

CBM AGGREGATES

# HERITAGE IMPACT ASSESSMENT

18667 MISSISSAUGA ROAD, TOWN OF CALEDON,  
REGIONAL MUNICIPALITY OF PEEL, ONTARIO

JULY 28, 2023





# HERITAGE IMPACT ASSESSMENT

18667 MISSISSAUGA  
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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July 28, 2023

Date

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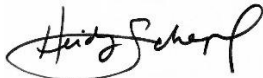
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July 28, 2023

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July 28, 2023

Date

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<sup>1</sup> 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

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

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# GLOSSARY

<b>Adjacent lands</b>	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2020).
<b>Built Heritage Resource:</b>	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).
<b>Conserved:</b>	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).
<b>Cultural Heritage Landscape:</b>	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).
<b>Heritage Attributes:</b>	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).
<b>Protected Heritage Property:</b>	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).
<b>Significant:</b>	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).

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# 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 18667 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area). The rectangular-shaped, 39.7-hectare (98-acre) Study Area is located on the northeast side of Mississauga Road, approximately 700 m northwest of Charleston Sideroad. The Study Area is surrounded by rural agricultural lands. Within the Study Area is a one-and-a-half storey vernacular style residence constructed between 1846 and 1858, a 19th century summer kitchen, and a barn complex and drive shed which are later additions as the Study Area evolved over the late 19<sup>th</sup> to early 20<sup>th</sup> century. The house features a 19th-century addition, built between 1861 and 1891, and a side addition built in the 20th century. The Study Area is listed (not designated) on the Town of Caledon's (the Town) heritage register. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

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

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit InfoSheet #5* (2006b) and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provided 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 and summer kitchen, which has physical value as a well-preserved and representative example of a mid-19th century vernacular farmhouse, and contextual value for its physical and historical connections to its surroundings and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area. The barn complex and drive shed represent late 19th to early 20th century additions to the Study Area as it evolved over time and served to support the continued use of the farm.

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 and summer kitchen within the existing property parcel and complete documentation and salvage for 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 and summer kitchen, 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 and summer kitchen are 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, a qualified vibration specialist should be consulted to assess the vibration risks and develop an appropriate vibration monitoring protocol to be implemented during the activities of the mineral aggregate operation.
- 3 Conduct a heritage documentation plan for the barn complex, Outbuilding No. 1, fieldstone wall, 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 and summer kitchen to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structures will be conserved, protected, and enhanced during the rehabilitation program and into the future.
  - 6 Relocate the farmhouse and summer kitchen within the property to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen.
  - 7 Rehabilitate the farmhouse and summer kitchen 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 summer kitchen and their associated new parcel under Part IV of the *Ontario Heritage Act*.



# TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	Background.....	1
1.2	Scope .....	1
2	METHODOLOGY .....	5
2.1	Regulatory Requirements.....	5
2.1.1	Provincial Policy Statement .....	5
2.1.2	Ontario Heritage Act.....	5
2.1.3	Region of Peel Official Plan .....	6
2.1.4	Town of Caledon Official Plan.....	7
2.2	Guidance Documents .....	9
2.2.1	Provincial Guidance .....	9
2.2.2	Town of Caledon Heritage Impact Assessment Terms of Reference..	9
2.3	Background Research .....	9
2.4	Information Gathering .....	10
2.5	Field Review .....	10
2.6	Cultural Heritage Evaluation .....	10
2.7	Impact Assessment .....	10
2.8	Mitigation Measures .....	11
3	HISTORICAL CONTEXT.....	12
3.1	Physiography.....	12
3.2	Indigenous Land Use.....	12
3.3	Township Survey and Settlement .....	14
3.3.1	Peel County.....	14
3.3.2	Town of Caledon and the former Township of Caledon .....	14
3.4	Study Area History.....	14
3.4.1	Land Use History .....	14
3.4.2	20th- and 21st-Century Mapping and Imagery .....	16
3.4.3	Summary of Property History.....	18

