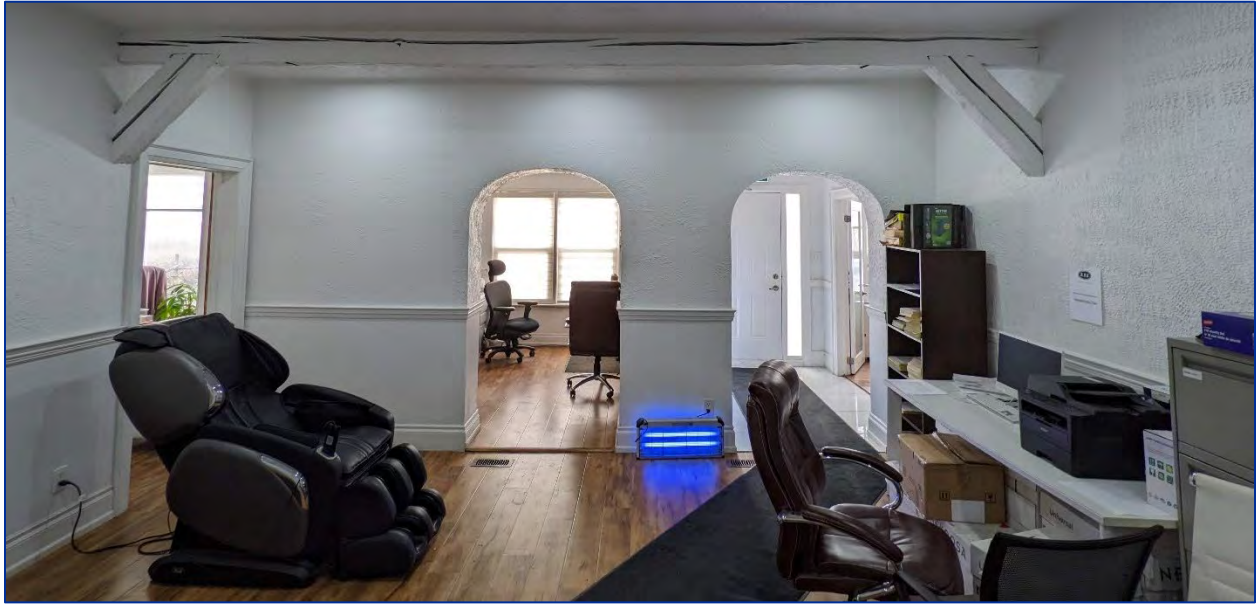


Photo 31: View of a first-floor lounge room.



Photo 32: View of the mortise-tenon brackets.

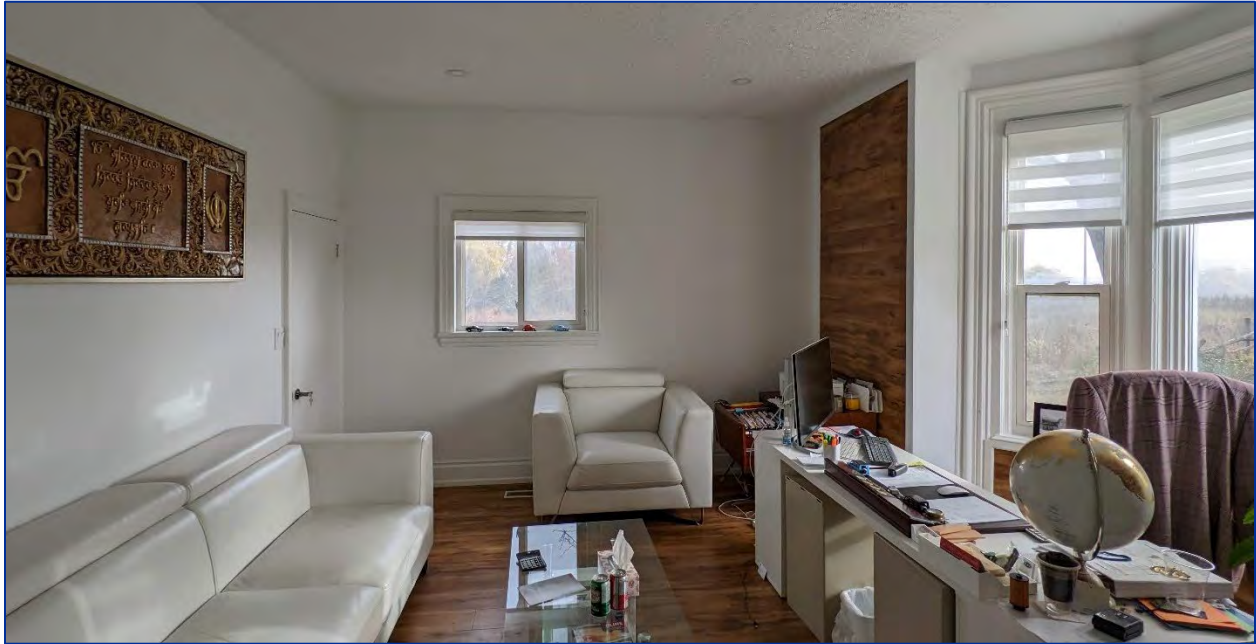


Photo 33: View of a first-floor office room.



Photo 34: View of a fireplace.



Photo 35: View of a hallway and staircase.



Photo 36: View of a meeting room.

