

CBM AGGREGATES

HERITAGE IMPACT ASSESSMENT

1420 CHARLESTON SIDEROAD, TOWN OF CALEDON,
REGIONAL MUNICIPALITY OF PEEL, ONTARIO

JULY 28, 2023





HERITAGE IMPACT ASSESSMENT

1055 CHARLESTON
SIDEROAD, TOWN OF
CALEDON, REGIONAL
MUNICIPALITY OF PEEL,
ONTARIO

CBM AGGREGATES

PROJECT NO.: OCUL2216
DATE: JULY 28, 2023

WSP

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SIGNATURES

PREPARED BY



Johanna Kelly, M.Sc. CAHP
Cultural Heritage Technician

July 28, 2023

Date

REVIEWED¹ BY



Henry Cary, PhD, CAHP, RPA
Senior Cultural Heritage Specialist

July 28, 2023

Date

APPROVED² BY



Heidy Schopf, MES, CAHP
Cultural Heritage Team Lead

July 28, 2023

Date

¹ Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

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PROJECT PERSONNEL

WSP

| | |
|--------------------------------|---|
| Project Manager: | Heather Melcher |
| Cultural Heritage Specialists: | Johanna Kelly, M.Sc., CAHP Chelsea Dickinson, B.A. Hons. |
| Cultural Heritage Technician | Robert Pinchin, B.A. Hons, CAHP Intern |
| Report Preparation: | Johanna Kelly, M.Sc., CAHP |
| Graphics: | Shannon Orellana |
| Report Reviewers: | Henry Cary, Ph.D., CAHP, RPA Heidy Schopf, MES, CAHP |

ACKNOWLEDGEMENTS

| | |
|--|--------------------------------|
| Heritage Planner, Town of Caledon | Cassandra Jasinski |
| Acting Provincial Heritage Registrar, Ontario Heritage Trust | Kevin Baksh |
| Team Lead, Heritage Planning Unit, Ministry of Citizenship and Multiculturalism | Karla Barboza, MCIP, RPP, CAHP |

ABBREVIATIONS

| | |
|--------------|--|
| BHR | Built Heritage Resource |
| CHER | Cultural Heritage Evaluation Report |
| CHIS | Cultural Heritage Impact Statement |
| CHL | Cultural Heritage Landscape |
| CHVI | Cultural Heritage Value or Interest |
| HCP | Heritage Conservation Plan |
| HIA | Heritage Impact Assessment |
| MCM | Ministry of Citizenship and Multiculturalism |
| OHA | <i>Ontario Heritage Act</i> |
| PHP | Provincial Heritage Property |
| PPS | Provincial Policy Statement |
| SCHVI | Statement of Cultural Heritage Value of Interest |

GLOSSARY

| | |
|-------------------------------------|---|
| Adjacent lands | Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2020). |
| Built Heritage Resource: | Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community [Indigenous Nations]. Built heritage resources are located on property that may be designated under Parts IV or V of the <i>Ontario Heritage Act</i> , or that may be included on local, provincial, federal and/or international registers (PPS 2020). |
| Conserved: | Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS 2020). |
| Cultural Heritage Landscape: | Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community [Indigenous Nations]. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the <i>Ontario Heritage Act</i> , or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (PPS 2020). |
| Heritage Attributes: | Means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property) (PPS 2020). |
| Protected Heritage Property: | Means property designated under Parts IV, V or VI of the <i>Ontario Heritage Act</i> ; property subject to a heritage conservation easement under Parts II or IV of the <i>Ontario Heritage Act</i> ; property identified by the Province and prescribed public bodies as provincial heritage property under the <i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i> ; property protected under federal legislation, and UNESCO World Heritage Sites (PPS 2020). |
| Significant: | In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and |

criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (PPS 2020).

EXECUTIVE SUMMARY

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA) for 1420 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area). The rectangular-shaped, 1.4-hectare (3.4-acre) Study Area is located on the northwest side of Charleston Sideroad, between Cataract Road/Main Street and Mississauga Road. The Study Area is surrounded on its other three sides by agricultural fields, which were originally associated with the Study Area. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1891 and 1901 and with additions built in the 20th century. The Study Area is listed (not designated) on the Town of Caledon's (the Town) heritage register. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended an HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit InfoSheet #5* (2006b) and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provide in the *MCM Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

An evaluation of the Study Area determined that the Study Area has CHVI because it meets four criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 2, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a well-preserved representative example of an Italianate style farmhouse with a high degree of craftsmanship in its detailing and contextual value for its physical and historical connections to the locally significant Cameron family, and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area.

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends to:

- Adaptive re-use of the farmhouse as an office/laboratory site for the quarry operations, to be converted back to its original use after extraction operations are complete.

To achieve this conservation strategy, the following mitigation measures are recommended:

- 1 If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
- 2 The limit of extraction shall be revised as shown on Figure 12 to accommodate the 50 m buffer to protect the heritage attributes of the property from potential adverse impacts as a result from construction related activity. This no-go zone shall be indicated on all project mapping and communicated to project personnel.
 - a Prior to site preparation, erect fencing around the property and clearly identify the area on project mapping and via signage as a 'no-go zone' during adjacent mineral aggregate operation activities to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
- 3 Vibration impacts:

- a Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
 - b Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should the vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed to determine appropriate next steps.
- 4 A heritage documentation plan shall be conducted for the property with a focus on the barn foundation ruins on the property.
 - 5 Develop a Heritage Conservation Plan for the farmhouse prior to use of the farmhouse as office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program and into the future.
 - 6 Once adjacent mineral aggregate operation activities are complete, during final rehabilitation of the site, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site (Recommendation 8) and rehabilitate the farmhouse for a compatible existing or new use.
 - 7 As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Consider designating the farmhouse and its associated parcel under Part IV of the *Ontario Heritage Act*.



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1 INTRODUCTION

1.1 BACKGROUND

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA)³ for 1420 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area) (Figure 1 and Figure 2). The rectangular-shaped, 1.4-hectare (3.4-acre) Study Area is located on the northwest side of Charleston Sideroad, between Cataract Road/Main Street and Mississauga Road. The Study Area is surrounded on its other three sides by agricultural fields, which were originally associated with the Study Area. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1891 and 1901 and with additions built in the 20th century. Figure 10 identifies the location of built and landscape features within the Study Area. The Study Area is listed (not designated) on the Town of Caledon's (the Town) heritage register as an "Italianate style farmhouse with a red brick exterior and paired windows dating to approximately 1875-1899" (Town of Caledon 2023). The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended an HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit InfoSheet #5* (2006b) and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provide in the *MCM Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

1.2 SCOPE

To complete this HIA, WSP:

- Undertook background research, including review of primary and secondary written sources and historical maps and aerial imagery, to trace the Study Area's history;
- Collected online data and contacted the Town of Caledon, Ontario Heritage Trust, and the MCM for information on the Study Area, such as its current heritage status;
- Analysed the results of the field investigation conducted for the Cultural Heritage Report to identify the Study Area's existing conditions, built heritage resources, cultural heritage landscape components, and heritage attributes;

³ Although the Town of Caledon Official Plan refers to this type of study as a "Cultural Heritage Impact Statement," the Town's more recent Terms of Reference uses the term "Heritage Impact Assessment."

- Evaluated the Study Area using the criteria prescribed in O.Reg. 9/06 (amended through O. Reg. 569/22) of the Ontario Heritage Act and drafted a statement of Statement of Cultural Heritage Value or Interest (SCHVI);
- Assessed the potential direct and indirect impacts from the Project on the CHVI and heritage attributes of the Study Area; and,
- Recommended mitigation measures and a conservation strategies to avoid or reduce the negative impacts to the Study Area's CHVI and heritage attributes.

2 METHODOLOGY

2.1 REGULATORY REQUIREMENTS

The requirements to consider cultural heritage under the Planning Act process is 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 1990).

2.1.1 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). The PPS is applicable to the entire Province of Ontario. 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)

2.1.2 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18 enables municipalities and the provincial government to protect heritage properties and archaeological sites (Government of Ontario 1990). The *Ontario Heritage Act* includes two regulations for determining Cultural Heritage Value or Interest (CHVI):

- O. Reg. 9/06 (as amended by O. Reg. 569/22) (Government of Ontario 2022a) to determine if a property has CHVI at a local level, and
- O. Reg. 10/06 (Government of Ontario 2006) to determine if a property has CHVI of provincial significance.

For this study, O. Reg. 9/06 was used. The criteria for determining CHVI under O. Reg. 9/06 are:

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

- 7 The property has contextual value because it is important in defining, maintaining or supporting the character of an area,
- 8 The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or
- 9 The property has contextual value because it is a landmark.

(Government of Ontario 2022a)

2.1.3 REGION OF PEEL OFFICIAL PLAN

The Region of Peel Official Plan outlines policies concerning cultural heritage resources and states that the region:

Encourages and supports conservation of the cultural heritage resources of all peoples whose stories inform the history of Peel. The Region recognizes the significant role of heritage in establishing a shared sense of place, contributing to environmental sustainability and developing the overall quality of life for residents and visitors to Peel. The Region supports the identification, conservation and interpretation of cultural heritage resources, including but not limited to the built heritage resources, structures, archaeological resources, and cultural 3.6 Cultural Heritage Region of Peel Official Plan Chapter 3: Resources Page 111 heritage landscapes (including properties owned by the Region or properties identified in Regional infrastructure projects), according to the criteria and guidelines established by the Province.

(Region of Peel 2022: 110-11)

Objectives and policies relating to the development and protection of cultural heritage are included in Section 3.6 of the Region of Peel Official Plan. Those relevant to this HIA are:

Objectives:

3.6.1 To identify, conserve and promote Peel's non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.

3.6.2 To encourage stewardship of Peel's built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals.

3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

3.6.4 To support the heritage policies and programs of the local municipalities.

Policies:

3.6.5 Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3.6.6 Direct the local municipalities to include policies in their official plans for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.

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

3.6.9 Encourage the local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.

3.6.10 Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to

meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

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

(Region of Peel 2022: 111-112)

2.1.4 TOWN OF CALEDON OFFICIAL PLAN

The Town of Caledon outlines the Official Plan as a “a statement of principles, goals, objectives and policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon” (Town of Caledon 2018: 1-3). The policies outlined are “designed to promote public input and involvement in the future of the Town and to maintain and enhance the quality of life for the residents of Caledon” (Town of Caledon 2018: 1-3).

Section 3.3 of the Official Plan is entitled “Cultural Heritage Conservation” and outlines policies for the Town’s heritage resource management strategy. Policies relevant to development and protection of cultural heritage are included below.

3.3.3.1.5 Heritage Impact Assessment s

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 Heritage Impact Assessment may be required. The determination of whether a Heritage Impact Assessment 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 Heritage Impact Assessment should be prepared, the Heritage Impact Assessment 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;
- iv) a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,
- v) a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.

Where a Heritage Impact Assessment is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.

3.3.3.1.7 Should a development proposal change significantly in scope or design after completion of an associated Cultural Heritage Survey, Cultural Heritage Planning Statement or Heritage Impact Assessment, additional cultural heritage investigations may be required by the Town.

3.3.3.1.8 Appropriate conservation measures, identified in a Cultural Heritage Planning Statement, Cultural Heritage Survey or Heritage Impact Assessment , may be required as a condition of any development approval. Where the Town has the authority to require development agreements and, where appropriate, the Town may require development agreements respecting the care and conservation of the affected cultural heritage resource. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same matters made between the applicant and another level of government or Crown agency.

3.3.3.1.14 Cultural and Natural Landscapes

In its consideration of all development and redevelopment proposals, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with Section 3.2.3.5 of this Plan.

3.3.3.1.15 Vegetation

The Town will encourage the conservation of significant cultural heritage vegetation. Retention of significant cultural heritage vegetation shall be a consideration in the design of any development. The conservation of significant cultural heritage vegetation along streets and roads shall be encouraged by the Town, except where removal is necessary because of disease, damage or to ensure public health and safety.

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: 3-32 - 3-38)

Section 5.11.2.4.2 of the Official Plan sets out the requirements for approval of an application for an Official Plan Amendment to designate lands identified as Aggregate Resource Lands. Among the requirements is the following:

- f) The applicant has completed a Cultural Heritage Survey as described by Section 5.11.2.4.12 and, where required, additional cultural heritage studies, such as a Heritage Impact Assessment , or an archaeological assessment and has demonstrated that there will not be any unacceptable impacts;

(Town of Caledon 2018: 5-138)

Section 5.11.2.4.12 further outlines conservation measures which may be applicable:

- b) Cultural heritage resource conservation measures may include, as appropriate, retention and use or adaptive re-use of heritage buildings and structures, incorporation of cultural heritage elements such as fence lines and tree lines where possible, and carrying out appropriate salvage and recording of cultural heritage resources that may be removed as a result of aggregate extraction operations.

2.2 GUIDANCE DOCUMENTS

2.2.1 PROVINCIAL GUIDANCE

The MCM 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.

The MCM released the *Ontario Heritage Tool Kit* in 2006, which is a series of guidelines that outline the heritage conservation process in Ontario. Two volumes from the *Ontario Heritage Tool Kit* were used to guide the preparation of this HIA, including:

- *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (MCM 2006a)
- *Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans* (MCM 2006b)

Also used to guide the preparation of this HIA was the MCM *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (MCM 2014), which provides detailed direction on the completion of O. Reg. 9/06 evaluations.

2.2.2 TOWN OF CALEDON HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

The Town of Caledon's Terms of Reference for Heritage Impact Assessments (ToR) assists developers and consultants by outlining a set of guidelines that ensures consistent and comprehensive HIAs (Town of Caledon 2019). The ToR details the required components and states that HIAs must adhere to the conservation principles outlined in documents such as the MCM's *Heritage Conservation Principles for Land Use Planning* (MCM 2007), *Eight Guiding Principles in the Conservation of Historic Properties* (MCM 1997), Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010), and Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice For Architectural Conservation*.

2.3 BACKGROUND RESEARCH

Background research was carried out to gain a thorough understanding of the historical context of the Study Area. Primary and secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. Specifically, research regarding the physiography, survey and settlement, and 19th and 20th century land use of the Study Area was completed. A review of historical mapping and aerial photographs was also conducted to identify settlements, structures, and landscape features within, and adjacent to, the Study Area. This included historical maps from 1858 to 1994 and aerial photographs and imagery from 1954 to the present.

The results of the background research are presented in Section 3 of this report.

2.4 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and MCM, were contacted by email or telephone to confirm the heritage status of the property and gather background information to inform the heritage evaluation. In addition, cultural heritage input gathered from community consultation sessions and Public Information Centres (PICs) completed as part of the Project have been reviewed by WSP staff and incorporated into this HIA, as appropriate.

The results of the community consultation activities are presented in Section 4.1 of this report.

2.5 FIELD REVIEW

The purpose of the field review was to establish the existing conditions of the Study Area and identify potential heritage attributes in the Study Area. Photographic documentation of the Study Area and its spatial context was completed.

The results of the field review are presented in Section 4 of this report.

2.6 CULTURAL HERITAGE EVALUATION

The scope of work for this HIA included an evaluation of the Study Area to determine if it met the criteria for CHVI prescribed in O. Reg. 9/06 of the *Ontario Heritage Act*. The Study Area is considered to have potential CHVI as it is listed on the Town of Caledon's heritage register but not designated under Part IV of the *Ontario Heritage Act*.

