

CBM AGGREGATES

HERITAGE IMPACT ASSESSMENT

18501 MISSISSAUGA ROAD, TOWN OF CALEDON,
REGIONAL MUNICIPALITY OF PEEL, ONTARIO

JULY 28, 2023





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ROAD, TOWN OF
CALEDON, REGIONAL
MUNICIPALITY OF PEEL,
ONTARIO

CBM AGGREGATES

PROJECT NO.: OCUL2216
DATE: JULY 28, 2023

WSP

WSP.COM

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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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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 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the north corner of Mississauga Road and Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed for John Cameron between 1836 and 1848. 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 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* 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 for this HIA determined that the Study Area has CHVI because it meets three criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a rare surviving example of an early 19th century vernacular style farmhouse and contextual value for its physical and historical connections to its surroundings. The Study Area was found to be 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:

- Relocate the farmhouse within the existing property parcel and complete documentation and salvage for the remaining landscape and outbuilding components.

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 Implement the following short-term conservation actions, prior to relocation:
 - a Enact site plan control and communication and erect a physical buffer around the property during adjacent mineral aggregate operation activities, prior to relocation, to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation. This construction buffer shall be demarcated with temporary fencing and clearly marked as a "no-go-zone".
 - b Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
 - c Vibration from construction and extraction activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibration resulting in adverse impact and ensure the structural integrity of the preliminary 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 vibrations threshold be exceeded, work must cease and an assessment of next steps must be completed.

- 3 Conduct a heritage documentation plan for the barns and mature vegetation on the property.
- 4 A Structural Engineer should be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation.
- 5 Develop a heritage conservation plan for the farmhouse to guide the relocation and rehabilitation 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 Relocate the farmhouse to a new lot that retains the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse.
- 7 Rehabilitate the farmhouse for a compatible existing or new use.
- 8 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. Once relocation is complete, consider designating the farmhouse and its associated new 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 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area) (Figure 1 and Figure 2). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the north corner of Mississauga Road and Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed for John Cameron between 1836 and 1848, a 19th century gable-type Central Ontario style barn, a 20th century gambrel-type Central Ontario barn, and mature vegetation. 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 a "Neoclassical style farmhouse with vertical board exterior and an addition at the rear, dating c. 1850-1874" (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 a 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).

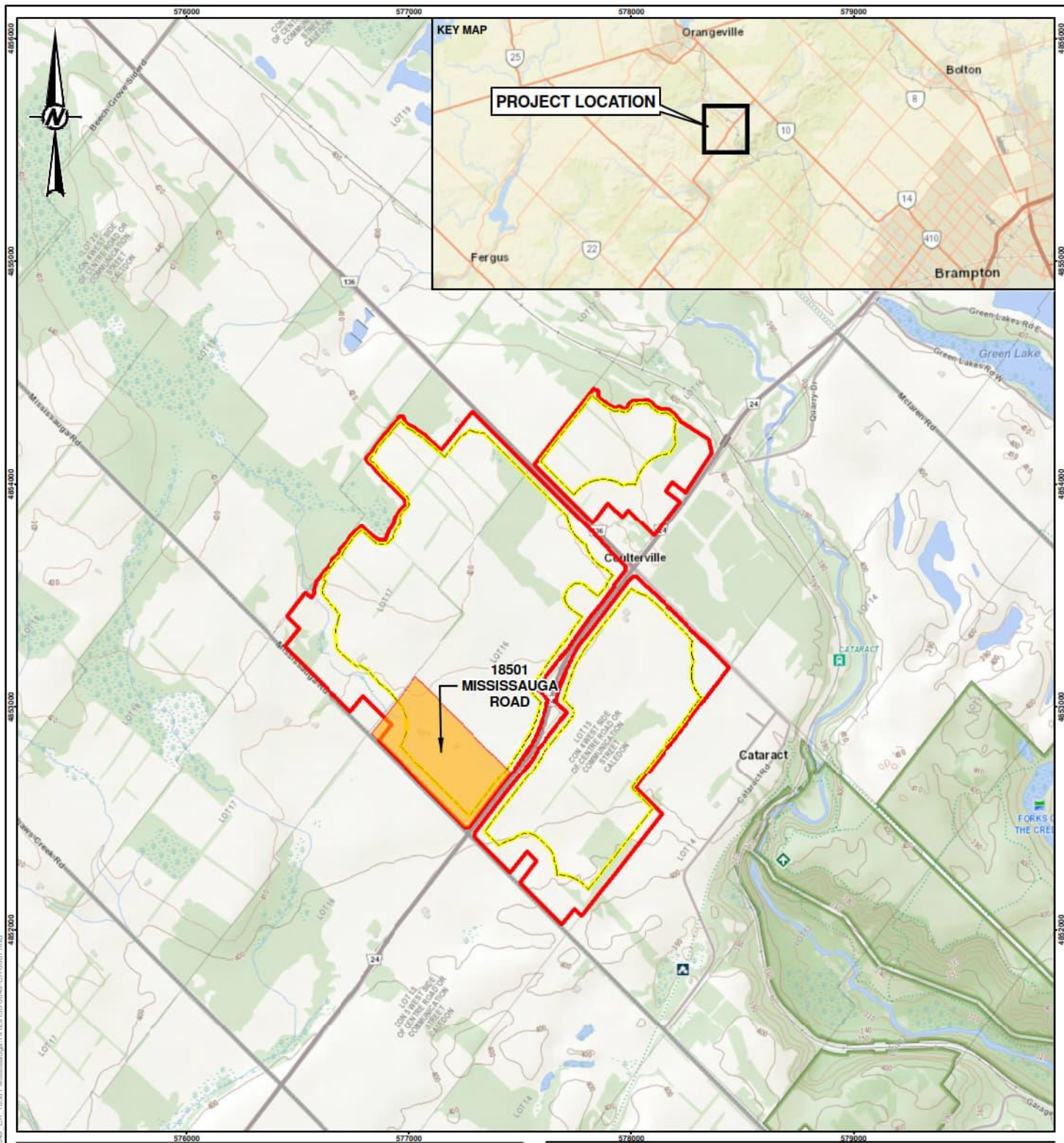
1.2 SCOPE

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;
- 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);

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."

- 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 conservation strategies to avoid or reduce the negative impacts to the Study Area's CHVI and heritage attributes.



LEGEND

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LIO TOPOGRAPHIC DATA CACHE, ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY. OPEN GOVERNMENT LICENCE – ONTARIO
2. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT

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

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF STUDY AREA

CONSULTANT



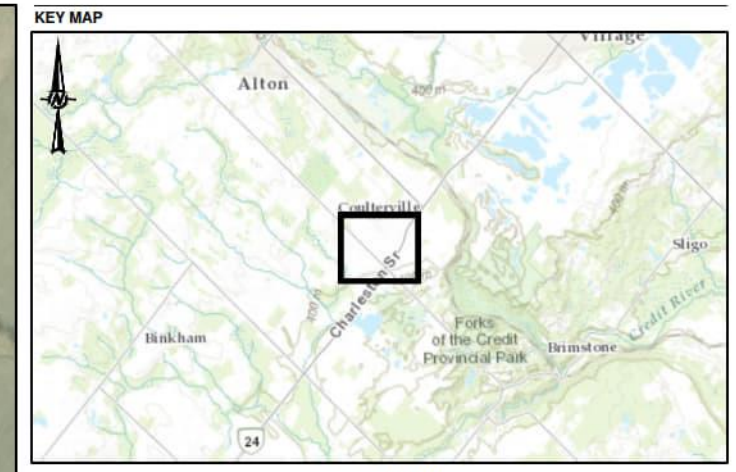
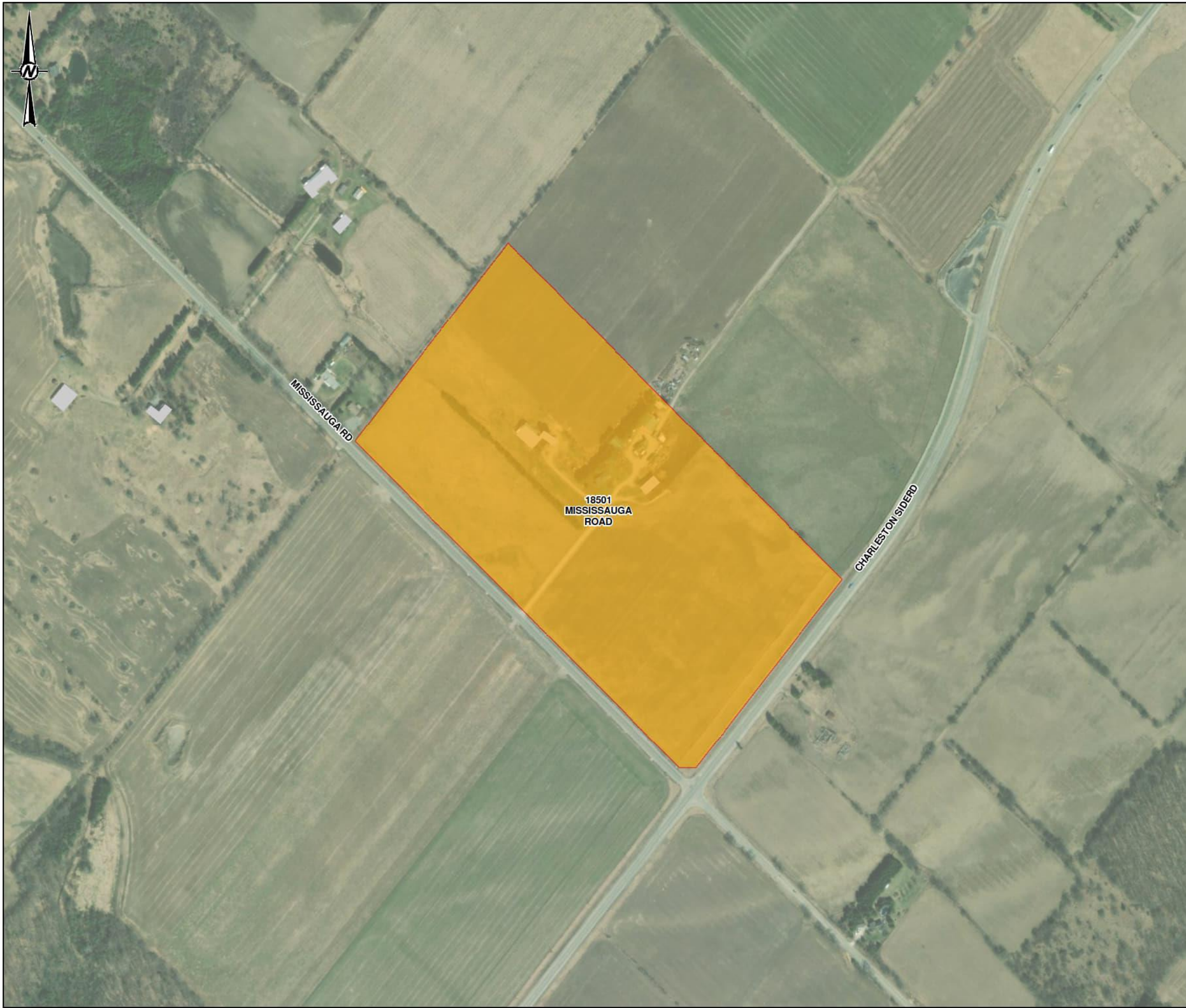
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DESIGNED	SO
PREPARED	SD
REVIEWED	HS
APPROVED	HM