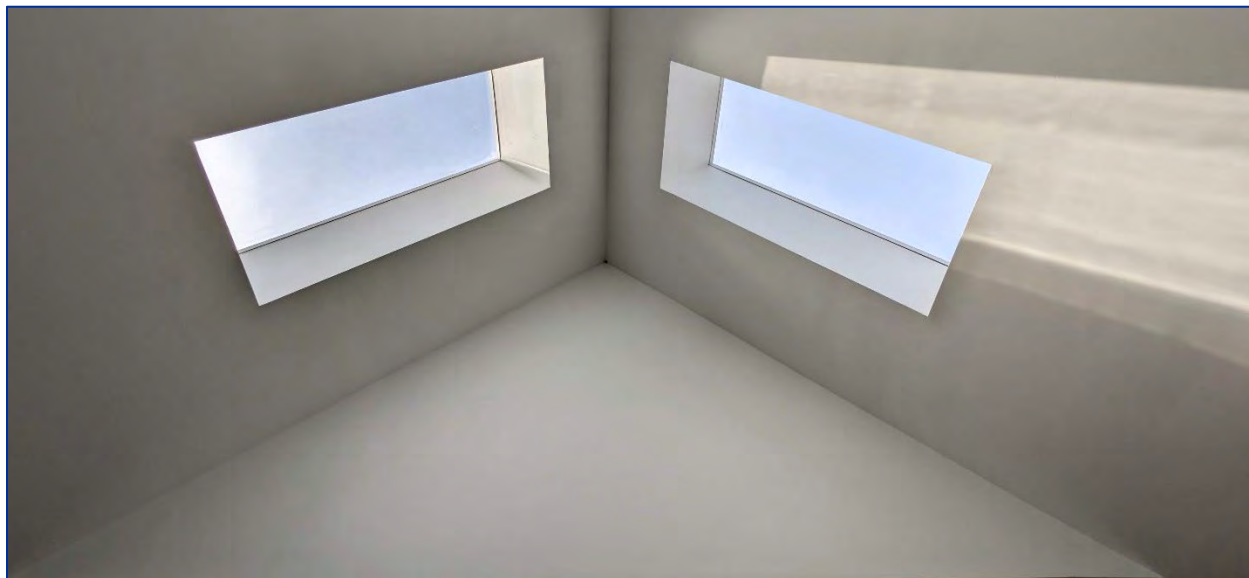


Photo 37: View of two skylights.

5.3 Architectural Analysis

From the exterior, the c.1875 farmhouse on the Property primarily includes design elements of the Gothic Revival architectural style. This style was popularized in Ontario during the mid-nineteenth century through a vernacular form known as the Ontario Farmhouse.

5.3.1 Ontario Farmhouse Style

The Ontario Farmhouse (also known as the Ontario Cottage/Gothic Cottage) is a subset of Gothic Revival architecture, commonly found in Ontario and throughout the northeastern United States. The Gothic Revival architectural style was developed by early British settlers to Ontario. Architectural details were translated from English Gothic and medieval stone architecture into wood, creating an eclectic and ornate appearance. The Gothic Revival or Gothic Cottage architectural style was the most pervasive Ontario residential style between 1850 and 1900.¹⁶³

The growing focus on the rural Picturesque was due to the conditions of workers' housing in cities and the respect given to the aesthetics of the rural landscape.¹⁶⁴ An 1864 article in *The Canada Farmer* journal from the architect James Avon Smith (1832-1918) (of the firm Smith and Gemmell) provides a study on the 'suburban villa or farmhouse' with subtle Gothic elements that could be constructed from brick or stone.¹⁶⁵ Being rather larger than Gothic Cottage, his design featured two floors, a cross-gable roof configuration with exterior gingerbread bargeboard, multiple bedrooms, rooms for lounging, second-storey Gothic lancet windows, an

¹⁶³ Shannon Kyles, Gothic Revival <http://www.ontarioarchitecture.com/gothicrevival.html>

¹⁶⁴ Jessica Mace, *Beautifying the Countryside: Rural and Vernacular Gothic in Late Nineteenth-Century Ontario*, JSSAC, Vol 38, No. 1, 2013, 30.

¹⁶⁵ The Canada Farmer, *Rural Architecture*, Vol. 1, No. 9, 16 May 1864, accessed 21 November 2022, https://www.canadiana.ca/view/oocihm.8_04206_9/5.

asymmetrical front elevation with projecting bay window and verandah on an L-shaped plan.¹⁶⁶ This particular design was introduced in pattern-books and proved to be versatile, found in many vernacular manifestations across Ontario in which this design was added to or simplified depending on location and cost concerns.¹⁶⁷ These buildings showed that the farmer and his family were very successful. These homes reflected the prosperity of the time, as a result of high grain and livestock prices during the Crimean and American Civil War periods and concerns for style and appearance (Figure 10).¹⁶⁸

¹⁶⁶ The Canada Farmer, *Rural Architecture*, Vol. 1, No. 9, 16 May 1864, accessed 21 November 2022, https://www.canadiana.ca/view/oocihm.8_04206_9/5.

¹⁶⁷ Jessica Mace, *Beautifying the Countryside: Rural and Vernacular Gothic in Late Nineteenth-Century Ontario*, JSSAC, Vol 38, No. 1, 2013, 34.

¹⁶⁸ Shannon Kyles, Gothic Revival <http://www.ontarioarchitecture.com/gothicrevival.html>



Figure 10: Article and sketch of a suburban villa or farmhouse, 1864.¹⁶⁹

5.4 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar designated heritage properties and similar listed properties in the Town of Caledon. This was also undertaken to determine if the Property meets the evaluation criteria for *O. Reg. 09/06*.

Comparative examples were drawn from Section 27, Part IV listed properties and Section 29, Part IV designated properties under the *OHA* within the Town of Caledon. A sample of seven


¹⁶⁹ The Canada Farmer, *Rural Architecture*, Vol. 1, No. 9, 16 May 1864, accessed 21 November 2022, https://www.canadiana.ca/view/oocihm.8_04206_9/5.

properties that display the characteristics of the Ontario Farmhouse style and similar dates of construction were chosen for this comparative analysis in Table 3.




The comparative farmhouses are all of the “Suburban Villa” sub-type built of red buff brick or stone as identified in the 1864 *Canada Farmer* article (Figure 10). They are one-and-a-half storeys in height with an L-shaped floor plan, medium-pitched cross gable roofs, round-headed sash windows and lancet gable windows, and projecting bay windows. With the exception of 13951 Creditview Road, 14324 Dixie Road, and the Robert Wilson Farmhouse at 12701 Hurontario Street, the farmhouses have a verandah at the front elevation, a wrap-around verandah, or an enclosed porch with decorative bargeboards. For the buildings constructed of red brick, buff brick quoins, radiating voussoirs, and polychromatic brick patterning are common design elements.

There are two properties designated under Section 29, Part IV of the *OHA*, the Alexander Smith Farmhouse and the Wilson Farmhouse. The Alexander Smith Farmhouse is a farm complex that contains a number of original elements including agricultural outbuildings including a chicken house, implement shed, and three timber frame barns, farm lane, and remnant orchard. The Wilson Farmhouse does not form part of a farm complex but was designated for its design elements and craftsmanship.

Table 3: Comparative Analysis of Ontario Farmhouses in Caledon

Property Name	Heritage Status	Year Built	Notes	Photo
Alexander Smith Farmhouse 14650 Heart Lake Road	Section 29, Part IV	c.1870s	<p>The Alexander Smith farm complex is designated under Section 29, Part IV of the <i>OHA</i> through designation By-law 2003-115. It was in active use by the same family for over 100 years. Both the c.1870s Ontario Gothic farmhouse and its associated cluster of outbuildings are fine examples of period architecture and purpose-built agricultural structures. The farmhouse contains heritage attributes including a medium pitched cross gable roof, an L-shaped floor plan, a wraparound porch with decorative bargeboards, polychromatic brick patterning, buff brick quoins and radiating voussoirs, round headed two-over-two pane sash windows with stone sills and radiating voussoirs and a fieldstone foundation. The original farm lane, remnant orchard and foundations of an earlier residence contribute significantly to this historic farm setting.¹⁷⁰</p>	

¹⁷⁰ “Alexander Smith Farm Complex”, Canada’s Historic Places, accessed 5 December 2022, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15523>.