The results of the O. Reg. 9/06 evaluation are provided in Section 4.2.3.1 of this report.

2.7 IMPACT ASSESSMENT

An impact assessment is required when a study area evaluated to have CHVI is anticipated to be directly or indirectly affected by a new development. InfoSheet#5 of *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (MCM 2006b) provides guidance to assess the following direct and indirect impacts that may occur when development is proposed within, or adjacent to, a heritage property:

- Direct Impacts
 - Destruction of any, or part of any, significant heritage attributes or features
 - Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Indirect Impacts
 - 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 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 formerly open spaces
 - Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource.

2.8 MITIGATION MEASURES

When impact assessment determines that the new development will negatively affect the CHVI and heritage attributes of a study area, mitigation measures are required. MCM InfoSheet#5 presents the following general strategies to minimize or avoid negative impacts to cultural heritage resources:

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

In addition to the mitigation measures contained in InfoSheet#5, general standards for preservation, rehabilitation, and restoration are found in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010:22). The CHP S&Gs are widely accepted as the guiding document for heritage conservation in Canada and contain general conservation standards and guidelines that are specific to cultural heritage resource types such as buildings, engineering works, and cultural heritage landscapes. Where applicable, guidelines from the CHP S&Gs were used in this HIA to recommend mitigation measures that are specific to a resource type.

3 HISTORICAL CONTEXT

3.1 PHYSIOGRAPHY

The Study Area is situated within the Guelph Drumlin Field physiographic region of southern Ontario (Chapman and Putnam 1984). The Guelph Drumlin Field physiographic region occupies approximately 830 km² between the Regional Municipality of Waterloo and the northwest portion of the Region of Peel, and is centred on the City of Guelph. Within the Guelph Drumlin Field are approximately 300 drumlins —oval hills of glacial till— that vary in size and mostly broad and oval in form. They are more widely dispersed, and have less steep slopes, than drumlin fields elsewhere in Ontario and composed of loam and chalk originating from the Amabel Formation dolostone exposed along the Niagara Escarpment and red shale found below the Escarpment (Chapman and Putnam 1984:137).

The Study Area is located within a spillway or glacial meltwater channel within the Guelph Drumlin Field. Spillways are typically broad troughs floored wholly or in part by gravel beds and in the lowest beds are typically vegetated by cedar swamps. These formations are frequently found in association with moraines but are entrenched rather than elevated landforms. They are often occupied by stream courses, which raises the debate of their glacial origin (Chapman and Putnam 1984).

The Study Area is also within the Mixed-wood Plains ecozone of Ontario (Ecological Framework of Canada 2015). Although altered by human activity in the 19th century, this ecozone once supported a wide variety of deciduous trees, such as various species of ash, birch, chestnut, hickory, oak, and walnut, as well as a variety of birds and small to large land mammals, such as raccoon, red fox, white tailed deer, and black bear.

Finally, the Study Area is within the Credit River Watershed, which spans 1,000 km² and drains into Lake Ontario at the Port Credit on the Mississauga waterfront (Credit Valley Conservation 2022). A branch of the Credit River flows south approximately 900 m east of the Study Area.

3.2 INDIGENOUS HISTORY

Indigenous peoples have lived in Ontario for thousands of years. The following only briefly summarizes this long and complex human history 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 earliest archaeological remnants of Indigenous life in southern Ontario date to the end of the Wisconsin Glacial Period, approximately 11,000 years ago. These were left by people following what archeologists refer to as the Paleo way of life, with small, highly mobile groups 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 or Pre-ceramic 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, possibly indicating a stratified society (Ellis and Ferris 1990).

The transition from an Archaic to Woodland way of life is marked by the introduction of pottery around 2,400 years ago. Despite its advantages for storing and cooking food, pottery appears to have had little impact on the hunter-gatherer way of life that had developed in the Late Archaic, though does suggest that people were consuming more plants, such as nuts, in their diet. Cemeteries dating to the Early Woodland sometimes involved constructing large

earthen mounds and interring items that had been acquired through exchange networks extending hundreds of kilometres in all directions. These elaborate burials, as well as finely made ground stone and chert objects, point to a sophisticated system of beliefs and ceremonies that may have been influenced by the Hopewell people of southern Ohio and Illinois. Hunter-gathering continued as the primary economy among some groups, while others in the Middle Woodland between 1,600 and 1,500 years ago were beginning to live in sedentary communities, a trend that continues into the Late Woodland Period (A.D. 500–900), when there is the earliest direct evidence for agriculture.

From the Late Woodland to contact with Europeans in the 16th century, southern Ontario was a culturally dynamic area, populated by distinct Nadowek (Iroquoian) and Anishinaabeg (Algonkian) groups (Englebrecht 2003; Trigger 2000; Schmalz 1991). Nadowek life increasingly revolved around growing maize and other crops such as beans, squash, sunflower, and tobacco, while people ancestral to the Anishinaabe following the Western Basin way of life were more mobile, moving with seasonally available resources. However, at the borderlands of the Nadowek and Western Basin were agricultural communities living in small, palisaded villages with a mix of small and large houses, and who were both farming and seasonally mobile.

During the 18th century, the British colonial regime 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 Indigenous 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, Historica Canada 2021). As French and British encroachment increased from the early 19th century onwards, Indigenous ways of life adapted to the change in complex and varied ways.

The Seven Years' War (1756-1763) was a global war that was fought in Europe, India, America, and at sea (Historica Canada 2006). In North America, Britain and France struggled for dominance with each side supported by Indigenous allies. At the conclusion of the war, Britain became the leading colonial power in North America (Historica Canada 2006). In 1763, the British issued the Royal Proclamation, which stated that land that was not in control of the British belonged to Indigenous Nations and that the Nations would retain their lands unless ceded to the Crown (Historica Canada 2006). The Nations and the British met at Fort Niagara in 1764 where they negotiated a new alliance that was embodied in the Covenant Chain Wampum Belt and the Treaty of Niagara Alliance Medal (Canadian Museum of History 2023). The Royal Proclamation of 1763 and the Niagara Treaty of 1764 are of great significance since the British recognized that Indigenous Nations owned the land and were an autonomous entity (Canadian Museum of History 2023). This relationship is conveyed on the 1764 Covenant Chain Wampum Belt that depicts two people side by side, as equals (Canadian Museum of History 2023)

The Study area is located on the territory of Treaty 19, also known as the Ajetance Purchase, an agreement signed on 28 October 1818 between representatives of the Credit River Mississauga, led by Chief Ajetance, and William Claus, Superintendent of the British colonial Indian Department. In exchange for approximately 648,000 acres within the present-day Regions of Halton and Peel, the Mississaugas were to be paid £522, 10 shillings in goods annually and retain access to their land along the Credit River and their three reserves at the mouths of the Credit River, Sixteen Mile Creek and Twelve Mile Creek (Surtees 1984:77-78). While some have interpreted Ajetance's agreement to the Treaty 13 terms as the result of his weakened negotiating position, others have noted how he likely anticipated the British would press for further treaties, so fought to retain the strategic location of the river mouth reserves (Surtees 1984:78).

To recognize and honour the municipality's Indigenous heritage and land rights, the Town of Caledon, in consultation with the Mississaugas of the Credit First Nation, has developed the following land acknowledgements:

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee Peoples, and the Anishnabek of the Williams Treaties.

This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.

(Town of Caledon 2022)

3.3 TOWNSHIP SURVEY AND SETTLEMENT

During the British colonial period, the Study Area was within Lot 16, Concession 4, West of Hurontario Street (W.H.S.), in the Geographic Township of Caledon, Peel County.

3.3.1 PEEL COUNTY

In 1788, the colonial government of British North America began dividing Ontario into districts and counties. The Study Area was originally within the district of Nassau, renamed the Home District in 1792, which included the lands at the northwest portion of Lake Ontario and the Niagara Peninsula (Armstrong 1985, Archives of Ontario 2022). The Home District's administrative centre was Newark, now Niagara-on-the-Lake. Each district was further subdivided into counties and townships but by 1852, the district system was abandoned, leaving governance to the counties, townships, and cities and towns (Archives of Ontario 2022). The former Home District became the United Counties of York, Ontario, and Peel; after Ontario separated to form its own administration in 1854, Peel officially separated from York in 1867 (Armstrong 1985, PAMA n.d.).

Peel County was named for Sir Robert Peel, a British politician who had previously served as the Home Secretary and Prime Minister of Great Britain. In 1974, the Region of Peel replaced Peel County as an upper-tier municipality (PAMA n.d.).

3.3.2 TOWN OF CALEDON AND THE FORMER TOWNSHIP OF CALEDON

Caledon Township was surveyed by 1820 with concession lines running northwards from Lake Ontario and side roads intersecting the concessions from east to west (Walker and Miles 1877). Caledon Township is between Erin Township and Albion Township, all referencing the Latin names of Scotland, Ireland, and England – Caledonia, Eire, and Albion, respectively (Gardiner 1899). The principal roadway through Caledon Township was Hurontario Street, which stretched from Lake Huron south to Lake Ontario. Hurontario Street formed the baseline for six concessions extending from both sides of the street.

Early colonial settlement in the township was by Scots, Irish, and United Empire Loyalists (Mika and Mika 1977), who established some of the first communities at Alton, Cataract, Charleston, Belfountain, and Silver Creek. Woolen and gristmills, combined with the arrival of the Credit Valley Railway and Toronto, Grey, and Bruce Railway in the 1870s, brought economic prosperity to the township and supported its many agricultural industry. Railway connections to the urban markets at Guelph, Orangeville, and Toronto from the late 19th to early 20th century further enabled large-scale farming in Caledon Township (PAMA 2023).

On January 1, 1974, Caledon Township amalgamated with the Village of Bolton, the Village of Caledon East, and the Township of Albion to become the new Town of Caledon – a lower tier municipality within the upper tier Peel Region (Mika and Mika 1977).

3.4 STUDY AREA HISTORY

3.4.1 LAND USE HISTORY

Land registry data for the Study Area was accessed from the Ontario Land Property Records Portal and is reproduced in Table 1. Available census data, tax assessment rolls, and other archival material was also reviewed.

Table 1: Land Registry Data for the Study Area (Part of Lot 16, Concession 4, W.H.S., Caledon Township, Peel County)

| INSTRUMENT | DATE | GRANTOR | GRANTEE | QUANTITY OF LAND |
|---|----------------|---|---|--|
| Patent | September 1832 | Crown | Canada Company | West half of Lot 16 (100 acres) |
| Patent | November 1833 | Crown | Canada Company | East half of Lot 16 (100 acres) |
| Bargain & Sale | April 1836 | Canada Company | John Cameron | Entirety of Lot 16 (200 acres) |
| Bargain & Sale | 1852 | Estate of John Cameron | James Cameron | Lot 16 (200 acres) |
| Bargain & Sale | January 1897 | James and Mary Cameron | James Cameron Jr. | Southwest half of the west half of Lot 16 (50 acres, present day 18501 Mississauga Road) |
| Bargain & Sale | March 1901 | James Cameron Jr and Mary Cameron | George Cameron | Remaining 150 acres (including the study area) |
| *note that records between 1901 and 1940 were not available from the Land Registry Office | | | | |
| Grant | July 1968 | John H. Cameron | Chan Kwok-Leung in trust | East half and east half of west half (150 acres) |
| Grant | October 1968 | Chan Kwok-Leung in trust | Chen Investments Limited | East half and east half of west half (150 acres) |
| Grant | December 1975 | Chen Investments Limited | Bonnie McClennan in trust | East half and east half of west half (150 acres) |
| Reference plan (43R-4021) dated May 20, 1976, shows survey of subject property as the boundaries exist at present, totalling 2.973 acres and divided into two parts. Part 1 (southeast portion) is 2.573 acres and part 1 (northwest portion) is 0.399 acres. | | | | |
| Grant | May 1976 | Bonnie McClellan, in trust | David Gordon McWilliams, to use | Subject property |
| Grant | October 1990 | David Gordon McWilliams | David Gordon McWilliams and Joan Millicent McWilliams | Subject property |
| Transfer | June 2000 | David Gordon McWilliams and Joan Millicent McWilliams | Allan Cameron Hutcheon and Margaret Ruth Hutcheon | Subject property |
| Transfer | June 2008 | Allan Cameron Hutcheon and Margaret Ruth Hutcheon | Steve Fokas and Stacey Fokas | Subject property |
| Transfer | July 2022 | Steve Fokas and Stacey Fokas | St. Marys Cement Inc. (Canada) | Subject property |

The larger parcel on which the Study Area is situated —Lot 16, Concession 4, W.H.S., Township of Caledon, Peel County— was granted through Crown patent in two 100-acre parts to the Canada Company. The west half was granted in September 1832, and the east half in November 1833. A description of the adjacent Lot 17 indicated that the land was originally wooded with maple, elm, beech, and bass, and the soil was a black loam (PAMA n.d., Reel 08, 0663). Both halves of the Lot were purchased by John Cameron in April 1836 at a price of \$50 each (Ontario Land Registry n.d.: 307).

Born in 1782, John Cameron had emigrated to Canada from Perthshire, Scotland in 1828 with his wife Helen (nee Ferguson), seven sons, and two daughters. Tragically, his son David died at sea during the crossing (PAMA, n.d., 8509). The family settled at Lot 16, Concession 4 W.H.S. in 1836. A decade later, another of John's sons, Duncan Cameron, purchased the adjacent 200-acres to the north at Lot 17. John Cameron died in 1848 and his estate settled in 1852 with his youngest surviving son, James Cameron (born 1824) purchasing all 200-acres of Lot 16 from his

brothers and mother for \$200 (Ontario Land Registry n.d.: 307). The 1851 Census records Helen Cameron (age 64) as living with her sons Hugh (36), Donald (29), and James (26) (1851 Personal Census, District 2, Caledon, p.135). Duncan Cameron was still living at Lot 17 with his wife and children.

Tremaine's 1859 map of the County of Peel shows James Cameron as owner of the entire 200 acres of Lot 16, Concession 4 W.H.S., and depicts a house in the centre of the property's southwest half, today at 18501 Mississauga Road (Tremaine 1859; Figure 3). A Cameron family history, written by Annie Beatty in 1935, states that this house was built by James Cameron in 1850 (PAMA n.d., 8511). No structures are depicted within the Study Area.

The 1861 Census lists James Cameron as a farmer living with his wife Mary (nee McGill), three sons, and two daughters.⁴ The Agricultural Census of the same year records James Cameron at Concession 4, Lot 16, with 300 acres, of which 200 were cultivated, 123 under cultivation (79 acres of wheat, 5 acres of peas, 7 acres of oats, 1 acre of potatoes, and 1 acre of turnips), 73 as pasture, and 2 as orchards. The farm had a total value of \$7,500 (1861 Agricultural Census, District 6, Caledon, 86). While Lot 16 was only 200 acres, Tremaine's 1859 map also shows James as owner of Lot 16, Concession 5 W.H.S., which would account for the 300 acres listed in the Agricultural Census.