PROJECT NO.
19129150

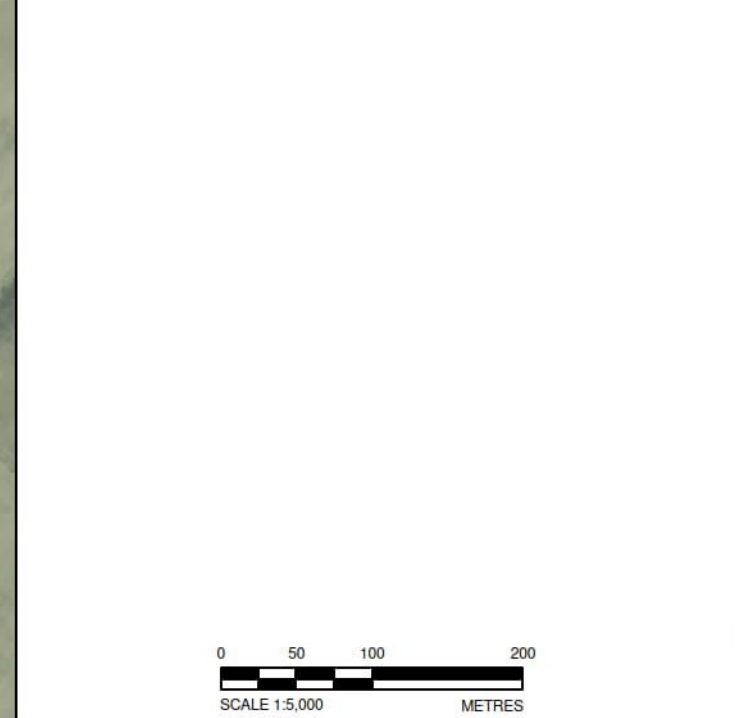
CONTROL
0049

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FIGURE
1



LEGEND
 STUDY AREA



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

PROJECT
 CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
 AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA

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

PROJECT NO. 19129150 CONTROL 0049 REV. 0 FIGURE 2

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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 4.3.1.2 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 LAND USE

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, the Americas, 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.

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, including the Study Area)
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, Study Area)
*note that records between 1901 and 1940 were not available from the Land Registry Office. The lands within the Study Area (designated as the 'southwest half of the southwest half of Lot 16' in the land registry records) appear to have been transferred to Agnes Magee during this time.				
Grant	November 1939	Agnes Magee	George McClellan	Study Area
Grant	February 1966	George McClellan	John A. McClellan	Study Area
Grant	August 1969	John A. McClellan	John H. McClellan	Study Area
A Housing Development Lien Certificate is registered from John H. McClellan to the Town of Caledon in November 1983 and is discharged by the Town 10 years later. No records for the property exist beyond 1993.				

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 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, by this time, 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, in the same location as the extant house in the Study Area (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).

The 1861 Census lists James Cameron as a farmer living with his wife Mary (nee McGill), three sons, and two daughters.⁴ The 1861 Census notes that James Cameron and his family lived in a 1 storey wood framed house. 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

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

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, ¾ 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 colt/filly, 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, in the same location as the extant house in the Study Area, and a second in the northeast corner of the property.

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 current 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, corresponding to the Study Area. Despite this ownership change, it appears to have been the younger son, George A., who lived on the 150 acres of Lot 16 to the north of his older brother’s 50 acres, who was farming the entirety of Lot 16, Con. 4 at the time. In the 1897 Tax Assessment, G. A. Cameron was assessed the entirety of the 200-acre lot, with 150 acres improved, the remaining 50 acres being woodlot, and a tax value of \$7000 (PAMA 1897, Division 7, 38).

James Cameron Jr. married Deborah Maxwell in 1891. The 1891 census enumerates James (32) and Deborah (26) as living in a two-storey wood frame house with two second floor rooms and seven main floor rooms (1891 Census, Schedule 1, District No. 54 Cardwell, Township of Caledon, 3). At this time, James Sr. and Mary are living with their son George at the northeast end of the lot, likely in the house illustrated in this location in 1877. The transfer of the house and associated 50 acres comprising the Study Area to James Jr. appears to have been unofficial for at least 6 years prior to the registration of the transfer.

The 1901 census shows James Cameron Jr. (40) living with his wife Debora (36), and son David A. (5) (1901 Census, Schedule 1, Cardwell 51/D, Caledon No.7, 4). James Jr. died in October of 1910 (Find a Grave 2018). The 1911 census enumerates Deborah (46) and their son David (15) (1911 Census, Schedule 1, No. 62 Dufferin, No. 2. Town of Orangeville, 4).

Land registry records were missing between 1901 and 1939 but the property is passed to Agnes Magee during this time, as she appears in the records as granting the Study Area to George McClellan in November 1939. The Study Area remained in the McClellan property for the next 40+ years: George McClellan sold the property in February 1966 to John A. McClellan who sold the property to John H. McClellan in August of 1969. A Housing Development Lien Certificate is registered from John H. McClellan to the Town of Caledon in November 1983 and is discharged by the Town 10 years later. No records for the property exist beyond 1993. The property is currently owned by St. Marys Cement Inc.

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 5 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 house and three outbuildings are illustrated. Two barns are shown to the west of the house and one U-shaped barn is located at the rear of the house.

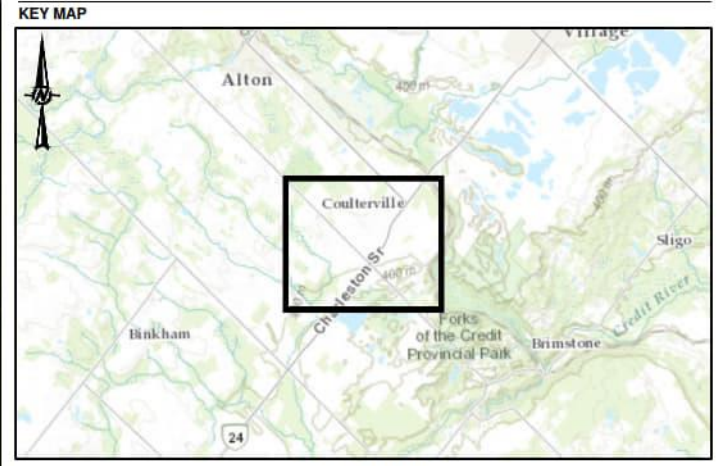
YEAR	SOURCE	HISTORICAL FEATURE(S)
		<ul style="list-style-type: none"> The house is shown in the location of the extant house. The two barns to the west of the house are in the location of the extant barn. A sand or gravel pit is illustrated within the Study Area, fronting Mississauga Road.
1952 (Figure 6)	1952 Topographic Map of Ontario, <i>Orangeville Sheet</i> (Department of National Defence 1952)	<ul style="list-style-type: none"> Structures on the property are shown in the same configuration as the 1937 mapping.
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, agricultural fields, and vegetative boundaries are visible in the same configuration as present-day. The surrounding lands are primarily agricultural in nature. Details of the farmhouse and surrounding structures could not be identified.
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"> Structures on the property are shown in the same configuration as the 1937 mapping with one exception – one of the two barns located to the west of the house has been removed.
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 U-shaped barn shown on earlier mapping is shown with a rectangular footprint. A silo is shown between the house and the barn to the 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 earlier topographic mapping. The perpendicular addition on the farmhouse is visible in the 2004 aerial photograph.