Property Name	Heritage Status	Year Built	Notes	Photo
18634 Airport Road	Section 27, Part IV	c.1875- c.1899	Staff Report 2020-152 notes that this property contains a High Victorian Gothic style farmhouse with a red-and-buff brick exterior. It was constructed between 1875 and 1899 and contextually is an early Caledon Township farmstead. ¹⁷¹	
13694 Chinguacousy Road	Section 27, Part IV	c.1875- 1899	Staff Report 2020-152 notes that this property contains a High Victorian Gothic style farmhouse with a red-and-buff brick exterior. It was constructed between 1875 and 1899 and contextually it is part of the historical agricultural settlement of Chinguacousy Township. ¹⁷²	
13951 Creditview Road	Section 27, Part IV	c.1875- 1899	Staff Report 2020-152 notes that this property contains a High Victorian Gothic style farmhouse with a red-and-buff brick exterior. It was constructed between 1875 and 1899 and contextually it is an early Chinguacousy Township farmhouse. ¹⁷³	

¹⁷¹ Town of Caledon, *Built Heritage Resource Inventory of Pre-1946 Structures*, 2005-2007, 47.

¹⁷² Town of Caledon, *Built Heritage Resource Inventory of Pre-1946 Structures*, 2005-2007, 177.


¹⁷³ Town of Caledon, *Built Heritage Resource Inventory of Pre-1946 Structures*, 2005-2007, 211.

Property Name	Heritage Status	Year Built	Notes	Photo
14324 Dixie Road	Section 27, Part IV	c.1875-1899	Staff Report 2020-152 notes that this property contains a High Victorian Gothic style farmhouse with a red-and-buff brick exterior. It was constructed between 1875 and 1899 and contextually it is an early Chinguacousy Township farmhouse. ¹⁷⁴	
13070 Heart Lake Road	Section 27, Part IV	c.1875-1899	Staff Report 2020-152 notes that this property contains a High Victorian Gothic style farmhouse with a red-and-buff brick exterior. It was constructed between 1875 and 1899 and contextually it is an early Chinguacousy Township farmhouse. ¹⁷⁵	
400 Mayfield Road	Section 27, Part IV	c.1875-1899	The property is listed under Section 27, Part IV of the OHA. Staff Report 2020-152 notes that this property contains a High Victorian Gothic style farmhouse with a red-and-buff brick exterior. It was constructed between 1875 and 1899 and contextually it is an early Chinguacousy Township farmstead. ¹⁷⁶	

¹⁷⁴ Town of Caledon, *Built Heritage Resource Inventory of Pre-1946 Structures*, 2005-2007, 235.

¹⁷⁵ Town of Caledon, *Built Heritage Resource Inventory of Pre-1946 Structures*, 2005-2007, 300.

¹⁷⁶ Town of Caledon, *Built Heritage Resource Inventory of Pre-1946 Structures*, 2005-2007, 621.

Property Name	Heritage Status	Year Built	Notes	Photo
Robert Wilson Farmhouse 12701 Hurontario Street	Section 29, Part IV	c.1872- c.1891	Designation By-law 2019-35 notes that this property contains a High Victorian Gothic style farmhouse with a reddish-brown-and-buff reddish-brown Credit Valley sandstone and limestone dichromatic exterior and a high degree of craftsmanship. It was constructed between 1872 and 1891 for the Wilson pioneer family. Contextually, the farmhouse forms a component of the remaining rural landscape. ¹⁷⁷	

¹⁷⁷ Town of Caledon, “Wilson Farmhouse Statement of Cultural Heritage Value or Interest”, 25 June 2019, accessed 5 December 2022, <https://www.caledon.ca/en/resources/en/resourcesGeneral/news/Websiteposting-WilsonFarmhouseStatementofCHVandListofAttributes.pdf>.

6.0 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 Heritage Status

The Property is *listed* under Section 27, Part IV of the *OHA*, and is not designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

6.2 Ontario Regulation 9/06 Evaluation

The Property was evaluated for cultural heritage value or interest against *Ontario Regulation 9/06 (O. Reg. 9/06)* under the *OHA* with the goal of identifying and articulating heritage attributes using research and analysis presented in Section 4.0 and Section 5.0 of this HIA. (Table 4).

Table 4: *Ontario Regulation 9/06* Evaluation for 4848 Mayfield Road

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The c.1875 farmhouse on the Property is representative of a style, type, expression, material or construction method. The c.1875 farmhouse was designed in a vernacular Ontario Farmhouse architectural style (the Suburban Villa or Farmhouse sub-type) with Gothic Revival influences, including the gable peak roofs, bargeboard trim, and a bay window at the front façade. It is not unique as similar examples of the style are found across Caledon as the comparative analysis suggests. It was common for farmhouses to be constructed using designs and plans found in pattern books. Its date of construction in the 1870s compared to the 1860s, makes it a late example of this style of farmhouse.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The c.1875 farmhouse on the Property does not display a high degree of artistic merit and does not demonstrate craftsmanship. It was constructed using common materials and techniques.

Criteria	Criteria Met	Justification
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The c.1875 farmhouse on the Property does not demonstrate a high degree of technical or scientific achievement. The materials used to construct the building, notably the wood framing and fieldstone foundation of the farmhouse, is typical of the era of construction.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The Property is directly associated with Adam and Peter Speirs, pioneer members of the Speirs family who settled in Mayfield in 1834. They are associated with the early agricultural development of the area, having worked as farmers. Peter Speirs became a Councillor of Chinguacousy Township between 1901 and 1902, served as the Reeve of Chinguacousy Township between 1907 and 1910, and became the Warden of the County of Peel in 1910. Moving to Brampton in 1917, he was a locally-known fiddler who performed at various competitions including the Canadian National Exhibition and at the Capitol Theatre.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The Property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist,	No	The Property does not reflect the work or ideas of an architect, artist, builder, designer, or theorist that is significant to a community. The c.1875 farmhouse was most likely constructed by Adam and Peter Speirs using a vernacular Ontario Farmhouse architectural design from a common pattern book.