In the 1871 Census, James (44) and Mary (43) Cameron were living with eight children: John (18), Annie J. (15), Margaret E. (13), James (11), Peter (9), Mary (7), George A. (5), and David (2). Both James and the eldest son John are listed as farmers. The Camerons were Baptists (1871 Census, Schedule 1, Cardwell 40/A, Caledon No.4, 43). James Cameron is listed as the owner of 400 acres, with one house and four barns/stables (Ibid., Schedule 3, 8). Of the 400 acres, 210 were identified as improved, including 70 acres of wheat, $\frac{3}{4}$ of an acre of potatoes, 40 acres of hay, and 20 acres of pasture. An additional two acres of orchards produced 50 bushels of apples (Ibid., Schedule 4, 8). Other assets and products of the farm included 7 horses, 1 colts/fillies, 7 milch cows, 18 other horned cattle, 60 sheep, 8 swine and yearly production of 400 pounds butter, 150 pounds of cheese, and 400 pounds of wool (Ibid., Schedule 5, 8).

The 1877 Historical Atlas map shows James Cameron as owner of the whole 200 acres of Lot 16, Con. 4 W.H.S, as well as the adjacent 200-acre property at Lot 16, Con. 5 (Walker and Miles 1877, Figure 4). Two structures are shown on Cameron's land, one near the southwest corner of the lot with an adjacent orchard to the northeast, and a second in the northeast corner of the property. Neither house is illustrated in the location of the extant house in the Study Area.

James Sr. owned all of Lot 16 for another 17 years. In January 1897, James and Mary sold the southwest 50 acres of the southwest half of the lot to their son, James Cameron Jr. for \$1,250 (Ontario Land Registry n.d., 432). The boundaries of this part are not specified in the abstract book, but the modern property boundary suggests that the delineation was made by a straight line parallel to the Concession Road. This transfer would have included the extant house and barns on the southwest half of the property shown on the 1859 and 1877 maps, in the present-day location of 18501 Mississauga Road.

In the 1891 census, James Sr. (now 66 years old) was listed as farmer living with his wife Mary (63), their son George (24), and a "general servant" named Winnie Carpenter (18) (1891 Personal Census, District 54, Cardwell, 22). The house is indicated in Schedule 1 as a brick structure that had 2 rooms on the second storey and 10 rooms on the main floors. George would marry Charlotte (nee McClellan) in 1894. Despite this ownership change, it appears that the younger son, George A. was farming Lot 16, Con. 4 at the time; in the 1897 Tax Assessment, G. A. Cameron was assessed a value of \$7,000 for all of the 200-acre lot, with 150 acres listed as improved and the remaining 50 acres being woodlot (PAMA 1897, Division 7, 38).

By the 1901 census James Sr. and Mary Cameron were living with George A. (35), his wife Charlotte (33), and their two sons John H. (4) and Andrew (2) (1901 Personal Census, District 51, Cardwell, 49). Their son Hilton was born the following year, but Andrew would die shortly afterward in 1906 (Find a Grave 2010a). Although the extended family may have been resident at the house near the northeast corner of the Lot, it is likely that they lived in the house that stands in the Study Area today. In March 1901 James Sr. and Mary transferred ownership of the

⁴ The ages of the family have been recorded incorrectly in the 1861 census, so they are not listed here.

northeastern 150 acres of the Lot (containing the Study Area) to George Cameron for \$1 (Ontario Land Registry n.d., 432).

An undated photograph of the farm complex shows the house and several outbuildings, likely during the first decade of the 20th century (Plate 1). The two-storey brick house is seen as fully constructed, including a rear tail or summer kitchen. To the rear of the house is a single storey brick building with a gable roof and circular gable window. The stone foundation barn is partially visible at the rear of the property, clad with wood and featuring a gable roof with two cupolas and a weathervane. A smaller timber framed structure is seen in the background, between the barn and the brick outbuilding which appears to be of the same style and construction as the barn. It is unclear if this structure is freestanding or part of the barn. Obscuring the barn, to the north of the house, is a two-storey carriage house with stone foundations, brick masonry on the ground floor, likely load bearing, and the upper storey clad in wood, with a gable roof. The windows of the ground floor are accented with stone segmental arch heads and lug sills.



Plate 1: Historical photograph of the house and outbuildings, date unknown.

The 1921 census records George and Charlotte living with their sons Harrold (John H., 25) and Hilton Cameron (23) (1921 Personal Census, District 115, Caledon Township, 18). The 1921 census also indicates that the family was living in a brick house that had 7 rooms on the second storey and 8 rooms on the main floor. This house is most likely the extant house in the Study Area; the one enumerated in the 1891 census is therefore likely the house that stood at the northeast corner of Lot 16.

Land registry records are missing between 1901 and 1940 but in that time, it is known that Lot 16 passed to John H. (Harold) Cameron as he appears as granting an easement to the Hydro Electric Power Commission of Ontario in 1948. As John. H. Cameron married Helen Ruth Babcock in 1923 and George Cameron died in 1932 (Find a Grave 2010b), it is reasonable to theorize that the property passed from George to John at some point during the 1920s or early 1930s. Charlotte Cameron died in 1951 (Find a Grave 2010c).

John H. and Helen had three children: Arloine, Rolph, and Philip. Philip Cameron moved to Kapuskasing, Cochrane prior to 1953 when he is enumerated in the voters list, as an Electrical Engineer, along with his wife Shirley (nee. Lowe). Their son, James Cameron, was born the following year in 1954 and is a celebrated Canadian filmmaker. He grew up in Chippawa, in the City of Niagara Falls, where ties to his childhood are recognized in tourism marketing and a plaque recognizing his contributions to the art of filmmaking (Tourism Niagara 2023; City of Niagara Falls 2023). There is no evidence of a significant association between the Study Area and the filmmaker, James Cameron.

John H. sold the property in 1968 and died in 1973 (Find a Grave 2020). The property changed hands several times in the decades followed the Cameron's ownership before being sold to the current owner, St. Marys Cement Inc. in 2022. It appears that the Study Area was severed from the surrounding agricultural fields in the 1970s, as a reference plan dated May 20, 1976 shows a survey of the property boundaries in the same configuration as present-day.

3.4.2 20TH- AND 21ST-CENTURY MAPPING AND AERIAL IMAGERY

Mapping and aerial photography from the 20th to 21st century indicates that the Study Area and surrounding area continued in its 19th-century rural agricultural land use. Only minor change occurred within the Study Area as

outbuildings were constructed and demolished. Table 2 provides a summary of the available maps and aerial photographs and these sources are illustrated in Figure 3 to Figure 9.

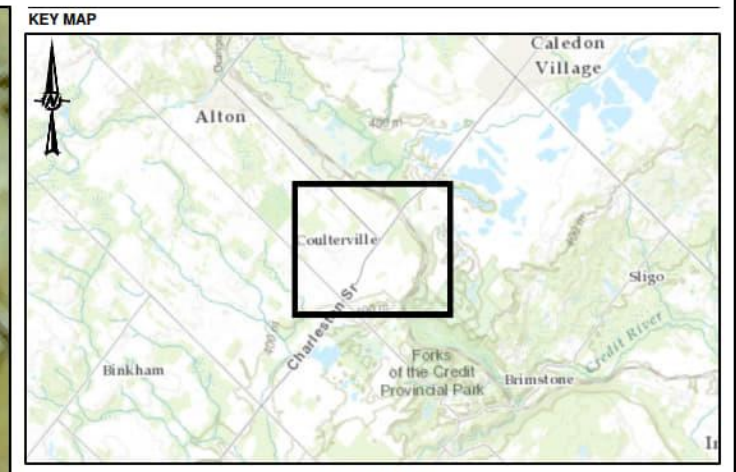
Table 2: Review of 20th Century Historical Mapping

| YEAR | SOURCE | HISTORICAL FEATURE(S) |
|--------------------|---|---|
| 1937 (Figure 5) | 1937 Topographic Map of Ontario, <i>Orangeville Sheet</i> (Department of National Defence 1937) | <ul style="list-style-type: none"> • A structure is shown in the same location as the house that currently stands in the Study Area • An outbuilding with L-shaped plan is northwest of the house, and partially overlaps where the barn foundation currently stands in the Study Area. • Tree-lined fields are depicted east and west of the farm complex in the Study Area, while to the north and northeast is a wooded area. |
| 1952 (Figure 6) | 1952 Topographic Map of Ontario, <i>Orangeville Sheet</i> (Department of National Defence 1952) | <ul style="list-style-type: none"> • Structures in the Study Area are shown in the same configuration as the 1937 mapping. • Charleston Sideroad is illustrated as a loose surface road that has been graded and drained. |
| 1954 (Figure 7) | 1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954) | <ul style="list-style-type: none"> • The arrangement of the building complex and tree-lined agricultural fields appear similar to current conditions in the Study Area and immediate area. |
| 1973 (Figure 8) | 1973 Topographic Map of Ontario, <i>Orangeville Sheet</i> (Department of Energy, Mines and Resources 1973) | <ul style="list-style-type: none"> • The L-shaped outbuilding shown on the mid-20th century mapping are no longer illustrated. Only the house is pictured. |
| 1994 (Figure 9) | 1994 National Topographic System, <i>Orangeville Sheet</i> (Department of Energy, Mines and Resources 1994) | <ul style="list-style-type: none"> • The house is illustrated, and now there is an outbuilding is shown as oriented east-west. |
| 2001-2022 | Online Google Earth Aerial Imagery | <ul style="list-style-type: none"> • The configuration of the Study Area is little changed from the 1954 aerial photograph and subsequent mapping. |

3.4.3 SUMMARY OF PROPERTY HISTORY

Historic mapping, land registry data, and census data indicate that the house in the Study Area was constructed between 1891 and 1921. This can be further refined to the George Cameron tenure, and between 1891 and 1901. George was in his 20s during the 1890s, and newly married in 1894. The house enumerated in the 1891 census (brick with 2 rooms on the upper storey and 10 rooms on the main floor) better describes the house known to have been located at the northeast corner of Lot 16, and illustrated on the 1877 mapping (Figure 4). This would have served the family until George constructed the house in the Study Area, enumerated in the 1921 census as a brick house with 7 upper storey rooms and 8 main floor rooms.

By the 1930s there was a large L-shaped outbuilding on Lot 16, part of which now is a ruin at the rear of the Study Area.



SCALE 1:150,000

LEGEND
 STUDY AREA



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST, GEO. R. TREMAINE, TORONTO, PUBLISHED BY C.R. & G. M. TREMAINE, 1859.
 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

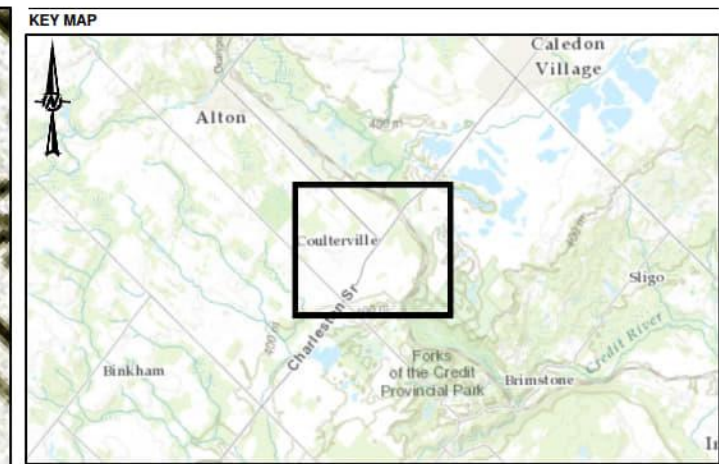
CLIENT
 CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT
 CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
 1859 HISTORICAL MAP

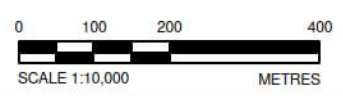
| CONSULTANT | YYYY-MM-DD | 2023-07-31 |
|---|------------|------------|
|  | DESIGNED | SD |
| | PREPARED | SD |
| | REVIEWED | HS |
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| PROJECT NO. 19129150 | CONTROL 0047 | REV. 0 | FIGURE 3 |
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LEGEND
 SITE LOCATION



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. 1877 TOWNSHIP OF CALEDON, PEEL COUNTY (ONTARIO MAP REF #20), ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONT. TORONTO, WALKER & MILES, 1877.
 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
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PROJECT
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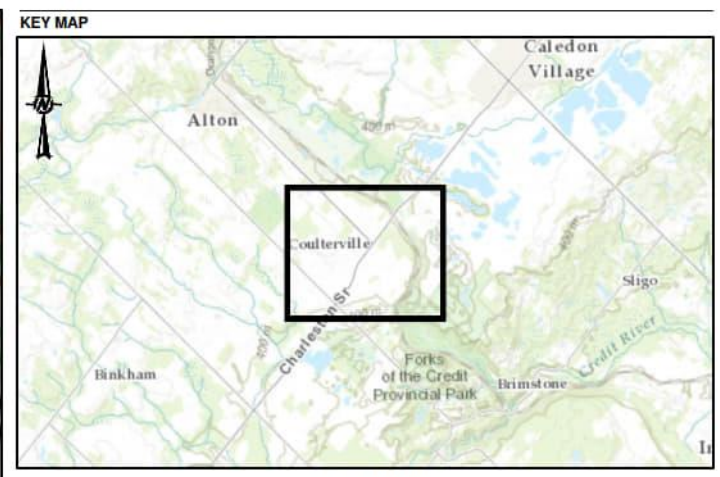
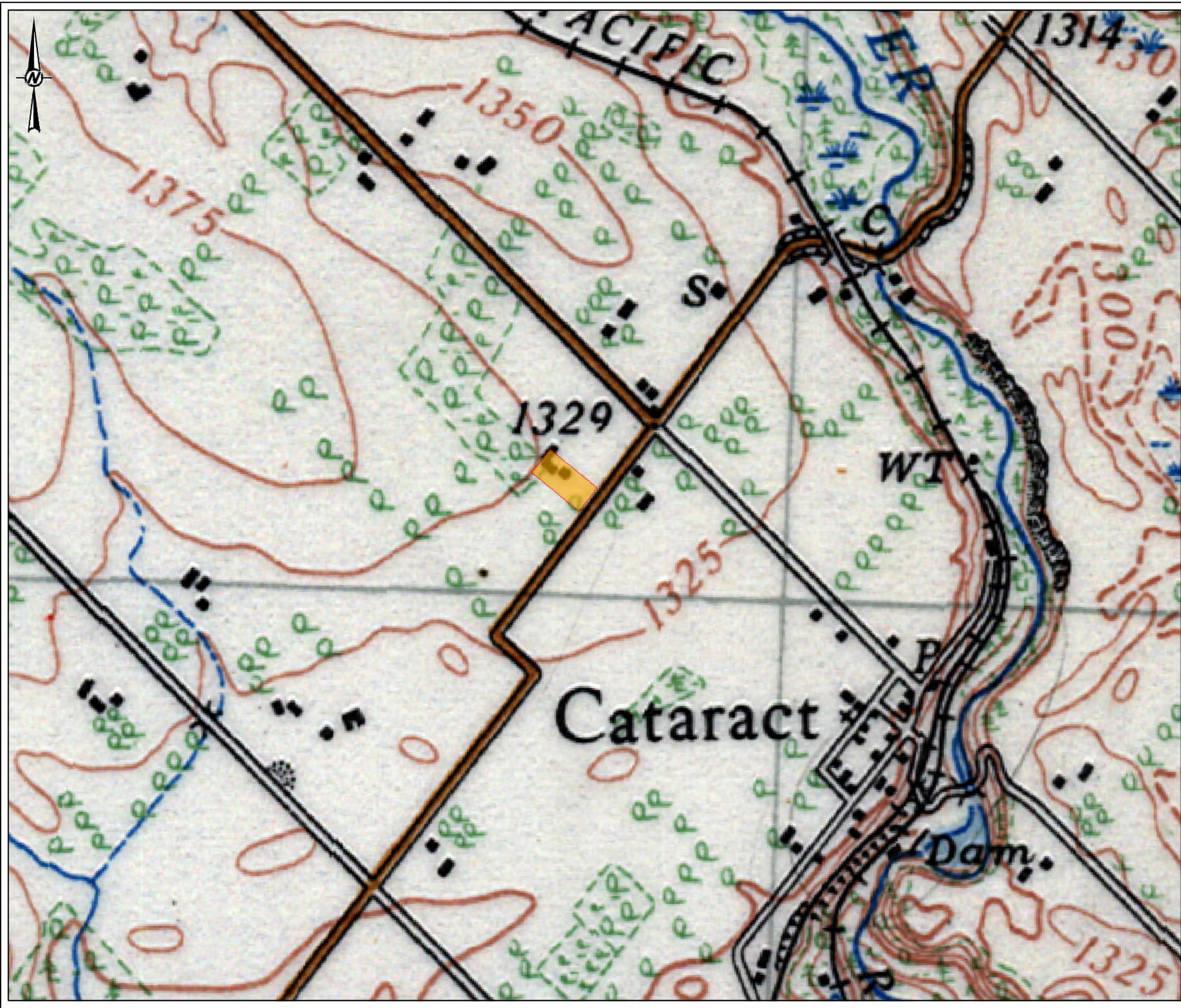
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| PROJECT NO. 19129150 | CONTROL 0047 | REV. 0 | FIGURE 4 |
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LEGEND
 [Yellow rectangle] STUDY AREA



