

# Cultural Heritage Impact Statement

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*Macville Lands Proposed Official Plan Amendment (POPA), Town of Caledon, Peel Region, Ontario  
Project #: OCUL2203*

August 5, 2022

**Prepared for:**

*Caledon Community Partners  
700-10 Kingsbridge Garden Circle Mississauga, ON L5R 3K6*

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**Project #: OCUL2203**

**Prepared for:**

Caledon Community Partners  
700-10 Kingsbridge Garden Circle Mississauga, ON L5R 3K6

**Prepared by:**

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Canada

August 5, 2022

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## Executive Summary

Wood Environment & Infrastructure Solutions Canada Limited (Wood) was retained by Caledon Community Partners (CCP) to complete a Cultural Heritage Impact Statement (CHIS) for the Macville Lands Proposed Official Plan Amendment (POPA) corresponding to the Regional Official Plan Amendment (ROPA) 30 Lands in the Town of Caledon, Peel Region, Ontario (the POPA Lands). This Cultural Heritage Study Area (Study Area) captures the entire Secondary Plan (Option 3) limits and surrounding areas and is approximately 188 ha in size. The Study Area is bound by The Gore Road on the southwest, King Street on the southeast, the Canadian Pacific Railway - Bolton rail line on the northeast, and agricultural lands south of Castlederg Sideroad on the northwest. Historically the Study Area was located within Lots 11-13 of Concessions 5 and 6, in the Geographic Township of Albion, Peel County. CCP is proposing to develop the POPA Lands for residential subdivisions. Presently, CCP's proposal is at the secondary plan stage and a detailed development plan is not yet available.

In accordance with Section 3.3.3.1.5 of the Town of Caledon's (the Town) Official Plan, a CHIS is required to address appropriate conservation measures as part of any development application (Town of Caledon 2018:76-77). The objective of this CHIS was to inventory known and potential heritage properties within and adjacent to the POPA Lands (defined as the Study Area) and complete preliminary evaluations of the potential heritage properties using the criteria for cultural heritage value or interest (CHVI) prescribed *Ontario Regulation 9/06* (O. Reg. 9/06) of the *Ontario Heritage Act*. This CHIS assesses the predicted impacts of the proposed development on the CHVI of each identified cultural heritage resource in the Study Area and presents conservation strategies to avoid or mitigate adverse effects.

Background research, consultation, and a field review identified nine heritage properties within and adjacent to the Study Area (CHR 1 – CHR 9). All are listed (not designated) on the Town of Caledon's Heritage Register. Direct and indirect impacts are anticipated to two potential heritage properties —CHR 3 (14275 The Gore Road) and CHR 6 (7640 King Street) and indirect impacts are predicted for CHR 1 (14436 Humber Station Road). Direct or indirect impacts are not predicted for CHR 2, CHR 4 to CHR 5 and CHR 7 to CHR 9.

To mitigate the impacts to the CHVI and heritage attributes of CHR within and adjacent to the Study Area, Wood recommends the following:

- 1) If the current planning changes and CCP will acquire and develop CHR 6 (7640 King Street), then a property specific CHIS must be prepared that includes a full evaluation using the criteria prescribed in *O. Reg. 9/06* to confirm that the property has CHVI. The impact assessment should consider specific impacts to the property from the draft plan of subdivision and consider all conservation options outlined in Section 3.3.3.3.3 of the Town's Official Plan (Retention/Relocation of Heritage Buildings).
- 2) The recommendations of the HIA report for CHR 3 (14275 The Gore Road) by Golder Associates Ltd. (2021) remain in effect which have been briefly summarized below. Please note that because not all of the recommendations provided in Section 7.0 are repeated here in the Executive Summary, the recommendation numbers provided in Section 7.0 are the official recommendation numbers to be referred to in future reporting.
  - a. Short-term Conservation Actions (Planning & Pre-construction Phase)
  - b. Medium-term Conservation Actions (Construction Phase) and

- c. Long-term Conservation Actions
- 3) Draft urban design guidelines to ensure construction adjacent to CHR 1 and CHR 3 is sympathetic and compatible with the architectural style, massing, and materials of the CHR 1 and CHR 3.
- 4) Consult the Town during detailed design regarding place naming and other strategies to commemorate the Indigenous and Euro-Canadian heritage of the area.
- 5) Monitor for vibration impact during adjacent construction and if required develop property-specific impacts/vibration study's a that include the following:
  - a. Documentation (review and establish) of the structural conditions, founding soil conditions and type of construction vibration;
  - b. Implement vibration mitigating measures on the construction site and/or at the building;
  - c. Monitor vibration during construction using seismographs, with notification by audible and/or visual alarms when limits are approached or exceeded; and
  - d. Conduct regular condition surveys and reviews during construction to evaluate efficacy or protective measures in place prior to construction. If damage is identified, then implement additional corrective steps.
- 6) The locations of CHR1-CHR9 should be identified on construction mapping so that project personnel are aware of the presence of heritage properties within, and adjacent to, the proposed work.

The above recommendations were prepared using the Study Area as defined in Figure 1. Should the proposed work be updated or changed, then the CHIS should be revised to confirm impacts and recommended mitigation measures



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## 1.0 Introduction

### 1.1 Project Context

Wood Environment & Infrastructure Solutions Canada Limited (Wood) was retained by Caledon Community Partners (CCP) to complete a Cultural Heritage Impact Statement (CHIS) for the Macville Lands Proposed Official Plan Amendment (POPA) corresponding to the Regional Official Plan Amendment (ROPA) 30 Lands in the Town of Caledon, Peel Region, Ontario (the POPA Lands). This Cultural Heritage Study Area (Study Area) captures the entire Secondary Plan (Option 3) limits and surrounding areas and is approximately 188 ha in size. The Study Area is bound by The Gore Road on the southwest, King Street on the southeast, the Canadian Pacific Railway - Bolton rail line on the northeast, and agricultural lands south of Castlederg Sideroad on the northwest (Figure 1-Figure 3). Historically the Study Area was located within Lots 11-13 of Concessions 5 and 6, in the Geographic Township of Albion, Peel County. CCP is proposing to develop the POPA Lands for residential subdivisions. Presently, CCP's proposal is at the secondary plan stage and a detailed development plan is not yet available.

In accordance with Section 3.3.3.1.5 of the Town of Caledon's (the Town) Official Plan, a CHIS is required to address appropriate conservation measures as part of any development application (Town of Caledon 2018:76-77). The objective of this CHIS was to inventory known and potential heritage properties within and adjacent to the POPA Lands (defined as the Study Area) and evaluate the potential heritage properties using the criteria for cultural heritage value or interest (CHVI) prescribed *Ontario Regulation 9/06* (O. Reg. 9/06) of the *Ontario Heritage Act*. The CHIS assesses the predicted impacts of the proposed development on the CHVI of each identified cultural heritage resource in the Study Area and presents conservation strategies to avoid or mitigate adverse effects.

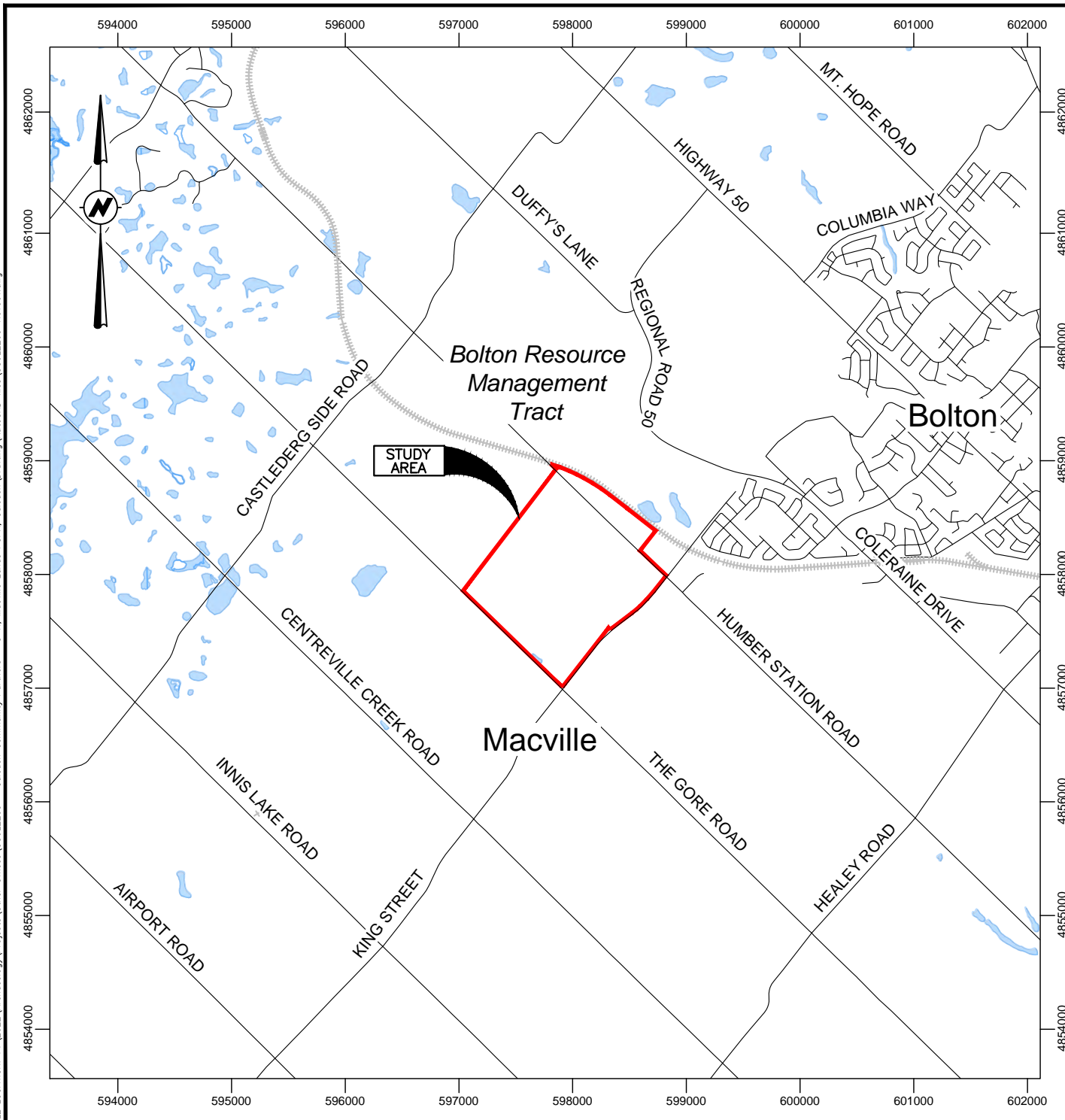
### 1.2 Objectives and Tasks

The tasks completed to prepare this CHIS included:

- **Background Research and Information Gathering:** Background research, including consultation of primary and secondary sources were reviewed to gain an understanding of the historical evolution of the Study Area. Community engagement and the submission of information requests with the Town, Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), and the Ontario Heritage Trust (OHT) was carried out to determine the presence protected and potential built heritage resources and cultural heritage landscapes within the Study Area;
- **Field Review:** A site visit was conducted from the public right-of-way to document known heritage properties and identify properties with potential CHVI.
- **Inventory of Cultural Heritage Resources:** An inventory of cultural heritage resources was compiled from the results of the background research, information gathering, and field review. Each heritage property included in the inventory was photographed and described.
- **Preliminary Heritage Evaluations:** Each potential heritage property within the inventory was evaluated for CHVI at a preliminary level using the criteria prescribed in O. Reg. 9/06.
- **Preliminary Impact Assessment:** To determine whether the proposed development will adversely affect the significance and heritage attributes of each identified built heritage resource and cultural heritage landscape, an impact assessment was conducted using the guidance outlined in *InfoSheet #5* of the *Ontario Heritage Tool Kit*.

- Mitigation Measures and Conservation Approach: Conservation and mitigation strategies were developed to address the predicted negative impacts to the significance and heritage attributes of each built heritage resource and cultural heritage landscape.

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<b>PROJECT:</b> CULTURAL HERITAGE IMPACT ASSESSMENT MACVILLE LANDS PROPOSED OFFICIAL PLAN AMMENDMENT (POPA) HISTORICAL TOWNSHIP OF CALEDON REGIONAL MUNICIPALITY OF PEEL NOW IN THE TOWN OF CALEDON, ONTARIO		
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<b>LEGEND:</b>  [Red Outline] STUDY AREA		
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<div style="text-align: center;"><b>Caledon Community Partners</b> 10 KINGSBRIDGE GARDEN CIRCLE, SUITE 700 MISSISSAUGA, ONTARIO, L5R 3K6</div>		
<div style="text-align: center;"><b>Wood</b> <b>Environment &amp; Infrastructure Solutions</b> 3450 HARVESTER ROAD, SUITE 100 BURLINGTON, ONTARIO, L7N 3W5 905-335-2353  </div>		
<b>DWN BY:</b> SJL	<b>CHK'D BY:</b> CD	<b>DATE:</b> APR. 11, 2022
<b>DATUM:</b> NAD83	<b>PROJECTION:</b> UTM Zone 17	<b>PROJECT No:</b> OCUL2203
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LEGEND: <div><div></div> STUDY AREA</div>		
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## 2.0 Methodology

### 2.1 Regulatory Requirements

The requirements to consider cultural heritage under the Planning Act process are found in the *Provincial Policy Statement* (PPS) (Government of Ontario 2020) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990a).

#### 2.1.1 Planning Act

Development and land use on privately owned or municipally owned property in Ontario is subject to the *Planning Act*, R.S.O. 1990, c.P.13 (Government of Ontario 1990b). The *Planning Act* lays out the “ground rules” for land use planning in Ontario and includes direction for the provincial and local administration of planning matters in the province. The *Planning Act* also enables municipalities to develop Official Plans, which are to set goals, objectives, and policies to manage and direct local land use (Government of Ontario 1990b). Under the *Planning Act*, planning authorities are responsible for local planning decisions and creating local planning documents (i.e., Official Plans, Secondary Plans, and Heritage Conservation District Plans) that are consistent with the PPS and other applicable provincial legislation, such as the *Ontario Heritage Act*.

#### 2.1.2 Provincial Policy Statement

The PPS provides policy direction on matters of provincial interest related to land use planning and development (Government of Ontario 2020:1). Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. Section 2.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2020:31). Specifically, the following direction is given regarding built heritage resources, cultural heritage landscapes, and protected heritage properties:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be 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.*

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

(Government of Ontario 2020)

#### 2.1.3 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18, gives municipalities and the provincial government powers to protect heritage properties and archaeological sites (Government of Ontario 1990a). The *Ontario Heritage Act* includes two regulations for determining Cultural Heritage Value or Interest (CHVI): *Ontario Regulation* (O. Reg.) 9/06 and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the CHVI of a property at a local level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of provincial significance. The criteria for determining CHVI under O. Reg. 9/06 are:

1. The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
- 2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. (Government of Ontario 2006a)

Properties that meet one or more criterion of O. Reg 9/06 qualify for designation under Part IV of the *Ontario Heritage Act*. In accordance with Section 27(1) of the *Ontario Heritage Act*, designated properties are protected through a by-law and be added to the municipal register as a property that is of CHVI. Non-designated properties and/or properties that the council of the municipality believes to have of CHVI are listed within the municipal register in accordance with Sections 27 [1.3 and 3] (Government of Ontario 1990a). Listed properties included on the register under subsection 3 cannot be demolished or removed and in accordance with subsection 9 the owner of the property:

*"shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice".*

(Government of Ontario 1990a; Section 27[9]).

## 2.1.4 Town of Caledon Official Plan

The development of the Town of Caledon is guided by the *Town of Caledon Official Plan* (Official Plan) (Town of Caledon 2018). The Official Plan contains policies for cultural heritage in Section 3.3 entitled "Cultural Heritage Conservation" and includes the following specific objectives in relation to the conservation and protection of cultural heritage resources:

### 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.*

*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.*

(Town of Caledon 2018: 31)

The Official plan also details specific policies and guidelines pertaining to Cultural Heritage Impact Statements:

*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:*
  - 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; a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,*
  - iv. 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.*

(Town of Caledon 2018: 3-33 to 3-34)

To guide conservation of built heritage resources, the Official Plan includes a 'hierarchy of controls' in Sections 3.3.3.3.3:

#### 3.3.3.3.3 Retention/Relocation of Heritage Buildings

*The Town shall encourage the retention of significant built heritage resources in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:*

- a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;*
- b) Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;*
- c) Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and,*
- d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town.*

(Town of Caledon 2018: 3-37 to 3-38)

Heritage policies under Section 3.3.3.3.4 of the Official Plan also apply since the Study Area exists within the combined Region of Peel and Town of Caledon Prime Agricultural Area (MHBC 2016: 25):

#### 3.3.3.3.4 Second Dwellings

*In Prime Agricultural Area and General Agricultural Area and Rural Lands designations, and subject to all provisions of this Plan and any other relevant legislation and/or policy, the retention and conservation of built heritage resources containing a single-dwelling may be permitted by allowing the construction of a second single-dwelling, or the conversion of a building to a second single-dwelling, on an existing lot of record subject to all of the following:*

- a) The existing dwelling is designated and an easement agreement is registered under the Ontario Heritage Act;*
- b) There is adequate provision for private sewage disposal for both dwellings;*
- c) There is adequate provision for potable water for both dwellings;*
- d) All setback requirements are satisfied;*
- e) For agricultural operations in the Prime Agricultural Area and General Agricultural Area designations the second dwelling or structure shall satisfy the policies of Section 5.2.3.1 a) iii) of this Plan;*
- f) The subject lot is outside the Oak Ridges Moraine Conservation Plan area;*
- g) Will not adversely impact surrounding land use and landscape character;*
- h) A rezoning;*
- i) No future severance of either dwelling; and,*
- j) Where located in, or in proximity to CHPMARA as shown on Schedule L; satisfying the Land*

*Use Compatibility policies in Section 5.11.2.6 of this Plan.*

(Town of Caledon 2018: 3-38)

Finally, cultural heritage landscapes are addressed in the Official Plan in Section 3.3.3.4.1:

3.3.3.4.1 Cultural Heritage Landscape Inventory

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

(Town of Caledon 2018: 3-38 to 3-38)

## 2.2 Guidance Documents

### 2.2.1 Ontario Heritage Tool Kit

The MHSTCI is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites. For cultural heritage, the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (the Checklist) is used to determine if project areas/properties have either known or potential CHVI and includes screening criteria for local or Indigenous knowledge (MHSTCI 2016).

The MHSTCI *Ontario Heritage Tool Kit* provides guidance and information on the heritage conservation process in Ontario. Specifically, *InfoSheet#5: Heritage Impact Assessment and Conservation Plans* of the *Ontario Heritage Tool Kit* from the *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* was used to guide the general preparation of this report (Government of Ontario 2006b).

## 2.3 Background Research

Primary sources, secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. Specifically, research was conducted regarding the physiography, Indigenous land use, survey and settlement, and 19th and 20th century land use of the Study Area.

Historical maps from 1859, 1877, 1914, 1954, 1978 and 1994 were reviewed (Tremaine 1859; Walker & Miles 1877; Survey Division, Department of Militia and Defence 1914; Natural Resources Canada 1954a, 1954b, 1978 and 1994) as was aerial imagery from 1954, 2001, 2007, 2013, 2015 and 2021 (University of Toronto 1954a, 1954b).

The following resources were also reviewed to identify properties with potential cultural heritage value:

- Town of Caledon Heritage Designation (Town of Caledon 2019a)
- Town of Caledon Heritage Register Map (Town of Caledon 2019b)
- Easement Properties, (Ontario Heritage Trust 2022)
- Provincial Plaque Inventory (Ontario Heritage Trust 2021)

- Directory of Designated Heritage Railway Stations in Ontario (Parks Canada 2022a)
- Directory of Federal Heritage Designations (Parks Canada 2022b)
- Designated Lighthouses (Parks Canada 2021)
- World Heritage List (UNESCO 2021)
- Bereavement Authority of Ontario: Caledon Cemeteries (2017)
- Canadian Heritage Rivers System (2022)
- Previous Investigations
  - BRES Cultural Heritage Landscape and Built Heritage Resources Assessment (Town of Caledon 2014)
  - Cultural Heritage Resources Assessment Review (GSAI 2020)
  - Heritage Impact Assessment (Golder 2021)

The results of the background research are presented in Section 3.0 of this report.