Criteria	Criteria Met	Justification
builder, designer or theorist who is significant to a community.		
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The Property is not important in maintaining and supporting the character of an area. Formerly being comprised of the east half of Lot 18, Concession 3 E.H.S., by the 1950s and onwards, the Property was subdivided into smaller parcels of land. It does not maintain the original Property boundary nor features that were once associated with the Property in the 1870s such as the orchard planted by Peter Speirs or its use as a farm complex.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The Property is not functionally, visually and historically linked to its surroundings. While the c.1875 farmhouse is located within its historical context, due to surrounding contemporary developments to the south, west, and east of the Property, any historical linkages have ceased and it is not physically, functionally, visually or historically linked in a meaningful way to the surrounding area or to Campbell's Cross Creek. The Property is not a working farm complex nor does it have any remnants of a farm complex as the rear area is currently used for truck parking.
9. The property has contextual value because it is a landmark.	No	The Property is not a landmark. The MCM defines landmark ...as a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous... ¹⁷⁸

¹⁷⁸ MCM, *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process*, 2014, 17, http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf

6.3 Summary of Evaluation

In our professional opinion, LHC finds that the Property at 4848 Mayfield Road **meets** *O. Reg. 09/06* criteria for physical and design value and historical and associative value as it meets two criterion (Criterion 1 and Criterion 4). The Property would **be eligible for designation** under Section 29, Part IV of the *OHA*.

It has physical and design value because it is a representative example of a vernacular Ontario Farmhouse (the Suburban Villa or Farmhouse architectural style sub-type) with Gothic Revival influences.

It has historical and associative value because of its association to Adam and Peter Speirs who were a pioneer settler family having settled in Mayfield in 1834. They are associated with the early agricultural development of the area, having worked as farmers. Peter Speirs became a Councillor of Chinguacousy Township between 1901 and 1902, served as the Reeve of Chinguacousy Township between 1907 and 1910, and became the Warden of the County of Peel in 1910. Moving to Brampton in 1917, he was a locally-known fiddler who performed at various competitions including the Canadian National Exhibition and at the Capitol Theatre.

The Property is a cultural heritage resource. LHC recommends designation of the Property under Section 29, Part IV of the *OHA*. Section 6.2 (below) is a proposed Statement of Cultural Heritage Value or Interest for the Property along with a list of its heritage attributes.

6.4 Proposed Statement of Cultural Heritage Value or Interest

6.4.1 Description of Property

The Property at 4848 Mayfield Road is located on the north side of Mayfield Road, between Dixie Road and Bramalea Road. The Property is legally described as PT LT 18, CON. 4, E.H.S (CHING) AS IN VS88235 S&E PTS 1 TO 4, EXPROP.PL PR1387136; CALEDON; PIN 14347-0323. The Property includes a two-storey farmhouse building surrounded by agricultural fields accessed by a gravel lane to the west, and a gravel lot to the north which is used for truck parking.

6.4.2 Summary of Cultural Heritage Value or Interest

The Property has cultural heritage value or interest for its physical and design value because it is a representative example of a vernacular Ontario Farmhouse (the Suburban Villa or Farmhouse architectural style sub-type) with Gothic Revival influences, built c.1875.

The Property has historical and associative value because of its association to Adam and Peter Speirs who were a pioneer settler family having settled in Mayfield in 1834. They are associated with the early agricultural development of the area, having worked as farmers. Peter Speirs became a Councillor of Chinguacousy Township between 1901 and 1902, served as the Reeve of Chinguacousy Township between 1907 and 1910, and became the Warden of the County of Peel in 1910. Moving to Brampton in 1917, he was a locally-known fiddler who performed at various competitions including the Canadian National Exhibition and at the Capitol Theatre.

6.4.3 List of Heritage Attributes

Key heritage attributes of the Property are:

- The form, scale, and massing of the c.1875 farmhouse building (*which illustrates its physical and design value*);
- The placement, orientation, and setback of the c.1875 farmhouse building from Mayfield Road (*which illustrates its physical and design value*);
- The medium-pitched cross-gable roof with decorative bargeboards (*which illustrates its physical and design value*);
- Round headed paired two-over-two pane sash windows with stone sills and radiating brick voussoirs at the south, north, and west elevations (*which illustrates its physical and design value*);
- Lancet window with stone sill and pointed brick arch at the east elevation (*which illustrates its physical and design value*);
- Projecting bay window on the first storey with decorative wooden brackets, keystones, rope columns, and window surrounds (*which illustrates its physical and design value*);
- L-shaped floor-plan (*which illustrates its physical and design value*); and
- Fieldstone foundation (*which illustrates its physical and design value*).

7.0 PROPOSED DEVELOPMENT

The Client is preparing a Site Plan Application and Temporary Zoning By-Law Amendment for the construction of 15 parking stalls for truck and trailer parking. The parking stalls are proposed to be constructed approximately 100 m north of the existing two-storey residential building on the 2.71 ha (6.7 acre) Property, expanding and resurfacing the gravel area currently used for truck and trailer parking. Each parking stall will have dimensions of 23 m by 3.66 m. The parking stalls are adjacent to the EPA2 boundary (Figure 11 and).