3.4.3 SUMMARY OF PROPERTY HISTORY

Historical mapping, land registry data, and census data indicate that the extant house in the Study Area was likely constructed for John Cameron and his family between 1836 and 1848. John Cameron would have been 54 years old when he purchased the property in 1836. His sons, Hugh (21 years old at the time the property was purchased), Donald (14), and James (11) are enumerated as living with their mother in the Study Area in 1851 and so it can be extrapolated that they, together with their brother Duncan, who purchased adjacent land in 1846, would have been living on property at the time it was purchased by their father. At this time, they would have been of an age to help with clearing the land and constructing the house (Hugh, 21; Duncan, 20; Donald 14; and James, 11).


The agricultural nature of the property was established in the 19th century and developed further in the early 20th century. By the 1930s, three barns had been established on the property (one of which is the extant barn to the west of the house), and vegetative hedgerows or treelines delineated the agricultural fields. This arrangement persisted through the 20th century and is still seen today.

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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, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1859 HISTORICAL MAP

CONSULTANT



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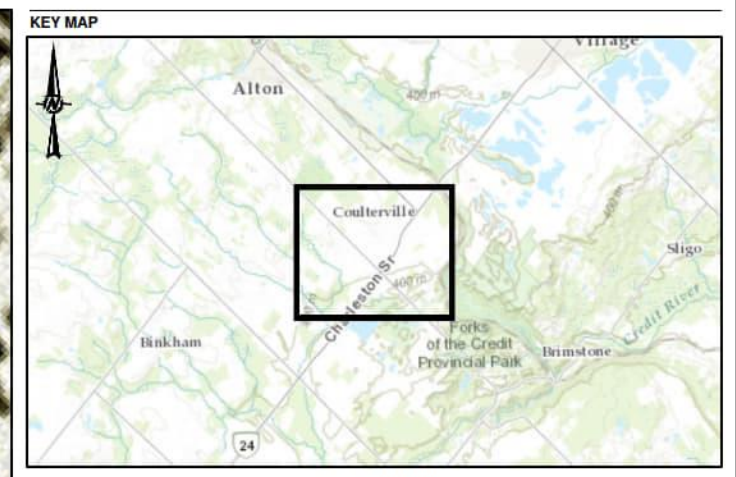
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FIGURE
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LEGEND
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NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
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 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
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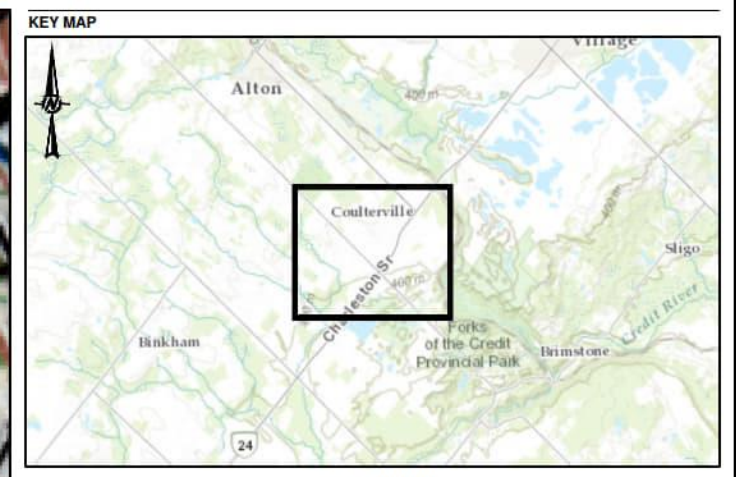
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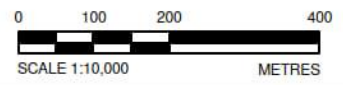
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NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

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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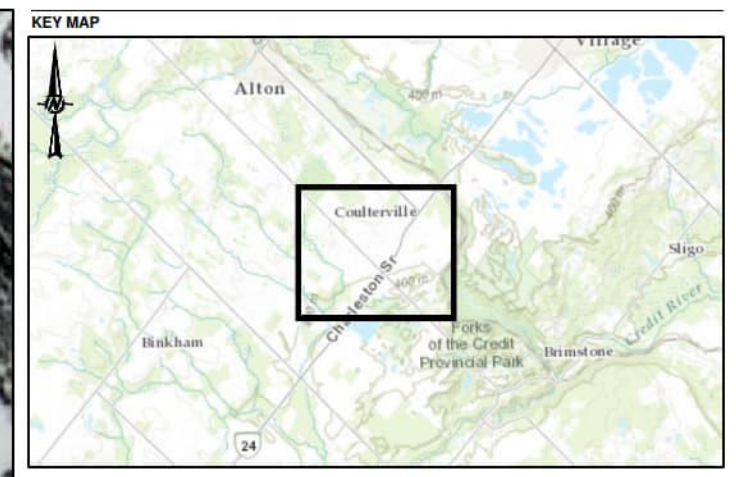
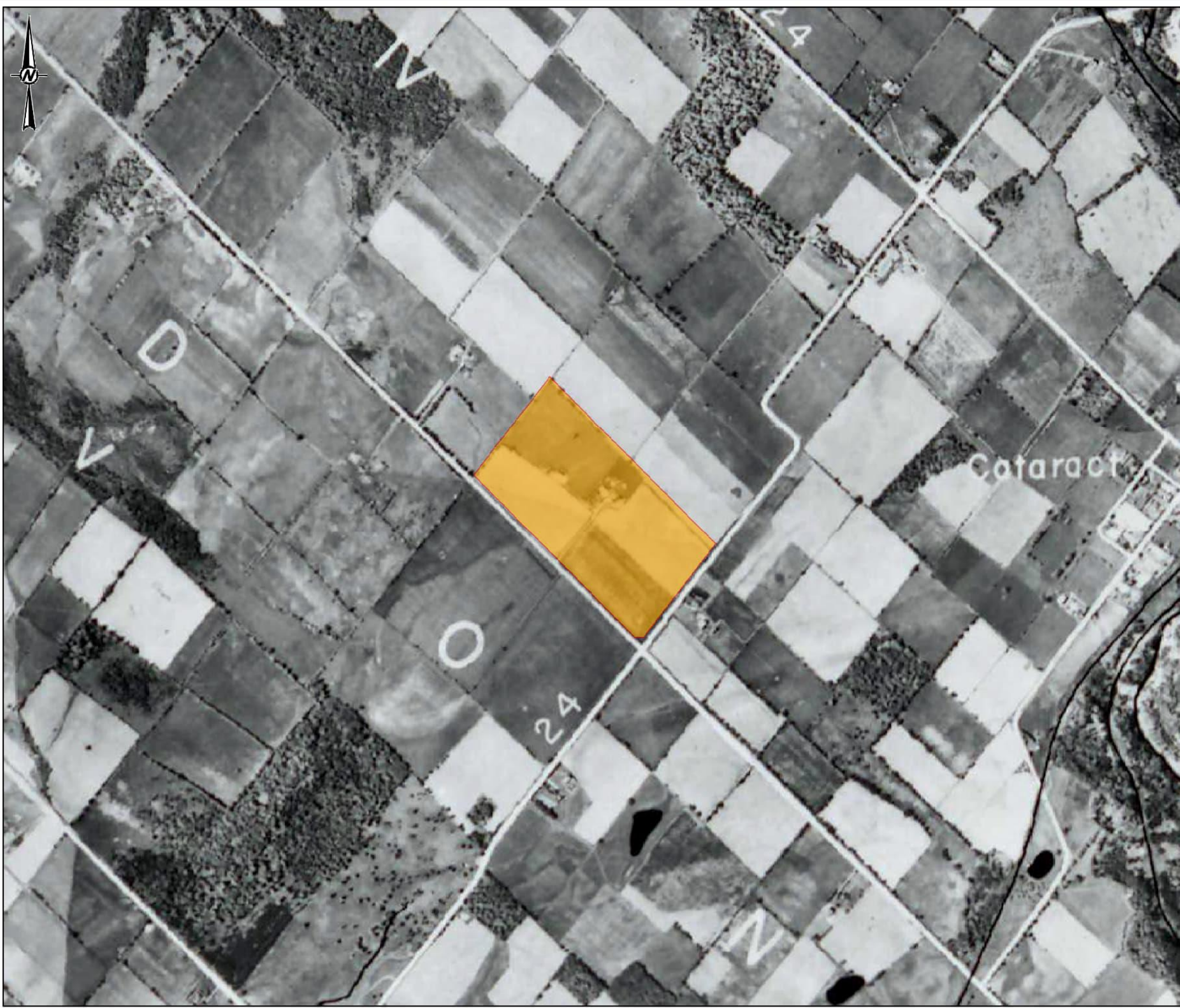
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PROJECT NO. 19129150 CONTROL 0049 REV. 0 FIGURE 5

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LEGEND
 STUDY AREA



NOTE(S)
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REFERENCE(S)
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 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