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. ORANGEVILLE, ONTARIO. 1:63,360. MAP SHEET 040P16, [ED. 1], 1937
 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

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PROJECT
 CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

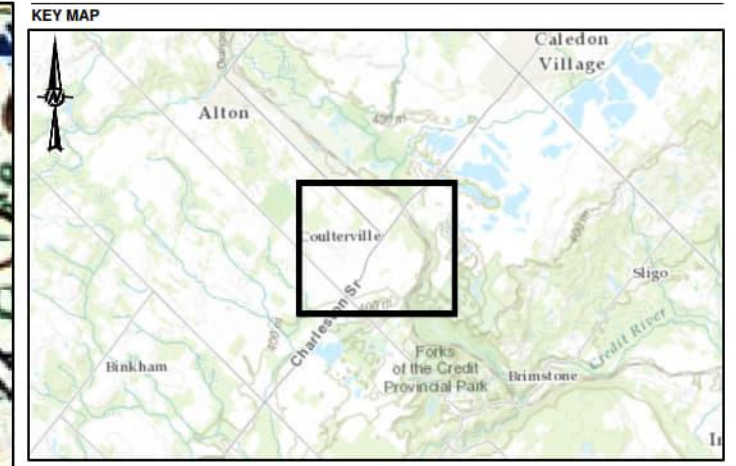
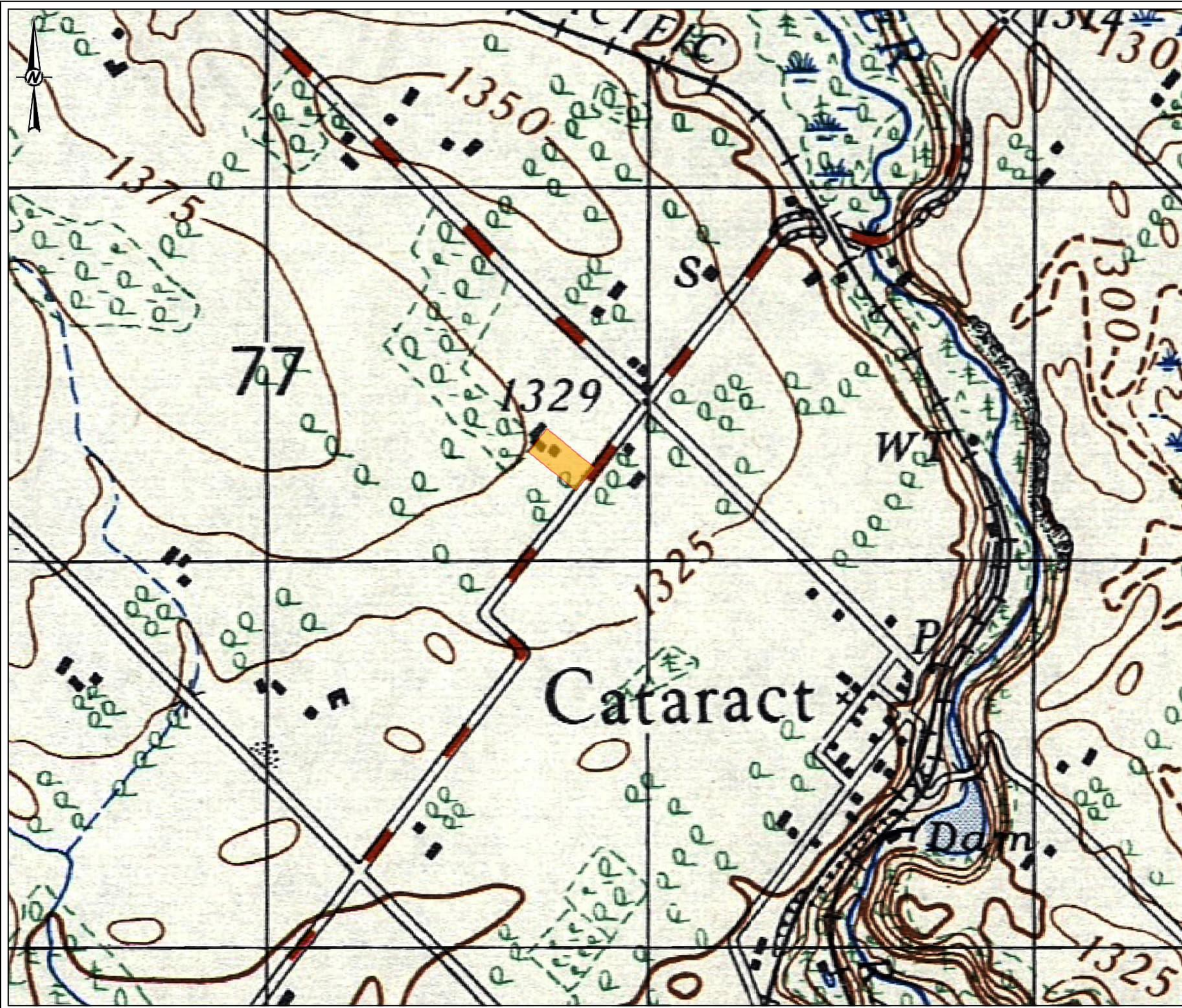
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| | REVIEWED | HS |
| | APPROVED | HM |

PROJECT NO. 19129150 CONTROL 0047 REV. 0 FIGURE 5

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SCALE 1:150,000

LEGEND
 STUDY AREA



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. ORANGEVILLE (EAST) ONTARIO. 1:50,000. MAP SHEET 040P16, ED. 1, 1952
 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

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 (CANADA)

PROJECT
 CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD,
 TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

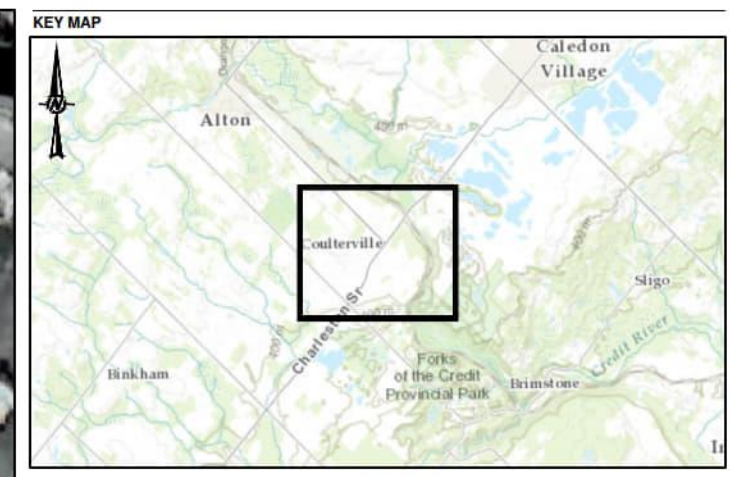
TITLE
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PROJECT NO. 19129150 CONTROL 0047 REV. 0 FIGURE 6

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SCALE 1:150,000

LEGEND
 STUDY AREA



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. SOUTHERN ONTARIO, 1954, 437801, ONTARIO. DEPARTMENT OF LANDS AND FORESTS
 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
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 (CANADA)

PROJECT
 CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD,
 TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

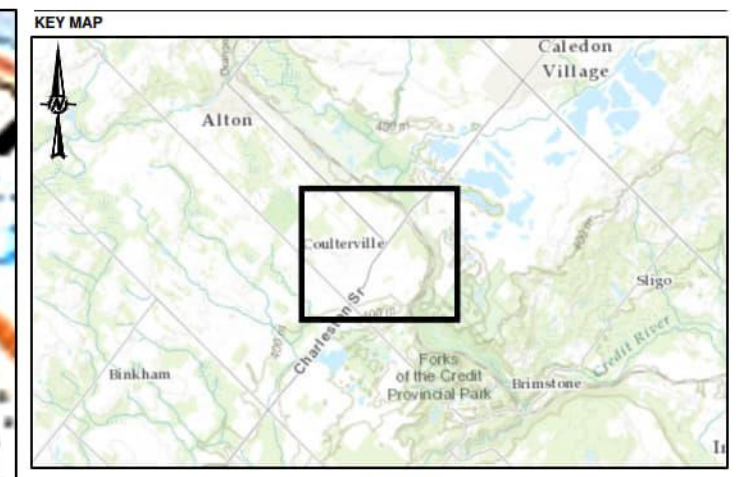
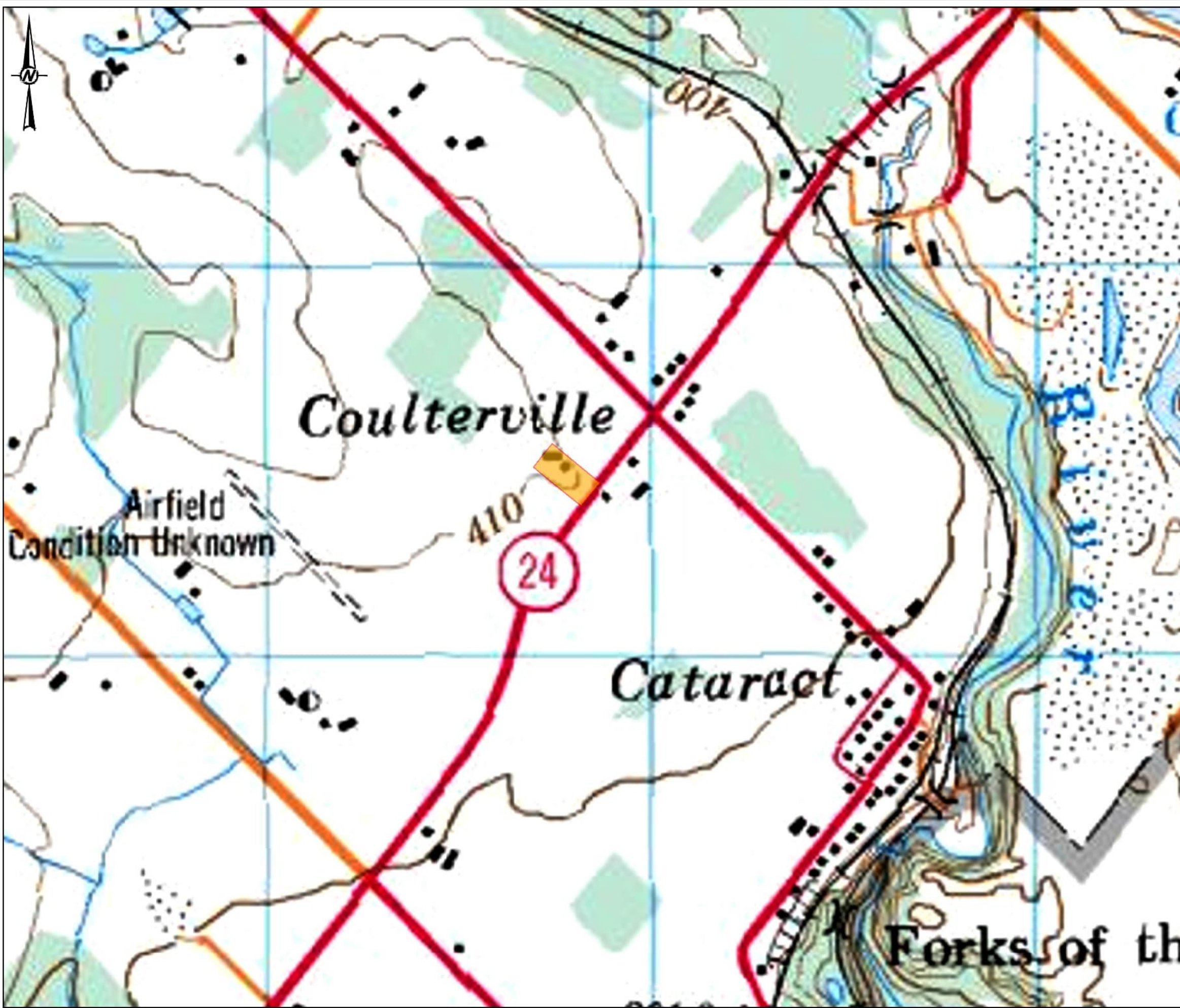
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| PROJECT NO. 19129150 | CONTROL 0047 | REV. 0 | FIGURE 7 |
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LEGEND
 [Orange Box] STUDY AREA



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. ORANGEVILLE ONTARIO, 1:50,000, MAP SHEET 040P16, ED. 5, 1994
 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

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PROJECT
 CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
 1994 HISTORICAL TOPOGRAPHIC MAP

| CONSULTANT | YYYY-MM-DD | 2023-07-31 |
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| PROJECT NO. 19129150 | CONTROL 0047 | REV. A | FIGURE 9 |
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4 EXISTING CONDITIONS

4.1 INFORMATION GATHERING

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

Cassandra Jasinski, Heritage Planner at the Town of Caledon, confirmed receipt of the request and indicated that she would provide materials they have on file shortly. This HIA will be updated once a further response is received.

Kevin Baksh, Acting Provincial Heritage Registrar at the Ontario Heritage Trust, confirmed that the Trust does not have any additional information, background documents, or previous reports relating to the Study Area.