## 2.4 Information Gathering

Information gathering was carried out to identify known and potential built heritage resources and cultural heritage landscapes in the Study Area. For this CHIS, Wood contacted the Town, OHT, and MHSTCI via email and/or phone to determine the presence of listed, designated, or protected heritage properties within, and adjacent to, the Study Area.

The results of the information gathering activities are presented in Section 5.1 of this report.

## 2.5 Field Review

A field review of the Study Area was completed to identify known and potential built heritage resources and cultural heritage landscapes. During the field review, the 40-year “rule of thumb” was used to identify properties with the potential to have CHVI. The 40-year rule is generally accepted by federal and provincial agencies as a preliminary screening measure for CHVI. It should be noted, however, that the 40-year threshold is a guide only and does not imply that all properties with buildings or structures 40 years or older have CHVI, nor does it assume that buildings or structures less than 40 years old do not have CHVI.

The results of the field review are presented in Section 5.2 of this report.

## 2.6 Inventory of Built Heritage Resources and Cultural Heritage Landscapes

After completing the background research, information gathering, and field review, an inventory was created of built heritage resources and cultural heritage landscapes within the Study Area. Each property identified was subject to evaluation for CHVI at a preliminary level using the criteria prescribed in O. Reg. 9/06. For each property found to have CHVI, a preliminary Statement of Cultural Heritage Value (SCHV) with heritage attributes was prepared.

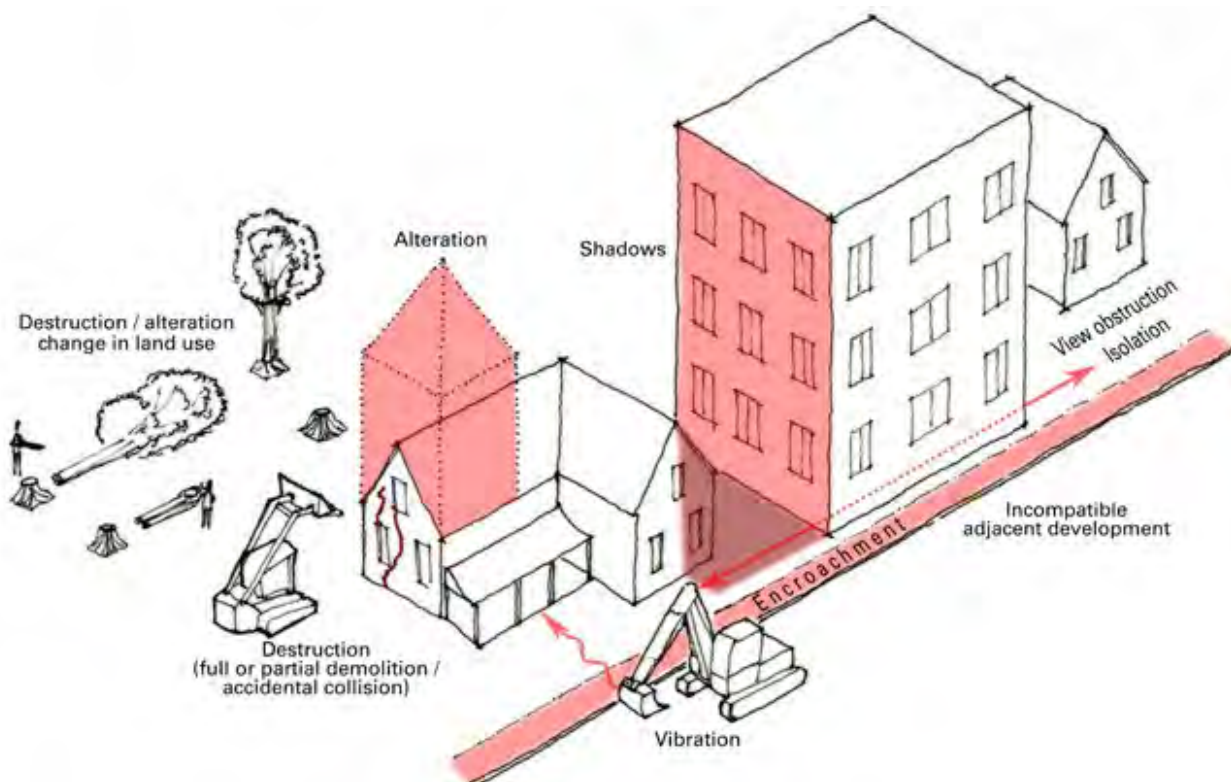
The inventory of cultural heritage resources is presented in Section 5.3 of this report.

## 2.7 Preliminary Impact Assessment

A preliminary impact assessment (hereafter referred to as “impact assessment”) was completed to identify the direct or indirect impacts from the proposed development on the CHVI and heritage attributes of the

inventoried built heritage resources and cultural heritage landscapes. The assessment considered the impact examples provided in the MHSTCI *InfoSheet #5: Heritage Impact Assessment and Conservation Plans* (InfoSheet #5) (Government of Ontario 2006b), which are:

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



**Plate 1: Examples of Negative Impacts (Golder 2021: 123)**

Alternatives, mitigation and conservation methods to address the identified impacts were developed from MHSTCI InfoSheet#5. These include:



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

The results of the impact assessment and recommended mitigation measures are contained in Section 5.0

## 3.0 Historical Context

### 3.1 Physiography

The Study Area is situated within the South Slope physiographic region of Ontario (Chapman and Putnam 1984:113; MNDM 2007). This region encompasses the southern slope of the Oak Ridges Moraine and includes the strip south of the Peel Plain from the Niagara Escarpment to the Trent River (Chapman and Putnam 1984:172). Underlying the South Slope is limestone of the Verulam and Lindsay Formations and shales of the Georgian Bay and Queenston Formations (Chapman and Putnam 1984:172), although the Ministry of Northern Development and Mines (MNDM) *Map 2556 Quaternary Geology Southern Sheet* indicates the Study Area includes Halton till deposits (1991). The dominant surface soil types within the Study Area are Chinguacousy and Oneida heavy textured till clay loams with few stones. Both are productive for agriculture (Environmental Farms Service and Ontario Agricultural College 1953).

Tributaries of the West Humber River transect the Study Area in the northern and southern halves.

### 3.2 Indigenous Land Use

The history of Indigenous peoples in Southern Ontario spans thousands of years. The following synopsis therefore provides only a brief summary of this extensive time span but aims to illustrate the major developments in Indigenous life as revealed through oral history, archaeology, and ethnohistory. In this summary, “culture” —the term archaeologists use to describe a shared material culture that identifies a time period or group— is substituted with “way of life” to reflect the direct Indigenous lineage from those living in the earliest periods to the present day (Julien et al. 2010).

The cultural history of southern Ontario began after the end of the Wisconsin Glacial Period, approximately 11,000 years ago. The earliest people to move into what is now Ontario followed what archaeologists refer to as the Paleo way of life with small, highly mobile bands taking advantage of seasonally available resources and following the migration patterns of large mammals, including now extinct megafauna.

As the climate changed and people following a Paleo way of life grew familiar with their surroundings, they developed local adaptations around 9,500 years ago known as the Archaic way of life. Seasonal mobility continued, but more emphasis was placed on adapting to smaller territories and broadening the resource base. The archaeological record suggests that in general the social structures of Archaic people became increasingly complex, with Late Archaic archaeological sites showing evidence of exchange networks stretching as far away as the Mid-Atlantic as well as defined cemeteries with individuals buried with varied grave goods, indicative of a stratified society (Ellis, Kenyon and Spence 1990:69).

The transition from an Archaic to Woodland way of life is marked by the introduction of ceramics. While hunter-gathering continued as the primary economy among some groups, others adopted agriculture and lived in larger, more sedentary groups living in villages and establishing broad trade networks. By the time of contact with Europeans, Southern Ontario was a culturally dynamic area, populated by distinct Iroquoian and Algonkian-speaking groups (Englebrecht 2003; Trigger 2000; Schmalz 1991).

In the early 1600s, the British Crown (later the Government of Canada) entered into a series of treaties with the Indigenous Nations in Canada. While these treaties were intended as formal legally binding agreements that would set out the rights, responsibilities and relationships between the First Nations and the federal and provincial governments, the government of Ontario acknowledges that Indigenous

Nations may have different understandings of the treaties (Government of Ontario 2022, Historic Canada 2021).

The Study Area is situated within the land of the Ajetance Purchase (Treaty 19) which covers approximately 6,500 km<sup>2</sup> and was signed on October 28, 1818, by representatives of both the Crown and Anishinaabe people (Government of Ontario 2022). Named for the Chief of the Credit River Mississaugas the full transcript of the Ajetance Purchase can be found within the Government of Ontario's *Treaty Texts - Upper Canada Land Surrenders* (Government of Canada 2016). As European colonization intensified from the 18th century onwards, Indigenous ways of life have adapted to change in complex and varied ways.

The Region of Peel, in collaboration with the Peel Aboriginal Network and other local Indigenous groups, has developed the following land acknowledgement:

*"We would like to begin by acknowledging the land on which we gather, and which the Region of Peel operates, is part of the Treaty Lands and Territory of the Mississaugas of the Credit. For thousands of years, Indigenous peoples inhabited and cared for this land, and continue to do so today. In particular we acknowledge the territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway/Chippewa peoples; the land that is home to the Metis; and most recently, the territory of the Mississaugas of the Credit First Nation who are direct descendants of the Mississaugas of the Credit.*

*We are grateful to have the opportunity to work on this land, and by doing so, give our respect to its first inhabitants."*

(Region of Peel 2022).

### 3.3 Township Survey and Settlement

In the survey system established during the British colonial period, the Study Area was located within Lots 11-13 Concession 5 and Lots 11-13 Concession 6 in the Township of Albion, Peel County. The County of Peel was formed in 1788 from the extensive Nassau District, later Home District. By the late 1800s, the County of Peel included the Townships of Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion, and incorporated Town of Brampton and Villages of Streetsville and Bolton. The greater part of the County was settled about the year of 1819, with the first settlers arriving from New Brunswick, the United States, and parts of Upper Canada (Walker and Miles 1877:58, 61).

#### 3.3.1 The Township of Albion

The historical Township of Albion was bounded on the north by Dufferin and Simcoe County, on the east by York County, on the south by the northern division of the Gore of Toronto, and on the west by the townships of Caledon and Chinguacousy (Walker & Miles 1877: 83). The Township was named after the ancient poetical name of Britain which has its roots in ancient Celtic language and means "land" (Rayburn 1997: 6). The area was first surveyed by Deputy Surveyor General James Chewett in 1819 along with the east half of the Caledon Township. This survey used the double front lot system with a two-hundred-acre lot fronting two concession roads. The 1819 survey has had lasting impacts on the area including the surveyor sightlines which still exist as the road grid which crisscrosses across the Town of Caledon (Albion Bolton Historical Society 2022).

The population of Albion was 110 in 1821, had risen to 3,567 in 1848 and reached 4,857 in 1871. Some of the earliest settlers were William Downey, Joseph Hudson, William Roadhouse Sr. and Jr., George Bolton,

Thomas Coats, and John Grant. Another prominent name in the Township's early history was George Taylor, a mail carrier who delivered mail in Albion for forty-five years. It was noted that he was physically assaulted only once during his tenure as a mail carrier. The Township was recorded as well supplied with water from the Humber River with branches powering gristmills and sawmills throughout the area (Walker & Miles 1877: 83).

### 3.3.2 Village of Bolton

Initially called Bolton Mills, the former Village of Bolton was centred on Highway 50 approximately three kilometres from the northernmost edge of the Study Area. The village was named for the mill built by early settlers James and George Bolton. George Bolton also built a general store in 1830 but shortly afterward sold it to Captain William Stearns, the village's first postmaster (Walker & Miles 1877: 83). The post office opened in 1832 and was originally named Albion (Rayburn 1997: 37).

Bolton's first school was established in 1842 and the following year a church was built by the Congregationalists, a religious sect established by Protestant groups arising from Puritanism, organized on the principle that each congregation should be autonomous (Kenyon 2006). This was followed by houses of worship for the Church of England (Anglican) Church (1844), the Primitive Methodists (1848), the Wesleyan Methodists (1849), and the Presbyterians (1875). The frame church built by the Primitive Methodists later became an Orange Lodge (1875; Rayburn 1997: 37).

By the 1860s, Bolton had several notable industries including mills (saw, flour, woolen, and grist mills), a carriage factory, a tannery, a brick works, an agricultural implement factory, five hotels, and four general stores. The village even had its own newspapers: *The Cardwell Observer*, *The British Standard* and the *Bolton Enterprise*. In 1872, the village was incorporated as a separate municipality and in 1892 the post office was renamed "Bolton" (Walker & Miles 1877: 83; Rayburn 1997: 37).

### 3.3.3 Hamlet of Macville

The Study Area is situated immediately north of the hamlet of Macville at the crossroads of King Street and The Gore Road. Originally named "McDougall's Corners" for brothers John and Daniel, the hamlet was renamed Macville in 1855 in reference to Scottish surnames of the area's early settlers (Town of Caledon 2014: 13; Joan et al. 2016) (Town of Caledon 2014: 13).

Another prominent family in the Hamlet was the Newlove family, who occupied the property at 14275 The Gore Road from 1837 to 1851. Love Newlove, a Wesleyan Methodist and a subcontractor on the first Welland Canal was the first to arrive and settled in the area as early as 1825 and 1830. Following Love's death on March 12, 1855, the entire property was released to his son James Harvey Newlove. James was a prominent member in the community acting as Reeve for three terms, secretary treasure of the Macville Public School Board and Treasurer of the Farmers institute. Census records from 1861 described the main residence as a frame house. By 1883, the value of the property was placed at \$400 and would increase to \$733 by 1898. This along with census records from 1891 that described a two-storey brick house with eight rooms indicates that the earlier frame house was replaced sometime between 1883 and 1898 with the property's current main residence and is described in further detail in Section 5.3 (Golder 2021: 19-20; GSAI 2020).

A Wesleyan Methodist church was built in 1842 on Lot 11, Concession 4 donated by John McDougall. This church would later be replaced in 1867 with a brick structure on a separate lot (Plate 21). A school joined the church at some point after 1859 and before 1877 (Town of Caledon 2014: 13; Tremaine 1859). The

church stood until 1974 (Town of Caledon 2014: 11).



**Plate 2: Former Macville Wesleyan Methodist Church (Town of Caledon 2014: 11)**

A second church was built in 1862 on lands donated by Allan Jeffrey. This church is depicted on the 1877 historical map (Town of Caledon 2014: 11; Walker and Miles 1877). The church shared a pastoral charge with the Congregational Church in Bolton. In 1878, following the death of Reverend Wheeler, both churches ceased to operate and in 1886 the land was released back to the farm and subsequently demolished (Town of Caledon 2014: 11).

In 1858, the No. 5 Albion "Macville School" (Macville School) was built on the land donated by John McDougall on the west half of Lot 11, Concession 4. After the Toronto Grey and Bruce Railway (TG & B Railway) ran its tracks through the original schoolyard in 1871, the Macville School was replaced by a new frame building in 1872 sited on the west half of Lot 10, Concession 4. This school closed in 1963, replaced by the Macville Public School (Joan et al. 2016). The former schoolhouse, now known as 13957 The Gore Road, is described in further detail in Section 5.3.

Other notable landmarks of Macville were a blacksmith shop owned by Andrew Hope, and the McNeices Tavern. These are depicted with other early structures on a sketch map drawn by Rolfe Moore in 1965 (Plate 32). A second map dated to September 1993 is based on the 1953 sketch (Plate 43).



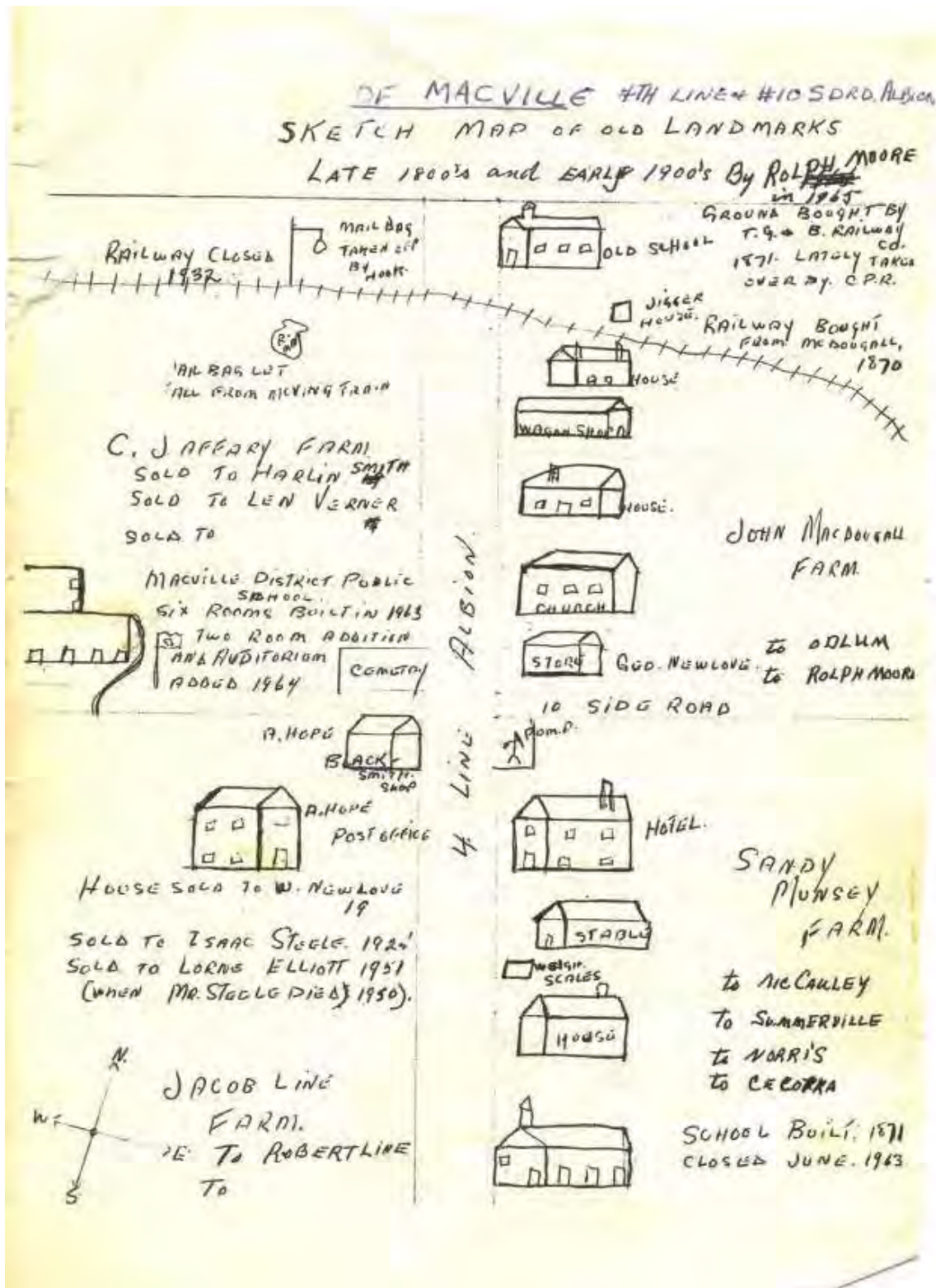
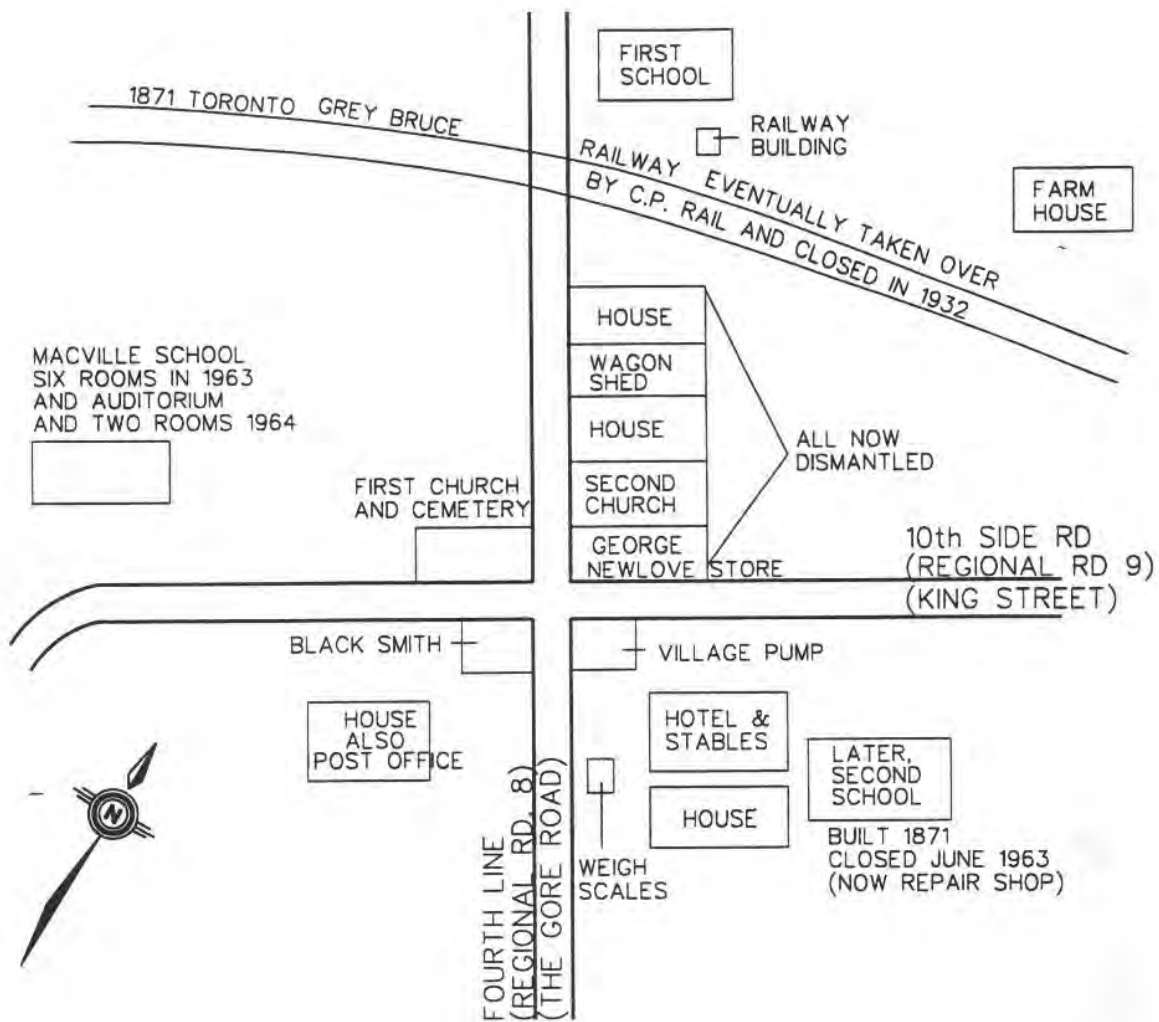