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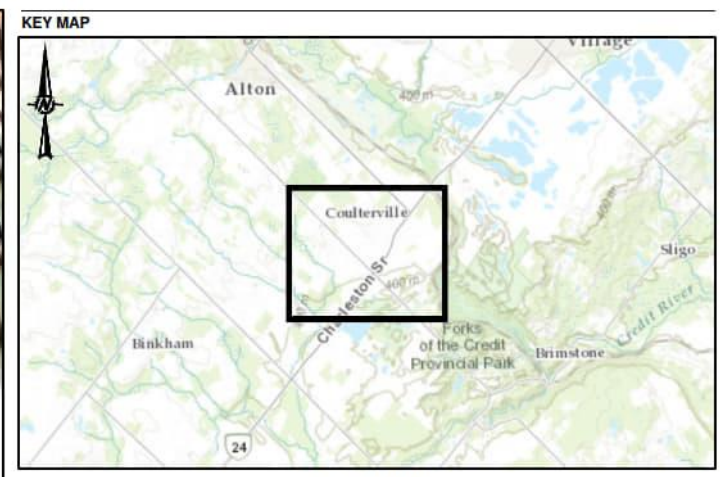
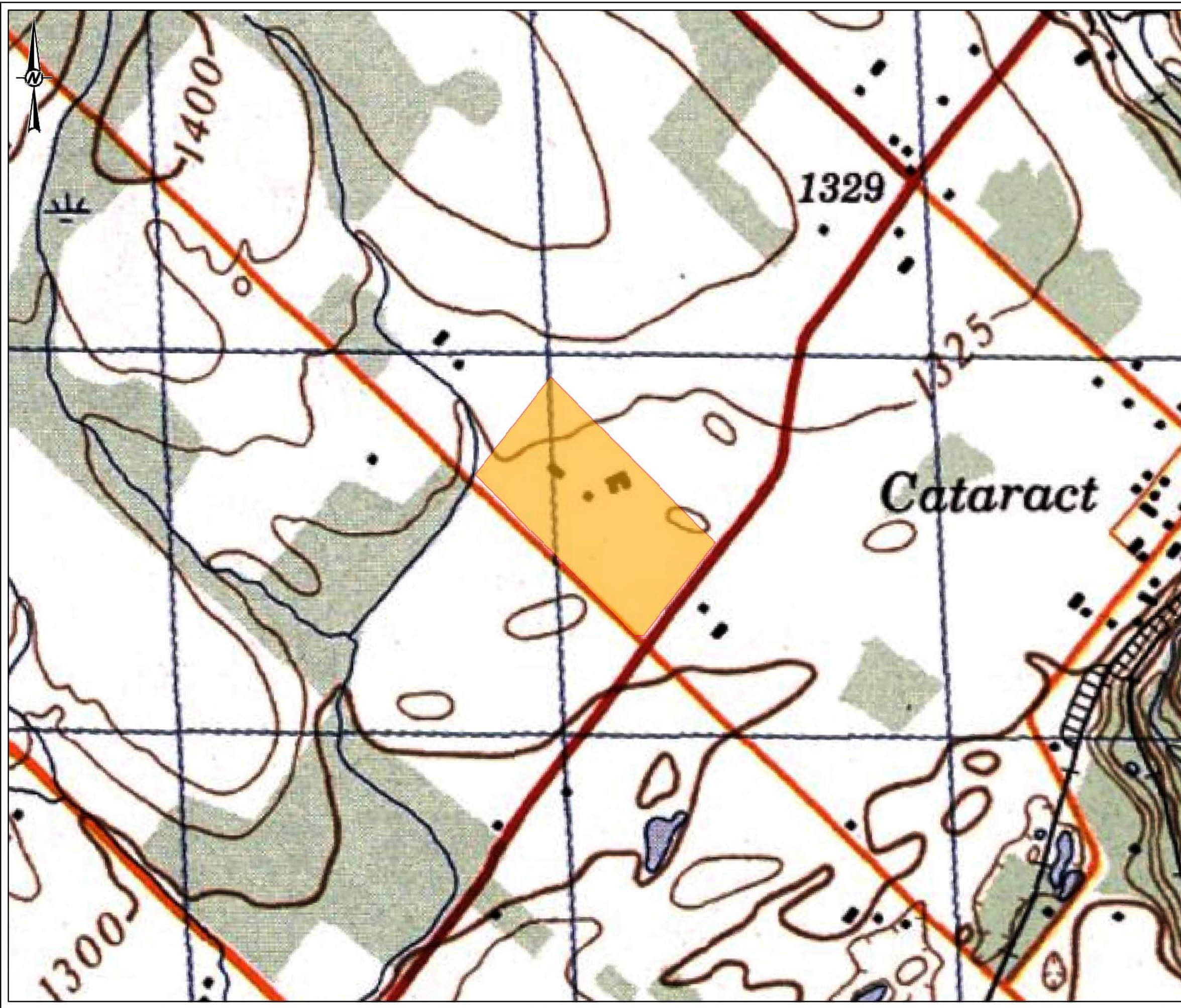
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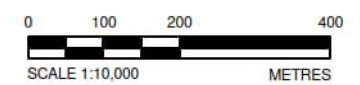
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LEGEND
 STUDY AREA



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
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 2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

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 (CANADA)

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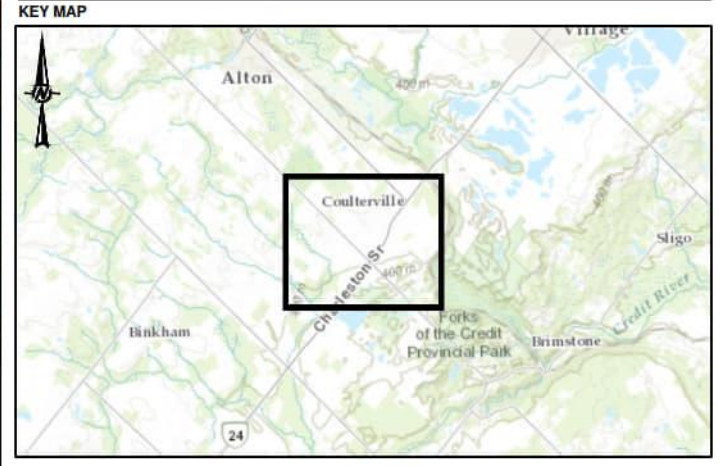
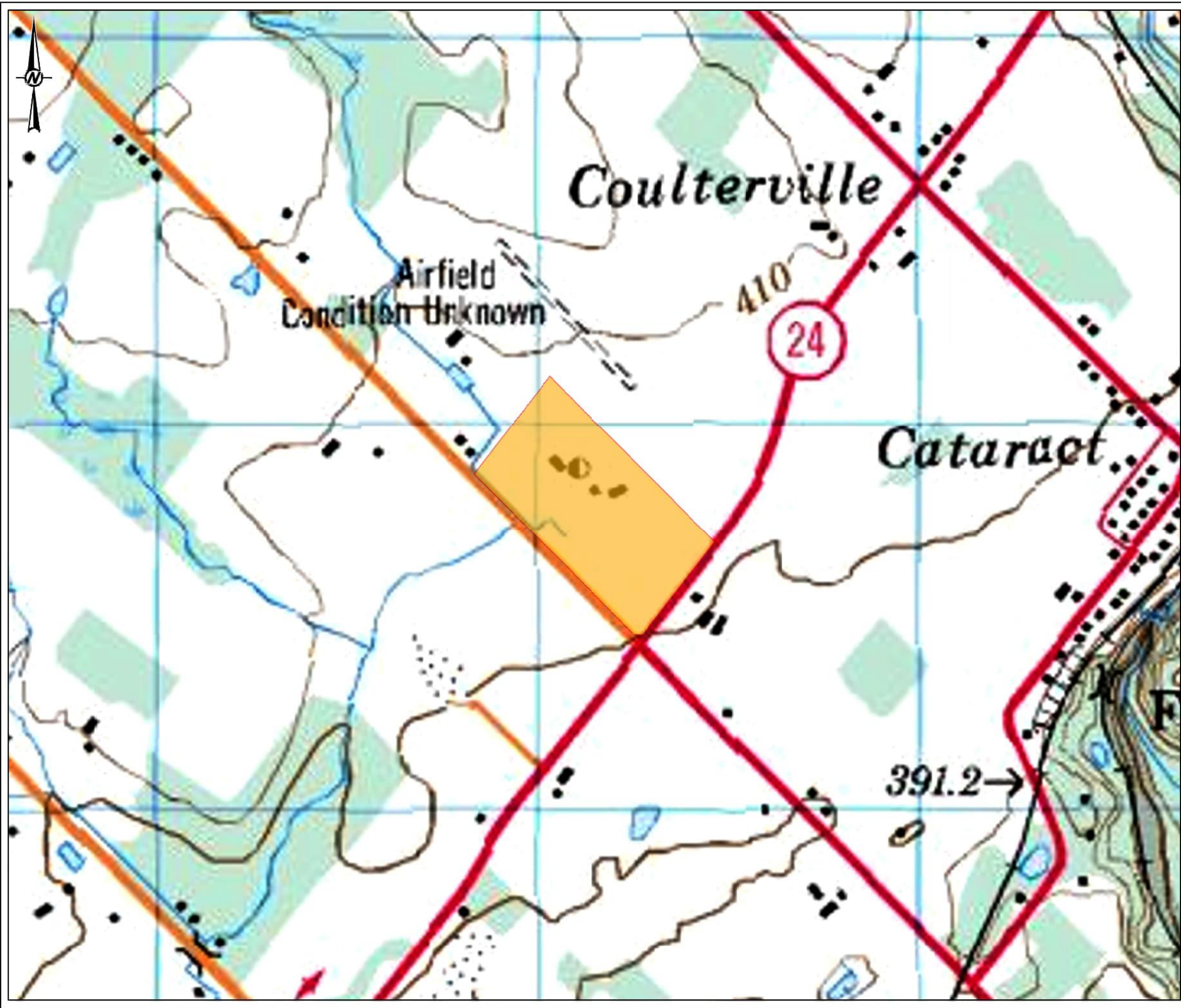
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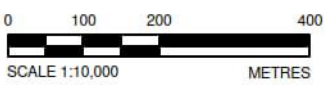
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LEGEND
 STUDY AREA



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

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

PROJECT
 CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
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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. At the time of writing, no materials have been received from the Town of Caledon.

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. A second field review was undertaken on May 10, 2023, by the same WSP staff. Weather conditions during the field review were sunny with seasonally cool temperatures.