Figure 11: Truck and Trailer Parking Plan

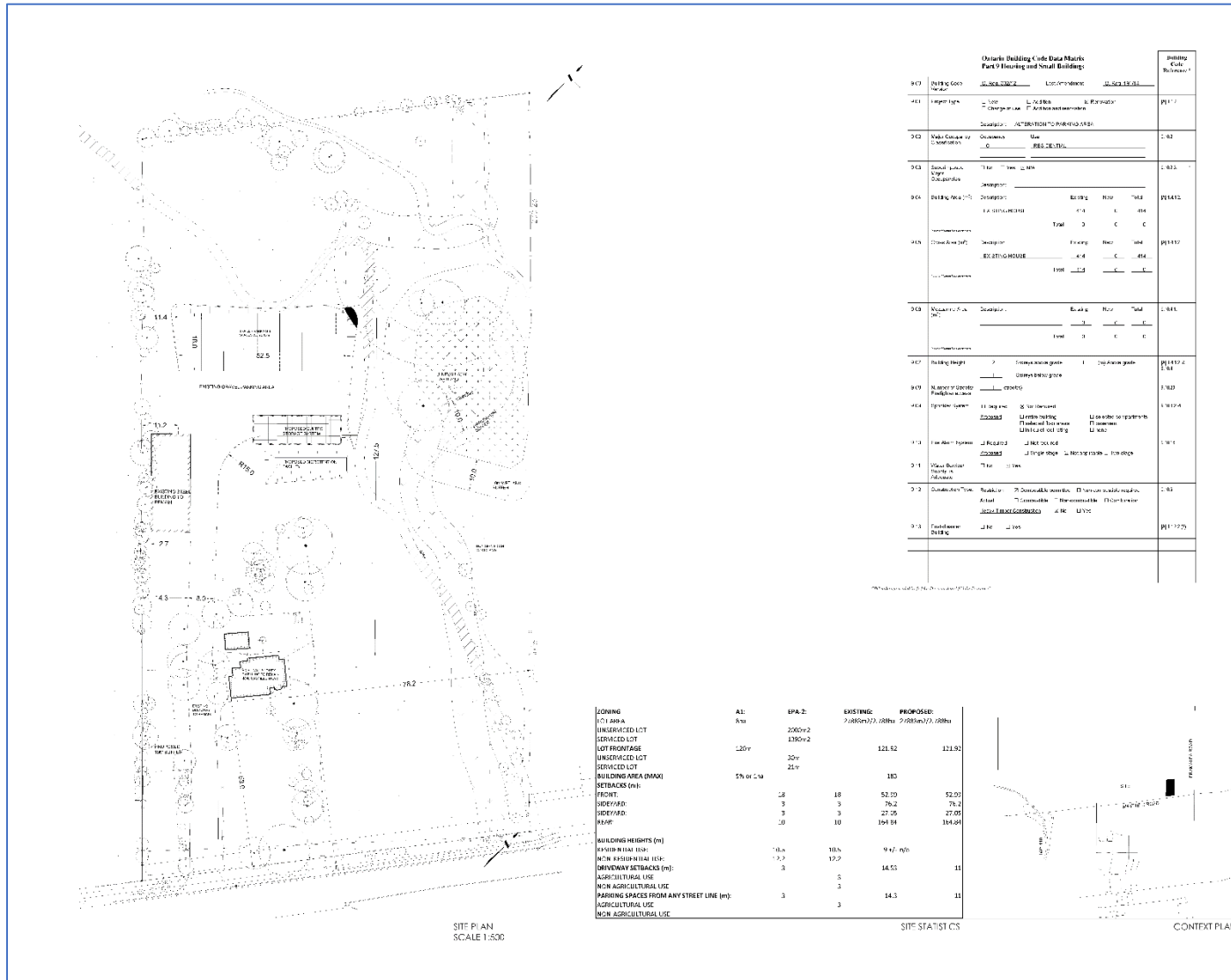


Figure 12: Proposed Site Plan

8.0 IMPACT OF DEVELOPMENT OR SITE ALTERATION

The Property is currently recognized as a *cultural heritage resource* by the Town of Caledon under Section 27, Part IV of the *OHA*. Therefore, potential impacts have been considered for all heritage attributes identified in the statement of significance (or SCHVI). This HIA has been prepared to address cultural heritage requirements under Section 2.6 of the *PPS*.

8.1 Impact Assessment

As discussed in Section 6.2, the Property was evaluated against *O. Reg. 9/06* and it was determined that the Property at 4848 Mayfield Road exhibits CHVI and satisfies the requirements for designation under Section 29, Part IV of the *OHA*. The Property is currently recognized as a *cultural heritage resource* by the Town of Caledon under Section 27, Part IV of the *OHA*. As due diligence, the Property was assessed for potential direct or indirect impacts in relation to any of the likely heritage attributes as identified in Section 6.4.3 of this HIA under the guidelines provided by the MCM (Section 1.3).

Table 5: Impact assessment for the Property.

Heritage Attributes	Potential Impacts (Y/N)	Discussion
The form, scale, and massing of the c.1875 farmhouse building	N	There are no anticipated adverse impacts to the form, scale, and massing of the c.1875 farmhouse building.
The orientation and setback of the c.1875 farmhouse building from Mayfield Road	N	There are no anticipated adverse impacts to the orientation and setback of the c.1875 farmhouse building from Mayfield Road.
The medium-pitched cross-gable roof with decorative bargeboards	N	There are no anticipated adverse impacts to the medium-pitched cross-gable roof with decorative bargeboards of the c.1875 farmhouse building.
Round headed paired two-over-two pane sash windows with stone sills and radiating brick voussoirs at the south, north, and west elevations	N	There are no anticipated adverse impacts to the round headed paired two-over-two pane sash windows with stone sills and radiating brick voussoirs at the south, north, and west elevations of the c.1875 farmhouse building.
Lancet window with stone sill and pointed brick arch at the east elevation	N	There are no anticipated adverse impacts to the lancet window with stone sill and pointed brick arch at the east elevation of the c.1875 farmhouse building.

Heritage Attributes	Potential Impacts (Y/N)	Discussion
Projecting bay window on the first storey with decorative wooden brackets, keystones, rope columns, and window surrounds	N	There are no anticipated adverse impacts to the projecting bay window on the first storey with decorative wooden brackets, keystones, rope columns, and window surrounds of the c.1875 farmhouse building.
L-shaped floor-plan	N	There are no anticipated adverse impacts to the L-shaped floor plan of the c.1875 farmhouse building.
Fieldstone foundation	N	There are no anticipated adverse impacts to the fieldstone foundation of the c.1875 farmhouse building.

8.1.1 Evaluation of Impact

Potential impacts related to the proposed development were explored in Table 5. The Property at 4848 Mayfield Road was reviewed against MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. There are no anticipated adverse impacts related to the heritage attributes of the c.1875 farmhouse building on the Property. The potential for indirect adverse impacts related to vibrations was considered as part of the assessment. Construction and traffic vibrations have been demonstrated to have the potential for indirect adverse impacts on historic structures within a 40-m distance.¹⁷⁹ The c.1875 farmhouse is located approximately 10 m from the access laneway for the truck parking. In addition, there is a potential for unintended impacts are a result of the delivery of materials, staging areas, construction activity, and operation. These potential impacts can be mitigated through measures discussed in Section 9.2.

¹⁷⁹ Chad Randl, "Protecting a Historic Structure during Adjacent Construction," *Temporary Protection Number 3, Preservation Tech Notes*. US Department of the Interior National Park Service Cultural Resources (July 2001); M. Crispino and M. D'Apuzzo, "Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building," *Journal of Sound and Vibration*, 246(2) (2001): 319-335.; Patricia Ellis, "Effects of Traffic Vibration on Historic Buildings," *The Science of the Total Environment*, 59 (1987): 37-45; J.H. Rainer, "Effect of Vibrations on Historic Buildings," *The Association for Preservation Technology Bulletin*, XIV, No. 1 (1982): 2-10; J.F. Wiss. "Construction Vibrations; State-of-the-Art," *Journal of Geotechnical Engineering Division*, 107 (1981):167-181.

9.0 CONSIDERED ALTERNATIVES AND MITIGATION OPTIONS

The following range of possible development alternatives was explored. All options have been considered in relation to the proposed development.