Plate 3: Sketch of Macville (Town of Caledon 2014: 13).

## MACVILLE CIRCA 1890–1905



MAP BASED ON ONE DRAWN BY ROLFE MOORE 1965

HRB 9/93

**Plate 4: Macville Circa 1890-1905 Map (Drummond 2022).**

### 3.4 Review of Historical Mapping and Aerials

Historical mapping and aerials were examined to gain an understanding of 19th to 21st century land use in the Study Area. A summary of these historical records is presented below in Table 1.

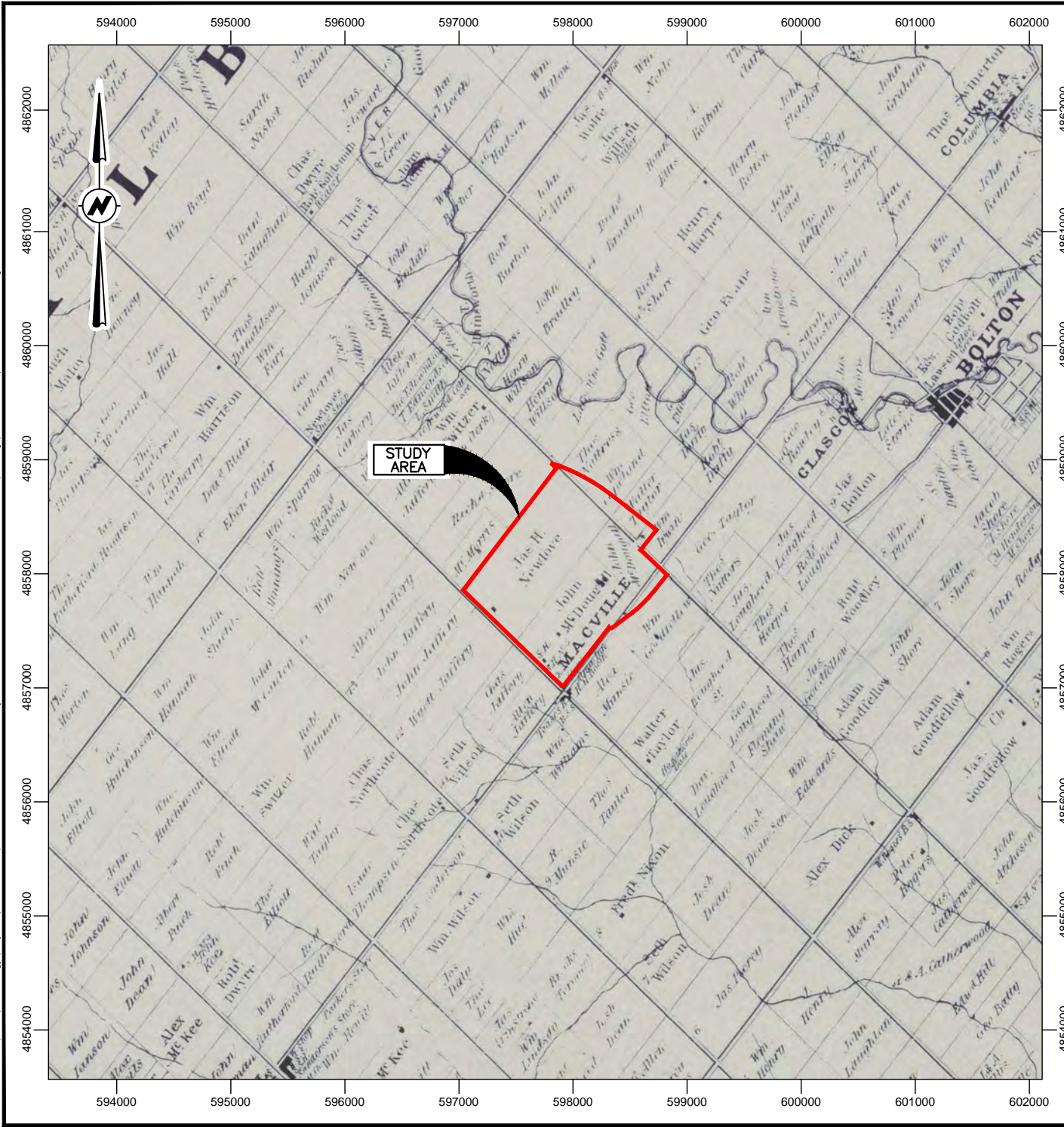


**Table 1: Review of 19th and 20th Century Historical Mapping and Aerials**

Figure No.	Map/ Aerial Image Title	Feature
Figure 3	<i>1859 Tremaine's Map of The County of Peel</i> (1859)	<ul style="list-style-type: none"> <li>The Study Area is listed under the ownership of the following: <ul style="list-style-type: none"> <li>James H. Newlove (Lot 12, Concession 4)</li> <li>John McDougall (Lot 11, Concession 4)</li> <li>William Goodfellow (Lot 10, Concession 4)</li> <li>William Irwin and Walter Taylor (Lot 11, Concession 5)</li> <li>William Copeland and Thomas Nattress (Lot 12, Concession 5)</li> </ul> </li> <li>Macville features one schoolhouse, one store, a black smith shop, the Alma Inn, and a church</li> <li>Two additional structures are located within the Study Area in Lots 11 and 12, Concession 4</li> </ul>
Figure 5	<i>1877 Illustrated Historical Atlas Map of The County of Peel</i> (Walker & Miles 1877)	<ul style="list-style-type: none"> <li>The Study Area is listed under the ownership of the following: <ul style="list-style-type: none"> <li>J.H.RW &amp; T.T.T Newlove (Lot 12, Concession 4)</li> <li>Andrew McDougall (Lot 11, Concession 4)</li> <li>William Goodfellow (Lot 10, Concession 4)</li> <li>Mrs. Mary McDougall (Lot 11, Concession 5)</li> <li>Thomas Nattress and Mrs Mary Copeland (Lot 12, Concession 5)</li> </ul> </li> <li>Macville features one school, one church, the Alma Inn and a post office</li> <li>Four structures and associated orchards are located within the Study Area, two in Lot 11 Concession 4, one in Lot 12, Concession 4 and one in Lot 12 Concession 4</li> <li>The TG&amp;B Railway depicted transecting the southern portion of the Study Area.</li> <li>A tributary of the West Humber River transecting the northeast edge of the Study Area</li> </ul>
Figure 6	<i>1914 Topographic Map of Ontario, Bolton Sheet</i> (Survey Division, Department of Militia and Defence)	<ul style="list-style-type: none"> <li>One brick and three wooden structures located within the Study Area</li> <li>One wooden post office and one wooden school identified at the Macville Hamlet</li> <li>Canadian Pacific Railway - Owen Sound Branch (former TG&amp;B Railway) depicted transecting the south portion of the Study Area and Canadian Pacific Railway - Sudbury Branch adjacent to the northeast corner of the Study Area</li> </ul>

Figure No.	Map/ Aerial Image Title	Feature
Figure 6	<i>1954 Topographic Map of Ontario, Bolton Sheet, West Half</i> (Natural Resources Canada 1954a) and <i>1954 Topographic Map of Ontario, Bolton Sheet, East Half</i> (Natural Resources Canada 1954b)	<ul style="list-style-type: none"> <li>Seven structures located within the Study Area</li> <li>Abandoned TG&amp;B railway illustrated transecting the southern portion of the Study Area</li> <li>One church in the Macville Hamlet</li> </ul>
Appendix A: A1	1954 Aerial (University of Toronto 1954a, 1954b)	<ul style="list-style-type: none"> <li>No change in Study Area from the 1954 topographic map</li> </ul>
Figure 7	<i>1978 Topographic Map of Ontario, Bolton Sheet</i> (Natural Resources Canada 1978)	<ul style="list-style-type: none"> <li>20 structures located within the Study Area</li> <li>Abandoned TB&amp;B Railway removed from Study Area</li> <li>Three tributaries of the West Humber River transecting the Study Area</li> </ul>
Figure 8	<i>1994 Topographic Map of Ontario, Bolton Sheet</i> (Natural Resources Canada 1994)	<ul style="list-style-type: none"> <li>23 structures and one silo located within the Study Area</li> <li>Three tributaries of the West Humber River transecting the Study Area</li> </ul>
Appendix A: A2	2001 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> <li>Agricultural land within the Study Area and industrial/commercial properties located near the crossroads of King Street and Humber Station Road</li> </ul>
Appendix A: A3	2007 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> <li>One outbuilding added to the property at 14495 The Gore Road</li> <li>One extant structure removed from the property at 7403 King Street followed by visible grading. Remnants of driveway access still present at the property</li> </ul>
Appendix A: A4	2013 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> <li>Two small sheds added to the property at 14436 Humber Station Road</li> <li>One outbuilding removed from the property at 14258 The Gore Road</li> </ul>
Appendix A: A5	2015 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> <li>One small structure added to the property at 14275 The Gore Road</li> <li>Additional grading at the 7403 King Street property</li> </ul>
Appendix A: A6	2017 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"> <li>Two structures removed between 2016 and 2017 outbuilding removed from the property at 14495 The Gore Road</li> <li>No further remnants of the former driveway at 7403 King Street property</li> </ul>



Figure No.	Map/ Aerial Image Title	Feature
Appendix A: A7	2021 Aerial (Town of Caledon 2020a)	<ul style="list-style-type: none"><li>No further changes to the Study Area</li></ul>



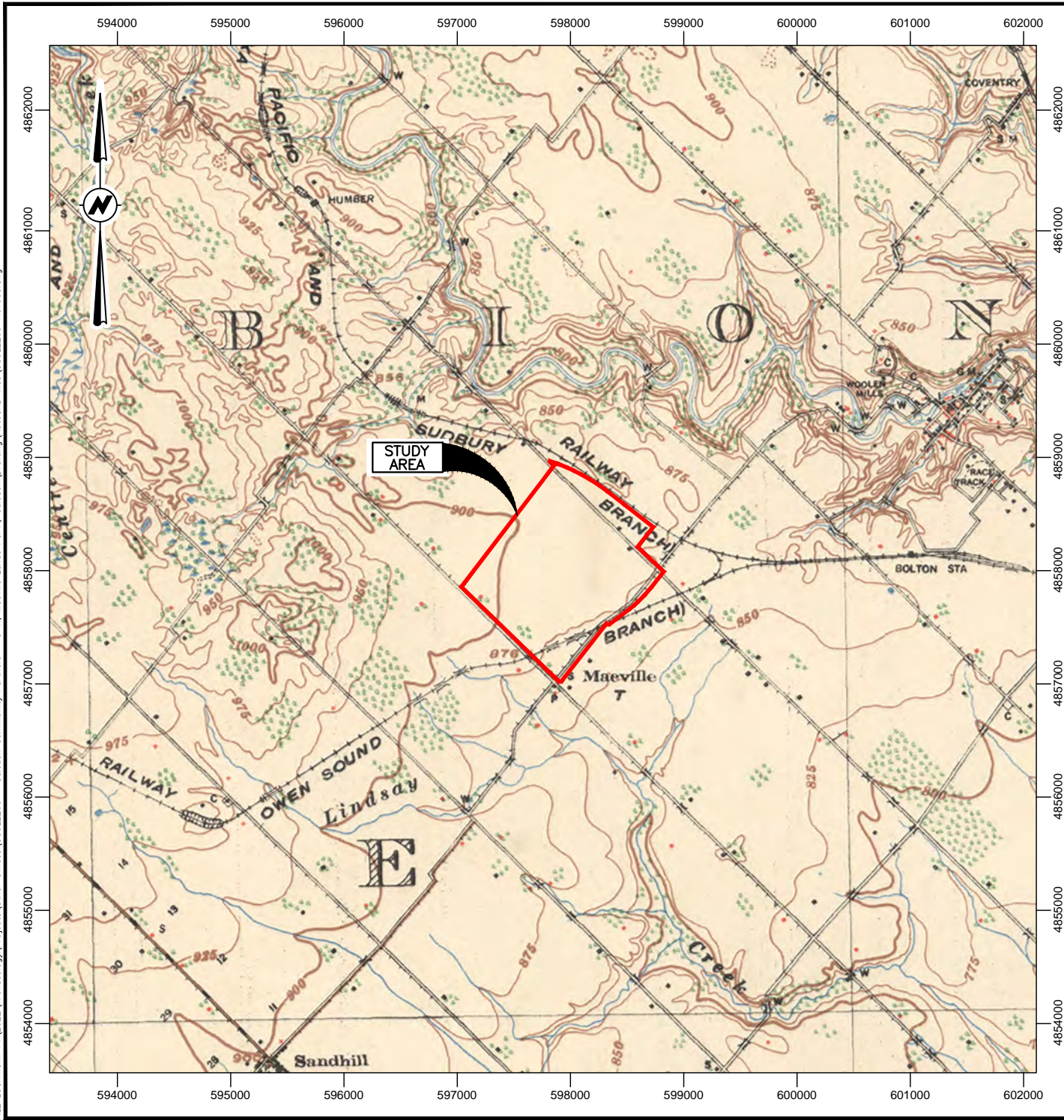
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<b>TITLE:</b> 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL SHOWING THE LOCATION OF THE STUDY AREA		
<b>LEGEND:</b> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 2px solid red; margin-right: 5px;"></div>                 STUDY AREA             </div>		
<b>NOTES:</b> THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. OCUL2203. ALL LOCATIONS ARE APPROXIMATE. <b>ORIGINAL PAPER SIZE: 8½ x 11.</b> <b>REFERENCES:</b> G.R. & G.M. TREMAINE, 1859; CANMAP STREETFILES V2008.4.		
<div style="text-align: center;"> <p>SCALE 1:50000</p> </div>		
<div style="text-align: center;"> <b>Caledon Community Partners</b>                  10 KINGSBRIDGE GARDEN CIRCLE, SUITE 700                  MISSISSAUGA, ONTARIO, L5R 3K6             </div>		
<div style="text-align: center;"> <b>Wood</b>  <b>Environment &amp; Infrastructure Solutions</b>                  3450 HARVESTER ROAD, SUITE 100                  BURLINGTON, ONTARIO, L7N 3W5                  905-335-2353  </div>		
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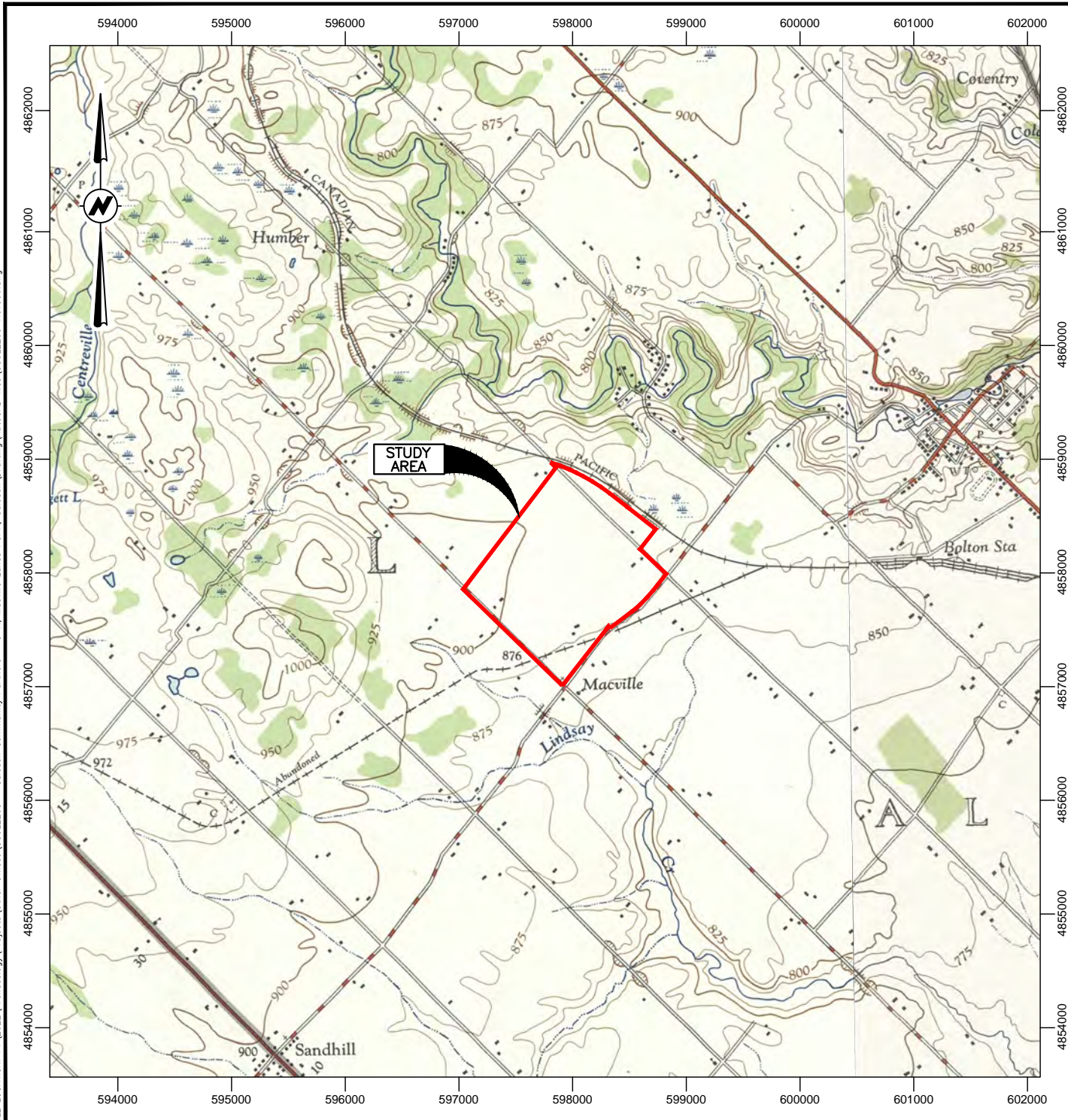
<b>PROJECT:</b> CULTURAL HERITAGE IMPACT ASSESSMENT MACVILLE LANDS PROPOSED OFFICIAL PLAN AMMENDMENT (POPA) HISTORICAL TOWNSHIP OF CALEDON REGIONAL MUNICIPALITY OF PEEL NOW IN THE TOWN OF CALEDON, ONTARIO		
<b>TITLE:</b> 1877 ILLUSTRATED HISTORICAL ATLAS MAP OF THE COUNTY OF PEEL COUNTY SHOWING THE LOCATION OF THE STUDY AREA		
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SJL	CD	APR. 11, 2022
<b>DATUM:</b>	<b>PROJECTION:</b>	<b>PROJECT No:</b>
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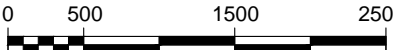