4.2.1 LOCATION CONTEXT

The Study Area is on the northeast side of Mississauga Road, occupying the lot at the north corner of Mississauga Road and Charleston Sideroad. 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 (1402 Charleston Sideroad, 18667 Mississauga Road, and 18722 Main Street) are rural agricultural and all listed on the Town's heritage register (Plate 1 to Plate 3). Historically, these properties were all granted to and owned by various members of the Cameron family in the 19th century.



Plate 1: Farmscape at 1402 Charleston Sideroad



Plate 2: Farmhouse at 18667 Mississauga Road



Plate 3: Farmscape at 18722 Main Street

4.2.2 LANDSCAPE CONTEXT

The approximately 50-acre Study Area features the original farmhouse complex built for Lot 16 including a farmhouse, two barns, six outbuildings, and eight silos (Figure 10 and Plate 4).

The farmhouse is accessed from Mississauga Road by a long, winding, gravel driveway which leads to the central building complex (Plate 5). Circulation routes extend from the driveway, throughout the complex, connecting each of the outbuildings and the agricultural fields. Two mature coniferous tree stands act as windbreaks for the farm complex (Plate 6). One tree stand extends parallel to Mississauga Road, oriented approximately northwest to southeast, positioned as the southwest boundary of the building complex. Imagery from 2004 shows this row as recently planted. The second row is oriented perpendicular to Mississauga Road, oriented approximately northeast to southwest, extending along the northwest boundary of the main residence and the northernmost outbuildings. This stand appears to include a mix of mature and young conifers. Hedgerows and treelines also delineate the agricultural fields within the Study Area. These agricultural fields appear to be typical of those found in southwestern Ontario and do not have unique attributes associated with them (Plate 7).



Plate 4: Study Area at 18501 Mississauga Road.



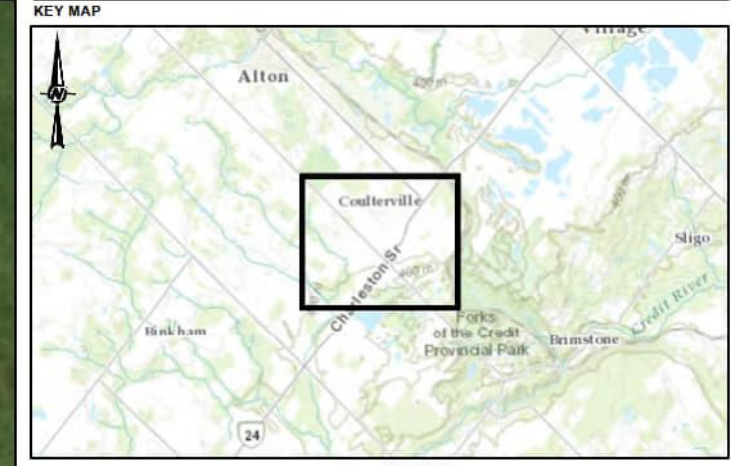
Plate 5: View from the driveway towards the farmhouse, mature vegetative windbreak, and barn.



Plate 6: View west across driveway and drive shed of two vegetative windbreaks.



Plate 7: View south across pasture and fields.



- LEGEND**
- STONE AND WHEEL FEATURE
 - CIRCULATION ROUTE
 - FENCING
 - BARN
 - DRIVEWAY
 - MAIN RESIDENCE
 - MATURE VEGETATIVE WINDBREAK
 - OUTBUILDING
 - SHED
 - SILO
 - 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

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

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
EXISTING CONDITIONS AT 18501 MISSISSAUGA

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4.2.3 FARMHOUSE

The farmhouse is composed of three elements: the original main block, an enclosed porch or entryway addition on the northeast elevation, and a second, perpendicular addition on this elevation. These are described individually in the following subsections. The four elevations of the structure are shown in Plate 8 to Plate 12. 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 (facing Charleston Sideroad) elevation is on the southeast and the north (rear) elevation is on the northwest.



Plate 8: Oblique view of east and south elevations



Plate 9: East elevation



Plate 10: South elevation



Plate 11: West elevation



Plate 12: North elevation

4.2.3.1 MAIN BLOCK EXTERIOR

The original main block of the house is a one-and-a-half storey gable front house with a rectangular footprint. The house has a medium-pitched roof with boxed eave returns. The house has been reclad in new board-and-batten style vinyl siding. According to the tenant, the house was originally timber framed and clad with clapboard siding. In the early 19th century, the clapboard was removed and replaced with Insulbrick. In the mid-late 20th century the Insulbrick was removed and polyurethane spray foam insulation was applied followed by the extant board and batten style vinyl siding. The tenant went on to state that the main block foundation is constructed of fieldstone and that during the mid-late 20th century polyurethane spray foam insulation was applied to the foundation exterior

which was then clad in 3/8 inch concrete asbestos sheets that currently line the foundation (Plate 19 and Plate 20). Interior basement access confirmed the use of fieldstone and timber frames as original construction materials.

The current entrance is located on the east elevation, accessed via the entryway addition, which consists of a porch that was enclosed in the 1920s, according to the tenant. This elevation of the main block is not visible from the exterior. The gable roof has been extended on this elevation to accommodate this addition and a wide shed dormer has been added to the roof.

The south elevation features the gable end of the main block has two main floor windows and two second floor windows (Plate 13 and Plate 14). All four windows of this elevation appear to be new replacements. The window closest to the addition on the main floor is slightly offset, disrupting the symmetry of the fenestration, more commonly seen in early vernacular houses. The limit of the main block of the house can be identified on this elevation where the field stone veneer wainscoting of the addition ends.

The north elevation mirrors the east elevation with the same four window arrangement and similar asymmetrical placement (Plate 15). All four windows on the north elevation also appear to be new replacements. The original form of the main block is apparent on the north elevation as the perpendicular addition does not integrate with the original main block as seen with the enclosed porch.

The west elevation features a rear entrance via a small, centrally located, enclosed porch, with one main floor window on either side (Plate 16 and Plate 17). The porch is fully enclosed with a pediment style roof, the same board and batten siding on the lower half, large windows on the upper half of all three elevations, and the entrance on the south elevation (Plate 18). The small porch provides access to what was originally the front entrance of the house. The west elevation is the original front façade of the structure.



Plate 13: South elevation.



Plate 14: Oblique view of south and west elevations



Plate 15: North elevation



Plate 16: North and west elevations



Plate 17: West elevation.



Plate 18: West elevation enclosed porch.



Plate 19: Exterior foundation



Plate 20: Exterior foundation

4.2.3.2 MAIN BLOCK INTERIOR BASEMENT

An unfinished basement is accessed from a central staircase. The basement is a rectangular shape that encompasses the footprint of the main block however only the southern half of the basement is accessible while the northern half is a dirt crawl space (Plate 21 and Plate 22). The basement walls are the exposed parged fieldstone foundation of the main block (Plate 23) and the flooring is poured concrete. On the south wall there is a six-pane fixed window set into the foundation walls. The window has a wooden frame, sill, and muntins (Plate 24). There are four visible hand-hewn timber floor joists running east-west across the main block. The timbers have been adzed on the bottom, and presumably the top as well, and the original bark remains on the sides (Plate 25). Polyurethane spray foam insulation has been applied between the timbers. A singular machine cut squared timber floor joist runs north-south along the eastern edge of the basement (Plate 26). This squared floor joist is supported by a metal jack. The tenant stated that the squared floor joist was added in the early-mid 20th century after the original timber floor joists were cut to make room for the furnace duct work.



Plate 21: View of basement from southeast corner



Plate 22: View of basement from southwest corner



Plate 23: Parged fieldstone foundation



Plate 24: Basement window



Plate 25: Hand hewn timber floor joist



Plate 26: Machine cut timber floor joist

MAIN FLOOR

The original entrance to the main block of the house is located on the west elevation of the building. A small enclosed porch has been built in the mid-late 20th century that encompasses the original front door (Plate 27). The original front door is a simple rectangular wooden design demonstrative of a vernacular interpretation of Georgian and Neoclassical styles (Plate 28). There are two vertical five-pane fixed windows flanking the entranceway. The main block is arranged in a central hall plan. Staircases to the basement and second storey are located on top of each other on an east/west axis running along the length of the main block (Plate 29). Living spaces are located north and

south of the stairwell. Northwest of the stairwell is a parlour that has is being used as an office and storage space (Plate 30). The parlour leads into a laundry room situated northeast of the stairwell (Plate 31). South of the stairwell there is an open concept living room and kitchen area (Plate 32). The tenant indicated that in the mid-20th century the kitchen was extended slightly east at the same time as the eastern addition was constructed.



Plate 27: Enclosed front porch on west elevation



Plate 28: Original front entrance



Plate 29: Central staircase



Plate 30: Parlour



Plate 31: Laundry room



Plate 32: Open concept living room and kitchen

SECOND STOREY

The second storey is accessed from the central stairwell and leads to a landing and central hallway that runs parallel to the stairwell along its south (Plate 33). At the top of the stairwell is a bathroom (Plate 34). There are four bedrooms located on the second story (Plate 35 to Plate 38). Two to the north of the stairwell and two to the south. Each bedroom features a singular window and sloping roof reflecting the one-and-a-half story massing of the main block. Some bedroom doors and hardware appear to be original. The window frames have late-20th to early-21st century plastic frames but are set inside older wood frames (Plate 39 and Plate 40).