9.1 Considered Options

The following range of possible development alternatives was explored. All options have been considered in relation to the applicable planning framework outlines in Section 3.0. As identified in Section 6.0, LHC found that the Property at 4848 Mayfield Road meets *O. Reg. 09/06*, is eligible for designation under Section 29, Part IV of the *OHA*, and it has heritage attributes. The options have considered existing conditions. The preferred option is identified.

9.1.1 Do Nothing

This would leave the Property as is and the c.1875 farmhouse used as a commercial building and the gravel parking lot would remain *in situ*.

The ‘do nothing’ option would not result in any direct adverse impacts as there would be no changes to the Property. In the context of proposed development of the truck and trailer parking lot, leaving the Property ‘as is’ is not a viable option.

9.1.2 Expansion of the Truck and Trailer Parking Lot

This is the option that is currently being proposed for the Property. A 16-stall truck and trailer parking lot is proposed. Potential adverse impacts on the c.1875 farmhouse and its heritage attributes were reviewed in Section 8.0, above. No direct adverse impacts were identified.

Option 2 is the preferred option if undertaken in a manner that controls for potential indirect adverse impacts.

9.1.3 Relocation of the access to a location further from the c.1875 farmhouse

This option would see the 16-stall truck and trailer parking lot constructed to the rear of the farmhouse; but would see the access laneway relocated elsewhere on site.

In addition to other planning and physical constraints, this option is not recommended from a cultural heritage perspective as it would not reflect a minimal intervention approach to the overall site. The proposed access makes use of the existing laneway (and its relationship with the farmhouse). Furthermore, maintaining the existing laneway allows for the retention of the trees along either side of the laneway which reinforce the rural character of the Property and help to mitigate potential indirect impacts on the farmhouse –by creating a buffer along either side of the laneway—as well as helping to partially shield views of the parking area from the road.

9.1.4 Preferred Option

Given that Option 1 is not viable within the context of the proposed site alteration, Option 2: Expansion of the Truck and Trailer Parking Lot is the preferred option.

9.2 Mitigation Measures

As outlined in Table 5, potential direct adverse impacts were not identified for the heritage attributes of the Property. As such, no project-specific mitigation measures have been identified and no Conservation Plan is recommended to be required for the proposed project.

10.0 CONCLUSION AND RECOMMENDATIONS

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained in September 2022 by 2341433 Canada Inc. (the **Client**) to prepare a Heritage Impact Assessment (**HIA**) on the Property at 4848 Mayfield Road, Caledon, ON (the **Property**). The Property is located within the Town of Caledon (the **Town**), in the Regional Municipality of Peel.

The Client is preparing a Site Plan Application and Temporary Zoning By-Law Amendment for the construction of 15 parking stalls for a truck and trailer parking lot. The parking lot is proposed to be constructed to the north of the existing two-storey commercial building on the 2.71 ha (6.7 acre) Property.

The Town has requested an HIA and Conservation Plan be prepared as part of the application. It is understood that a Designation By-Law to designate the Property under Section 29, Part IV of the *Ontario Heritage Act* (**OHA**) has also been requested.

The Property is currently listed on the Town of Caledon *Heritage Register* under Section 27, Part IV of the *OHA*. It is currently not designated under Section 29, Part IV or Section 41, Part V of the *OHA*. In our professional opinion, LHC finds that the Property at 4848 Mayfield Road **meets O. Reg. 09/06** criteria for physical and design value and historical and associative value as it meets two criterion (Criterion 1 and Criterion 4). The Property would **be eligible for designation** under Section 29, Part IV of the *OHA*. LHC recommends the designation of the Property.

This HIA was completed in accordance with the Town of Caledon *Official Plan*. It follows cultural heritage best practices drawing upon applicable frameworks, such as the Ministry of Citizenship and Multiculturalism's (**MCM**) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. This HIA also considers the applicable planning frameworks and identifies if the project complies and/is consistent with the frameworks.

No potential direct adverse impacts were identified for the Property in relation to the proposed truck and trailer parking lot. No project-specific mitigation measures are recommended and, as such, no Conservation Plan has been prepared for the proposed project.

The following general recommendations have been made:

- Retention of trees along the east side of the laneway to maintain the barrier between the farmhouse and vehicles;
- Condition assessment, by a qualified engineer with experience assessing heritage buildings, to compile a baseline of conditions of the structure and identify any existing issues or concerns with the existing structure; and,
- Periodic review of the structure, against the baseline condition assessment, to identify any damage or deterioration requiring remediation. It is recommended that the interval and requirements for this review be determined as part of the condition assessment.

SIGNATURES

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.



Christienne Uchiyama, M.A, CAHP
Principal, Manager Heritage Consulting
Services

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APPENDIX A: PROJECT PERSONNEL

Christienne Uchiyama, MA, CAHP – Principal, LHC

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

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Colin Yu, MA, CAHP – Intermediate Cultural Heritage Specialist

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

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

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

Diego Maenza, M.Pl., CAHP-Intern – Heritage Planner

Diego Maenza is a Heritage Planner with LHC Heritage Planning & Archaeology Inc. He holds a B.A. in Human Geography and Urban Studies from the University of Toronto and a Master of Planning degree from Dalhousie University. His thesis considered the urban morphological changes of railway infrastructure, landscapes, and neighbourhoods before and after the 1917 Halifax Explosion. Diego is a heritage professional with three years of public sector experience in Alberta, Nova Scotia, and Ontario through team-based and independent roles. He is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member of the Ontario Professional Planners Institute (OPPI).

At LHC, Diego has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has been lead author or co-author of over fifteen cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Heritage Documentation Reports. Diego has also provided heritage planning advisory support for the Town of Niagara-on-the-Lake and the Municipality of Port Hope which included work on heritage permit applications and work with municipal heritage committees. His work has involved a wide range of cultural heritage resources including institutional, infrastructural, industrial, agricultural, and residential sites in urban, suburban, and rural settings.

Jordan Greene, BA – Mapping Technician

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

APPENDIX B: GLOSSARY

Definitions are based on those provided in the *Provincial Policy Statement (PPS)*, *Ontario Heritage Act (OHA)*, *Environmental Assessment Act (EAA)*, the Ministry of Citizenship and Multiculturalism *Standards & Guidelines for Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process (I&E Process)*. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Where relevant terms are not defined in the Provincial documents, definitions from the Town of Caledon *Official Plan (OP)* and the *Standards and Guidelines for the Conservation of Historic Places in Canada (Federal S&Gs)* are provided.