<b>PROJECT:</b> CULTURAL HERITAGE IMPACT ASSESSMENT MACVILLE LANDS PROPOSED OFFICIAL PLAN AMMENDMENT (POPA) HISTORICAL TOWNSHIP OF CALEDON REGIONAL MUNICIPALITY OF PEEL NOW IN THE TOWN OF CALEDON, ONTARIO		
<b>TITLE:</b> 1914 HISTORICAL TOPOGRAPHIC MAP OF ONTARIO, BOLTON SHEET SHOWING THE LOCATION OF THE STUDY AREA		
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<div style="text-align: center;"> <p>SCALE 1:50000</p> </div>		
<div style="text-align: center;"> <b>Caledon Community Partners</b>                  10 KINGSBRIDGE GARDEN CIRCLE, SUITE 700                  MISSISSAUGA, ONTARIO, L5R 3K6             </div>		
<div style="text-align: center;"> <b>Wood</b>  <b>Environment &amp; Infrastructure Solutions</b>                  3450 HARVESTER ROAD, SUITE 100                  BURLINGTON, ONTARIO, L7N 3W5                  905-335-2353  </div>		
<b>DWN BY:</b> SJL	<b>CHK'D BY:</b> CD	<b>DATE:</b> APR. 11, 2022
<b>DATUM:</b> NAD83	<b>PROJECTION:</b> UTM Zone 17	<b>PROJECT No:</b> OCUL2203
<b>REV No:</b> 0		<b>FIGURE No:</b> 5

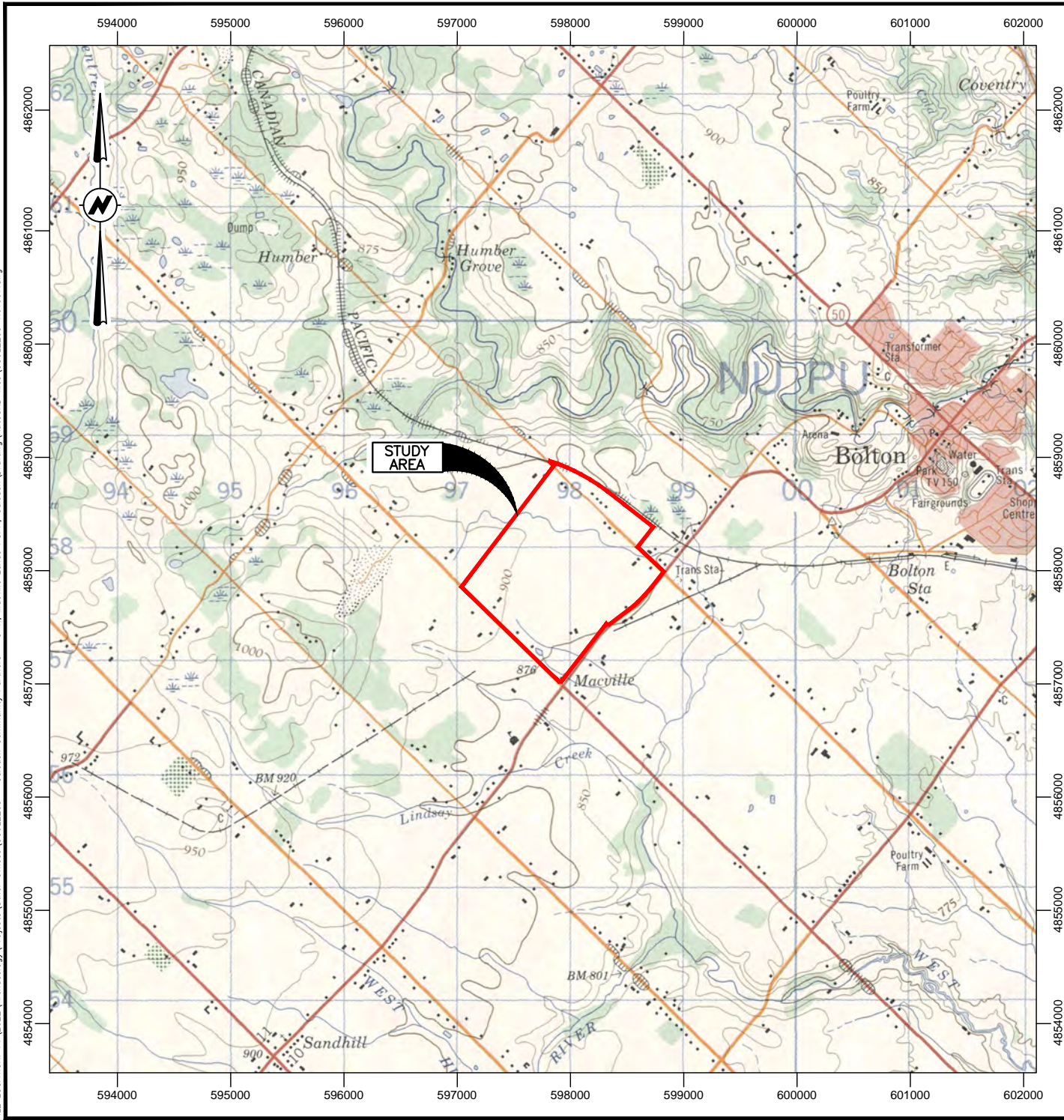




<b>PROJECT:</b> CULTURAL HERITAGE IMPACT ASSESSMENT MACVILLE LANDS PROPOSED OFFICIAL PLAN AMMENDMENT (POPA) HISTORICAL TOWNSHIP OF CALEDON REGIONAL MUNICIPALITY OF PEEL NOW IN THE TOWN OF CALEDON, ONTARIO		
<b>TITLE:</b> 1954 HISTORICAL TOPOGRAPHIC MAP OF ONTARIO, BOLTON SHEET, WEST HALF AND EAST HALF SHOWING THE LOCATION OF THE STUDY AREA		
<b>LEGEND:</b> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 2px solid red; margin-right: 5px;"></div>                 STUDY AREA             </div>		
<b>NOTES:</b> THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. OCUL2203. ALL LOCATIONS ARE APPROXIMATE. <b>ORIGINAL PAPER SIZE: 8½ x 11.</b>		
<b>REFERENCES:</b> DEPARTMENT OF MINES AND TECHNICAL SURVEYS, 1954; CANMAP STREETFILES V2008.4.		
<div style="text-align: center;">                   SCALE 1:50000             </div>		
<div style="text-align: center;"> <b>Caledon Community Partners</b>                  10 KINGSBRIDGE GARDEN CIRCLE, SUITE 700                  MISSISSAUGA, ONTARIO, L5R 3K6             </div>		
<div style="text-align: center;"> <b>Wood</b>  <b>Environment &amp; Infrastructure Solutions</b>                  3450 HARVESTER ROAD, SUITE 100                  BURLINGTON, ONTARIO, L7N 3W5                  905-335-2353   </div>		
<b>DWN BY:</b> SJL	<b>CHK'D BY:</b> CD	<b>DATE:</b> APR. 11, 2022
<b>DATUM:</b> NAD83	<b>PROJECTION:</b> UTM Zone 17	<b>PROJECT No:</b> OCUL2203
<b>REV No:</b> 0		<b>FIGURE No:</b> 6



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**PROJECT:**  
CULTURAL HERITAGE IMPACT ASSESSMENT  
MACVILLE LANDS  
PROPOSED OFFICIAL PLAN AMMENDMENT (POPA)  
HISTORICAL TOWNSHIP OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL  
NOW IN THE TOWN OF CALEDON, ONTARIO

**TITLE:**  
1978 HISTORICAL TOPOGRAPHIC MAP  
OF ONTARIO, BOLTON SHEET SHOWING  
THE LOCATION OF THE STUDY AREA

**LEGEND:**  
 STUDY AREA

**NOTES:**  
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE  
WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
REPORT No. OCUL2203.  
ALL LOCATIONS ARE APPROXIMATE.  
**ORIGINAL PAPER SIZE:** 8½ x 11.  
**REFERENCES:**  
DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1978;  
CANMAP STREETFILES V2008.4.

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SCALE 1:50000

**Caledon Community Partners**  
10 KINGSBRIDGE GARDEN CIRCLE, SUITE 700  
MISSISSAUGA, ONTARIO, L5R 3K6

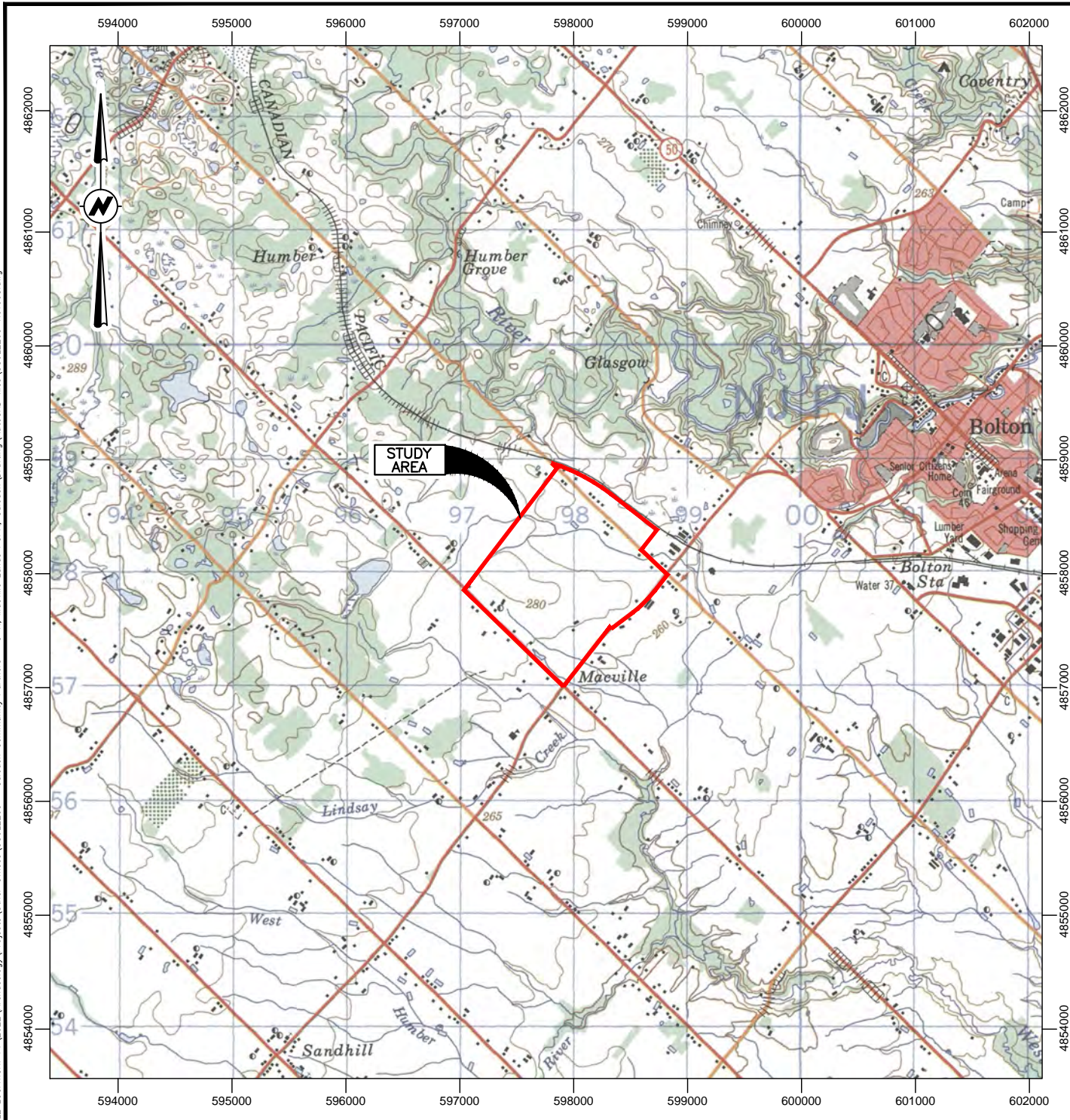
**Wood**  
**Environment & Infrastructure Solutions**  
3450 HARVESTER ROAD, SUITE 100  
BURLINGTON, ONTARIO, L7N 3W5  
905-335-2353

**wood.**

<b>DWN BY:</b> SJL	<b>CHK'D BY:</b> CD	<b>DATE:</b> APR. 11, 2022
<b>DATUM:</b> NAD83	<b>PROJECTION:</b> UTM Zone 17	<b>PROJECT No:</b> OCUL2203
<b>REV No:</b> 0		<b>FIGURE No:</b> 7




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PROJECT:  
CULTURAL HERITAGE IMPACT ASSESSMENT  
MACVILLE LANDS  
PROPOSED OFFICIAL PLAN AMMENDMENT (POPA)  
HISTORICAL TOWNSHIP OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL  
NOW IN THE TOWN OF CALEDON, ONTARIO

TITLE:  
1994 HISTORICAL TOPOGRAPHIC MAP  
OF ONTARIO, BOLTON SHEET SHOWING  
THE LOCATION OF THE STUDY AREA

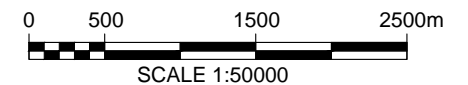
LEGEND:  
 STUDY AREA

NOTES:  
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE  
WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
REPORT No. OCUL2203.

ALL LOCATIONS ARE APPROXIMATE.

ORIGINAL PAPER SIZE: 8½ x 11.

REFERENCES:  
DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1994;  
CANMAP STREETFILES V2008.4.



Caledon Community Partners  
10 KINGSBRIDGE GARDEN CIRCLE, SUITE 700  
MISSISSAUGA, ONTARIO, L5R 3K6

Wood  
Environment & Infrastructure Solutions  
3450 HARVESTER ROAD, SUITE 100  
BURLINGTON, ONTARIO, L7N 3W5  
905-335-2353

**wood.**

DWN BY: SJL	CHK'D BY: CD	DATE: APR. 11, 2022
DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: OCUL2203
REV No: 0		FIGURE No: 8

## 4.0 Previous Investigations

### 4.1 Cultural Heritage Landscapes Inventory (Envision 2009)

In 2009, Envision-The Hough Group Ltd. (Envision) was retained by the Town to inventory candidate cultural heritage landscapes (CHLs). Using the Town's 2003 *Criteria for the Identification of Cultural Heritage Landscapes* guidance document, the assessment was completed in two phases, the first focussing on a large area of northwest Caledon and Silver Creek and the second phase concentrated on areas from the rural four corners of the Chinguacousy Peel Plain to along the Credit River section of the Niagara Escarpment. Within the Albion Township the inventory identified three distinct CHLs including the South Albion Farmsteads, Bolton's Historic Core and Irish Settlement of Northwest Albion. Although none of these are located within the current Study Area, an additional candidate CHL—the former TG&B Railway—crosses the south corner of the Study Area (Envision 2009: 1-1 and 1-4 to 1-5).

### 4.2 Cultural Heritage Assessment Report (ASI 2009)

In 2009, Archaeological Services Inc. (ASI) was retained by Hatch Mott Macdonald to conduct a Cultural Heritage Assessment as part of the Caledon East Class Environmental. The assessment identified 414 previously identified cultural heritage resources, 27 of which were designated under Part IV of the *Ontario Heritage Act*. The results of the assessment identified ten properties within and adjacent to the POPA lands including:

- 14436 Humber Station Road
- 13963 The Gore Road
- 14098 The Gore Road
- 14258 The Gore Road
- 14275 The Gore Road
- 14495 The Gore Road
- 7406 King Street
- 7477 King Street
- 7601 King Street
- 7640 King Street

### 4.3 BRES Cultural Heritage Landscapes and Built Heritage Resources Assessment (Town of Caledon 2014)

In 2014, the Town conducted a Cultural Heritage Landscapes Assessment and Built Heritage Resources Assessment as part of the Bolton Residential Expansion Study. The preferred boundary areas included: Option 1 which was situated on lands north of the Bolton settlement area; Option 2 with two rounding out areas off King Street and one off of Queen Street; and Option 3, an area situated between The Gore Road on the west and the Canadian Pacific Railway tracks on the east, and from King Street on the south to the northern boundary of Lot 12 on the north. Option 3 covers part of the POPA Lands (Town of Caledon 2014: 1-3). The results of the assessment identified eight properties within and adjacent to the Option 3 lands. These include all but 13963 and 14098 The Gore Road from the previously completed



2009 ASI report which were not carried forward in the assessment (Town of Caledon 2014: 18).

Preliminary evaluations for heritage potential were conducted for the properties located directly within the Option lands. For Option 3, this included 7640 King Street, 14275 The Gore Road, and the Former TG&B Railway Alignment (Town of Caledon 2014: 20). The detailed Built Heritage and Cultural Heritage Landscape Inventory Sheets for each of these properties is provided in Appendix B.

The Town recommended the properties at 7640 King Street and 14275 The Gore Road for listing and designation while the former TG&B Railway was deemed to have diminished CHVI since its closure in 1932 and subsequent removal of its tracks (Town of Caledon 2014: 20). Further, the Town concluded that the rail line's reabsorption into agricultural use had fragmented and eroded the railway as an entity and its integrity as a CHL (Town of Caledon 2014: B-15 to B-17).

#### 4.4 Cultural Heritage Resources Assessment Review (GSAI 2020)

In 2020, Glen Schnarr & Associates Inc. (GSAI) reviewed the Macville Community lands (previously referred to as Option 3) plus a 1-km radius to identify any properties that had been added to the Heritage Register since the 2014 BRES. GSAI found that seven properties had been added to the Register, and a total of nine were identified as having significant built heritage resources within and surrounding the Macville Community lands. These are:

- 7447 King Street;
- 7601 King Street;
- 7640 King Street
- 14258 The Gore Road;
- 14275 The Gore Road
- 14436 Humber Station Road (lands legally described as Part of Lot 13 Concession 4);
- 14436 Humber Station Road (lands legally described as Part of Lot 12 Concession 5);
- 14495 The Gore Road; and
- 14695 The Gore Road.