Karla Barboza, Team Lead of the Heritage Planning Unit at the MCM, confirmed that the no properties have been designated by the Minister within the Study Area and that there are no provincial heritage properties within or adjacent to the Study Area.

4.2 FIELD REVIEW RESULTS

A field review of the Study Area as part of the Cultural Heritage Report (WSP 2022) was undertaken on November 18, 2022, by WSP Cultural Heritage Specialist Chelsea Dickenson and Cultural Heritage Technician Robert Pinchin. Weather conditions during the field review were sunny with seasonally cool temperatures. The property inspection (Section 4.2) and heritage evaluation (Section 5) are based on an exterior assessment of the property.

4.2.1 LOCATION CONTEXT

The Study Area is on the northwest side of Charleston Sideroad between Main Street and Mississauga Road (Figure 10). The Credit River meanders south to the east of the Study Area. The surrounding area is generally agricultural and residential and the broader area has a history of aggregate extraction as well.

The properties in close proximity to the Study Area (18501 Mississauga Road, 18667 Mississauga Road, and 18772 Main Street) are rural agricultural and all listed on the Town's heritage register (Plate 2 to Plate 5). Historically, these properties were all granted to and owned by various members of the Cameron family in the 19th century.



Plate 2: Farmscape at 18501 Mississauga Road



Plate 3: Tree lined driveway at 18667 Mississauga Road



Plate 4: Farmhouse at 18667 Mississauga Road



Plate 5: Farmscape at 18722 Main Street

4.2.2 LANDSCAPE CONTEXT

The approximately 1.4-hectare (3.4-acre) Study Area features a large farmhouse, barn foundation, and other landscape features that historically were associated with the surrounding agricultural fields and wooded areas.

The farmhouse is accessed from Charleston Sideroad by a winding, paved driveway that wraps around the southwest side of the house (Plate 6 and Plate 7). Mature deciduous and coniferous trees stand on either side of the driveway and windbreaks line the northeast and southwest boundaries of the Study Area (Plate 8). A low fieldstone wall extends approximately 140 metres from Charleston Sideroad to the rear of the Study Area, on the southwest side of the driveway and house (Plate 9).

An outbuilding at the rear of the Study Area is northwest of the house. It is oriented east-west and is wood clad with a gambrel roof (Plate 10). Based on aerial photographs and topographic mapping this building was constructed between 1973 and 1994 (Figure 8 to Figure 9).

The parged fieldstone ruins of an earlier barn are also located at the rear of the Study Area and oriented approximately northeast-southwest along the northwest boundary (Plate 11). Etched into the parging is “H.R.C./J.H.C./MAYS(?)/190_/8_”, likely the initials of John H. Cameron (J.H.C.) and Hilton R. Cameron (H.R.C.) who would have been children at this time (Plate 12). It could not be determined whether this etching is part of the original construction or a later repair. It was noted during the site visit that a wooden covered area has been added to the ruins, featuring red brick flooring. This barn is visible in the early 20th-century photograph that shows the barn as a timber frame structure with a gable roof (Plate 1). Gable roofed barns are often earlier than those build with a gambrel roof, although in this case we know from the engraving that the barn dates to the first decade of the 20th century, at the latest (McIlwraith 1997).



Plate 6: View up the driveway towards house, facing northwest



Plate 7: View from the rear of the driveway towards Charleston Sideroad



Plate 8: Vegetative windbreak along southwest boundary, looking northwest



Plate 9: Low fieldstone wall along the southwest side of the Study Area



Plate 10: Late 20th-century outbuilding



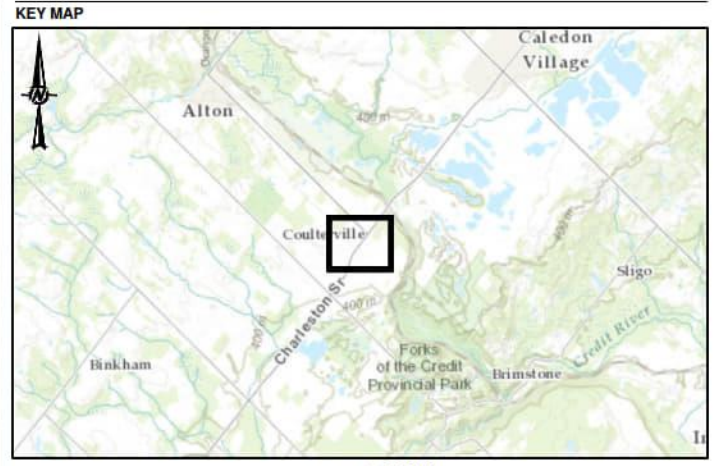
Plate 11: Barn foundation ruins, looking southwest



Plate 12: Closeup of inscription on barn ruins



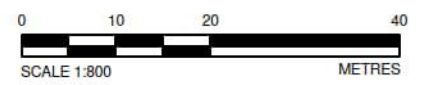
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SCALE 1:150,000

LEGEND

- CIRCULATION ROUTE
- BARN
- BARN FOUNDATION RUINS
- DRIVEWAY
- FARMHOUSE
- FIELDSTONE WALL
- HOCKEY RINK
- MATURE TREES
- TREES
- VEGETATIVE WINDBREAK



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

EXISTING CONDITIONS AT 1420 CHARLESTON SIDEROAD

CONSULTANT



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PROJECT NO.
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FIGURE
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4.2.3 FARMHOUSE

The farmhouse is composed of three elements: the original main block, a rear tail, and the rear and side addition on the north and west sides of the house. These are described individually in the following subsections. The four elevations of the structure are shown in Plate 13 to Plate 17. The house is oriented in a northwest to southeast fashion but for ease of description it is described in a north-south orientation where the south (front) elevation is on the southeast and the north (rear) elevation is on the northwest.



Plate 13: South (front) elevation

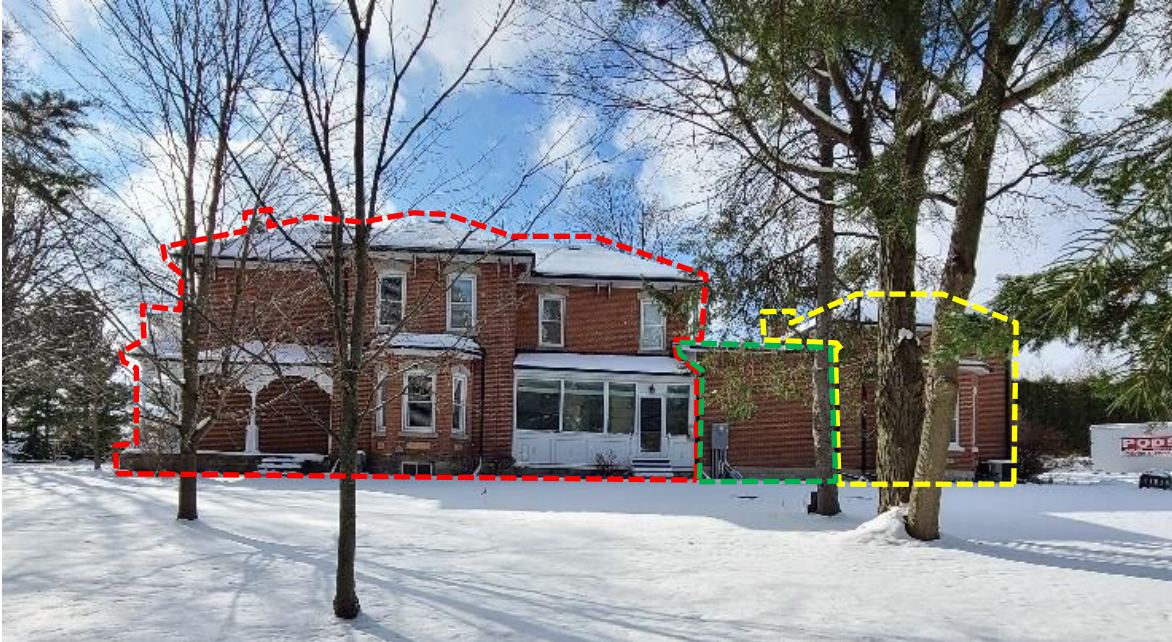


Plate 14: East elevation showing the original house (outlined in red), rear tail (outlined in green) and rear/side addition (outlined in yellow)



Plate 15: North (rear) elevation



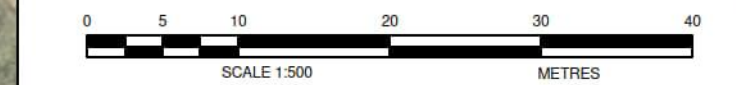
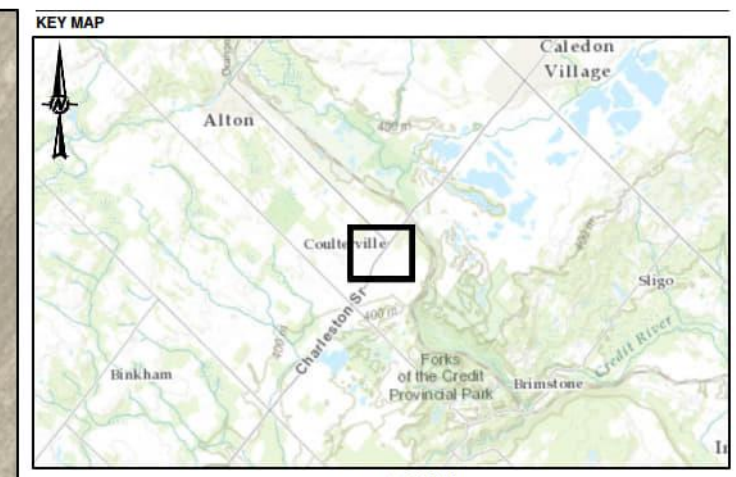
Plate 16: Oblique view of north and west elevations of rear and side additions (outlined in yellow, original main block is outlined in red)



Plate 17: South portion of the west elevation of original main block



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NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
 2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
 SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
 3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
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 (CANADA)

PROJECT
 CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD,
 TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
 EXISTING CONDITIONS AT 1420 CHARLESTON SIDEROAD

| CONSULTANT | YYYY-MM-DD | 2023-07-31 |
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4.2.3.1 MAIN BLOCK

The original main block is a two-storey, red brick, and Italianate-style farmhouse with an irregular footprint and a low-pitch hipped roof clad in asphalt shingles. At the roof's projecting eaves are decorative paired brackets on all elevations (Plate 19). The main block stands on an ashlar stone foundation, three courses of which are visible on the exterior, and the topmost course stone are bush hammered with chiselled margins (Plate 21). On the foundation is the red-brick walling laid entirely in a stretcher bond pattern, suggesting that the house is frame construction with brick veneer; however, given its high quality, the masonry could also be load-bearing, with the inner and outer wythes connected with metal ties.

Contrasting with the red brick are the stone segmental arch heads and lug sills of the window and door openings. The stone heads have central and projecting "keystones" while the lug sills are bush hammered with chiselled margins (Plate 20). Generally, the windows of the main block are identical in style and materials except for the second storey windows on the west elevation, which have buff brick arched heads that appear to be a repair or replacement for the stone heads (Plate 34). Some windows were wood, double-hung and protected by storms, but others have been replaced in vinyl, including those at the foundation level on the west elevation. A 2022 home inspection report notes that some of the wood windows have not opened for many years and are seized (Home to Home Inspections Ltd. 2022).

The south elevation features a box bay window with mansard roof and paired brackets (Plate 22). Four windows are on the bay, one narrower window on either side and a pair matching the remaining windows of the main block on the face, all with the same decorative elements (decorative stone heads, decorative arched wooden frames, and stone lug sills) (Plate 23). The paired windows on the face are accented further by buff brick panels below each window.

A second, canted bay window is at the east elevation and projects from the two-storey frontispiece that stands the full height of the main block and is topped by a hipped roof (Plate 26). This "tower" element is distinct to the Italianate style. This east bay features a mansard roof with paired brackets and three windows with the same stone heads and sills as seen throughout the main block, as well as buff brick panels below the windows (Plate 32). The main block's east elevation also has an enclosed porch or sunroom that links the rear tail to the main block (Plate 33). This porch was originally open but has since been enclosed (Plate 18). Photographs of the interior of the porch from the 2022 home inspection report suggest that portions of the structure date to the main block's initial construction and its roof is bellcast.

The main entrance on the south façade has a double door with flat transom (Plate 24). The doors are protected by double storms and hung within a wooden frame topped with the same decorative arched head and decorative stone arch and sills as the windows. Although the transom lights appears to date to the main block's original construction, it is likely that the double doors and storms are more recent replacements.

Access to the main entrance is via a porch that wraps around the south and east elevations, extending from the main entrance on the south elevation to the bay window of the east elevation (Plate 24). Its stone foundation is continuous and extends the length of the porch (Plate 25 to Plate 27). Two roofs cover the porch, one for the portion on the south elevation and one for the east elevation. The south porch has a mansard roof with second-storey door but, as the historical photo shows, this was originally a window (compare Plate 18 to Plate 13 and Plate 26). The east porch features a hipped roof, the underside of which is bellcast (Plate 28). Both porch roofs are accented with decorative paired brackets and supported by wooden arcades with square posts featuring decorative scrollwork and filigree accents (Plate 29 to Plate 30).

A second entrance to the house is located at the north terminus of the porch, on the south side of the east elevation's frontispiece or projection (Plate 31). The entrance is single leaf and similar in style to the main entrance in that it also features a flat transom, a storm door, and segmental arched head. The storm door is glazed with a large opening over three horizontal panels. This style of door is similar to the "five-cross-panel door" popular in the late 19th-to-early 20th centuries (Garvin 2001). It is likely that this storm door is original to the main block's construction, though the window appears to be a later addition. The transom was covered at the time of the site visit. On the west elevation is basement access built in cast-in-place concrete (Plate 35).

The historical photo of the house shows at least two chimneys on the main block. An internal chimney on the east elevation and the external chimney on the north elevation are no longer extant (compare Plate 18 to Plate 26 and to

Plate 36) and now the west elevation features two external vents, extending the height of the first storey and constructed of brick masonry (Plate 17 and Plate 35). Neither date to the original construction of the main block.



Plate 18: Detail of the late-19th to early 20th-century photograph of the house.



Plate 19: Overhanging eaves and paired bracket detail



Plate 20: Main block window example



Plate 21: Cut stone foundation



Plate 22: South elevation box bay window



Plate 23: Detail of box bay side windows



Plate 24: Main entrance doorway



Plate 25: Main entrance porch



Plate 26: Side porch



Plate 27: Stone foundation of the front and side porches



Plate 28: Bellcast roof of the side porch



Plate 29: Decorative porch accents



Plate 30: Decorative porch accents



Plate 31: Second entrance to the house adjacent to the bay window on the east elevation



Plate 32: Bay window of east elevation



Plate 33: Enclosed porch of east elevation



Plate 34: Upper storey windows of main block west elevation showing later replacements of some elements



Plate 35: Basement access on west elevation



Plate 36: East elevation with former external chimney visible on original main block (highlighted in yellow)

4.2.3.2 REAR TAIL

Connecting the north elevation of the main block to the rear and side addition is the one-storey rear tail (Plate 37). This is probably the same rear addition seen in the historical photo, but has been re-clad and in-filled the east elevation window (Plate 18). The structure may have been a summer kitchen for the main block, and like the latter structure its the stretcher bond brickwork indicates either brick-clad frame or double-wythe brick walls connected with masonry ties.