Adjacent lands mean for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS)

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer,” “transformation”). (OHA)

Built heritage means one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. For the purposes of these Standards and Guidelines, “structures” does not include roadways in the provincial highway network and in-use electrical or telecommunications transmission towers. (I&E Process)

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

Character the combination of physical elements that together provide a place with a distinctive sense of identity. It may include geomorphology, natural features, pattern of roads, open spaces, buildings and structures, but it may also include the activities or beliefs that support the perceptions associated with the character. (I&E Process)

Conservation (*conservation*) All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes. (Federal S&Gs)

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 decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS)

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

Cultural landscape (*paysage culturel*) Any geographical area that has been modified, influenced, or given special cultural meaning by people.

- Designed cultural landscapes were intentionally created by human beings;
- Organically evolved cultural landscapes developed in response to social, economic, administrative or religious forces interacting with the natural environment. They fall into two sub-categories:
 - Relict landscapes in which an evolutionary process came to an end. Its significant distinguishing features are, however, still visible in material form. Continuing landscapes in which the evolutionary process is still in progress.
 - They exhibit significant material evidence of their evolution over time.
- Associative cultural landscapes are distinguished by the power of their spiritual, artistic or cultural associations, rather than their surviving material evidence (Federal S&Gs).

Environment means,

- (a) air, land or water,
- (b) plant and animal life, including human life,
- (c) the social, economic and cultural conditions that influence the life of humans or a community,
- (d) any building, structure, machine or other device or thing made by humans,
- (e) any solid, liquid, gas, odour, heat, sound, vibration or radiation resulting directly or indirectly from human activities, or
- (f) any part or combination of the foregoing and the interrelationships between any two or more of them, in or of Ontario; ("*environnement*") (EAA).

Fabric means all the physical material of the place including elements, fixtures, contents and objects. (Burra Charter)

Heritage attribute means, 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 (“*attributs patrimoniaux*”). (OHA)

Heritage attributes means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., *significant* views or vistas to or from a protected heritage property). (PPS)

Heritage attributes means the physical features or elements that contribute to a property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting. (I&E Process)

Heritage Impact Assessment means an activity-specific or project-level assessment that is focused on identifying the potential effect of a proposed activity or project on the heritage/conservation values of a natural and/or cultural heritage place. In the context of World Heritage properties, a Heritage Impact Assessment should be particularly focused on identifying and assessing negative and positive impacts on the attributes which convey the Outstanding Universal Value of the World Heritage property. (UNESCO G&T)

Heritage value (*valeur patrimoniale*) The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Federal S&Gs)

Historic place (*lieu patrimonial*) A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value. (Federal S&Gs)

Integrity means the degree to which a property retains its ability to represent or support the cultural heritage value or interest of the property. (I&E Process)

Intervention (*intervention*) Any action, other than demolition or destruction, that results in a physical change to an element of a historic place. (Federal S&Gs)

Landmark means a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous (I&E Process)

Maintenance (*entretien*) Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. (Federal S&Gs)

Minimal intervention (*intervention minimale*) The approach that allows functional goals to be met with the least physical intervention. (Federal S&Gs)

Patented Land means land originally granted by the Crown from public lands to persons which subsequently can be, or has been, resold (I&E Process)

Preservation (*préservation*) The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. (Federal S&Gs)

Rehabilitation means the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value. (Federal S&Gs)

Restoration (*restauration*) The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (Federal S&Gs)

Qualified person(s) means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources. (I&E Process)

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

Spatial configuration means the arrangement of a property's elements in relation to each other, to the site and to adjacent sites. (I&E Process)

Statement of Cultural Heritage Value means a concise statement explaining why a property is of heritage interest; this statement should reflect one or more of the criteria found in Ontario Heritage Act *O. Regs. 9/06 and 10/06*. (I&E Process)

View means a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field. (I&E Process)

APPENDIX C: HERITAGE RECOGNITION

Property Summary: Candidate for Listing on *Heritage Register* (2020)



PROPERTY SUMMARY CANDIDATE FOR LISTING ON HERITAGE REGISTER	
<p>Address: 4848 Mayfield Road Roll Number: 212413000919300 Legal Description: CON 4 EHS PT LOT 18</p>	
Built Heritage Resource Inventory Record Number: 1093	Ward: 2
<p>Design/Physical Description:</p> <ul style="list-style-type: none"> ○ A Gothic Revival style farmhouse with a painted brick exterior. 	
<p>Historical Description:</p> <ul style="list-style-type: none"> ○ Construction is estimated to have commenced between 1875 and 1899 ○ Remnant 19th C. farmhouse 	
<p>Contextual Description: (See reverse for aerial photo)</p> <ul style="list-style-type: none"> ○ Early Chinguacousy farmstead 	
<p>Notes:</p> <ul style="list-style-type: none"> ○ Bargeboard decorating gables; enclosed front porch 	
<p>Associated Structures: There is one heritage resource on the property.</p>	
Form Completion Date: March 2020	Photo Date: 2006

Updated April 14, 2020

Built Heritage Resource Inventory of Pre-1946 Structures (2005-2007)

Municipal Emergency No. **Inventory ID**

Street Name **GIS Map Link**

Assessment Roll No.

Legal Description **Historic Settlement Centre/Former Township Location**

Resource Type(s) **Resource Category** **Resource Type** **Resource ID**

External Wall Material **Any Name(s) Given to Resource**

Style or Type of Design or

Estimated Period of Construction or

Images



Photo File Name **Resource ID**

Roll No. **Go to full screen image**

Frame No.