(GSAI 2020: Appendix 3)

The property at 14098 The Gore Road, previously listed within the 2014 report, was excluded as its buildings had been demolished between 2015 and 2016 (2020a). GSAI also made the following note regarding the TG&B Railway :

*"the 2014 Assessment Report concluded no further investigation was recommended for the TG & B Railway Right-of-Way. The TG & B Railway Right-of-Way remains on the Town of Caledon's Candidate CHL list, however it has not been added to the Town's CHL Registrar."*

(GSAI 2020: 3)

#### 4.5 14275 The Gore Road CHIS (Golder Associates Inc. 2021)

In 2021, Golder Associates Ltd. (Golder) was retained by Argo Macville I Corporation to conduct a Heritage Impact Assessment (HIA) for the property at 14275 The Gore Road. This property had been identified in the BRES as highly significant and was recommended for listing and designation. Golder made the following key findings from their historical research and field investigation:

*"The Newlove House was built between 1883 and 1891 in a predominately "American" Gothic*

*Revival style with Italianate influences; the addition was added in the mid-to-late 20th century*

*The barn was built in timber-frame with salvaged members on a concrete and fieldstone foundation, probably in the first to second decade of the 20th century*

*The driveshed was built in timber-frame with salvaged members in the early to middle 20th century*

*The metal-clad outbuilding was built in the late 20th century"*

From these results Golder completed a detailed evaluation of the property using O. Reg. 9/06 and concluded that the property met six of the nine criteria for CHVI. Following this, Golder proposed three alternative options: Option 1) *"Do Nothing" - Preserve and retain the property in its current form and continue the current and historic land use*"; Option 2) *"Rehabilitate the Newlove House and the barn for adaptive re-use on a reduced lot within the new development"*; and Option 3) *"Relocate the Newlove House to a community park within the new development and rehabilitate both for adaptive re-use; dismantle and relocate the barn to a sympathetic site"* (Golder 2020: 127-130).

Through options analysis, Options 1 and 2 were deemed unfeasible and Option 3 was chosen as it balanced both the economic viability of the property and heritage conservation and provided a long-term sustainable option for the Newlove House as a valued built heritage resource with intact heritage attributes (Golder 2020: 129-130). To avoid adverse impacts ranging in magnitude from negligible to major, Golder recommended interim protection measures and that a heritage conservation plan be completed to guide the relocation and adaptive reuse of the Newlove House (2020: 129-131).

## 5.0 Results

### 5.1 Information Gathering

The Town of Caledon, Ontario Heritage Trust, and the MHSTCI were consulted to gather information on the Study Area.

Sally Drummond, Heritage Resource Officer at the Town of Caledon, confirmed that the Study Area is located within, and adjacent to, nine properties listed on the municipal Heritage Register. She also provided a copy of the BRES and information on the properties at 7403 King Street and the Former SS #5 Macville located at 13957 the Gore Road.

Kevin DeMille, Natural Heritage Coordinator at the Ontario Heritage Trust, reported that the Study Area does not contain any Trust conservation easements or Ontario Heritage Trust-owned properties.

Karla Barboza, Acting Team Lead at the MHSTCI, reported that there are no properties designated under the *Ontario Heritage Act* by the Minister within, or adjacent to, the Study Area and that the MHSTCI is not aware of any provincial heritage properties within or adjacent to the Study Area.

### 5.2 Field Review Results

A field review of the Study Area was completed on May 31, 2022, by Wood Cultural Heritage Specialists Chelsea Dickinson and Heidy Schopf. The Study area is predominantly rural agricultural with a built environment of 19th century farmsteads combined with more recent 20th to 21st century estate lot residences (Plate 5 to Plate 14). Industrial-commercial land uses are east of the Study Area, near the crossroads of King Street and Humber Speed Road. The Study Area also includes a number of field boundaries marked by vegetation but these are characterized by recent overgrowth and not considered formal hedgerows or historic landscape features.

Nine properties were identified to have known or potential CHVI.



Plate 5: Humber Station Road facing southeast



Plate 6: Humber Station Road facing northwest towards the Canadian Pacific Railway



Plate 7: Humber Station Road facing northwest



Plate 8: Agricultural fields located south of Humber Station Road



Plate 9: Crossroads of Humber Station Road and King Street facing southeast



Plate 10: Crossroads of Humber Station Road and King Street facing northeast





Plate 11: Agricultural fields northwest of King Street



Plate 12: King Street facing northeast



Plate 13: The Gore Road facing southeast





Plate 14: Former TG&B Railway bed facing northeast


### 5.3 Inventory of Built Resources and Cultural Heritage Landscapes



Table 3 provides an inventory of built heritage resources and cultural heritage landscapes within the Study Area. It is arranged by civic address beginning with Humber Station Road, The Gore Road, then King Street. The location of each inventoried property is depicted in Figure 9.

Each inventoried property includes a high-level property description and, where required, a preliminary O. Reg. 9/06 evaluation with draft Statement of Cultural Heritage Value (SCHV). The heritage attributes are limited to exterior elements visible from the right-of-way and the results of background research.






Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes

CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 1	-CHL -Farm Complex	14436 Humber Station Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Register and the property description provided below is based on field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a two-storey, red-brick Edwardian Classicism style residence probably constructed in the early 20th century. The residence has an irregular shaped plan and pyramidal roof with projecting eaves and verges. The two-bay front (north) façade has an off-centre glazed entrance and adjacent window at the first level covered by a low, hip roofed wrap-around veranda with low balustrades and wood columns set on tall brick pillars. At the second level the fenestration is symmetrically placed tall windows with stone lug sills. A gabled dormer features paired one-over-one windows.</p> <p>Other structures on the property include a large gambrel-roofed barn with single story gable-roofed wing, five silos, one Quonset, and one smaller structure with a later animal enclosure constructed between 2011 and 2013.</p> <p>Landscape elements of the property include a single row of trees lining the northern edge of the driveway and a small pond north of the barn.</p> <p><u>Draft Statement of CHVI</u></p> <p>The property has potential CHVI as a representative example of an early 20th century farmstead with Edwardian Classical residence, large gambrel-roofed barn, and tree-lined driveway.</p> <p><u>Draft Heritage Attributes</u></p> <p>The heritage attributes demonstrating the property's CHVI are its:</p> <ul style="list-style-type: none"><li>• Edwardian Classical style farmhouse with:<ul style="list-style-type: none"><li>○ Red brick construction</li><li>○ Two-storey massing</li><li>○ Symmetrical fenestration</li><li>○ Pyramidal roof with dormer</li><li>○ Wrap-around veranda with low balustrade and wood columns set on tall brick pillars</li></ul></li><li>• Large gambrel-roofed barn</li><li>• Long driveway lined by a single row of trees</li></ul>	



CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 2	-CHL -Farm Complex	14495 The Gore Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Registrar and the property description provided below is based on field observations conducted from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a two-storey, red brick Queen Anne style farmhouse constructed between 1875 and 1899 (Town of Caledon 2019a). It has a rectangular plan, two-level bay windows, and a pyramidal roof and dormers (Town of Caledon 2020a). At the ground level is a veranda.</p> <p>Other structures on the property include one T-shaped barn built between 2005-2007, at least six outbuildings, four silos and one Quonset constructed between 2016 and 2017 as a replacement for a previous structure. Landscape elements on the property include mature trees lining both sides of the driveway and split rail fencing.</p> <p><u>Draft Statement of Cultural Heritage Value or Interest</u></p> <p>The property has potential CHVI as a representative example of an early 20th century farmstead with Queen Anne style residence, large barn, and tree-lined driveway.</p> <p><u>Draft Heritage Attributes</u></p> <ul style="list-style-type: none"><li>• Queen Anne style farmhouse with:<ul style="list-style-type: none"><li>○ Brick construction</li><li>○ Gable style roof</li><li>○ Two level bay windows</li><li>○ An open veranda</li></ul></li><li>• Long tree-lined driveway</li></ul>	 





CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
					
CHR 3	-CHL -Farm Complex	14275 The Gore Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i> -Previously evaluated for CHVI by Golder	<p>The property at 14275 The Gore Road was previously evaluated by Golder to meet six of the nine O. Reg 9/06 criteria (Golder 2021: ii). The following SCHVI is excerpted from Section 6.5 of Golder’s 2021 Report and is included as Appendix C.</p> <p><u>Description of Property-14275 The Gore Road, Town of Caledon</u></p> <p><i>The property at 14275 The Gore Road in the Town of Caledon, Peel Region is located on the north side of The Gore Road, formerly within the south half of Lot 12, Concession 4, in the Township of Albion, County of Peel. It covers approximately 39.5 hectares and includes the Newlove House, a brick farmhouse built between 1883 and 1891 and associated complex with bank barn, silo, driveshed, and metal-clad outbuilding.</i></p> <p><u>Statement of Cultural Heritage Value or Interest</u></p> <p><i>The property has cultural heritage value or interest for its design or physical value, its historical or associative value, and for its contextual value. The property’s design or physical value is linked primarily to its prominent, two-storey farmhouse, known locally as the Newlove House. Built after 1883 but before 1891, the Newlove House was built on a fieldstone foundation in red brick with buff brick quoining and has a T-shaped plan with projecting front wing ornamented with a first-level bay with entablature, paired semi-circular headed windows flanked by pilasters at the second level, and a lancet window with buff brick voussoirs, cornice returns, and curvilinear vergeboard at the gable. The central block of the house has symmetrical fenestration with jack arch and keystone decoration at the second-level window heads while the first level originally had broad openings either side of the projecting wing. At the hip roof is a moulded frieze with drop pendant brackets and tall chimneys with buff brick quoining at their base. Its masonry on the principal facade is entirely in stretcher bond and unusually this extends to the west end wall; the other walls are one-in-five American or common bond. Although it was extended to the north by an addition in the late 20th century, the Newlove House has a high level of heritage integrity as a unique example of a rural farmhouse combining the design principles of both the American Gothic Revival and Italianate styles. The property’s design or physical value is also demonstrated by its barn, which is representative of a timber-frame gambrel-roof Central Ontario Barn built in the first half of the 20th century.</i></p> <p><i>The property’s historical or associative value is for the direct association between the Newlove House and James Newlove, who was not only successful in the mixed farming that was central to the area’s economy during the 19th century, but also played a leading role in the community’s social development as Reeve of Albion for three terms,</i></p>	 

CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
				<p><i>secretary-treasurer of the Macville Public School Board, and Treasurer of the Farmers Institute. James inherited the farm from his father Love Newlove, a contractor on the First Welland Canal and early 19th century settler of Caledon.</i></p> <p><i>As a prominent residence with associated outbuilding complex that is set back from the road and surrounded by open fields, the property has contextual value for its contribution to defining and maintaining the local rural and agricultural character of the area, and for its visual connections to The Gore Road, intended to be viewed in Picturesque composition from the southwest aspect. For its massing and architectural decoration, it is considered a local landmark.</i></p> <p><u>Heritage Attributes</u></p> <p><i>The heritage attributes demonstrating the property's cultural heritage value or interest are its:</i></p> <ul style="list-style-type: none"><li><i>Newlove House combining American Gothic Revival and Italianate styles with:</i><ul style="list-style-type: none"><li><i>Load-bearing brick masonry on a tall fieldstone foundation built in stretcher bond on the south façade and west end wall and one-in-five American or common bond on the east end wall and north façade</i></li><li><i>Projecting, gable-front wing first-level bay with entablature, paired semi-circular headed windows flanked by pilasters at the second level, and a lancet window with buff brick voussoirs, cornice returns, and curvilinear vergeboard at the gable</i></li><li><i>Hipped roof central block with windows with jack arch and "keystone" heads, buff brick quoining, tall and single-stack end wall chimneys with buff brick quoins, and eaves with moulded frieze, and brackets with drop pendants</i></li></ul></li><li><i>Two-level and banked gambrel-roof Central Ontario Barn with timber-framing clad in vertical board</i></li></ul> <p>(Golder 2021: 119-120; Appendix C)</p>	



CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 4	-CHL -Farm Complex	14258 The Gore Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Register and the property description provided below is based on field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a two-storey, wood-frame, and medium hip roofed Edwardian Classicism style farmhouse with two single story rear additions. It was likely constructed in the early 20th century. The main block has three bays with central entrance covered by a hip roofed veranda with decorative fascia and wood posts. The symmetrical fenestration at the second level has tall windows with plain lug sills.</p> <p>The property also has a large gambrel-roofed timber frame barn and one outbuilding with a rectangular plan and low gable roof.</p> <p><u>Draft Statement of Cultural Heritage Value or Interest</u></p> <p>This property has potential CHVI for its farmhouse built in a vernacular expression of the Edwardian Classicism style and for its large gambrel-roofed timber-frame barn.</p> <p><u>Draft Heritage Attributes</u></p> <ul style="list-style-type: none"><li>• Vernacular Edwardian Classicism style farmhouse with:<ul style="list-style-type: none"><li>○ Medium hip roof</li><li>○ Symmetrical fenestration</li><li>○ Hip roofed veranda with decorative fascia</li></ul></li><li>• Large gambrel-roofed and timber frame barn</li></ul>	 

CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
					
CHR 5	-BHR -Former School	13957 The Gore Road	Listed (not-designated) on the Town's Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town's Heritage Register and the property description provided below is based on field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a single storey, front gable structure with a flat roofed side addition. The front (south) façade of the gable front block has two off-centre entrances, one door with a four-light elliptical window and the other a garage door. The side addition is brick clad and has an off-central glazed door and two tall blind windows flanking a central garage door.</p> <p><u>Property History</u></p> <p>In 1858, the SS No. 5 Albion Macville School (Macville School) was built in log on the land donated by John McDougall on the west half of Lot 11, Concession 4. After the TG&amp;B Railway laid its tracks through the schoolyard in 1871, the school moved to a frame building in 1872 on the west half of Lot 10, Concession 4. The school was replaced in 1963 by the Macville Public School (Joan et al. 2016). Early photographs of the schoolhouse and the 1905 class were provided by the Town, courtesy of Betty Ward, are reproduced below:</p>	





**Plate 15: The former Macville School in circa 1946-47**



**Plate 16: 1905 class of the Macville School**

In 1964, the school was sold to the Mason family who relocated the structure and placed it further back from the road and slightly to the north. The school was later converted it to a private workshop and the exterior and interior were re-clad in 1988 (Drummond 2017). The Town, courtesy of H. Broadbent, provided photographs from early in 1988, which are reproduced below.



**Plate 17: February 1988 photograph of the former Macville School**



**Plate 18: February 1988 photograph of the former Macville School**

Original components to the structure documented in 2017 include the windows sill on north side, timber frame, and the roof structure. (Joan et al. 2016; Drummond 2017).

Draft Statement of Cultural Heritage Value or Interest



The property was deemed to have potential CHVI based on its direct association with the hamlet’s only educational institution, which would have been a significant landmark for the community.


Draft Heritage Attributes

- Surviving components of the schoolhouse including the:
  - north-side windows
  - timber frame construction
  - gable front roof













CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 6	-BHR -Residence	7640 King Street	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the Ontario Heritage Act	<p>The property at 7640 King Street was previously inventoried as part of the Town’s 2014 report. The following background information and property description is excerpted from 2014 report.</p> <p><b>7640 King Street</b> <b>W ½ Lot 11, Concession 4, Albion</b> <b>BHR Inventory ID: 181</b></p> <p><i>Settlement of Lot 11 is associated with the McDougall brothers, John and Daniel, who purportedly arrived in the area prior to 1820. Sons of a United Empire Loyalist, the brothers received large land grants, with Daniel receiving additional lands for his service in the War of 1812. According to The Story of Albion by Esther Heyes, Daniel received Lot 11, Concession 4, as his UEL grant, but it was actually settled by John and his first wife, Mary. The 1859 Tremaine Map lists John McDougall as owner of the full 200 acres of Lot 11, divided at that time into two parcels of 150 acres and 50 acres. A dwelling is shown on the 150 acre parcel on the location of the existing residence.</i></p> <p><i>Through the early efforts of the McDougalls and others, the small hamlet of Macville was soon established at the crossroads of King Street and The Gore Road at the southwest corner of John McDougall’s property. As shown on the Tremaine Map, by 1859 the hamlet comprised a schoolhouse, church, store, inn and blacksmith shop. Originally known as ‘McDougall’s Corners’, it had been renamed ‘Macville’ when the post office was established in 1855. John McDougall was a staunch Methodist and Reformer, and donated land on the corner of his lot for the local schoolhouse and Wesleyan Methodist Church.</i></p> <p><i>In 1 1877, the 150 acre parcel had passed into the ownership of John’s son, Andrew, and the eastern 50 acres to Mrs. Mary McDougall. The Albion Township map of that year shows a dwelling and orchard in the same location as that on the 1859 map.</i></p> <p><i>Set well back from the road, the existing residence clearly occupies the same location as shown on the 1859 and 1877 historic maps. This deep approach was reasonable because McDougall owned the full lot, and may have wished to be sited closed to the stream running just east of the farmstead. Sitting on a stone foundation, the one-storey, hipped roof farmhouse is of red brick construction with buff brick detailing. Built in the Regency Cottage style of the mid-19th century, it also boasts a small centre gable with finial on the front façade that demonstrates the building’s bridging of early Regency influences with those of the Ontario Cottage style. The house is built in a T-configuration with a rear, hipped roof tail, also clad in red and buff brick. Fine Regency details are found on the five-bay front façade, where the centre door is flanked by French windows. All openings are headed by buff brick labels, those on the front façade having a decorative tear drop pattern. Although the original windows and front door have been replaced, the residence continues to demonstrate the architectural balance and detailing of its period.</i></p> <p><i>Determining the construction date of the house remains unclear. The 1851 census lists John McDougall and family in a brick house, while the 1861 census lists them in a frame house. The 1891 census lists Andrew McDougall and family in a 1 storey, four room brick residence, clearly the existing farmhouse.</i></p> <p><i>The farmstead had also entailed a large, gable-roofed timber frame barn and gable-covered concrete silo were located to the east of the house. The barn had been deteriorating in recent years, as the farmstead is no longer in active use. It blew down in a wind storm a few years ago and, together with the silo, has been removed from the site.</i></p> <p>In addition to the above, the Town found the property to have a high degree of CHVI due to the early construction date of its residence, the building’s unique architecture within the broader area for its Regency Cottage style; and its associations with area pioneer John McDougall and his descendants throughout the 19th</p>	 





CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
				<p>century (Town of Caledon 2014: B7). A full copy of the inventory sheet and evaluation is provided in Appendix B.</p> <p>The following potential heritage attributes provided below are based on the available inventory sheet outlined above as the residence was set far back from the right-of way and obscured by foliage.</p> <p><u>Draft Heritage Attributes</u></p> <ul style="list-style-type: none"><li>Regency Cottage style residence with:<ul style="list-style-type: none"><li>Five-bay front façade</li><li>Small centre gable with finial</li><li>Central entrance flanked by French windows</li><li>Openings headed by buff brick labels with decorative tear drop pattern</li></ul></li><li>Tree-lined driveway</li></ul>	
CHR 7	-CHL -Farm Complex	7601 King Street	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Register and the property description provided below is based on field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a two-storey red brick Edwardian Classicism style residence probably constructed in the early 20th century. It has an irregular-shaped plan and hip roof with central dormer and projecting eaves and verges. The front (northwest) façade is two bays with off-centre entrance covered by a low hip roofed open veranda supported by seven Tuscan order columns on brick pillars. Fenestration at the second level is symmetrically placed tall windows with plain lintels. On the off-set wing is a second level doorway with balcony and wood balustrade over the veranda roof.</p> <p>Other structures on the property include two gambrel-roofed and timber-framed barns (one with horizontal cladding and the other with vertical cladding) and one single storey gable roofed outbuilding.</p> <p><u>Draft Statement of Cultural Heritage Value or Interest</u></p> <p>The property has potential CHVI for its representative example of an Edwardian Classicism style farmhouse and two gambrel-roofed barns.</p> <p><u>Draft Heritage Attributes</u></p> <p>The heritage attributes demonstrating the property's cultural heritage value or interest are its:</p> <ul style="list-style-type: none"><li>Edwardian Classicism style farmhouse with:<ul style="list-style-type: none"><li>Red brick construction</li><li>Symmetrical fenestration of tall windows with stone lintels</li><li>Central dormer</li><li>Open veranda supported by seven Tuscan order columns on brick pillars</li></ul></li><li>Two gambrel-roofed timber-framed barns</li></ul>	