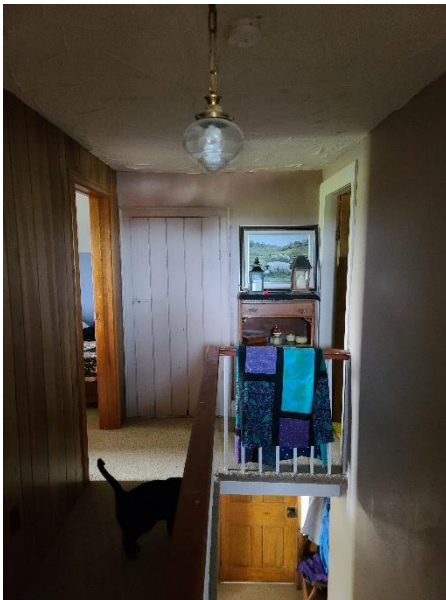


Plate 33: Second storey landing



Plate 34: Second storey bathroom



Plate 35: Southwest bedroom



Plate 36: Northwest bedroom



Plate 37: Northeast bedroom



Plate 38: Master (southeast) bedroom



Plate 39: Original wood plank bedroom door



Plate 40: Bedroom door hardware



Plate 41: Original wood plank closet door



Plate 42: Master bedroom window



Plate 43: Second storey window

4.2.3.3 ENTRYWAY ADDITION

The one storey entryway addition on the east elevation of the main block features a central entryway door flanked by a new hung window on the south and a casement window on the north (Plate 44 and Plate 45). The addition is clad in the same board-and-batten siding as the main block and includes a fieldstone veneer wainscoting wrapping around the lower half, indicating where the addition meets the original main block (on the south elevation) (Plate 46). The roofline of this addition includes a shed dormer, expanding the second floor of the house as well, likely contemporaneous with the entryway addition. The tenant stated that this addition was constructed in the mid 20th century. Currently this entryway addition is used as mud room shared between the main block and the east addition

which houses a separate dwelling. This mud room does not encompass the full addition. The kitchen of the main residence extends eastwards from the original main block to occupy the southern portion of the entryway addition.



Plate 44: Main entrance on east elevation.



Plate 45: Porch addition detail.



Plate 46: Fieldstone veneer indicating the limit of porch addition on main block.

4.2.3.4 EAST ADDITION

A second addition on the east elevation extends perpendicular to the original main block and has a rectangular footprint, concrete slab footing, and a gable roof with a small extension on the north elevation of the addition (Plate 47 to Plate 50). The addition connects to the north portion of the east elevation of the original main block and the north limit of the entryway addition. This addition is accessed via an entrance on the south elevation and features new vinyl or aluminum sheet siding, matching in colour to the board and batten style siding of the rest of the house, and new sliding or hung windows on all elevations. The tenant reported that the east addition was constructed in the mid to late 20th century. Currently the east addition is being used as a separate dwelling.



Plate 47: South elevation.



Plate 48: South and east elevations.



Plate 49: East and north elevations.



Plate 50: North elevation

4.2.4 BARN AND OUTBUILDINGS

Barn No. 1 is located to the northwest of the main complex, outside of the northeast-southwest vegetative windbreak. This barn is part of a smaller complex within the main building complex that includes two concrete silos, a steel Quonset addition on the southeast elevation of the barn, and a corrugated metal clad addition with a saltbox roof on the southwest elevation (Plate 51). The barn features field stone foundations and a gable roof and, although the interior was not accessed due to safety concerns, timber framing was observed through holes in the wood plank siding (Plate 52).

Barn No. 2 sits atop poured concrete foundations, with wood plank siding, and a metal gambrel roof (Plate 53 to Plate 55). The built-up ramp on the east elevation is supported by concrete wingwalls. One fixed window is contained within the north wall of the ramp, with a wooden sill, frame, and muntins. Three wood framed window openings into the stables extend along the length of the west elevations, flanked by two former entryways to the stables, now boarded (Plate 56 to Plate 57). These openings are all missing their windows. One window is present on each of the remaining three elevations. The barn has been painted red, which is faded and peeling but still visible. Two large white painted diamond shapes decorate the sliding doors at the top of the ramp (Plate 58). Both Barn No. 1 and 2 are currently in use.

Several new outbuildings are located throughout the building complex, including two wood sheds (Outbuildings No. 1 and 5), one small shed, three metal storage sheds (Outbuildings No. 2, 3, and 4), and six metal silos.

Outbuilding No. 1 is the southern most building of the complex. This wood drive shed is located at the top of the driveway, to the south of the residence. This wood drive shed features a metal saltbox style roof and concrete foundations (Plate 59).

Outbuilding No. 2 is located to the north of the residence, between the house and Outbuilding No. 3. This small aluminum prefabricated shed has a gable roof and large, barn style, doors, built atop a poured concrete pad (Plate 60).

Outbuilding No. 3 is located to the north of Outbuilding No. 2, between Outbuildings No. 2 and 4. This large aluminum shed features a gable roof and is constructed on a poured concrete pad (Plate 61).

Outbuilding No. 4 is the northernmost building of the complex, located to the northwest of Outbuilding No. 5. This large aluminum shed features a gable roof and is constructed on a poured concrete pad (Plate 62). A metal silo is located at the rear, on the northeast side.

Outbuilding No. 5 is located to the north of Outbuilding No. 3, between Outbuildings No. 3 and 4. This wood shed features a gable roof and a small addition on the rear (Plate 63). A metal silo is located at the rear, on the northeast side.

A small frame shed is located to the north of the residence (Plate 64). This shed is of 2x4 frame construction with plywood and aluminum siding and a saltbox style roof. The shed is supported by a wood frame base.

Four additional silos are located between Outbuildings No. 3 and 4 (Plate 65). The Study Area also includes a number of temporary structures (chicken coops and storage structures) which are recent additions to the property.

A wagon wheel and upright placed stone are positioned together at the top of the driveway, to the south of the house (Plate 66).



Plate 51: North and west elevation of Barn No. 1.



Plate 52: Detail of Barn No. 1 fieldstone foundations.



Plate 53: North and west elevation of Barn No. 2.



Plate 54: South and east elevations of Barn No. 2.



Plate 55: Concrete foundation of Barn No. 2.



Plate 56: Barn No. 2 window detail.



Plate 57: Barn No. 2 wingwall window.



Plate 58: Painted diamond pattern on east elevation ramp doors of Barn No. 2.



Plate 59: North and east elevation of Outbuilding No. 1.



Plate 60: Outbuilding No. 2.



Plate 61: Outbuilding No. 3.



Plate 62: Outbuilding No. 4.



Plate 63: Outbuilding No. 5.



Plate 64: Frame shed



Plate 65: Additional silos between Outbuildings No. 3 and 4.



Plate 66: Wagon wheel and stone feature.

4.2.5 INTERPRETATION

Background research indicates that the original main block of the farmhouse was constructed between 1836 and 1848 for John Cameron, most likely with help from his sons. The use of fieldstone for the main block foundation was a common 19th century construction method that utilized fieldstones found in the land clearing process (Middleton 2011). The 1861 census enumerates a frame house on the property which is consistent with the tenant's statement that the original structure was timber framed and clad in clapboard. The use of hand-hewn logs for floor joists further evidences this interpretation and was a prevalent construction method until balloon and platform framing, was popularized in the mid-late 19th century (Fram 2003). The current tenant reports that the entryway addition was built in the mid 20th century. It is likely that the dormer extension was constructed at this time as well. The final, and most recent, addition to the house is represented by the perpendicular addition, constructed in the late 20th century. Despite later alterations to the house, the limit and footprint of the original main block are clearly identifiable.

A review of the Town of Caledon's Heritage Register indicates that 21 out of 135 properties designated under Part IV of the *Ontario Heritage Act* (15.5%), and 39 out of 1105 properties which are Listed (0.04%), date to before 1850 (Town of Caledon 2023). This indicates that the early 19th century farm complex within the Study Area may be a rare surviving example of a pre-1850 structure in the Town of Caledon.

Rural farmhouses built during the first half of the 19th century tended to follow a more vernacular style rather than conform to any one architectural style however, many elements of early-mid 19th century architectural styles are present. The main block's horizontal proportions, moderately pitched roof, and symmetrical fenestration are seen in Georgian and Neoclassical architecture. The centre plan layout is also demonstrative of early 19th century Ontario farmhouses. Based on the construction materials, construction methods, and architectural style, the farmhouse was constructed in the early-mid 19th century.

Barns No. 1 and 2 are representative examples of the Central Ontario style (Plate 67). This type of barn can have either a gable or gambrel roof. The gable-type was slowly supplanted across southern Ontario by those built with a gambrel roof. This transition began in the 1880s but the gambrel roof variety did not completely replace the gable-type as the preferred style until well into the first half of the 20th century (Ennals 1972 and McIlwraith 1997). Framing the barns used traditional joinery at least as old as the 18th century, but into the 1920s still had not been supplanted by balloon framing in published theory or on the farm (Glassie 1974; Vlach 2003). Timber-framing itself therefore provides no indication of date, as across southern Ontario barns were constructed in the first two decades of the 20th century in a manner no different than they had in the previous half century, some even rejecting the newly available concrete block to build foundations in favour of the traditional coursed rubble. As farmer and photographer Sylvester Main documented in Beverly Township (now City of Hamilton), members of the local

farming community were communally building large gable-roofed timber-frame barns on stone foundations in the 1910s that today would be difficult to tell apart from earlier 19th century buildings (Pullen 2004). As late as 1952, there were even some (who were not Old Order Mennonites) who still chose to build in the old fashion (McIlwraith 1999). The fieldstone foundation and gable style roof indicate that Barn No. 1 was constructed prior to Barn No. 2, most likely in the late 19th to early 20th century. It is possible that Barn No. 1 was constructed earlier, in the mid 19th century, however given the style, scale, and similarity to nearby barns that have known dates it is unlikely. The barn located at 18667 Mississauga Road is known to have been raised in 1898 and is nearly identical to Barn No. 1. Barn No. 2 dates to the early 20th century as evidenced by the gambrel style roof and concrete foundations. The barns are not contemporaneous with the farmhouse and represent an evolution of the farm complex over time.