Plate 37: East elevation of rear tail

4.2.3.3 REAR AND SIDE ADDITION

The rear and side addition is comprised of two segments, both built in red brick laid in stretcher bond on cement block foundations. Based on their similar style, materials, and condition, these rear and side structures were likely constructed at the same time and so are discussed together. The rear structure has a square footprint and hipped roof while the side portion has a shed roof and extends along the west sides of the rear addition, rear tail, and main block (Plate 38).

On the rear structure are canted bay windows on the north and east elevations, each of which has three windows with soldier course, buff-brick voussoirs laid in a flat arch at their head, painted stone lug sills, and buff brick niches below the windows (Plate 39 to Plate 41). A brick chimney is located inside the southwest corner.

Two entrances are on the north elevation, one for each of the additions. Both entrances feature wood double doors with the same buff brick heads as the bay windows (Plate 39). A third entrance on the south elevation of the side addition is similar to the north elevation entrances (Plate 42). The south entrance also has a single-leaf door flanked by two side lights. Four square-shaped and sliding sash windows are on the west elevation, also with buff brick heads but with stone lug sills that are bush hammered with chiselled margins (Plate 43).



Plate 38: Perspective view of the north and west elevations of rear/side addition



Plate 39: North elevation of rear/side addition



Plate 40: Detail of north elevation bay window



Plate 41: Detail of east elevation bay window



Plate 42: South entrance to side addition



Plate 43: Example of west elevation windows on side addition

4.2.4 INTERPRETATION

Background research indicates that the main block of the farmhouse in the Study Area was constructed for George Cameron in the final decade of the 19th century. Historical photos from the early 20th century show that the rear tail, likely a summer kitchen, was constructed soon after. The final, and most recent, addition to the house is represented by the rear and side addition, which was likely constructed in the second half of the 20th century. The main block is relatively unaltered and its later additions are sympathetic and compatible as they have a smaller massing, and a similar accented red brick and fenestration as the main block.

The main block is typical of the Italianate architectural style. Some authors have conservatively estimated the style rose to prominence by the 1850s or 60s and was falling out of fashion between 1890 and the turn of the century (Blumenson 1990; Mikel 2004), while others have traced the style's history to span from the 1830s to 1920s, with a height of popularity in the 1870s coincident with a preference for the Picturesque (Ricketts *et al.* 2011). This style

may have become popular in Ontario after it was featured in the 1865 edition of the *The Canadian Farmer* (Plate 44).

Generally, the Italianate style used or reworked elements of Tuscan architecture. It placed an emphasis on stylized or exaggerated Classical features, often repeating a motif several times across a building. Buildings following this architectural style typically feature: dichromatic effects around windows, at corners, or as a banded course; exaggerated or moulded window cornices, often topped with stilted or segmental arches; deep projecting eaves and ornately decorated cornice brackets; a prominent entrance, projecting frontspiece, or corner tower; cupolas or belvederes; and wooden arcaded porches. The Italianate style was seen as flexible and adaptable with no rigid proportions to constrain creativity. Mikel notes that:

One of the most common Italianate forms was the simple square hipped-roof house. It was generally rectangular with the narrow side fronting the street. The façade was usually symmetrical, except for the front door, placed to one side and forming a side hall plan.

(Mikel 2004:66)

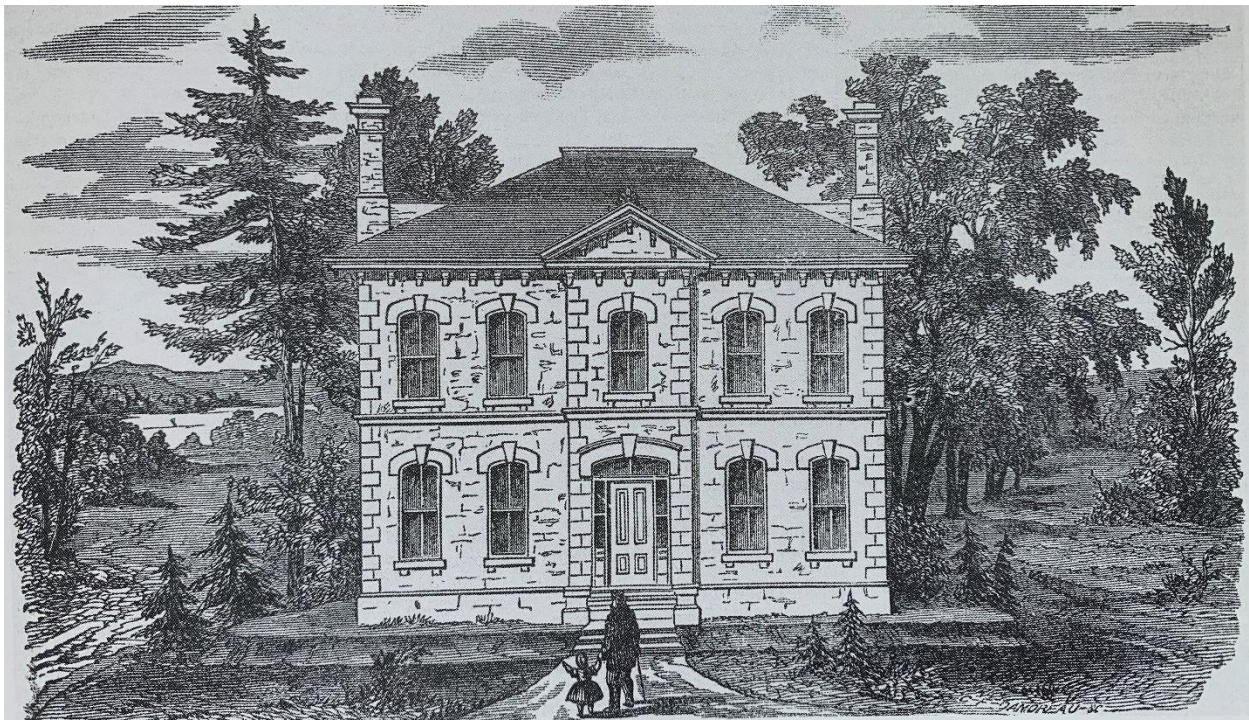


Plate 44: Italianate style model house from 1865 *The Canada Farmer Journal* (Blumenson 1990)

The house in the Study Area displays some architectural features characteristic to the Italianate style, such as the simple form with hipped roof, symmetrical façade with offset entrance, projecting frontspiece on the side elevation, projecting eaves with brackets, dichromatic red brick and stone accents (window cornices, sills, foundation), carved stone window heads with keystones, and wooden arcaded porch.

The barn, which remains today as foundation ruins, is visible in the early 20th-century photograph that shows the barn as a timber frame structure with a gable roof. This style of barn was being replaced across southern Ontario by those built with a gambrel roof in the first decade of the 20th century (McIlwraith 1997). In this case we know from the engraving that the barn dates to the first decade of the 20th century, at the latest.

4.2.5 ANALYSIS OF PHYSICAL CONDITIONS AND HERITAGE INTEGRITY

4.2.5.1 PHYSICAL CONDITION

Table 3 provides a summary of the physical conditions of the house in the Study Area using criteria adapted from a checklist developed by Historic England (Watt 2010: 365-361) and list in Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation* (Fram 2003). Note that these observations are based on surficial inspection only and should not be considered as a structural engineering assessment.

Table 3: Analysis of Physical Conditions

| ELEMENT | OBSERVED CONDITIONS |
|--|--|
| General Structure | <ul style="list-style-type: none"> Overall, the farmhouse appears to be in good condition. |
| Roof | <ul style="list-style-type: none"> Lifting of some asphalt shingles was observed during the site visit. The 2022 Home Inspection notes that the roof is "nearing the end of useful life" (Home to Home Inspection 2022: 6). |
| Rainwater Disposal | <ul style="list-style-type: none"> All gutters appear to be in good condition. |
| Exterior Elements (Walls/Foundations/Chimneys, etc.) | <ul style="list-style-type: none"> Painted wood trim on both porches showed evidence of flaking. Exterior brick veneer appears to be in good condition. Some cracking and flaking of mortared joints observed, but minimal and commensurate with age. |
| Windows and Doors | <ul style="list-style-type: none"> Windows of the main block appear to be recent replacements. Decorative elements (stone arches, lug sills and wooden frames) all appear to be in good condition. South elevation (main) entrance transom window, door frame, and decorative stone accents all appear to be in good condition. East elevation entrance door is in good condition, though some cracking and peeling of the paint observed. Door frame and decorative stone accents all appear to be in good condition. Transom window was covered at the time of site visit and unobservable. |
| Internal Roof Structure/Ceiling | <ul style="list-style-type: none"> Physical condition of internal roof structure unknown as access to the interior of the house was not permitted. The 2022 Home Inspection report notes that all ceilings inspected (basement, main floor, second floor) and attic space were acceptable (Home to Home Inspections Ltd. 2022). |
| Floors | <ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of property structures only. The 2022 Home Inspection report notes poured concrete flooring in the basement and hardwood flooring present throughout the main and second floors, all in acceptable condition (Home to Home Inspections Ltd. 2022). |
| Stairways/Galleries/Balconies | <ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of property structures only. The 2022 Home Inspection report provides notes on the basement stairs (wooden, acceptable) and exterior access (poured concrete, acceptable) (Home to Home Inspections Ltd. 2022). |
| Interior Decorations/Finishes | <ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of property structures only. The 2022 Home Inspection does not specifically discuss finishes and an assessment could not be made based on the photos contained within. |
| Fixtures & Fittings | <ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of property structures only. |

| ELEMENT | OBSERVED CONDITIONS |
|--------------------|--|
| | <ul style="list-style-type: none"> The 2022 Home Inspection does not specifically discuss fixtures and fittings and an assessment could not be made based on the photos contained within. |
| Building Services | <ul style="list-style-type: none"> The house is currently inhabited, and services were active at the time of site visit. |
| Site & Environment | <ul style="list-style-type: none"> Vegetation around the house generally well kept and unlikely to be physically affecting the structure. No areas of standing water observed. |

4.2.5.2 HERITAGE INTEGRITY

In the 2006 *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*, the MCM stresses that a property need not be in its original condition to have CHVI though stresses the concept of integrity:

“Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.”

(MCM 2006a: 26)

The MCM expands on this concept of integrity in their 2014 Standards and Guidelines for Conservation of Provincial Heritage Properties, Heritage identification & Evaluation Process to include landscape features and references the Ontario Heritage Tool Kit and the 2008 US National Park Service Info Bulletin: VIII. How to Evaluate the Integrity of a Property as potential guidance documents (MCM 2014, USDI 2008). The latter source identifies integrity as “the ability of a property to convey its significance” (2008: 1-2) and defines this within the seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Based on this definition, integrity can only be judged once the significance of a place is known (USDI 2008: 1-2).

Other guidance documents reviewed as part of this assessment define integrity as the “wholeness” or “honesty” of a place and examines the subsequent effects of time and change on the site’s cultural heritage value (Drury and McPherson 2008:45). Similarly, Kalman’s 1979 *Evaluation of Historic Buildings* criteria for “Integrity” (“Site”, “Alterations”, and “Condition”) are less specifically linked to significance, so have been used here to determine the Study Area’s level of heritage integrity (Table 4). This analysis was also considered when evaluating the Study Area for CHVI. The associated survival percentage and rating is based on the following scale:

- Poor = 0-20%
- Fair = 21-40%
- Good = 41-60%
- Very Good = 61-80%
- Excellent = 81-100%

4.2.5.3 RESULTS

Based on the analysis of physical conditions and heritage integrity presented in Table 3 and Table 4, it was found that the farmhouse is in very good physical condition and has a “very good” (77%) level of heritage integrity.

Table 4: Analysis of Heritage Integrity

| ELEMENT | ORIGINAL MATERIAL/TYPE | ALTERATION | SURVIVAL (%) | RATING | COMMENT |
|-----------------------|---|---|--------------|-----------|--|
| Setting | Property located within an agricultural context, bounded by Charleston Sideroad on the south and formerly associated agricultural fields on all remaining sides. Original adjacent properties include 18722 Main Street, 18667 Mississauga Road (both to the north) and 18501 Mississauga Road (to the west). | Minimal alterations to the general setting. | 95 | Excellent | The area retains most of its original agricultural and rural character. The Listed properties which would have historically shared boundaries with the farmscape at 1420 Charleston Road are unaltered. The only change to the original setting of the farmscape is the severing and redrawing of the subject property's boundaries. |
| Site Location | Set back from Charleston Sideroad by approximately 85 m. | Parcel boundaries have been redrawn as the Study Area was severed in the 1970s from the 150 acres the farmhouse would have originally been associated with. | 75 | Very Good | The parcel severed in the late 20th century contain all of the built features of the farmscape. |
| Footprint | Original structure has an irregular footprint. | 20th-century additions on the original structure have expanded its footprint but these are compatible and reversible. | 85 | Excellent | While additions to the rear of the house have expanded the footprint to the north, the original footprint is easily identifiable and delineated. The front façade, visible from the ROW, remains unaltered. |
| Wall | Original main block is of frame construction with red brick veneer laid in a stretcher bond pattern. | No alterations to the original red brick veneer of the main block. The rear tail/summer kitchen has been re-clad with modern brick and siding. The rear and side addition is of sympathetic materials, with red brick walls and buff brick accents. | 75 | Very Good | The use of materials other than brick on the exterior of the rear tail (very small portion of siding on the south elevation where the tail meets the original main block) is minimal. The use of red and buff coloured brick on the rear and side addition is sympathetic to the original materials. |
| Foundation | Cut stone foundations. | No alterations visible from exterior aspect. Later additions feature concrete block foundations. | 90 | Excellent | Original foundations of main block appear to be intact. |
| Exterior Doors | Main entrance on south elevation features double doors with double storm doors, wooden frame with same decorative arched head and stone arch and sills as the windows. Secondary entrance on east elevation is a single door entryway following a similar style as main entrance, storm door, wooden frame with same decorative arched head and stone arch and sills as the windows. | Original doors for both entrances have been replaced. Storm doors on main entrance are also 20th century replacements, though maintain the original configuration of the entrance. | 70 | Very Good | Though some alterations have taken place to both entrances, the alterations are sympathetic in that they maintain the original configuration of the entrances. The original decorative elements (carved wooden arch, segmental stone arch, and stone lug sills) have been retained and are in remarkably good condition. |
| Windows | Wooden hung windows in wood frames. | Observations during the site visit indicated that all windows have been replaced with modern hung windows. The second storey window openings of the west elevation have been altered by replacement of the stone arches with buff brick arched heads. The original wooden frames also appear to have been replaced but the decorative wooden arched head remains in situ for both windows, though the southern window has been narrowed. | 80 | Excellent | The 2022 Home Inspection Report notes that "the older windows are covered by storm windows and are protected", indicating that some original windows may be present. Some decorative elements (wooden arch heads) have been retained on all windows of the original main block, including those on the west elevation that have been altered, while other decorative elements (segmental stone arches and lug sills) have been retained on all windows of the original main block. |
| Roof | Hipped roof with projecting eaves. | Original roof shape maintained. | 95 | Excellent | No additional comments |
| Chimneys | Original internal brick chimneys located on the east and north sides of the house (visible in historical photographs). | All original chimneys have been removed. | 0 | Poor | No additional comments |
| Water Systems | Unknown, probably square copper or tin | All original water systems removed. | 0 | n/a | No additional comments |
| Exterior Decoration | Original decorative architectural elements including: Decorative brackets present along eaves of main block roof, bay windows, and side porch; Paired segmental arched windows; Stone arch heads, wooden frames and stone lug sills seen on window and door openings; Top course of foundation stone finished with same pattern as seen on lug sills; Porches with decorative scrollwork and filigree accents and bellcast roofs. | Minimal alterations to the original elements on all elevations. Alterations to the second storey windows of the north half of the west elevation of the original main block include replacement of the segmental stone arch heads with buff brick and narrowing of the more southern window. Original elements (window with similar decorative elements to main block) on the east elevation of the rear tail have been obscured by later re-cladding. | 85 | Excellent | Retention of original elements of almost all window and door openings of the original main block is notable, especially the decorative accents carved into the wooden window frame heads. |
| Exterior Additions | Original main block likely constructed between 1891 and 1901. | 20th century additions: Rear tail/summer kitchen (likely a very early addition to the main block) Rear and side addition All are compatible in scale, materials, fenestration, and decoration to the main block | 80 | Excellent | While additions to the rear of the house have expanded the footprint to the north, the original main block is easily identifiable and delineated. The south (front), east, and a large portion of the west elevations are intact and unaltered. The rear tail and side addition are both single storey additions to the north and west elevation, leaving the second story unaltered and visible. |
| Interior Plan | Unknown. | Unknown. | n/a | n/a | No additional comments |
| Interior Walls/Floors | Unknown. | Unknown. | n/a | n/a | No additional comments |
| Interior Trim | Unknown. | Unknown. | n/a | n/a | No additional comments |