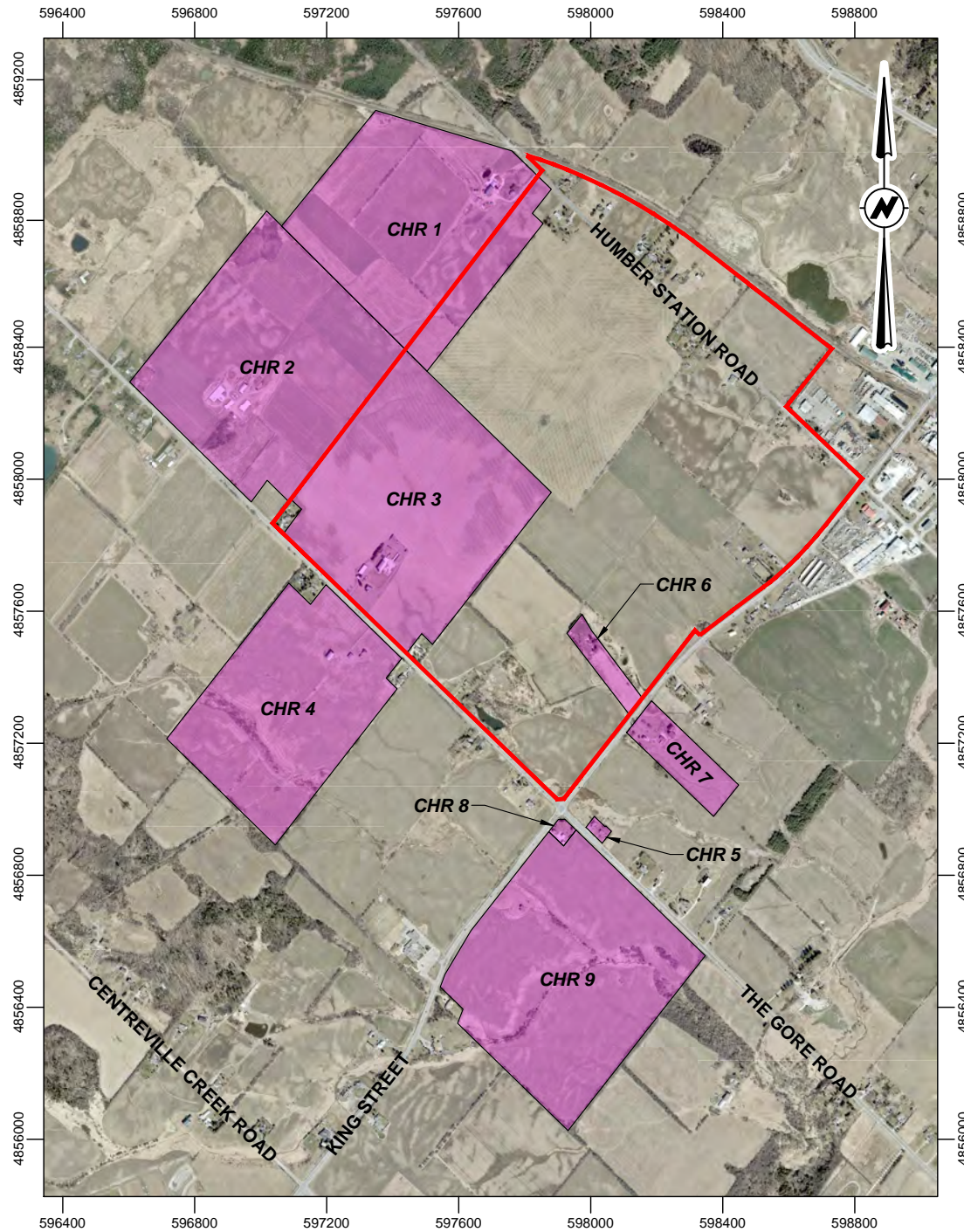
CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
					
CHR 8	-BHR -Residence	7477 King Street	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Register and the property description provided below is based on field observations made from the public right-of-way.</p> <p><u>Property Description</u> This property features a two-story, dichromatic (red and buff) brick Italianate style residence with a rear addition. It was likely constructed in the mid to late 19th century and is associated with settler Andrew Hopes, a blacksmith. The main block has a square plan, low hip roof with large decorative brackets unusually linked by a thin wood string course. The two-bay front (northwest) façade has asymmetrically placed fenestration with an off-centre entrance. All openings have segmental arch heads with buff brick labels and plain stone lug sills. Staining around the first level window suggests it may have had a projecting bay window. At the corners of the building are buff brick “zigzag” quoins (Type B in Ritchie 1979:66).</p> <p>Landscape elements on the property include a fountain and decorative stone pillars connected to chainlink fencing.</p> <p><u>Draft Statement of Cultural Heritage Value or Interest</u> The property has potential CHVI for its residence built in dichromatic brick in a vernacular expression of the Italianate style. The property also has direct association with one of the hamlet’s blacksmiths, who would have been recognized as an important member of the community.</p> <p><u>Draft Heritage Attributes</u></p> <ul style="list-style-type: none"><li>Italianate style residence with:<ul style="list-style-type: none"><li>Pyramidal roof with decorative brackets linked by a wood string course</li><li>Red brick wall masonry with with buff brick zigzag quoins</li><li>Segmental arch head windows with buff brick labels and stone lug sills</li></ul></li></ul>	



CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
CHR 9	-BHR -Former Residence	7403 King Street	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<p>This property is listed on the Town’s Heritage Register and the property description provided below is based on field observations made from the public right-of-way.</p> <p><u>Property Description</u></p> <p>This property features a single-storey Neoclassical style farmhouse built in red brick between 1850-1874. It has a centre gable on the front (north) façade and its five bays are arranged as a central entrance with two segmental arch head windows with brick voussoirs and stone lintels on each side. A stone chimney is located on the east end wall. In 2012, the interior structure was gutted, but was photographed prior to beginning work; these pictures were provided by the Town and are reproduced below.</p> <div><div><p>Plate 19: Northeast elevation in 2012</p></div><div><p>Plate 20: Southeast elevation in 2012</p></div><div><p>Plate 21: Main floor in 2012</p></div><div><p>Plate 22: Central entrance hall in 2012</p></div></div>	<div></div>

CHR No.	Type	Location	Heritage Recognition	Description of Property	Photographs/Digital Image
				<div><p>Plate 23: Main floor fireplace in 2012</p><p>Plate 24: Second level in 2012</p><p>Plate 25: Flooded basement in 2012</p><p>Plate 26: Attic space in 2012</p><p>The entry lane to the property from King Street was removed between of 2001 and 2007 along with an extant structure. By 2017 the residences former driveway had been graded over twice and all evidence removed.</p><p><u>Draft Statement of Cultural Heritage Value or Interest</u></p><p>The residence on this property has potential CHVI as a rare example of a Late Neoclassical style farmhouse in the area.</p><p><u>Draft Heritage Attributes</u></p><ul style="list-style-type: none"><li>• Neoclassical style farmhouse with:<ul style="list-style-type: none"><li>○ Five bay façade</li><li>○ Central entrance and cross-gable</li></ul></li><li>• Orientation of the house toward the now-dry creek</li></ul></div>	



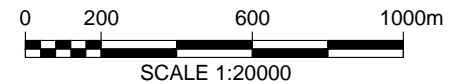


PROJECT:  
 CULTURAL HERITAGE IMPACT ASSESSMENT  
 MACVILLE LANDS  
 PROPOSED OFFICIAL PLAN AMMENDMENT (POPA)  
 HISTORICAL TOWNSHIP OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL  
 NOW IN THE TOWN OF CALEDON, ONTARIO

TITLE:  
 IDENTIFIED CULTURAL HERITAGE RESOURCES

LEGEND:  
 STUDY AREA  
 LISTED ON THE TOWN OF CALEDON'S HERITAGE REGISTER

NOTES:  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE  
 WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
 REPORT No. OCUL2203.  
 ALL LOCATIONS ARE APPROXIMATE.  
 ORIGINAL PAPER SIZE: 8½ x 11.  
 REFERENCES:  
 2021 AERIAL PHOTOGRAPHS BY THE TOWN OF CALEDON;  
 CANMAP STREETFILES V2008.4.



Caledon Community Partners  
 10 KINGSBRIDGE GARDEN CIRCLE, SUITE 700  
 MISSISSAUGA, ONTARIO, L5R 3K6

Wood  
 Environment & Infrastructure Solutions  
 3450 HARVESTER ROAD, SUITE 100  
 BURLINGTON, ONTARIO, L7N 3W5  
 905-335-2353

**wood.**

DWN BY: SJL	CHK'D BY: CD	DATE: APR. 11, 2022
DATUM: NAD83	PROJECTION: UTM Zone 17	PROJECT No: OCUL2203
REV No: 0		FIGURE No: 9

## 6.0 Preliminary Impact Assessment

While drawings of the detailed plans for the Macville Lands POPA were not available at the time of writing, Wood's understanding is that Argo intends to develop the Study Area as a residential subdivision that includes low-rise residential housing (singles, duplexes, and towns) with community parks and recreation areas. Therefore, while the detailed design plans are not available at this time the following impact assessment aims is to identify the potential impacts from general residential development and recommend general recommendations or policies for future conservation utilizing the Town of Caledon's hierarchy of approaches for the Retention/Relocation of Heritage Buildings as defined in Section 2.1.4. This assessment will consider two categories of impacts:

- **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include destruction or alteration.
- **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include shadows, isolation, direct or indirect obstruction of significant views or vistas, a change in land use, or land disturbances.

It should be noted that land disturbances, as defined in MHSTCI InfoSheet #5, and described above, also apply to archaeological resources. An archaeological assessment is beyond the scope of this study since recommendations regarding archaeological resources must be made by a professional archaeologist licensed by the MHSCTI.

Table 3: Impact Assessment and Mitigation Measures

CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts	Mitigation Measures
CHR 1	-CHL -Farm Complex	14436 Humber Station Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li></ul>	The proposed development is not anticipated to have direct impacts to this property.
				<ul style="list-style-type: none"><li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</li></ul>	
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	The proposed development is not anticipated to create shadows that will alter to appearance or viability of the any potential natural features on the property. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	The proposed development is not anticipated to create an isolation of the draft heritage attributes defined within the inventory. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. As such, no indirect impact is anticipated.
				<ul style="list-style-type: none"><li>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.</li></ul>	The proposed redevelopment is not anticipated to change in land use of the property. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The built heritage resource on the property is approximately 75 m from the proposed development and beyond the commonly used distance threshold of 200 ft (160 m [approximate]) for potential vibration effects, excluding blasting. However, in the absence of a proper documentation (i.e. structural/soil conditions) use of the reasonable and conservative approach distance threshold of 500 ft (150 m [approximate]), that excludes blasting, is recommended (Wilson, Ihrig & Associates, Inc. (2012: 31). As such, indirect impacts from construction vibration are



CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts	Mitigation Measures
					anticipated  This potential indirect negative impact can be mitigated by the implementation of a property-specific impacts/vibration study as defined in Recommendation 6.
CHR 2	-CHL -Farm Complex	14495 The Gore Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li></ul>	The proposed development is not anticipated to have direct impacts to this property.
				<ul style="list-style-type: none"><li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</li></ul>	
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	The proposed development is not anticipated to create shadows that will alter to appearance or viability of the any potential natural features on the property. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	The proposed development is not anticipated to create an isolation of the draft heritage attributes defined within the inventory. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. As such, no indirect impact is anticipated.
				<ul style="list-style-type: none"><li>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.</li></ul>	The proposed redevelopment is not anticipated to change in land use of the property. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The built heritage resource on the property is over 1 km from the proposed development and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates Inc. 2012: 31). As such, no indirect impacts from construction vibration are anticipated.

CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts		Mitigation Measures
CHR 3	-CHL -Farm Complex	14275 The Gore Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>  Previously evaluated for CHVI by Golder	Potential Direct adverse impact from the Project		
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li></ul>	The proposed Study Area development has the potential to result in the destruction of heritage components of the Newlove House and Central Ontario Barn.  Implementation and adherence of the recommendations for preferred alternative (Option 3) from Golder’s 2021 HIA report which includes the relocation of the farmhouse to a community park and relocation of the barn to a sympathetic site is advised.	
				<ul style="list-style-type: none"><li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</li></ul>		
				Potential Indirect adverse impact from the Project		
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	Although any shadows from the low-rise structures of the proposed development are unlikely to alter the appearance of the heritage attributes of the Newlove farmhouse, any minor indirect negative impact should be mitigated by the creation of an HCR that will guide a conservation strategy going forward.	
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	CHVI of the heritage attributes of this property are not related to their connection with the surrounding environment. Therefore, no negative impact is anticipated.	
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. As such, no indirect impact is anticipated.	
				<ul style="list-style-type: none"><li>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.</li></ul>	The proposed residential development could have a negative effect on the CHVI of the property resulting from a change in land use from agricultural to residential. However, this potential indirect negative impact has been mitigated by the recommendation for the completion of an HCR.	
<ul style="list-style-type: none"><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The proposed residential development could have a negative effect on the CHVI of the property resulting from land disturbance. However, this potential indirect negative impact can be mitigated by the preparation of the HCR and implementation of site controls and protective measures established to protect the					

CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts	Mitigation Measures
					CHVI of the property from negative impacts before and during construction.
CHR 4	-CHL -Farm Complex	14258 The Gore Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li></ul>	The proposed development is not anticipated to have direct impacts to this property.
				<ul style="list-style-type: none"><li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</li></ul>	
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	The proposed development is not anticipated to create shadows that will alter to appearance or viability of the any potential natural features on the property. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	The proposed development is not anticipated to create an isolation of the draft heritage attributes defined within the inventory. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. As such, no indirect impact is anticipated.
				<ul style="list-style-type: none"><li>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.</li></ul>	The proposed redevelopment is not anticipated to change in land use of the property. As such, so indirect impacts are anticipated
			<ul style="list-style-type: none"><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The built heritage resource on the property is over 250 m from the proposed development and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates, Inc. (2012: 31). As such, so indirect impacts from construction vibration are anticipated.	
CHR 5	-BHR -Former School	13957 The Gore Road	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li></ul>	The proposed development is not anticipated to have direct impacts to this property.
				<ul style="list-style-type: none"><li>Alteration that is not sympathetic, or is</li></ul>	



CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts	Mitigation Measures
				incompatible, with the historic fabric and appearance.	
				<b>Potential Indirect adverse impact from the Project</b>	
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	The proposed development is not anticipated to create shadows that will alter to appearance or viability of the any potential natural features on the property. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	The proposed development is not anticipated to create an isolation of the draft heritage attributes defined within the inventory. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. As such, no indirect impact is anticipated.
				<ul style="list-style-type: none"><li>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.</li><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The proposed redevelopment is not anticipated to change in land use of the property. As such, no indirect impacts are anticipated
CHR 6	-BHR -Residence	7640 King Street	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	<b>Potential Direct adverse impact from the Project</b>	
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li><li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</li></ul>	<p>The proposed Study Area development has the potential to result in the destruction or alteration of potential heritage attributes of the property.</p> <p>To mitigate these potential impacts Wood recommends the preparation of a property specific Cultural Heritage Impact Statement (CHIS) by a qualified heritage professional that includes an evaluation against the criteria prescribed in <i>O. Reg. 9/06</i> to determine whether</p>

CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts	Mitigation Measures
					the property has cultural heritage value or interest at a local level. The impact assessment should consider conservation measures that include potential options for either retention or adaptive reuse of the property.
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	The proposed development is anticipated have indirect impacts on the property. However, this potential indirect negative impact has been mitigated by the recommendation for the completion of an CHIS.
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	
				<ul style="list-style-type: none"><li>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.</li></ul>	
				<ul style="list-style-type: none"><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The proposed residential development could have a negative effect on the CHVI of the property resulting from land disturbance. However, this potential indirect negative impact can be mitigated by the implementation of a property-specific impacts/vibration study as defined in see Recommendation 4.
CHR 7	-CHL -Farm Complex	7601 King Street	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li></ul>	The proposed development is not anticipated to have direct impacts to this property.
				<ul style="list-style-type: none"><li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</li></ul>	
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	The proposed development is not anticipated to create shadows that will alter to appearance or viability of the any potential natural features on the property. As such, no indirect impacts are anticipated.

CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts	Mitigation Measures
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	The proposed development is not anticipated to create an isolation of the draft heritage attributes defined within the inventory. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. As such, no indirect impact is anticipated.
				<ul style="list-style-type: none"><li>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.</li></ul>	The proposed redevelopment is not anticipated to change in land use of the property. As such, no indirect impacts are anticipated
				<ul style="list-style-type: none"><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The built heritage resource on the property is over 350 m from the proposed development and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates, Inc. (2012: 31). As such, no indirect impacts from construction vibration are anticipated.
CHR 8	-BHR -Residence	7477 King Street	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li></ul>	The proposed development is not anticipated to have direct impacts to this property.
				<ul style="list-style-type: none"><li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</li></ul>	
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	The proposed development is not anticipated to create shadows that will alter to appearance or viability of the any potential natural features on the property. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	The proposed development is not anticipated to create an isolation of the draft heritage attributes defined within the inventory. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. As such, no indirect



CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts	Mitigation Measures
					impact is anticipated.
				<ul style="list-style-type: none"><li>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.</li></ul>	The proposed redevelopment is not anticipated to change in land use of the property. As such, no indirect impacts are anticipated
				<ul style="list-style-type: none"><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The built heritage resource on the property is over 250 m from the proposed development and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates, Inc. (2012: 31). As such, no indirect impacts from construction vibration are anticipated.
CHR 9	-BHR -Former Residence	7403 King Street	Listed (not-designated) on the Town’s Heritage Register under Section 27 (1.2) of the <i>Ontario Heritage Act</i>	Potential Direct adverse impact from the Project	
				<ul style="list-style-type: none"><li>Destruction of any, or part of any, significant heritage attributes or features.</li></ul>	The proposed development is not anticipated to have direct impacts to this property.
				<ul style="list-style-type: none"><li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</li></ul>	
				Potential Indirect adverse impact from the Project	
				<ul style="list-style-type: none"><li>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</li></ul>	The proposed development is not anticipated to create shadows that will alter to appearance or viability of the any potential natural features on the property. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li></ul>	The proposed development is not anticipated to create an isolation of the draft heritage attributes defined within the inventory. As such, no indirect impacts are anticipated.
				<ul style="list-style-type: none"><li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</li></ul>	No significant views or vistas have been identified as a heritage attributes contributing to the CHVI of the property. As such, no indirect impact is anticipated.
				<ul style="list-style-type: none"><li>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.</li></ul>	The proposed redevelopment is not anticipated to change in land use of the property. As such, no indirect impacts are anticipated

CHR No.	Property Type	Location	Heritage Recognition	Anticipated Impacts	Mitigation Measures
				<ul style="list-style-type: none"><li>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</li></ul>	The built heritage resource on the property is over 1 km from the proposed development and therefore beyond the reasonable and conservative distance threshold of 500 ft (150 m [approximate]) for potential vibration effects, excluding blasting (Wilson, Ihrig & Associates, Inc. (2012: 31). As such, no indirect impacts from construction vibration are anticipated.

## 7.0 Recommendations

Following the completion of background research, consultation, and a field review, Wood confirmed the presence of nine (9) potential heritage properties listed as non-designated properties on the Town of Caledon's Heritage Register within and adjacent to the Study Area (CHR 1 – CHR 9). No additional resources were identified during field review.