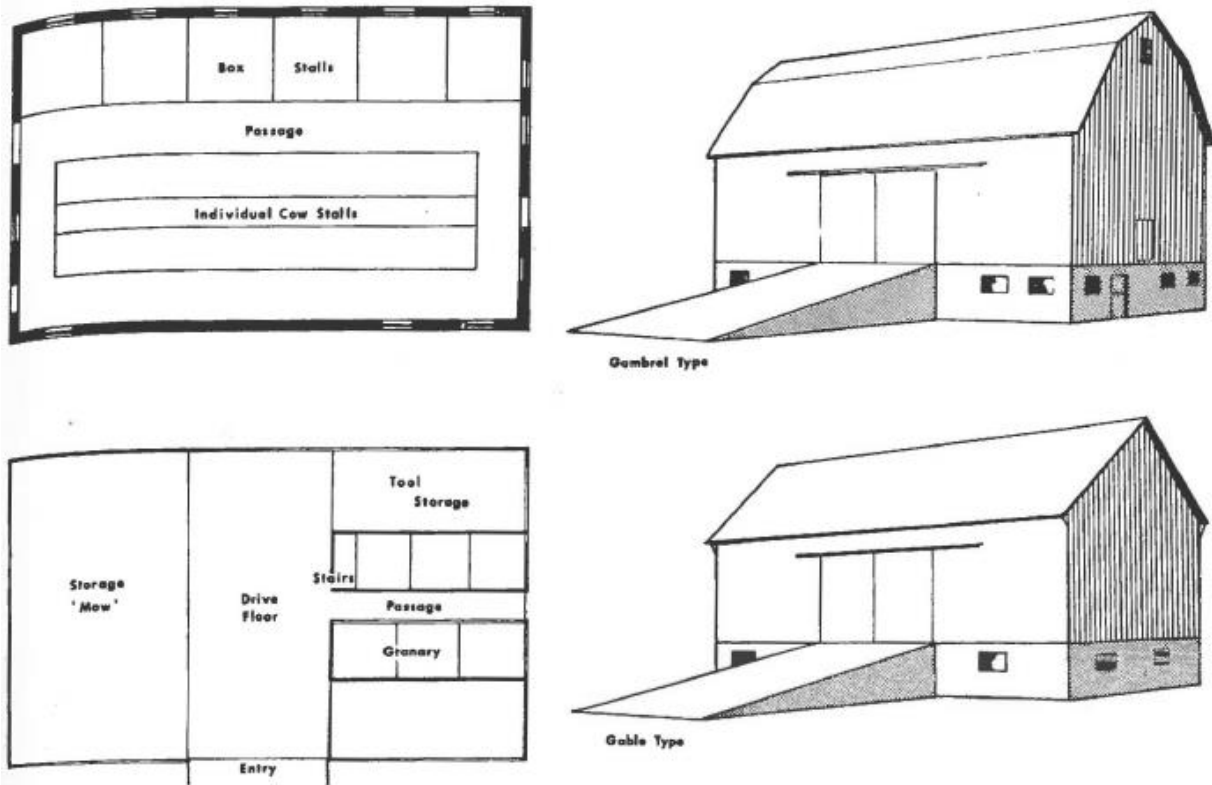


Plate 67: The Central Ontario Barn, as defined by Ennals (1972: 257) and second level plan

4.3 ANALYSIS OF PHYSICAL CONDITIONS AND HERITAGE INTEGRITY

4.3.1.1 PHYSICAL CONDITION

Table 3 provides a summary of the physical conditions of the farmhouse 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		
	FARMHOUSE	BARN NO. 1	BARN NO. 2
General Structure	<ul style="list-style-type: none"> Overall, the farmhouse appears to be in good condition. 	<ul style="list-style-type: none"> Overall, the barn appears to be in fair condition. 	<ul style="list-style-type: none"> Overall, the barn appears to be in fair to good condition.
Roof	<ul style="list-style-type: none"> Roofing was snow covered at the time of the site visit but appears to be in acceptable condition for all building sections. 	<ul style="list-style-type: none"> Corrugated metal roof appears to be in good condition, some weathering and warping observed along the driplines. 	<ul style="list-style-type: none"> Corrugated metal roof appears to be in good condition.
Rainwater Disposal	<ul style="list-style-type: none"> All gutters appear to be in good condition. 	<ul style="list-style-type: none"> n/a 	<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"> Exterior is clad in new siding which appears to be in good condition. All exterior elements visible during fieldwork appear to be in good condition. 	<ul style="list-style-type: none"> Wood plank siding is weathered throughout and showing signs of deterioration (cracking, warping, and missing planks). Newer wood and plywood board indicates areas where repairs have been made. Some mold noted on lower aspects where moisture was retained. The exterior aspect of the foundations appears to be in good condition, with intact mortar and minor efflorescence. 	<ul style="list-style-type: none"> Wood plank siding is weathered throughout and deteriorating in some areas. Damaged or missing planks are evident on all elevations. Paint has faded and is cracked and peeling. Some cracking and spalling of concrete foundation and flaking and peeling of the paint but foundations appear to be generally in good condition.
Windows and Doors	<ul style="list-style-type: none"> Windows and doors of the original main block appear to be new replacements and are in good condition. Windows and doors of the entryway and east additions are new and in good condition. 19th century interior doors on main floor are in good condition. 	<ul style="list-style-type: none"> Window on the north elevation is recycled from a truck bed cover and is surrounded by new wood. 	<ul style="list-style-type: none"> All window openings are framed in wood. Windows are missing along west elevation. Intact windows have unbroken panes and painted wood frames and muntins which show evidence of degradation in that the paint is cracked and peeling but otherwise are in fair to good condition. Painted sliding doors on west elevation shows evidence of wood deterioration (splitting and cracking) and paint fading, cracking, peeling. Painted diamond pattern has faded but is still identifiable. Sliding rail is rusted but the hardware appears to be in working order.
Internal Roof Structure/Ceiling	<ul style="list-style-type: none"> Physical condition of internal roof structure unknown as the attic was not observed during the field review. Minor cracks and peeling paint observed on second floor ceiling. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Floors	<ul style="list-style-type: none"> Carpeting, linoleum, and vinyl plan flooring cover the main and second storey floors within the main block. Several cracks were observed in the linoleum. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Stairways/Galleries/Balconies	<ul style="list-style-type: none"> Stairways and second floor railing appear to be in good condition. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Interior Decorations/Finishes	<ul style="list-style-type: none"> Interior finishes appear to be in good condition. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Fixtures & Fittings	<ul style="list-style-type: none"> Many fixtures are modern replacements. All fixtures are in good condition. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only. 	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Building Services	<ul style="list-style-type: none"> Services were active at the time of site visit. 	<ul style="list-style-type: none"> The property is currently inhabited, and services are presumed to be active at the time of site visit. 	<ul style="list-style-type: none"> The property is currently inhabited, and services are presumed to be 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. 	<ul style="list-style-type: none"> Minimal vegetation around the barn, what is present is generally well kept and unlikely to be physically affecting the structure. No areas of standing water observed. 	<ul style="list-style-type: none"> Minimal vegetation around the barn, what is present is generally well kept and unlikely to be physically affecting the structure. No areas of standing water observed.

4.3.1.2 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*” (USDI 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%

4.3.1.3 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 “good” (60%) 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 agricultural farm complexes on all sides. Original adjacent properties include 1420 Charleston Sideroad (to the northeast) and 18667 Mississauga Road (to the northwest).	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 18501 Mississauga Road are unaltered.
Site Location	Set back from Mississauga Road by approximately 185 m.	No alterations to the site location.	100	Excellent	No additional comments
Footprint	Original structure has a rectangular footprint.	20th century additions on the original structure have expanded its footprint.	75	Very Good	While additions to the front of the house have expanded the footprint to the south, the original footprint is easily identifiable and delineated.
Wall	Original main block is timber framed and was clad with wood clapboard.	Reclad in new siding materials over the 20th century. Currently clad in vinyl board and batten style siding.	50	Fair	Timber framing remains but original clapboard has been removed.
Foundation	Fieldstone.	Polyurethane spray foam insulation and 3/8-inch concrete asbestos sheets.	60	Good	Original foundations are intact, though have been altered through the addition of spray foam insulation and concrete asbestos sheets.
Exterior Doors	Unknown	Enclosed additions to both access points on the west (former formal entrance) and east elevations. The former formal entry door has been replaced.	0	Poor	No additional comments
Windows	Unknown.	Observations during the site visit indicated that all windows have been replaced with new windows.	0	Poor	No additional comments
Roof	Gable roof.	Roofline has been extended to accommodate entryway addition and dormer on east elevation.	80	Excellent	Original roof shape has been generally maintained.
Chimneys	Unknown.	It is possible that all original chimneys have been removed.	n/a	n/a	No additional comments
Water Systems	Unknown.	Unknown.	n/a	n/a	No additional comments
Exterior Decoration	Original decorative architectural elements including: - Symmetrical fenestration - Side gable form	Windows have been replaced and some window openings may have been altered.	50	Good	Window and entryway locations mostly retained.
Exterior Additions	Original main block constructed between 1836 and 1848.	20th century additions: - Entryway addition - Perpendicular addition	80	Very good	While additions to the front of the house have expanded the house to the south, the original main block is easily identifiable and delineated. The south, west, and north elevations are largely intact in terms of form.
Interior Plan	Core structure within original main block consists of a rectangular floor plan.	Side and entryway additions on the east elevation and small porch addition on the west elevation have expanded the main floor.	75	Very good	Although the original floorplan of the ground floor has been expanded with east and west elevation additions, the original rectangular footprint is easily identifiable.
Interior Walls/Floors	Plaster walls. Unknown flooring.	Carpet and linoleum flooring throughout the main and second floors of the original main block. Wallpaper has been added to the main floor.	50	Good	Plaster walls appear to be mostly intact, though wallpaper obscured some walls of the main floor. Unknown whether the original flooring is extant beneath the carpets and linoleum.
Interior Trim	Wooden baseboards and trim.	Existing original wood trim has been painted. Many rooms have updated baseboards and trim.	40	Fair	No additional comments
Interior Features	Wood four-panel doors on main floor. Wood panel bedroom and closet doors on second floor.	Most interior doors have been replaced with new prefabricated panelled or accordion style doors.	40	Fair	Two original wood doors remain on the main floor. Wood panel bedroom and closet doors remain intact on the second floor.
Landscape features	Long winding driveway, mature vegetative windbreak, and surrounding agricultural fields.	Minimal alterations to the mature landscape features.	95	Excellent	No additional comments
Average of Rate of Change/Heritage Integrity			60	Good	Rating of good is based on original element survival rating between 41-60%