| ELEMENT | ORIGINAL MATERIAL/TYPE | ALTERATION | SURVIVAL (%) | RATING | COMMENT |
|---|---|---|--------------|------------------|--|
| Interior Features | Unknown. | Unknown. | n/a | n/a | No additional comments |
| Landscape features | Long tree-lined driveway, low fieldstone wall, mature vegetation throughout the property. | Minimal alterations to the mature landscape features. | 95 | Excellent | No additional comments |
| Average of Rate of Change/Heritage Integrity | | | 77 | Very Good | Rating of very good is based on original element survival rating between 61-80% |

5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 ONTARIO REGULATION 9/06

The criteria for determining CHVI of a property at a local level are set out in O. Reg. 9/06 of the *Ontario Heritage Act*. A property may be worthy of listing under the *Ontario Heritage Act* if it meets one or more of criteria of O. Reg. 9/06, and designation under Part IV of the *Ontario Heritage Act* if it meets two or more criteria.

5.2 EVALUATION OF THE STUDY AREA

The Study Area was evaluated using the criteria for CHVI prescribed in O. Reg. 9/06. Table 5 provides a summary of the evaluation, and a discussion of the evaluation is provided below.

Table 5: Evaluation of Cultural Heritage Value or Interest

| CRITERIA | EVALUATION OUTCOME |
|---|--------------------|
| 1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ |
| 2. Displays a high degree of craftsmanship or artistic merit | ✓ |
| 3. Demonstrates a high degree of technical or scientific achievement. | ✗ |
| 4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | ✗ |
| 5. Yields or has the potential to yield, information that contributes to an understanding of a community or culture | ✗ |
| 6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | ✗ |
| 7. Is important in defining, maintaining or supporting the character of an area | ✓ |
| 8. Is physically, functionally, visually or historically linked to its surroundings | ✓ |
| 9. Is a landmark | ✗ |

5.2.1 DESIGN OR PHYSICAL VALUE

The main block of the farmhouse is a representative example of a late 19th-century Italianate style farmhouse and together with the Study Area's barn foundations, the low fieldstone wall, and mature vegetation lining the driveway is a representative example of a 19th century farmstead in the Town of Caledon (Criterion 1).

While the core of the farmstead is a representative example of an Italianate style farmhouse and a late 19th century farm complex, the main block of the farmhouse shows a high degree of craftsmanship in its detailing, including the stone window heads and chiselled detailing in the stone sills and foundation (Criterion 2). However, there is no evidence that any of the built or landscape components on the property display a high degree of technical or scientific achievement (Criterion 3).

Accordingly, the Study Area meets Criteria 1 and 2 of O. Reg. 9/06 and has design/physical value related to the Italianate farmhouse. The farmhouse is a representative example of this architectural style and exhibits a high degree of craftsmanship.

5.2.2 HISTORICAL OR ASSOCIATIVE VALUES

The property does not have historical value or associative value. The Study Area is historically linked with the Cameron family, who farmed Lot 16 from the early 19th century. While they are an early farming family in the community, no significant contributions to the community were identified. Background research has demonstrated that this structure has no direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community (Criterion 4).

There is no evidence to suggest the structure yields or has the potential to yield, information that contributes to an understanding of a community or culture (Criterion 5).

There is no documentary evidence that indicates a specific architect, artist, builder, or designer was involved in the design or construction of this structure. As such, the property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (Criterion 6).

Accordingly, the Study Area does not meet Criteria 4-6 of O. Reg. 9/06 and does not have known historical/associative value.

5.2.3 CONTEXTUAL VALUE

The house in the Study Area is closely tied, both physically and historically, to the surrounding properties. The Study Area is one of several 19th-century farm complexes in the area that are either listed on the Town of Caledon's heritage register or identified on the Town's Built Heritage Resource Inventory of Pre-1946 Structures. Similar to other properties in the vicinity, the Study Area has a long driveway leading to a small complex of structures that includes a farmhouse, barns and outbuildings, and mature vegetation. These properties collectively create a rural landscape that retains something of its 19th-century agricultural land use. As a 19th century farmstead, the spatial organization and mix of structural elements in the Study Area maintain and support the rural agricultural character of the wider area (Criterion 7).

The Study Area is historically connected to other properties in the immediate vicinity that were owned by members of the Cameron family through the 19th and early 20th centuries. These properties are 18501 Mississauga Road (built for George Cameron's father James), 18667 Mississauga Road (built by for George's uncle Duncan), and 18772 Main Street (built by for George's cousin James). The Study Area is particularly linked to the latter as the house at this address is in the same Italianate style and was likely built around the same time as the main block (Criterion 8).

The property is not known to be a landmark in the community given its rural location, setback from the ROW, and low massing in the surrounding rural landscape (Criterion 9).

Accordingly, the Study Area meets Criteria 7 and 8 of O. Reg. 9/06 and has contextual value related to the connections to nearby heritage properties that are also historically linked with the Cameron family.

5.2.4 SUMMARY

Based on a review of background documents, community engagement and property inspection it was determined that the Study Area meets four criteria of O. Reg. 9/06 of the *Ontario Heritage Act* (Criteria 1, 2, 7, and 8), indicating that this property has CHVI at a local level and is eligible for designation under Part IV of the *Act* as a Built Heritage Resource. The Study Area does not meet any of the criteria to be considered a significant Cultural Heritage Landscape. Based on this evaluation, WSP has drafted a Statement of CHVI.

5.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

5.4 DESCRIPTION OF PROPERTY

The farmhouse at 1420 Charleston Sideroad in the Town of Caledon is a two-storey red brick Italianate style house, constructed between 1891 and 1901 and altered through 20th-century additions.

5.5 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Built between 1891 and 1901 for George Cameron, the red brick farmhouse at 1420 Charleston Sideroad is representative of the Italianate architectural style with its two-storey massing, hipped roof with wide overhanging eaves and decorative brackets, dichromatic stone accents including segmental stone eyebrow arches and carved lug sills on window and door openings, wood frames with arched head accents on window and door openings, and decorated wooden arcaded side porch. The farmhouse is setback from the road, accessed by a long driveway lined with mature trees. Mature trees are located throughout the property. At the rear of the farmhouse are the fieldstone foundation ruins of the original barn, likely constructed at the same time as the main block of the house, and a low fieldstone wall extends from Charleston Sideroad to the rear of the property, on the southwest side of the driveway and house.

As a 19th century farmstead, the spatial organization and mix of structural elements at 1420 Charleston Sideroad maintain and supports the rural agricultural character of the wider area. The property is one of several 19th-century farmsteads in the area, most of which are listed on the Town of Caledon's Heritage Register.

5.6 HERITAGE ATTRIBUTES

Identification of heritage attributes is based on exterior examination of the structure. Heritage attributes should be confirmed with interior inspection during preparation of the Heritage Conservation Plan. At present, heritage attributes that contribute to the CHVI of the property:

- Residence:
 - Two-storey Italianate style main block with red brick exterior.
 - Cut stone foundations with top stones that are bush hammered with chiselled margins.

- Medium hip roof with projecting eaves and paired brackets.
- Symmetry of architectural elements such as paired windows, decorative brackets, and double door entrance.
- Decorative dichromatic accents such as the keystone eyebrow arches above windows and doors, drafted margin carved lug sills, cut stone foundation, and recessed buff brick panel accents on bay windows.
- Decorative accents carved into the arched wooden window frame heads.
- Porches on the south and east elevations:
 - Wooden arcades and square posts with decorative scrollwork and filigree accents.
 - Mansard roof of the portion on the south elevation, bellcast roof on the east elevation.
 - Stone foundations.
- Original second porch on east elevation.
- Bay windows on south and east elevations:
 - mansard roof with decorative brackets, the same carved stone window heads and lug sills as the rest of the main block windows and buff brick decorative panels below the windows.
- Barn foundation ruins.
- Mature vegetation:
 - Deciduous and coniferous trees lining the driveway.
- Fieldstone wall.

6 IMPACT ASSESSMENT

The MCM InfoSheet #5 provides guidance on how to complete impact assessments for provincial heritage properties (MCM 2006b). This assessment considers 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 MCM InfoSheet #5, apply to archaeological resources (MCM 2006b). 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 MCM.

6.1 DESCRIPTION OF PROPOSED WORK

It is WSP's understanding that the proposed development includes the extraction of limestone resources, including blasting to a depth between 8 to 27 m, and associated activities and construction for supporting works (i.e., construction of berms and laydown areas). This work will be confined to the license area (261.2 hectares), which will encompass the extraction areas but also areas required for setbacks and supporting works, defined for the project as the limit of extraction.

The limit of extraction proposed in April 2023 encompasses the entire Study Area, with the exception of a narrow strip adjacent to the roadway ROW, and is subject to the requirement to complete this study (Figure 1). The proposed license area encompasses the entire Study Area. Within the limit of extraction and license area, proposed construction activities will include:

- Stripping topsoil and overburden to create a perimeter berm. Excess soil will be temporarily stored within the license area or used for progressive rehabilitation of the site.
- Extraction of limestone (involving blasting) and sand and gravel below the water table. This will require dewatering to allow for operations in a dry state.
- The possible use of temporary workspaces/laydown areas, vegetation removal, and heavy machinery/traffic.
- Rehabilitation, the goal of which is to create a landform that represents an ecological and visual enhancement and provides future opportunities for conservation, recreational, tourism and water management. This will ultimately include the creation of lakes, vegetated shorelines, islands, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas grassland meadows and specialized habitat features for bats and turtles.

It should be noted that the lands within the limit of extraction will be maintained in their current state and agricultural uses until they are required for preparation for aggregate extraction.

6.2 ASSESSMENT OF POTENTIAL IMPACTS

Based on the above understanding of the proposed work, Table 6 provides an assessment of the potential impacts resulting from the Project.

Table 6: Assessment of Potential Impacts to 1420 Charleston Sideroad

| IMPACT TYPE | DISCUSSION |
|--|---|
| Direct Impacts | |
| Destruction of any, or part of any, significant heritage attributes or features. | The preliminary extraction area, proposed in April 2023, of which the proposed construction activities include extraction (blasting) as well as the possible use of temporary workspaces/ laydown areas, vegetation removal, and heavy machinery/ traffic, encompasses the entire Study Area, including the following identified heritage attributes or features: the Italianate style farmhouse, fieldstone barn ruins, fieldstone wall, mature treelined driveway and mature vegetation located throughout the property. The location of the proposed construction activities suggests the possible demolition/destruction of the Italianate style farmhouse, fieldstone barn ruins, fieldstone wall, treelined driveway and mature vegetation located throughout the Study Area, which will result in a change in land use and permanent removal of all CHVI and heritage attributes identified for the property. As proposed, the work is anticipated to result in destruction-related impacts that will directly impact the Study Area, adversely affecting its CHVI and heritage attributes. See Section 8 for mitigation recommendations. |
| Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | The proposed work, without mitigation measures or conservation planning, could result in totally altering the heritage attributes and appearance of the identified built heritage attributes and their contextual heritage value. See Section 8 for mitigation recommendations. |
| Indirect Impacts | |
| Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | No shadow-related impacts to the heritage resource are anticipated since the proposed work will be ground disturbing rather than new building construction. Accordingly, no negative impacts relating to shadows are anticipated. |
| Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | The location of the proposed construction activities suggests the possible demolition/destruction of both the Study Area and/or the surrounding farmsteads, to which the Study Area is historically and physically linked. The proposed construction activities suggest the possible demolition/destruction of any one, or all, identified heritage attributes of the Study Area, such as: the Italianate style farmhouse, fieldstone barn ruins, fieldstone wall, mature treelined driveway, and mature vegetation located throughout the property. Therefore, isolation of alterations that may indirectly impact the viability of the mature vegetation on the property are a possibility without mitigation measures in place. See Section 8 for mitigation recommendations. |
| Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | No significant views or vistas to or from the Study Area were identified as a heritage attribute. Therefore, no negative impacts to views are anticipated. |
| 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. | A proposal to change the land use of the Study Area and surrounding area to be licenced under the <i>Aggregate Resources Act</i> and designated/zoned under the Planning Act to permit the proposed quarry has been submitted and is in progress. Therefore, no impacts related to land use are anticipated. |
| Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource. | The proposed mineral aggregate operation activities will result in significant changes to the grade and drainage patterns of the land within the project, including the Study Area. Without mitigation measures, the proposed activities will result in land disturbances which will negatively affect the CHVI and heritage attributes identified for the Study Area. |

| IMPACT TYPE | DISCUSSION |
|-------------|--|
| | As proposed, the work is anticipated to result in land disturbances that will directly impact the property, adversely affecting the Study Area's CHVI and heritage attributes. See Section 8 for mitigation recommendations. |

6.3 SUMMARY OF POTENTIAL IMPACTS

The proposed work will involve the extraction of limestone resources, requiring stripping topsoils and overburden, extraction (blasting), vegetation removal, creation of temporary workspaces/laydown areas, use of heavy machinery/traffic, and ultimate rehabilitation. Overall, this is anticipated to have a negative impact on the CHVI and identified heritage attributes of the Study Area. If conservation and mitigation measures aren't developed and implemented, the proposed work has potential for direct and indirect negative impacts to the Study Area related to destruction, alteration, isolation, and land disturbances.