To conserve the CHVI and heritage attributes of the potential cultural heritage resources within the Study Area, Wood recommends the following actions:

- 1) If the current planning changes and CCP will acquire and develop CHR 6 (7640 King Street), then a property specific CHIS must be prepared includes a full evaluation using the criteria prescribed in *O. Reg. 9/06* to confirm that the property has CHVI. The impact assessment should consider specific impacts to the property from the draft plan of subdivision and consider all conservation options outlined in Section 3.3.3.3.3 of the Town's Official Plan (Retention/Relocation of Heritage Buildings).
- 2) The recommendations of the HIA report for CHR 3 (14275 The Gore Road) by Golder Associates Ltd. (2021) remain in effect. The following been excerpted from the report:
  - *Short-term Conservation Actions (Planning & Pre-construction Phase)*
    - *Continue use of the Newlove House as rental units until the proposed development is initiated; if this cannot be sustained, implement a mothball plan to stabilize the structure until the relocation effort can begin*
    - *Establish a regular inspection and monitoring protocol until the proposed development is initiated*
    - *Prepare a Heritage Conservation Plan (HCP) that outlines how the heritage attributes of the Newlove House will be conserved, protected, and enhanced, and the preferred conservation treatment (preservation, rehabilitation [or adaptive reuse], or restoration) that balances the objectives of heritage conservation with economic and social sustainability*
    - *Document the Newlove House through measured drawings, rectified photography, and written notes prior to undertaking any intervention beyond minor stabilization or maintenance*
    - *In partnership with an interested party such as the Waterloo Region Mennonite community, dismantle and remove the barn to a new rural location*
      - *The documentation of the barn completed for this HIA serves as "preservation by record" proportionate to the barn's level of cultural heritage significance*
  - *Medium-term Conservation Actions (Construction Phase)*
    - *Implement site control and communication*
      - *Clearly mark on project mapping the location of the Newlove House and communicate this to project personnel prior to mobilization.*
      - *Where possible prevent heavy equipment traffic from being routed in the vicinity of the Annex to minimize potential effects from vibration.*
    - *Create physical buffers*
      - *Erect temporary fencing or physical barriers around the Newlove House to prevent accidental collision with the structure*
    - *Manage fugitive dust emissions*



- *Draft a fugitive dust emissions plan following practices outlined in the Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017).*
  - *Monitor construction within a 10-m zone around the Newlove House for vibration exceedance. This monitoring zone should be communicated to all site personnel.*
    - *Continuous ground vibration monitoring should be carried out near the foundation of the Newlove House prior to relocation using a digital seismograph. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (i.e., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.*
- *Long-term Conservation Actions*
  - *Designate the Newlove House and its new curtilage under Part IV of the Ontario Heritage Act;*
  - *Officially name the building "The Newlove House" and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house*
  - *Request that the Newlove House be added to the Canada's Historic Places Canadian Register of Historic Places (CRHP).*

(Golder 2021: ii-iv)

- 3) Draft urban design guidelines to ensure construction adjacent to CHR 1 and CHR 3 is sympathetic and compatible with the architectural style, massing, and materials of the CHR 1 and CHR 3.
- 4) Consult the Town during detailed design regarding place naming and other strategies to commemorate the Indigenous and Euro-Canadian heritage of the area.
- 5) Monitor for vibration impact during adjacent construction and if required develop property-specific impacts/vibration study's a that include the following:
  - a. Documentation (review and establish) of the structural conditions, founding soil conditions and type of construction vibration;
  - b. Implement vibration mitigating measures on the construction site and/or at the building;
  - c. Monitor vibration during construction using seismographs, with notification by audible and/or visual alarms when limits are approached or exceeded; and
  - d. Conduct regular condition surveys and reviews during construction to evaluate efficacy or protective measures in place prior to construction. If damage is identified, then implement additional corrective steps.

- 6) The locations of CHR1-CHR9 should be identified on construction mapping so that project personnel are aware of the presence of heritage properties within, and adjacent to, the proposed work.

The above recommendations were prepared using the Study Area as defined in Figure 1. Should the proposed work be updated or changed, then this CHIS should be revised to confirm impacts and recommended mitigation measures

## 8.0 Assessor Qualifications

This report was prepared and reviewed by the undersigned, employees of Wood. Wood is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix D.



## 9.0 Closure

This report was prepared for the exclusive use of Caledon Community Partners and is intended to provide a Cultural Heritage Impact Statement (CHIS) of the study area. The Project Area is comprised of a section of land approximately 188 ha in size located within the properties of 14436 Humber Station Road/14495 The Gore Road and is situated northeast of The Gore Road, northwest of King Street and south of the Canadian Pacific Railway - Bolton rail line in the Town of Caledon, Peel Region, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Wood will be required. With respect to third parties, Wood has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the cultural heritage assessment conducted by Wood. It is based solely a review of historical information, a property reconnaissance conducted on 31 March 2022 and data obtained by Wood as described in this report. Except as otherwise maybe specified, Wood disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Wood after the time during which Wood conducted the archaeological assessment. In evaluating the property, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Wood accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Wood makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This report is also subject to the further Standard Limitations contained in Appendix E.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

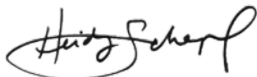
**Wood Environment & Infrastructure,  
a Division of Wood Canada Limited**

Prepared By:



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Cultural Heritage Specialist

Reviewed By:



Heidy Schopf, MES, CAHP  
Built and Landscape Heritage Team Lead



Henry Cary, PhD, CAHP, RPA P327  
Senior Staff Archaeologist

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# Appendix A: Aerials




PROJECT:  
 CULTURAL HERITAGE IMPACT STATEMENT  
 MACVILLE LANDS PROPOSED OFFICIAL  
 PLAN AMENDMENT (POPA), TOWN OF  
 CALEDON, PEEL REGION, ONTARIO

TITLE:  
 1954 AERIAL SHOWING THE LOCATION OF THE  
 STUDY AREA

LEGEND:  
 STUDY AREA

NOTES:  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH  
 THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
 REPORT No. OCUL2203.  
 ALL LOCATIONS ARE APPROXIMATE.  
 REFERENCES:  
 BASE AERIAL MICROSOFT® BING™

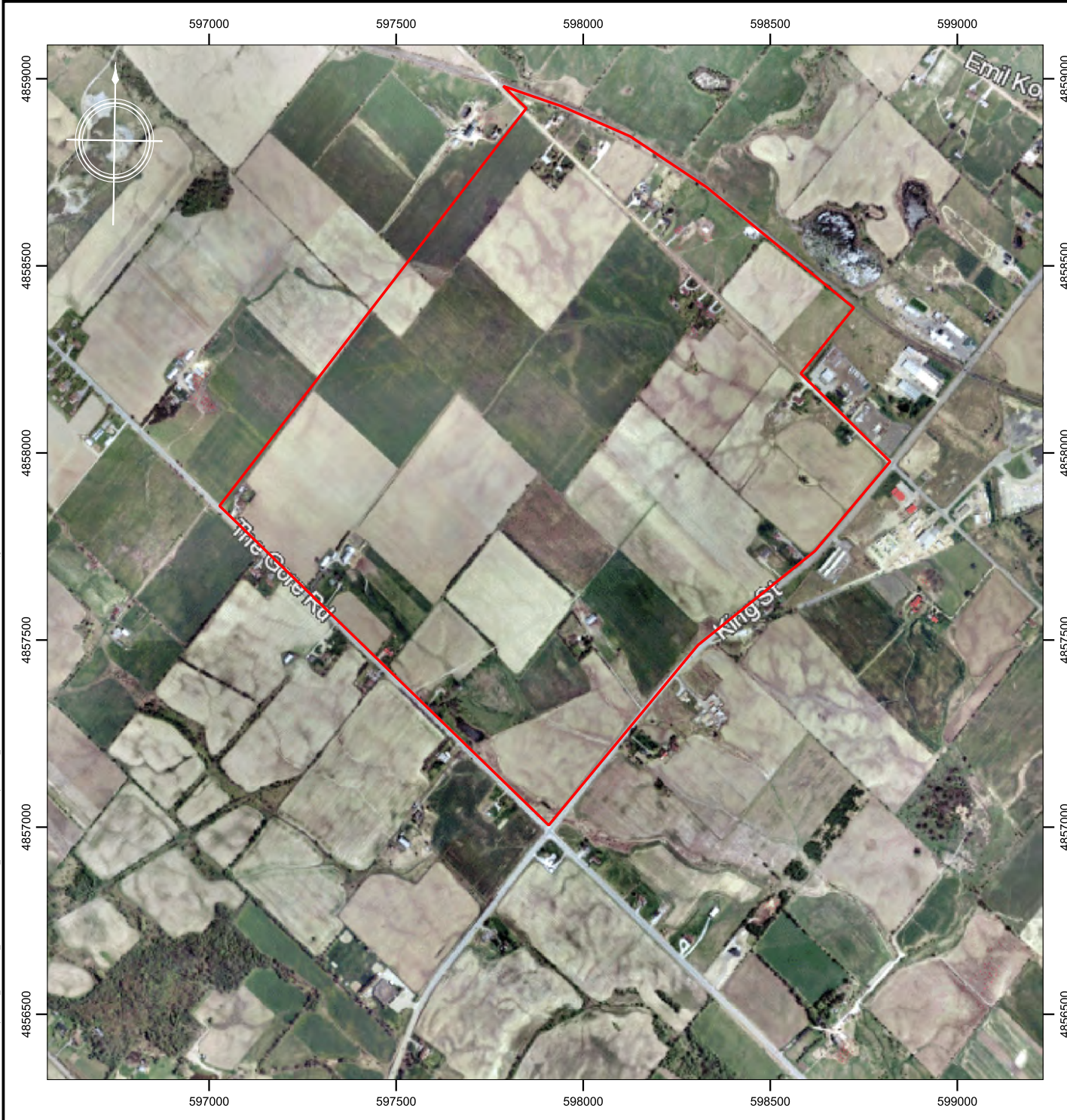
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 SCALE:1:19,500

CLIENT:  
  
 CALEDON COMMUNITY PARTNERS  
 700-10 KINGSBRIDGE GARDEN CIRCLE  
 MISSISSAUGA ONTARIO L5R 3K6

**wood.**  
 Wood Environment &  
 Infrastructure Solutions  
 3450 HARVESTER ROAD, SUITE 100  
 BURLINGTON, ONTARIO  
 L7N 3W3

DWN BY: CD	CHK'D BY: HC	DATE: 5 MAY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 18	PROJECT No.: OCUL2203
REV No.: 0		FIGURE No.: <b>A1</b>



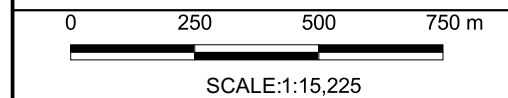


PROJECT:  
 CULTURAL HERITAGE IMPACT STATEMENT  
 MACVILLE LANDS PROPOSED OFFICIAL  
 PLAN AMENDMENT (POPA), TOWN OF  
 CALEDON, PEEL REGION, ONTARIO

TITLE:  
 2001 AERIAL SHOWING THE LOCATION OF THE  
 STUDY AREA

LEGEND:  
 STUDY AREA

NOTES:  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH  
 THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
 REPORT No. OCUL2203.  
 ALL LOCATIONS ARE APPROXIMATE.  
 REFERENCES:  
 BASE AERIAL MICROSOFT® BING™



CLIENT:  
  
**CALEDON COMMUNITY PARTNERS**  
 700-10 KINGSBRIDGE GARDEN CIRCLE  
 MISSISSAUGA ONTARIO L5R 3K6

**wood.**  
 Wood Environment &  
 Infrastructure Solutions  
 3450 HARVESTER ROAD, SUITE 100  
 BURLINGTON, ONTARIO  
 L7N 3W3


DWN BY: CD	CHK'D BY: HC	DATE: 2 MAY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2203
REV No.: 0		FIGURE No.: <b>A2</b>






PROJECT:  
 CULTURAL HERITAGE IMPACT STATEMENT  
 MACVILLE LANDS PROPOSED OFFICIAL  
 PLAN AMENDMENT (POPA), TOWN OF  
 CALEDON, PEEL REGION, ONTARIO

TITLE:  
 2007 AERIAL SHOWING THE LOCATION OF THE  
 STUDY AREA

LEGEND:  
 STUDY AREA

NOTES:  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH  
 THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
 REPORT No. OCUL2203.  
 ALL LOCATIONS ARE APPROXIMATE.  
 REFERENCES:  
 BASE AERIAL MICROSOFT® BING™

0 250 500 750 m  
  
 SCALE:1:15,225

CLIENT:  
  
**CALEDON COMMUNITY PARTNERS**  
 700-10 KINGSBRIDGE GARDEN CIRCLE  
 MISSISSAUGA ONTARIO L5R 3K6

**wood.**  
 Wood Environment &  
 Infrastructure Solutions  
 3450 HARVESTER ROAD, SUITE 100  
 BURLINGTON, ONTARIO  
 L7N 3W3


DWN BY: CD	CHK'D BY: HC	DATE: 2 MAY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2203
REV No.: 0		FIGURE No.: <b>A3</b>



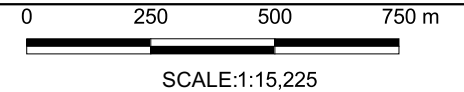


PROJECT:  
 CULTURAL HERITAGE IMPACT STATEMENT  
 MACVILLE LANDS PROPOSED OFFICIAL  
 PLAN AMENDMENT (POPA), TOWN OF  
 CALEDON, PEEL REGION, ONTARIO

TITLE:  
 2013 AERIAL SHOWING THE LOCATION OF THE  
 STUDY AREA

LEGEND:  
 STUDY AREA

NOTES:  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH  
 THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
 REPORT No. OCUL2203.  
 ALL LOCATIONS ARE APPROXIMATE.  
 REFERENCES:  
 BASE AERIAL MICROSOFT® BING™

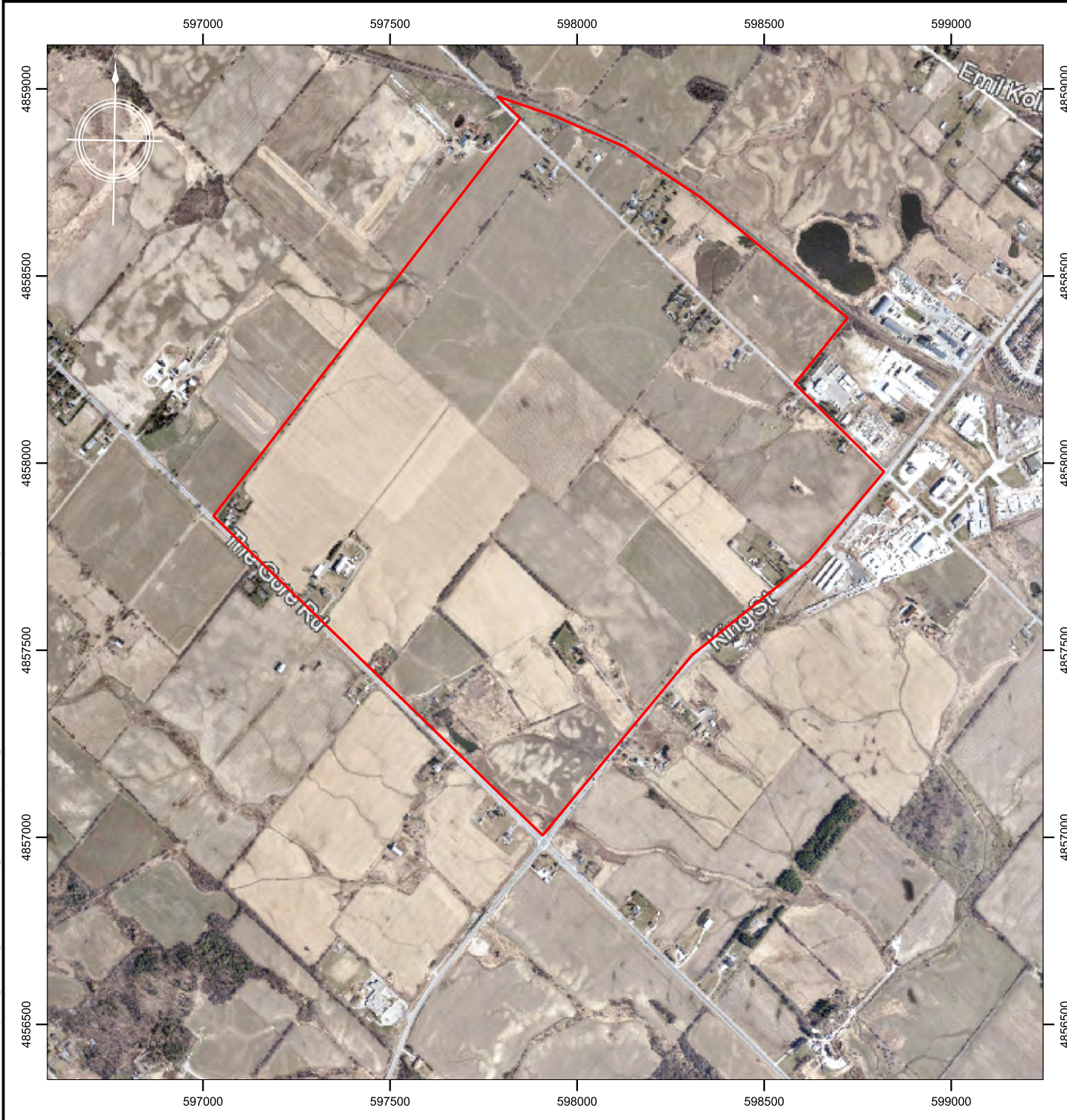


CLIENT:  
  
**CALEDON COMMUNITY PARTNERS**  
 700-10 KINGSBRIDGE GARDEN CIRCLE  
 MISSISSAUGA ONTARIO L5R 3K6

**wood.**  
 Wood Environment &  
 Infrastructure Solutions  
 3450 HARVESTER ROAD, SUITE 100  
 BURLINGTON, ONTARIO  
 L7N 3W3


DWN BY: CD	CHK'D BY: HC	DATE: 2 MAY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2203
REV No.: 0		FIGURE No.: <b>A4</b>



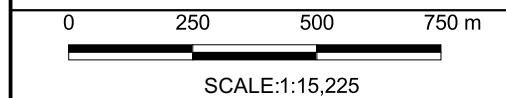


PROJECT:  
 CULTURAL HERITAGE IMPACT STATEMENT  
 MACVILLE LANDS PROPOSED OFFICIAL  
 PLAN AMENDMENT (POPA), TOWN OF  
 CALEDON, PEEL REGION, ONTARIO

TITLE:  
 2015 AERIAL SHOWING THE LOCATION OF THE  
 STUDY AREA

LEGEND:  
 STUDY AREA

NOTES:  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH  
 THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
 REPORT No. OCUL2203.  
 ALL LOCATIONS ARE APPROXIMATE.  
 REFERENCES:  
 BASE AERIAL MICROSOFT® BING™



CLIENT:  
  
**CALEDON COMMUNITY PARTNERS**  
 700-10 KINGSBRIDGE GARDEN CIRCLE  
 MISSISSAUGA ONTARIO L5R 3K6

**wood.**  
 Wood Environment &  
 Infrastructure Solutions  
 3450 HARVESTER ROAD, SUITE 100  
 BURLINGTON, ONTARIO  
 L7N 3W3

DWN BY: CD	CHK'D BY: HC	DATE: 2 MAY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2203
REV No.: 0		FIGURE No.: <b>A5</b>




DATE PLOTTED 05/11/2022  
FILE LOCATION \\L2022\Project\10\_CULTURAL\_HERITAGE\OCUL2203\_Caledon Community Partners\_CHIS Macville SPA13 GIS\OCGIS\Macville POPA CHIS.qgz

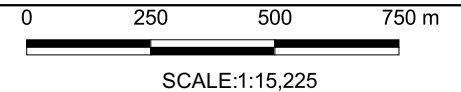


PROJECT:  
CULTURAL HERITAGE IMPACT STATEMENT  
MACVILLE LANDS PROPOSED OFFICIAL  
PLAN AMENDMENT (POPA), TOWN OF  
CALEDON, PEEL REGION, ONTARIO

TITLE:  
2017 AERIAL SHOWING THE LOCATION OF THE  
STUDY AREA

LEGEND:  
 STUDY AREA

NOTES:  
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH  
THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
REPORT No. OCUL2203.  
ALL LOCATIONS ARE APPROXIMATE.  
REFERENCES:  
BASE AERIAL MICROSOFT® BING™



CLIENT:  
  
**CALEDON COMMUNITY PARTNERS**  
700-10 KINGSBRIDGE GARDEN CIRCLE  
MISSISSAUGA ONTARIO L5R 3K6

**wood.**  
Wood Environment &  
Infrastructure Solutions  
3450 HARVESTER ROAD, SUITE 100  
BURLINGTON, ONTARIO  
L7N 3W3


DWN BY: CD	CHK'D BY: HC	DATE: 10 MAY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2203
REV No.: 0		FIGURE No.: <b>A6</b>



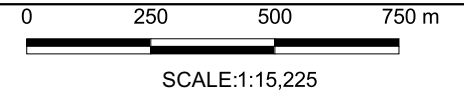


PROJECT:  
 CULTURAL HERITAGE IMPACT STATEMENT  
 MACVILLE LANDS PROPOSED OFFICIAL  
 PLAN AMENDMENT (POPA), TOWN OF  
 CALEDON, PEEL REGION, ONTARIO

TITLE:  
 2021 AERIAL SHOWING THE LOCATION OF THE  
 STUDY AREA

LEGEND:  
 STUDY AREA

NOTES:  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH  
 THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
 REPORT No. OCUL2203.  
 ALL LOCATIONS ARE APPROXIMATE.  
 REFERENCES:  
 BASE AERIAL MICROSOFT® BING™



CLIENT:  
  
**CALEDON COMMUNITY PARTNERS**  
 700-10 KINGSBRIDGE GARDEN CIRCLE  
 MISSISSAUGA ONTARIO L5R 3K6

**wood.**  
 Wood Environment &  
 Infrastructure Solutions  
 3450 HARVESTER ROAD, SUITE 100  
 BURLINGTON, ONTARIO  
 L7N 3W3

DWN BY: CD	CHK'D BY: HC	DATE: 10 MAY 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2203
REV No.: 0		FIGURE No.: <b>A7</b>

# Appendix B: Option 3 Inventory Sheets



**APPENDIX B**  
**OPTION 3**

**BUILT HERITAGE and CHL INVENTORY SHEETS**



**7640 King Street**  
**W ½ Lot 11, Concession 4, Albion**  
**BHR Inventory ID: 181**

Settlement of Lot 11 is associated with the McDougall brothers, John and Daniel, who purportedly arrived in the area prior to 1820. Sons of a United Empire Loyalist, the brothers received large land grants, with Daniel receiving additional lands for his service in the War of 1812. According to *The Story of Albion* by Esther Heyes, Daniel received Lot 11, Concession 4, as his UEL grant, but it was actually settled by John and his first wife, Mary. The 1859 Tremaine Map lists John McDougall as owner of the full 200 acres of Lot 11, divided at that time into two parcels of 150 acres and 50 acres. A dwelling is shown on the 150 acre parcel on the location of the existing residence.