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 one-and-a-half storey, vernacular style residence with a rectangular, central hall plan. The use of hand-hewn timbers for floor joists and parged fieldstone foundation is demonstrative of early-mid 19th century construction techniques. The flat façade, symmetrical façade fenestration, and neoclassical wood frame original entrance is indicative of a vernacular interpretation of the neoclassical style. The farmhouse retains most of its original architectural form and structure. An analysis of the composition of the Town of Caledon's Heritage Register indicates that the property is a rare surviving example of an early 19th century farmhouse (Criterion 1). The two barns are not contemporaneous to the farmhouse and are late 19th to early 20th century additions to the Study Area. These additions represent the evolution of the Study Area over time and served to support the continued use of the farm as the building complex evolved over the 19th and 20th centuries. While the barns are representative of the Central Ontario style, they are not linked to the farmhouse's value as a rare surviving example of a mid-19th century farmstead.

While the core of the Study Area is a representative example of a 19th century farm complex, the structures and landscape components do not display a high degree of craftsmanship or artistic merit (Criterion 2). Similarly, 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 Criterion 1 of O. Reg. 9/06 and has design/physical value related to the vernacular farmhouse. The farmhouse is a rare surviving early example of this architectural style.

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 the Study Area 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 Study Area 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 farm complex, 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 1402 Charleston Sideroad

(built for John Cameron's grandson, George), 18667 Mississauga Road (built for John's son, Duncan Sr.), and 18722 Main Street (built for Duncan Sr.'s son, James) (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 were 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 three criteria of O. Reg. 9/06 of the *Ontario Heritage Act* (Criteria 1, 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 property at 18501 Mississauga Road in the Town of Caledon features an early to mid-19th century farm complex, including a farmhouse, a late 19th century gable-type Central Ontario style barn, an early 20th century gambrel-type Central Ontario style barn, and mature treelines. The farmhouse is a one-and-a-half storey vernacular style house, constructed between 1836 and 1848 and altered through 20th century additions.

5.5 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 18501 Mississauga Road has design value as a representative and rare example of an early 19th century farmhouse in the Town of Caledon. Built between 1836 and 1848 for John Cameron, the one-and-a-half storey, vernacular style residence is a rare surviving example of an early 19th century farmhouse in the community. A late 19th century barn with fieldstone foundations and a gable roof is located to the northwest of the farmhouse and an early 20th century barn with concrete foundations and a gambrel roof is located to the east. These Central Ontario style barns represent the evolution of the Study Area over time and served to support the continued use of the farm as the building complex evolved over the 19th and 20th centuries.

As a 19th century farm complex, the spatial organization and mix of structural elements at 18667 Mississauga Road maintain and supports the rural agricultural character of the wider area. The farmhouse is situated in an agricultural or rural setting, nestled among several 19th century farm complexes in close proximity, most of which are listed on the Town of Caledon's Heritage Register. Many of these properties were granted to and owned by various members of the Cameron family in the 19th and early 20th centuries. These properties, at 18501 Mississauga Road (built by John Cameron and passed to his son James), 18667 Mississauga Road (built shortly after by John's son, Duncan Cameron Sr.), 18722 Main Street (built later, by Duncan Sr.'s son, James), and 1402 Charleston Sideroad (built later, by John's grandson, George), are physically and historically linked to each other and the Cameron family. The

house, barn complex, fieldstone walls, and mature vegetation on the property are both physically and historically linked to each other and physically and historically linked to their surroundings.

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:
 - One-and-a-half storey original main block form with rectangular floor plan, gable roof, and asymmetrical fenestration.
 - Central hallway floor plan
 - Vernacular Neoclassical wood frame original front entrance way
 - Hand hewn timber floor joists
 - Parged fieldstone foundation
- Landscape elements that generally support the CHVI of the property, including:
 - Mature vegetation
 - Coniferous windbreaks around the house, perpendicular to Mississauga Road, in a northeast to southwest orientation, to the northwest of the main building complex.
 - The barns are late 19th to early 20th century additions to the farm complex and represent evolved elements of the property that support the farmhouse.

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, and license area encompasses the entire Study Area (Figure 1). 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 18501 Mississauga Road

IMPACT TYPE	DISCUSSION
<i>Direct Impacts</i>	
Destruction of any, or part of any, significant heritage attributes or features.	<p>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 Vernacular style farmhouse, barns, and mature vegetation.</p> <p>The location of the proposed construction activities suggests the possible demolition/destruction of the Vernacular style farmhouse, barns, and mature vegetation located within 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.</p> <p>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 7 for mitigation recommendations.</p>
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 7 for mitigation recommendations.
<i>Indirect Impacts</i>	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	<p>No shadow-related impacts to the heritage resource are anticipated since the proposed work will be ground disturbing rather than new building construction.</p> <p>Accordingly, no negative impacts relating to shadows are anticipated.</p>
Isolation of a heritage attribute from its surrounding environment context or a significant relationship.	<p>The location of the proposed construction activities suggests the possible demolition/destruction of both the Study Area and/or the surrounding farm complexes, to which the Study Area is historically and physically linked.</p> <p>The proposed construction activities suggest the possible demolition/destruction of one, or all, identified heritage attributes of the Study Area, such as: the Vernacular style farmhouse, barns, and mature vegetation.</p> <p>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 7 for mitigation recommendations.</p>
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.	<p>A proposal to change the land use of the property 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.</p> <p>Therefore, no impacts related to land use are anticipated.</p>
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	<p>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.</p> <p>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.</p>

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 7 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 by the current occupants. 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 in 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.

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 work is a commonly explored alternative and one explored as an option for this project. Using the farmhouse as an office 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. An office site has already been planned at 1420 Charleston Sideroad and additional offices are not needed for the project.

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

- Extensive and temporary nature of the changes required to the structure.
 - Potential for long term negative impacts to the identified CHVI and heritage attributes of the farmhouse.
 - Another property has been selected as an office site and additional offices are not needed.
-

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 within the property. 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: Despite the disadvantages, this option is feasible because :

- Conserves the design or physical value of the farmhouse.
- Is supported by the good physical condition of the farmhouse.
- Retains the contextual value of the house.

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 of the:

- A relocation site within the property is available and would better conserve the CHVI and heritage attributes of the property.

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, barns, 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 early 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 conserves the barns and mature vegetation on the property.

7.5 SUMMARY

Option 3a 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. A suggested location for the relocation of the house and summer kitchen is presented in Figure 11.

Option 3a will:

- Conserve a tangible element of the Town’s architectural and agricultural history within the original property parcel; and
- Encourage public understanding and appreciation of the Town’s built and agricultural heritage.

Option 4 is feasible for the landscape and outbuilding elements (the two barns and mature vegetation on the property).

Option 4 will:

- Conserve the outbuildings (both barns) and landscape elements (mature vegetation) of the farm complex.

8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete an HIA for 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the north corner of Mississauga Road and Charleston Sideroad. In the Study Area is a one-and-a-half storey vernacular style residence constructed for John Cameron between 1836 and 1848. 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 three criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a rare surviving example of an early 19th century vernacular style farmhouse and contextual value for its physical and historical connections to its surroundings. The Study Area was found to be 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:

- Relocate the farmhouse within the existing property parcel (Option 3a) and complete documentation and salvage for the remaining landscape and outbuilding components (Option 4).

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 Short term conservation actions, while relocation plans are designed:
 - a Enact site plan control and communication and erect a physical buffer around the property during adjacent mineral aggregate operation activities, prior to relocation, to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation. This construction buffer shall be demarcated with temporary fencing and clearly marked as a "no-go-zone".
 - b Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
 - c Vibration from construction and extraction activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibration resulting in adverse impact and ensure the structural integrity of the preliminary 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 vibrations threshold be exceeded, work must cease and an assessment of next steps must be completed.
- 3 Conduct a heritage documentation plan for the barns and mature vegetation on the property.
- 4 A Structural Engineer should be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation.

- 5 Develop a Heritage Conservation Plan for the farmhouse to guide the relocation and rehabilitation 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 Relocate the farmhouse to a new lot that retains the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse.
- 7 Rehabilitate the farmhouse for a compatible existing or new use.
- 8 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. Once relocation is complete, consider designating the farmhouse and its associated new 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.