Section 8 provides recommendations on conservation and mitigation measures that should serve to mitigate any potential negative impacts of the proposed work.

7 CONSIDERATION OF ALTERNATIVES

Since the impact assessment identified the potential for adverse impacts to the CHVI and heritage attributes of the Study Area, alternatives have been considered following Section 3.3.3.3.3 of *Town of Caledon's Official Plan* (2018) and MCM (2006b) InfoSheet#5 of the *Ontario Heritage Tool Kit*. These are:

- 1 Retention of the building on-site in its original use
- 2 Retention of the building on-site in an adaptive re-use
- 3 Relocation of the building
 - a on the development site
 - b to a sympathetic site
- 4 Preserve by Record and Commemorate

7.1 OPTION 1: RETENTION OF THE BUILDING ON-SITE IN ITS ORIGINAL USE

Retention of the building on-site in its original use.

Advantages: The approach adheres to the conservation principle of minimal intervention. This approach allows for the property to retain its heritage attributes in situ and preserves the integrity and authenticity of the resource.

Disadvantages: While minimum intervention is the most preferred approach, this can prove detrimental to long-term sustainability without sufficient preventative mitigation measures. Given the nature of the proposed mineral aggregate operation activities and the location of the Study Area as wholly within the limit of extraction, the farmhouse would not be a desirable or viable place to live. Adjusting the limit of extraction to avoid the heritage attributes of the Study Area while still allowing access to as much of the aggregate as is realistically possible would still result in a residential structure bordered on three sides by mineral aggregate operation activities, rendering the farmhouse an undesirable place to live as evidenced by the potential sale of nearby properties. As such, it is unlikely that the farmhouse will remain occupied for the duration of the work. Rehabilitation work would not begin until quarrying activities are complete, which may be 40-50 years. Should the residence become uninhabited during the quarrying operations, the structure could fall into disrepair and its heritage attributes could rapidly deteriorate.

Overall feasibility: This option is not feasible because of the:

- High potential for lack of an active use for the Study Area.
- Challenges for long term sustainability.

7.2 OPTION 2: ADAPTIVE REUSE

Retention of the building on-site and an adaptive re-use, such as using the building as an office for the quarry site.

Advantages: This approach would conserve the identified heritage attributes in their current location within the property. Rehabilitation can 'revitalize' a historic place (Canada's Historic Places 2010). Adaptive re-use would serve to retain the farmhouse's heritage attributes in its original location, while allowing for change to take place in the immediate area. Adaptive re-use presents an opportunity for the house to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). Adaptive re-use projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake. The Client has indicated that there is need for a site office or laboratory and

as Option 1 is not feasible the adaptive re-use of the farmhouse as an office or laboratory would serve best to conserve the identified heritage attributes in their current location.

Disadvantages: Conservation of the farmhouse without similar conservation of the greater property and surrounding properties would diminish the authentic rural and context and sever the contextual value for the farmhouse. Given the nature of the proposed mineral aggregate operation activities and the location of the Study Area as wholly within the limit of extraction, the farmhouse would not be a desirable or viable place to live or work due to noise and vibrations. Adaptive re-use of heritage buildings for office or laboratory work is a commonly explored alternative and one explored as an option for this project. Using the farmhouse as an office or laboratory site for the quarry operations would require changes to convert the structure to an office, which may negatively impact the identified CHVI and heritage attributes and would still only be a temporary measure.

Overall feasibility: This option is feasible because of the:

- Retention of the farmhouse in its original location and in the good physical condition of the main block of the house.
- Continued use of the farmhouse in a contentious and sympathetic way during the proposed work and revitalization of the heritage attributes of the farmhouse once the work is complete.

7.3 OPTION 3: RELOCATION AND REHABILITATION

Option 3a discusses relocation of the buildings to a new location within the development site while Option 3b discusses relocation of the buildings to a sympathetic site within the Town. Both options are discussed in detail below.

Option 3a: 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.

Advantages: As with Option 2, relocation and rehabilitation can ‘revitalize’ a historic place, and when adapted to a new location, a valued place can be more easily maintained and protected and its heritage attributes widely understood, recognized, and celebrated. Also as above, relocation and rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

This option would conserve the physical connection of the farmhouse to its original land parcel, maintaining much of the contextual linkages. Relocation presents an opportunity for the house to retain a ‘progressive authenticity’, or ‘successive adaptations of historic places over time (Jerome 2008:4). Relocating the farmhouse within the development could potentially allow for a thoughtful integration of the farmhouse into the rehabilitation efforts while maintaining the historical relationship of the Study Area with the area.

Disadvantages: Relocating the farmhouse is in opposition to MTCS *Guiding Principle* for “original location”. This principle states that buildings should not be moved “unless there is no other means to save them since any change in site diminishes heritage value considerably”. The nature of the work within the proposed extraction area may not provide for a site with sufficient space and buffer to protect the CHVI of the farmhouse. Moreover, relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient.

Overall feasibility: This option is not feasible because of the:

- Nature and scope of the proposed adjacent mineral aggregate operation activities do not allow for sufficient space and buffer to relocate the farmhouse within Lot 16.

Option 3b: Relocation of the building to a sympathetic site within the Town.

Advantages: As with Option 2, relocation and rehabilitation can ‘revitalize’ a historic place, and when adapted to a new location, a valued place can be more easily maintained and protected and its heritage attributes widely understood, recognized, and celebrated. Also as above, relocation and rehabilitation projects are generally more

cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

This option would conserve the physical attributes of the farmhouse. Relocating the farmhouse to an available lot at a sympathetic site within the Town could potentially allow for a thoughtful integration of the farmhouse into the plans for the new site.

Disadvantages: Relocating the farmhouse is in opposition to MTCS *Guiding Principle* for “original location”. This principle states that buildings should not be moved “unless there is no other means to save them since any change in site diminishes heritage value considerably”. The effort to transport the farmhouse on a public road would be substantial and may require consideration of such actions as taking down overhead lines, reinforcing culverts and crossings, and police escort. Relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient.

Overall feasibility: This option is not feasible because:

- The opportunity to retain the house in situ is available
- The effort required to relocate the farmhouse would be substantial and introduce unnecessary risk to the heritage attributes.

7.4 OPTION 4: SALVAGE AND COMMEMORATION

Under this option all the property’s heritage attributes would be documented through photographs, measured drawings, and written notes prior to demolition. This option allows for salvage of notable heritage artifacts that contribute to the CHVI of the property for donation during and consult with the Town of Caledon regarding the potential inclusion and development of commemorative plaques or place naming strategies.

Advantages: This option would conserve the historical connection of the farmhouse and landscape features to the community and original land parcel through commemoration while salvage of notable artifacts would retain some physical link to the farm complex’s intangible historical or associative value. This option is both cost effective and acknowledges the farm complex’s historical importance within the community. Through detailed investigations, the construction, architecture, and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

Disadvantages: Preservation by salvage or record is the least desirable conservation option. Through demolition, all CHVI and heritage attributes would be removed from the Study Area, and a tangible reminder of the late 19th-century farmhouse and landscape features would be lost, resulting in further attrition of heritage property building stock in the municipality and province. Even if some materials are salvaged, there is potential that their connection with the farmhouse and its historical or associative value will eventually be lost. Demolition of a viable building also means the unnecessary addition of building material to a landfill.

Overall feasibility: Despite the disadvantages, this option is feasible for the landscape components of the Study Area because:

- It preserves the barn foundation ruins, fieldstone wall, and mature vegetation on the property.

7.5 SUMMARY

Option 2 is identified to be that which best balance the economic viability of the Study Area and the long-term sustainability of the original farmhouse as a valued historic structure with intact heritage attributes. Option 4 is feasible for the landscape elements (the barn foundation ruins).

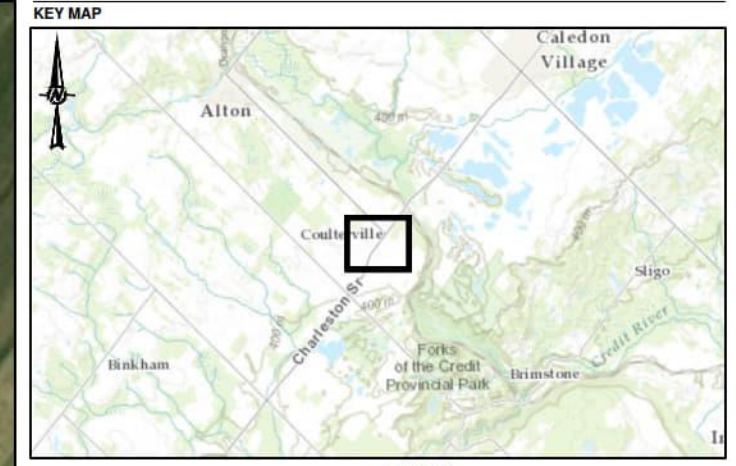
Option 2 will:

- Preserve a tangible element of the Town’s architectural and agricultural history;

- Retain understanding of the property within its specific historical and land use setting; and
- Encourage public understanding and appreciation of the Town's built and agricultural heritage.

Option 4 will:

- Preserve the barn foundation ruins of the farm complex.



SCALE 1:150,000

LEGEND

- PROPOSED 50 m BUFFER
- CIRCULATION ROUTE
- BARN
- BARN FOUNDATION RUINS
- DRIVEWAY
- FARMHOUSE
- FIELDSTONE WALL
- HOCKEY RINK
- MATURE TREES
- OUTBUILDING
- TREES
- VEGETATIVE WINDBREAK



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC.
(CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD,
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

PROPOSED 50 M BUFFER

CONSULTANT



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|------------|------------|
| YYYY-MM-DD | 2023-07-31 |
| DESIGNED | SD |
| PREPARED | SD |
| REVIEWED | HS |
| APPROVED | HM |

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12

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8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete a HIA for 1420 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 1.4-hectare (3.4-acre) property located on the northwest side of Charleston Sideroad, between Cataract Road/Main Street and Mississauga Road. In the Study Area is a two-storey red brick Italianate style residence constructed for George Cameron between 1891 and 1901. The original block of the farmhouse was subsequently altered through additions built in 20th century. The Study Area is listed on the Town of Caledon's heritage register and is not identified as a Cultural Heritage Landscape in the Cultural Heritage Landscape Inventory.

CBM proposes to develop the Study Area as part of a quarry site, with the proposed work including removing the surface vegetation and overburden, creating temporary workspaces or laydown areas, extracting the limestone resources, and ultimately rehabilitating the site.

An evaluation of the Study Area for this HIA determined that the Study Area has CHVI because it meets four criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 2, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a well-preserved representative example of an Italianate style farmhouse with a high degree of craftsmanship in its detailing and contextual value for its physical and historical connections to its surroundings, and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area.

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends:

- Adaptive re-use of the farmhouse as an office/laboratory site for the quarry operations, to be converted back to its original use after extraction operations are complete.

To achieve this conservation strategy, the following mitigation measures are recommended:

- 1 If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
- 2 The limit of extraction shall be revised as shown on Figure 12 to accommodate the 50 m buffer to protect the heritage attributes of the property from potential adverse impacts as a result from construction related activity. This no-go zone shall be indicated on all project mapping and communicated to project personnel.
 - a Prior to site preparation, erect fencing around the property and clearly identify the area on project mapping and via signage as a 'no-go zone' during adjacent mineral aggregate operation activities to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
- 3 Vibration impacts:
 - a Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
 - b Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should the vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed to determine appropriate next steps.

- 4 A heritage documentation plan shall be conducted for the property with a focus on the barn foundation ruins on the property.
- 5 Develop a Heritage Conservation Plan for the farmhouse prior to use of the farmhouse as office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program and into the future.
- 6 Once adjacent mineral aggregate operation activities are complete, during final rehabilitation of the site, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site (Recommendation 8) and rehabilitate the farmhouse for a compatible existing or new use.
- 7 As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Consider designating the farmhouse and its associated parcel under Part IV of the *Ontario Heritage Act*.

9 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. The qualifications of the assessors involved in the preparation of this report are provided in Appendix A.

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Appendix A:

Assessor Qualifications



Assessor Qualifications

Heidy Schopf, MES, CAHP – Built and Landscape Heritage Team–Lead - Heidy Schopf the Built and Landscape Heritage Team Lead at WSP. 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 archaeological assessments. 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 Cultural Heritage Specialist - 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 MCM, 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. Henry is also an Adjunct Professor of Anthropology at Saint Mary's University and over the past five years has taught archaeology courses in the Anthropology, Classics, and Visual & Material Culture departments at Mount Allison University.

Johanna Kelly, M.Sc. – Cultural Heritage Specialist- Ms. Kelly has worked in the field of Cultural Resource Management since 2007. She is skilled in the identification and evaluation of built heritage resources and cultural heritage landscapes and mitigation of proposed impacts on heritage resources. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, heritage impact assessments, cultural heritage evaluations, documentation reports, strategic conservation plans, heritage conservation district studies and plans, and archaeological assessments. Ms. Kelly has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. Ms. Kelly has completed cultural heritage projects under a variety of processes, including: the *Environmental Assessment Act*, *Planning Act*, *Ontario Heritage Act*, and the *Transit Project Assessment Process*. Ms. Kelly holds a **Professional Archaeological License (P1017)** issued by the Ministry of Citizenship and Multiculturalism.

Robert Pinchin, B.A. Hons, CAHP Intern - Cultural Heritage Technician - Mr. Pinchin holds an Honours, B.A. Degree in Canadian History from McMaster University and is currently working towards a Post-Graduate Certificate in Geographic Information Systems from Toronto Metropolitan University. Mr. Pinchin has experience working in cultural heritage preservation and conducting heritage assessments in a wide range of projects. He has experience conducting Environmental Assessments and authoring Cultural Heritage Resource Assessments, Archaeological Assessments, Heritage Impact Assessments, and Cultural Heritage Evaluation Reports. Mr. Pinchin has experience with conducting cultural heritage work for public and private clients in support of infrastructure development, oil and gas projects, utility upgrades, residential development, and more. Mr. Pinchin has experience interpreting and applying municipal, provincial, and federal legislation within the heritage context. He is an intern member of the Canadian Association of Heritage Professionals (CAHP). Mr. Pinchin has experience as an archaeologist during which he conducted stage 1-4 archaeological assessments, identified, and catalogued artifacts, and worked with GIS technologies to map units and site boundaries. In these endeavours Mr. Pinchin has worked closely with First Nation community members across the country in order to develop heritage framework in a comprehensive and compassionate manner.

Appendix B:

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 Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in WSP's opinion, for direct observation.
- 4** The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal bylaws, orders-in-council, legislative enactments and regulations was not performed.
- 5** The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
- 6** Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
- 7** Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, WSP must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
- 8** The utilization of WSP's services during the implementation of any remedial measures will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
- 9** This report is for the sole use of the party 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 the 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. WSP 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.
- 10** This report is not to be given over to any third party for any purpose whatsoever without the written permission of WSP.
- 11** Provided that the report is still reliable, and less than 12 months old, WSP will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on WSP's report, by such reliance agree to be bound by our proposal and WSP's standard reliance letter. WSP's standard reliance letter indicates that in no event shall WSP be liable for any damages, howsoever arising, relating to third-party reliance on WSP's report. No reliance by any party is permitted without such agreement.