Through the early efforts of the McDougalls and others, the small hamlet of Macville was soon established at the crossroads of King Street and The Gore Road at the southwest corner of John McDougall's property. As shown on the Tremaine Map, by 1859 the hamlet comprised a schoolhouse, church, store, inn and blacksmith shop. Originally known as 'McDougall's Corners', it had been renamed 'Macville' when the post office was established in 1855. John McDougall was a staunch Methodist and Reformer, and donated land on the corner of his lot for the local schoolhouse and Wesleyan Methodist Church.

In 1877, the 150 acre parcel had passed into the ownership of John's son, Andrew, and the eastern 50 acres to Mrs. Mary McDougall. The Albion Township map of that year shows a dwelling and orchard in the same location as that on the 1859 map.

Set well back from the road, the existing residence clearly occupies the same location as shown on the 1859 and 1877 historic maps. This deep approach was reasonable because McDougall owned the full lot, and may have wished to be sited closed to the stream running just east of the farmstead. Sitting on a stone foundation, the one-storey, hipped roof farmhouse is of red brick construction with buff brick detailing. Built in the Regency Cottage style of the mid-19<sup>th</sup> century, it also boasts a small centre gable with finial on the front façade that demonstrates the building's bridging of early Regency influences with those of the Ontario Cottage style. The house is built in a T-configuration with a rear, hipped roof tail, also clad in red and buff brick. Fine Regency details are found on the five-bay front façade, where the centre door is flanked by French windows. All openings are headed by buff brick labels, those on the front façade having a decorative tear drop pattern. Although the original windows and front door have been replaced, the residence continues to demonstrate the architectural balance and detailing of its period.

Determining the construction date of the house remains unclear. The 1851 census lists John McDougall and family in a brick house, while the 1861 census lists them in a frame house. The 1891 census lists Andrew McDougall and family in a 1 storey, four room brick residence, clearly the existing farmhouse.

The farmstead had also entailed a large, gable-roofed timber frame barn and gable-covered concrete silo were located to the east of the house. The barn had been deteriorating in recent years, as the farmstead is no longer in active use. It blew down in a wind storm a few years ago and, together with the silo, has been removed from the site.

A. Base Photo Record



**South Elevation**



**View of long lane from King Street, house hidden behind trees**

B. Aerial Photo Showing Location and General Context





## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>

### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p><b>(5) N/A</b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p><b>(3) Good/Contextual</b></p> <p>(4) Fair / Poor</p>



## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**7640 King Street  
W ½ Lot 11, Concession 4, Albion  
BHR Inventory ID: 181**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**

☒

List and Designate

☐

List

☐

No further action is required

### **RATIONALE**

This brick farmhouse is of high cultural heritage value due to its early construction date; being unique within the broader area for its Regency Cottage style; and its associations with area pioneer John McDougall and his descendants throughout the 19<sup>th</sup> century.

**14275 The Gore Road**  
**W ½ Lot 12, Concession 4, Albion**  
**BHR Inventory ID: 177**

Lot 12 was patented by Love Newlove, an immigrant from Yorkshire. He and his family settled on the lot about 1825, but did not receive clear title until 1850 due to squabbles with an earlier squatter, Richard Shore. In addition to farming, Newlove and his four sons worked on the construction of the Welland Canal for a number of years. Love and his second wife Hannah were staunch Methodists and Reformers, and held meetings of both on their farm. As noted in *The Story of Albion* by Esther Heyes, Newlove family lore tells of William Lyon McKenzie receiving sanctuary in their neighbourhood while fleeing after the 1837 Rebellion.

By 1859, Love's son James Harvey had inherited all 200 acres of Lot 12. The Tremaine map of that year shows a dwelling on the west end of the lot, in the location of the current farmstead. James H. Newlove served as an Albion Township reeve. Following his death in 1922, the farm was taken over by his son, William, and it remained in the Newlove family until 1953.

The 1851 and 1861 census records list the Newlove family as living in a frame farmhouse. The 1891 census lists them in an eight room, two storey brick house, which depicts the existing farmhouse.

By far the most elaborate 19<sup>th</sup> century farm residence in the neighbourhood, the Newlove farmhouse is a large, two-storey red and buff brick structure with Italianate detailing. Rectangular in plan with a truncated hip roof, it is embellished with a full two-storey, gable roofed projecting centre bay on the front façade. The projecting bay displays a bay window on the main floor, paired round-topped windows on the second storey and an arched window in the open pediment of the attic storey. The ground floor windows have been altered on the five-bay front façade, and it appears that original front verandahs to the sides of the projecting bay have been removed, but otherwise the house remains intact. Decorative detailing includes bracketed eaves, vergeboard in the front gable, and key stone lintels.

The farm's outbuildings include a gambrel-roofed timber framed barn, concrete silo and sheds. Horse chestnut trees border the road, and other mature deciduous and coniferous vegetation contribute to the farm setting. The farmhouse is highly visible from the road, retaining a prominent position at the front centre of the farmstead, with the farm lane looping around the complex on both sides.

A. Base Photo Record



South Elevation



West Elevation



B. Aerial Photo Showing Location and General Context



## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>



### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p><b>(5) N/A</b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p><b>(2) Very Good</b></p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p>

## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**14275 The Gore Road**  
**W ½ Lot 12, Concession 4, Albion**  
**BHR Inventory ID: 177**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**



List and Designate



List



No further action is required

### **RATIONALE**

This brick farmhouse is of high cultural heritage value for its Italianate architectural style and detailing, and its associations with the Newlove family, early settlers and prominent members of the Macville farming community.

## CHL Unit 1: Former Toronto, Grey & Bruce Railway Alignment

### W ½ Lot 11, Concession 4, Albion

#### 1. INVENTORY

##### Historical Context

The former Toronto Grey & Bruce Railway (TG&B) right-of-way crosses the Option 3 lands on a southeast to northwest axis between King Street and The Gore Road. The TG&B was established in 1868 to facilitate trade and transport routes between Toronto and Lake Huron (Southampton). It extended north from Toronto to Orangeville with branches to Kincardine and Owen Sound. The first segment of the line was opened from Toronto (Weston) through Bolton to Mount Forest in December, 1871. The TG&B alignment angled across Albion and Caledon townships before swinging northward to Orangeville.

To save on construction costs the TG&B was constructed as a narrow gauge railway. This allowed for greater curves and gradients than were normally constructed, including the infamous Horseshoe Curve in the Caledon Hills, which was the location of a deadly train derailment 1907.

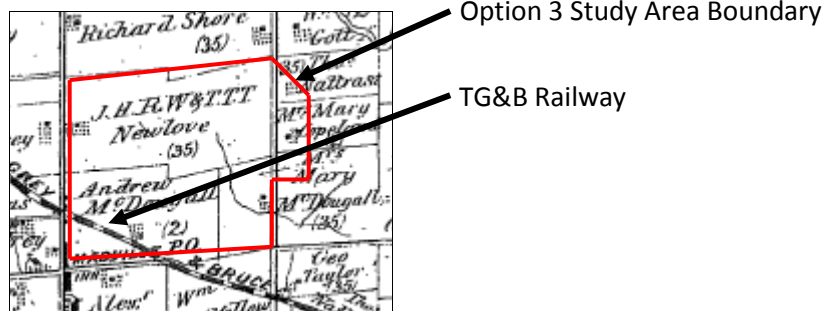
The narrow gauge also proved to be a maintenance issue as the volume of traffic that the line was carrying resulted in significant wear and tear. Realizing that upgrading of the railway to a standard gauge was needed, the financial backers of the TG&B arranged for the Grand Trunk Railway to operate the line in return for a share of the profits. The agreement included making the needed upgrades to standard gauge, which were completed by December 1881.

The Grand Trunk Railway continued to control the TG&B line until 1883. At this time the Ontario & Quebec Railway, a CPR controlled venture, purchased controlling interest of the TG&B line and leased it to the CPR with a term of 999 years. In 1906, the tracks south from Bolton were upgraded as part of the construction of the main CPR network from Toronto to Sudbury and remain in service today. In 1932, the section of the TG&B line from Bolton to Melville Junction in Caledon Township, where the line intersected with the former Credit Valley Railway, was abandoned and the tracks removed.

As the first railway to be built through the area, the TG&B was important to Caledon's history. The TG&B right-of-way can be classified as a **relict landscape**, defined as one in which an evolutionary process came to an end at some time in the past, and for which significant distinguishing features may still be visible in material form.

##### Spatial Organization

Set at grade, the former railway right-of-way angles across the Option 3 lands in a straight line, beginning about the middle of Lot 11, Concession 4, and exiting about mid-way between the north and south boundaries of the lot.





### **Buildings, Structures, and Objects**

The railway ceased operations in 1932, after which the tracks were removed. There are no visible remnant structures or objects associated with this section of the former railway alignment.

### **Vegetation**

Sections of the former right-of-way west of the laneway to 7640 The Gore Road are demarcated by scrub hedgerow.



View from King Street of  
hedgerow delineating former  
TG&B right-of-way



View from The Gore Road of  
hedgerow delineating former  
TG&B right-of-way

### **Site Context**

The former right-of-way enters the Option 3 lands east of the laneway accessing the historic farmstead site at 7640 The Gore Road, crossing the lane on angle. The lands adjacent to the former alignment are predominantly agricultural, with some wetland features toward the west end of Lot 11. While the right-of-way immediately east and west of the farm lane to 7640 The Gore Road has reverted to active farmland, segments of it west of the laneway are still discernible on the ground, demarcated by a hedgerow.



## 2. SIGNIFICANCE

### Statement of Significance

As the first of four railway lines to be built across the Town of Caledon, the rise and decline of the TG&B route (later the CPR) influenced a number of settlement areas in Albion and Caledon townships. Despite its strong association with historic transportation patterns in the Town, however, the cultural heritage value of the TG&B railway has diminished since its closure in 1932. The subsequent removal of its tracks and the reabsorption of at-grade segments into agricultural use have resulted in the fragmentation and erosion of the railway as an entity and its integrity as a cultural heritage landscape.

### Character Defining Elements

- Adjacent vegetation
- Views of this linear vegetation from The Gore Road and King Street

### Boundaries

The boundary of this CHL within the Option 3 lands is considered to be the former right-of-way as demarcated by vegetation.

### Recommendations

The stretch of the former TG&B right-of-way extending through the Option 3 lands at grade has been fragmented and degraded by reversion of sections of it to agricultural purposes following removal of the tracks in 1932. In light of the diminished value of the TG&B as a cultural heritage landscape, it is recommended that no further action is required.

# Appendix C: Statement of CHVI - 14275 The Gore Road



## 6.5 Statement of Cultural Heritage Value or Interest

### Description of Property – 14275 The Gore Road, Town of Caledon

The property at 14275 The Gore Road in the Town of Caledon, Peel Region is located on the north side of The Gore Road, formerly within the south half of Lot 12, Concession 4, in the Township of Albion, County of Peel. It covers approximately 39.5 hectares and includes the Newlove House, a brick farmhouse built between 1883 and 1891 and associated complex with bank barn, silo, driveshed, and metal-clad outbuilding.

### Statement of Cultural Heritage Value or Interest

The property has cultural heritage value or interest for its design or physical value, its historical or associative value, and for its contextual value. The property's design or physical value is linked primarily to its prominent, two-storey farmhouse, known locally as the Newlove House. Built after 1883 but before 1891, the Newlove House was built on a fieldstone foundation in red brick with buff brick quoining and has a T-shaped plan with projecting front wing ornamented with a first-level bay with entablature, paired semi-circular headed windows flanked by pilasters at the second level, and a lancet window with buff brick voussoirs, cornice returns, and curvilinear vergeboard at the gable. The central block of the house has symmetrical fenestration with jack arch and keystone decoration at the second-level window heads while the first level originally had broad openings either side of the projecting wing. At the hip roof is a moulded frieze with drop pendant brackets and tall chimneys with buff brick quoining at their base. Its masonry on the principal façade is entirely in stretcher bond and unusually this extends to the west end wall; the other walls are one-in-five American or common bond. Although it was extended to the north by an addition in the late 20<sup>th</sup> century, the Newlove House has a high level of heritage integrity as a unique example of a rural farmhouse combining the design principles of both the American Gothic Revival and Italianate styles. The property's design or physical value is also demonstrated by its barn, which is representative of a timber-frame gambrel-roof Central Ontario Barn built in the first half of the 20<sup>th</sup> century.

The property's historical or associative value is for the direct association between the Newlove House and James Newlove, who was not only successful in the mixed farming that was central to the area's economy during the 19<sup>th</sup> century, but also played a leading role in the community's social development as Reeve of Albion for three terms, secretary-treasurer of the Macville Public School Board, and Treasurer of the Farmers Institute. James inherited the farm from his father Love Newlove, a contractor on the First Welland Canal and early 19<sup>th</sup> century settler of Caledon.

As a prominent residence with associated outbuilding complex that is set back from the road and surrounded by open fields, the property has contextual value for its contribution to defining and maintaining the local rural and agricultural character of the area, and for its visual connections to The Gore Road, intended to be viewed in Picturesque composition from the southwest aspect. For its massing and architectural decoration, it is considered a local landmark.

### Heritage Attributes

The heritage attributes demonstrating the property's cultural heritage value or interest are its:

- Newlove House combining American Gothic Revival and Italianate styles with:
  - Load-bearing brick masonry on a tall fieldstone foundation built in stretcher bond on the south façade and west end wall and one-in-five American or common bond on the east end wall and north façade

- Projecting, gable-front wing first-level bay with entablature, paired semi-circular headed windows flanked by pilasters at the second level, and a lancet window with buff brick voussoirs, cornice returns, and curvilinear vergeboard at the gable
- Hipped roof central block with windows with jack arch and “keystone” heads, buff brick quoining, tall and single-stack end wall chimneys with buff brick quoins, and eaves with moulded frieze, and brackets with drop pendants
- Two-level and banked gambrel-roof Central Ontario Barn with timber-framing clad in vertical board

# Appendix D: Assessor Qualifications



## Assessor Qualifications

**Heidy Schopf, MES, CAHP – Built and Landscape Heritage Team Lead** - Heidy Schopf the Built and Landscape Heritage Team Lead at Wood. She has over ten years' experience in Cultural Resource Management. She is a professional member of the **Canadian Association of Heritage Professionals (CAHP)** and is **MTO RAQs certified** in archaeology/heritage. She has worked on a wide variety of projects throughout Ontario, including: cultural heritage resources assessments, heritage impact assessments, documentation reports, cultural heritage evaluations, strategic conservation plans, heritage conservation district studies and plans and AAs. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed.

**Henry Cary, Ph.D., CAHP, RPA – Senior Staff Archaeologist** –Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He currently holds a **Professional Archaeology Licence (P327)** issued by the Ontario MHSTCI, is **MTO RAQs certified** in Archaeology/Heritage and is a member of the **Canadian Association of Heritage Professionals (CAHP)** and **Register of Professional Archaeologists (RPA)**. His education includes a B.A. in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, a MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Currently, Henry also holds academic positions as Adjunct Professor of Anthropology at Saint Mary's University and lecturer in Visual & Material Culture at Mount Allison University.

### **Chelsea Dickinson, BA - Cultural Heritage Specialist | Research Archaeologist**

Ms. Dickinson holds an Honours B.A. Degree in Near Eastern and Classical Archaeology from Wilfrid Laurier University, and a Post-Graduate Certificate in Geographical Information Systems from Fanshawe College. She has been working in the field of cultural resource management since 2015 and holds an **Applied Research license (License R1194)** in Archaeology from the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. Ms. Dickinson has worked on a wide variety of projects throughout Ontario, including: Cultural Heritage Assessments Reports (CHISs), Cultural Heritage Reports (CHRs under TPAP), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs) using Ontario Regulation 9/06 and 10/06, Strategic Conservation Plans (SCP), and AAs (Stage 1-4) throughout Ontario. Ms. Dickinson has been the prime/co-author on a multitude of archaeological (i.e., Stage 1-4) and cultural heritage assessment reports (i.e., CHIS, CHER, HIA, CHDR), specializing in historical background research across Ontario. Ms. Dickinson has had the privilege of working alongside a multitude of First Nation community members while conducting AAs in both Northern and Southern Ontario. In addition, she has experience using ArcGIS/Collector and high precision GPS technologies, specifically Top Con Hi SR and FC5000 positioning systems, used to map in architectural features, diagnostic artifacts, as well as topographical anomalies and site boundaries.

# Appendix E: Limitations

## Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
  - a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
  - b. The Scope of Services;
  - c. Time and Budgetary limitations as described in our Contract; and,
  - d. The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Study Area. Our conclusions cannot and are not extended to include those portions of the Study Area which were not reasonably available, in Wood Environment & Infrastructure's opinion, for direct observation.
4. The potential for archaeological resources, and any actual archaeological resources encountered, at the Study Area were assessed, within the limitations set out above, having due regard for applicable heritage regulations as of the date of the inspection.
5. Services including a background study and fieldwork were performed. Wood Environment & Infrastructure's work, including archival studies and fieldwork, were completed in a professional manner and in accordance with the Ministry of Heritage, Sport, Tourism and Culture Industries' guidelines. It is possible that unforeseen and undiscovered archaeological resources may be present at the Study Area.
6. The utilization of Wood Environment & Infrastructure's services during the implementation of any further archaeological work recommended will allow Wood Environment & Infrastructure to observe compliance with the conclusions and recommendations contained in the report. Wood Environment & Infrastructure's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
7. This report is for the sole use of the parties to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information or conclusions in the report, is the sole responsibility of such third party. Wood Environment & Infrastructure accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
8. This report is not to be given over to any third-party other than a governmental entity, for any purpose whatsoever without the written permission of Wood Environment & Infrastructure Canada Limited, which shall not be unreasonably withheld.