Contextual Landscape Elements

Notes

bargeboard decorating gables; enclosed front porch

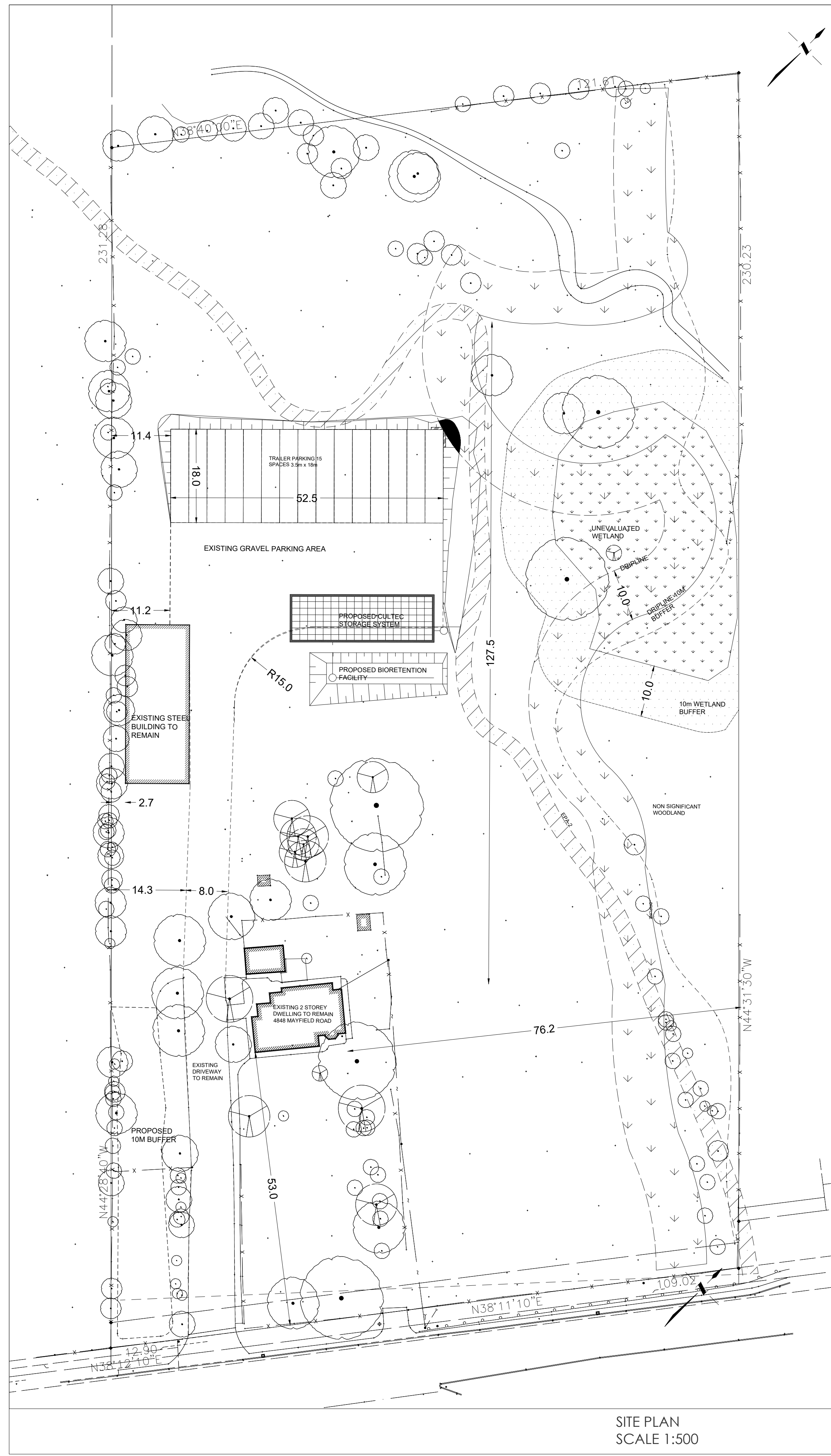
Year of Record 2005 - 2007 Recorder's Name

PD & SC

Reason(s) why the Resource is on the Inventory

1.
2.
3.
4.

APPENDIX D: SITE PLAN



SITE PLAN
SCALE 1:500

	A1:	EPA-2:	EXISTING:	PROPOSED:
ZONING				
LOT AREA	8ha		27883m2/2.788ha	27883m2/2.788ha
UNSERVICED LOT		2000m2		
SERVICED LOT		1390m2		
LOT FRONTAGE			121.92	121.92
UNSERVICED LOT		30m		
SERVICED LOT		21m		
BUILDING AREA (MAX)				183
SETBACKS (m):				
FRONT:		18	18	52.99
SIDEYARD:		3	3	76.2
SIDEYARD:		3	3	27.05
REAR:		10	10	164.84
BUILDING HEIGHTS (m)				
RESIDENTIAL USE:	10.5	10.5	9 +/-	n/a
NON-RESIDENTIAL USE:	12.2	12.2		
DRIVEWAY SETBACKS (m):			14.53	11
AGRICULTURAL USE			3	
NON AGRICULTURAL USE			3	
PARKING SPACES FROM ANY STREET LINE (m):			14.3	11
AGRICULTURAL USE			3	
NON-AGRICULTURAL USE				

SITE STATISTICS



CONTEXT PLAN

Ontario Building Code Data Matrix Part 9 Housing and Small Buildings				Building Code Reference 1
9.00	Building Code Version:	O_Reg_332/12	Last Amendment	O_Reg_191/14
9.01	Project Type:	<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Change of use <input type="checkbox"/> Addition and renovation		[A] 1.1.2.
		Description: ALTERATION TO PARKING AREA		
9.02	Major Occupancy Classification:	Occupancy	Use	9.10.2.
		C	RESIDENTIAL	
9.03	Superimposed Major Occupancies:	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		9.10.2.3.
		Description:		
9.04	Building Area (m ²)	Description:	Existing New Total	[A] 1.4.1.2.
		EXISTING HOUSE	414 0 414	
		Total	0 0 0	
		<i>Insert additional lines as needed</i>		
9.05	Gross Area (m ²)	Description:	Existing New Total	[A] 1.4.1.2.
		EXISTING HOUSE	414 0 414	
		Total	414 0 0	
		<i>Insert additional lines as needed</i>		
9.06	Mezzanine Area (m ²)	Description:	Existing New Total	9.10.4.1.
			0 0 0	
		Total	0 0 0	
		<i>Insert additional lines as needed</i>		
9.07	Building Height	2 Storeys above grade	1 (m) Above grade	[A] 1.4.1.2. & 9.10.4.
		1 Storeys below grade		
9.08	Number of Streets/Firefighter access	1 street(s)		9.10.20.
9.09	Sprinkler System	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> none		9.10.8.2-4
9.10	Fire Alarm System	<input type="checkbox"/> Required <input type="checkbox"/> Not required Proposed: <input type="checkbox"/> Single stage <input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Two stage		9.10.18.
9.11	Water Service/Supply is Adequate	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
9.12	Construction Type:	Restriction: <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required Actual: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Combination Heavy Timber Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		9.10.6.
9.13	Post-disaster Building	<input type="checkbox"/> No <input type="checkbox"/> Yes		[A] 1.1.2.2.(2)

OBC unless preceded by [A] for Division A and [C] for Division C.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL OR ANY ENGINEERING INFORMATION SHOWN ON THE DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THIS DRAWING IS NOT TO BE SCALED.

ISSUE #	ISSUED FOR:	DATE:
1	SPA

MCAI

MARA CERVINI, ARCHITECT INC.
18115 MOUNTAINVIEW RD.
CALEDON EAST, ON L7K 2G4
416-574-1086
maro@cerviniarch.com
www.maracerviniarch.com

PROJECT NAME:
PROPOSED PARKING LOT
MAYFIELD ROAD, CALEDON

PROJECT ADDRESS:
4848 MAYFIELD ROAD, CALEDON, ON

DRAWING NAME:
SITE PLAN AND STATISTICS

PROJECT NO:	22-24	DWG NO:	00
DATE:	OCT. 2023		
SCALE:	1:500		