<b>4</b>	<b>EXISTING CONDITIONS .....</b>	<b>26</b>
<b>4.1</b>	<b>Information Gathering .....</b>	<b>26</b>
<b>4.2</b>	<b>Field Review Results .....</b>	<b>26</b>
4.2.1	Location Context.....	26
4.2.2	Landscape Context.....	27
4.2.3	Farmhouse .....	32
4.2.4	Summer Kitchen .....	56
4.2.5	Outbuildings .....	58
4.2.6	Interpretation .....	62
4.2.7	Analysis of Physical Conditions and Heritage Integrity .....	63
<b>5</b>	<b>EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST .....</b>	<b>69</b>
<b>5.1</b>	<b>Ontario Regulation 9/06.....</b>	<b>69</b>
<b>5.2</b>	<b>Evaluation of the Study Area.....</b>	<b>69</b>
5.2.1	Design or Physical Value.....	70
5.2.2	Historical or Associative Value.....	70
5.2.3	Contextual Value .....	70
5.2.4	Summary.....	71
<b>5.3</b>	<b>Statement of Cultural Heritage Value or Interest.....</b>	<b>71</b>
5.3.1	Description of Property.....	71
5.3.2	Proposed Statement of Cultural Heritage Value or Interest.....	71
5.3.3	Heritage Attributes .....	72
<b>6</b>	<b>IMPACT ASSESSMENT .....</b>	<b>73</b>
<b>6.1</b>	<b>Description of Proposed Work.....</b>	<b>73</b>
<b>6.2</b>	<b>Assessment of Potential Impacts .....</b>	<b>73</b>
<b>6.3</b>	<b>Summary of Potential Impacts.....</b>	<b>75</b>
<b>7</b>	<b>CONSIDERATION OF ALTERNATIVES.....</b>	<b>76</b>
<b>7.1</b>	<b>Option 1: Retention of the Building on-site in its original use .....</b>	<b>76</b>
<b>7.2</b>	<b>Option 2: Adaptive reuse.....</b>	<b>76</b>



7.3	<b>Option 3: Relocation and Rehabilitation</b> .....	77
7.4	<b>Option 4: Salvage and Commemoration</b> .....	78
7.5	<b>Summary</b> .....	78
8	<b>SUMMARY STATEMENT AND RECOMMENDATIONS</b> .....	80
9	<b>ASSESSOR QUALIFICATIONS</b> .....	82
10	<b>BIBLIOGRAPHY</b> .....	83



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## *TABLES*

TABLE 1: LAND REGISTRY DATA FOR THE STUDY AREA (PART OF LOT 17, CONCESSION 4, W.H.S., CALEDON TOWNSHIP, PEEL COUNTY) .....	14
TABLE 2: REVIEW OF 20TH CENTURY MAPPING AND IMAGERY .....	16
TABLE 3: ANALYSIS OF PHYSICAL CONDITIONS...	65
TABLE 4: ANALYSIS OF HERITAGE INTEGRITY .....	68
TABLE 5: EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST .....	69
TABLE 6: ASSESSMENT OF POTENTIAL IMPACTS TO 1420 CHARLESTON SIDEROAD .....	74

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## *FIGURES*

FIGURE 1: LOCATION OF THE STUDY AREA.....	3
FIGURE 2: AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA ...	4
FIGURE 3: 1859 HISTORICAL MAP .....	19
FIGURE 4: 1877 HISTORICAL MAP .....	20
FIGURE 5: 1937 HISTORICAL TOPOGRAPHIC MAP	21
FIGURE 6: 1952 TOPOGRAPHIC MAP .....	22
FIGURE 7: 1954 HISTORICAL AERIAL .....	23
FIGURE 8: 1973 HISTORICAL TOPOGRAPHIC MAP	24
FIGURE 9: 1994 HISTORICAL TOPOGRAPHIC MAP	25
FIGURE 10: EXISTING CONDITIONS AT 18501 MISSISSAUGA ROAD.....	31
FIGURE 11: ESTIMATED BOUNDARY OF PROPOSED RELOCATION .....	79

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## *APPENDICES*

APPENDIX A: ASSESSOR QUALIFICATIONS .....	88
APPENDIX B: LIMITATIONS .....	90

# 1 INTRODUCTION

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## 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)<sup>3</sup> for 18667 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area) (Figure 1 and Figure 2). The rectangular-shaped, 39.7-hectare (98-acre) Study Area is located on the northeast side of Mississauga Road, approximately 700 m northwest of Charleston Sideroad. The Study Area is surrounded by rural agricultural lands. Within the Study Area is a one-and-a-half storey vernacular style residence constructed between 1846 and 1858, a 19th century summer kitchen, and a barn complex and drive shed which are later additions as the Study Area evolved over the late 19th to early 20th century. The house features a 19th-century addition, built between 1861 and 1891, and a side addition built in the 20th century. Figure 10 identifies the location of built and landscape features within the Study Area. The Study Area is listed (not designated) on the Town of Caledon's (the Town) heritage register as a "mid-19th century farmstead dating to 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 intends to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended an HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

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## 1.2 SCOPE

To complete this HIA, WSP:

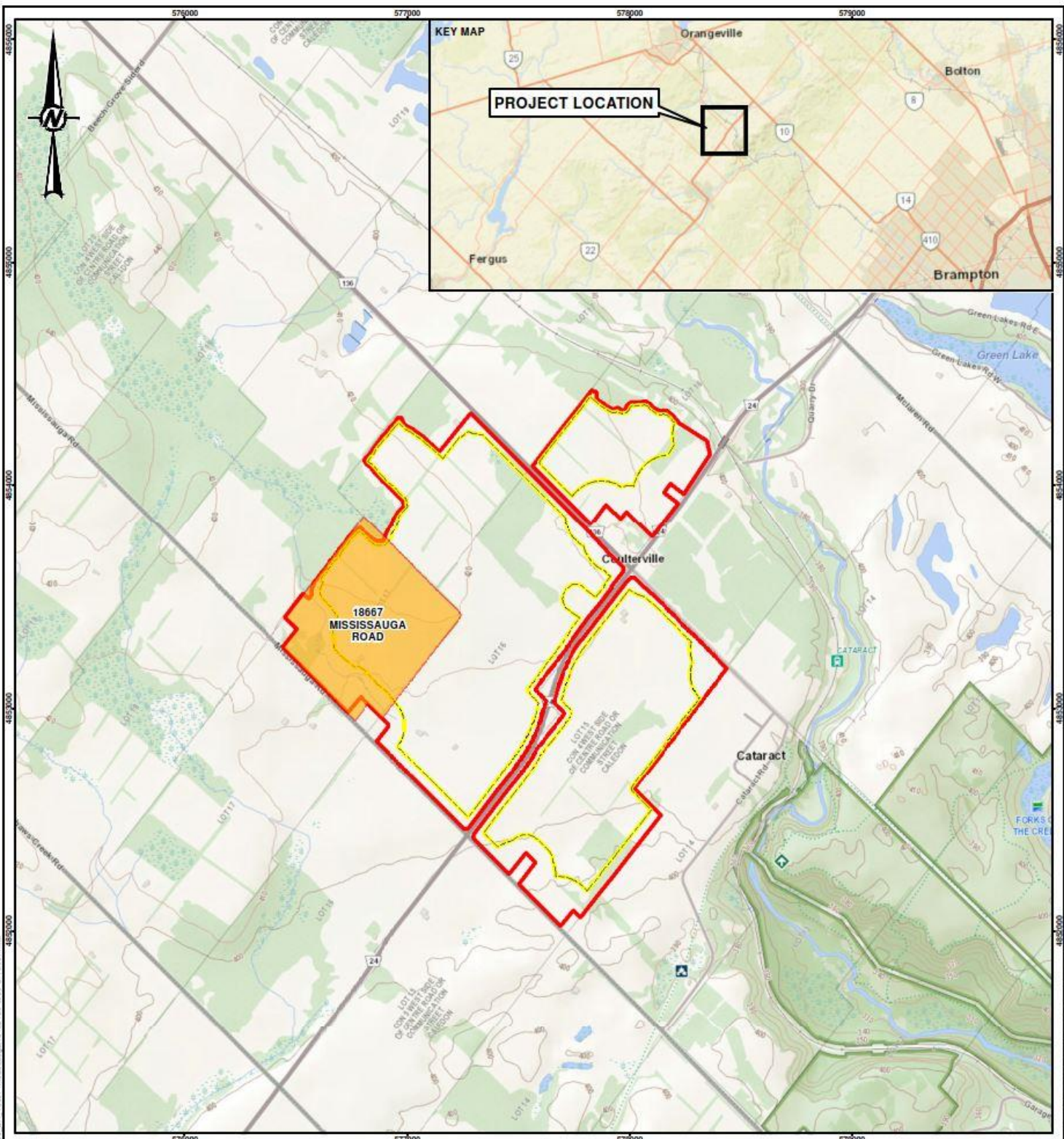
- Undertook background research, including review of primary and secondary written sources and historical maps and aerial imagery, to trace the Study Area's history;
- Collected online data and contacted the Town of Caledon, Ontario Heritage Trust, and the MCM for information on the Study Area, such 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;

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

- Evaluated the Study Area using the criteria prescribed in O.Reg. 9/06 (amended through O. Reg. 569/22) of the Ontario Heritage Act and drafted a statement of Statement of Cultural Heritage Value or Interest (SCHVI);
- Assessed the potential direct and indirect impacts from the Project on the CHVI and heritage attributes of the Study Area; and,
- Recommended mitigation measures and 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, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

TITLE  
**LOCATION OF STUDY AREA**

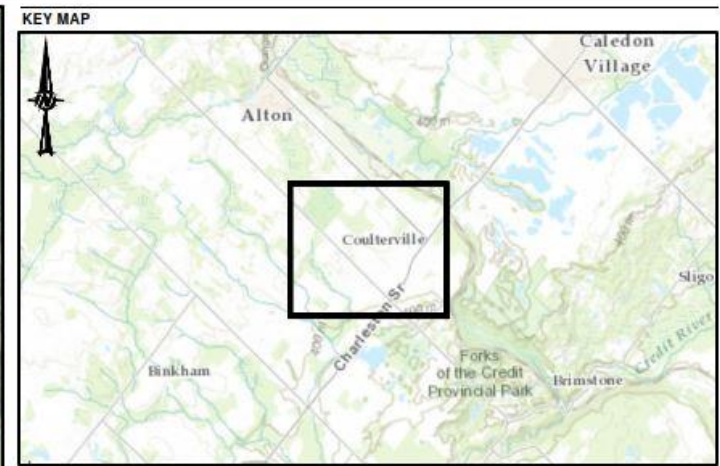
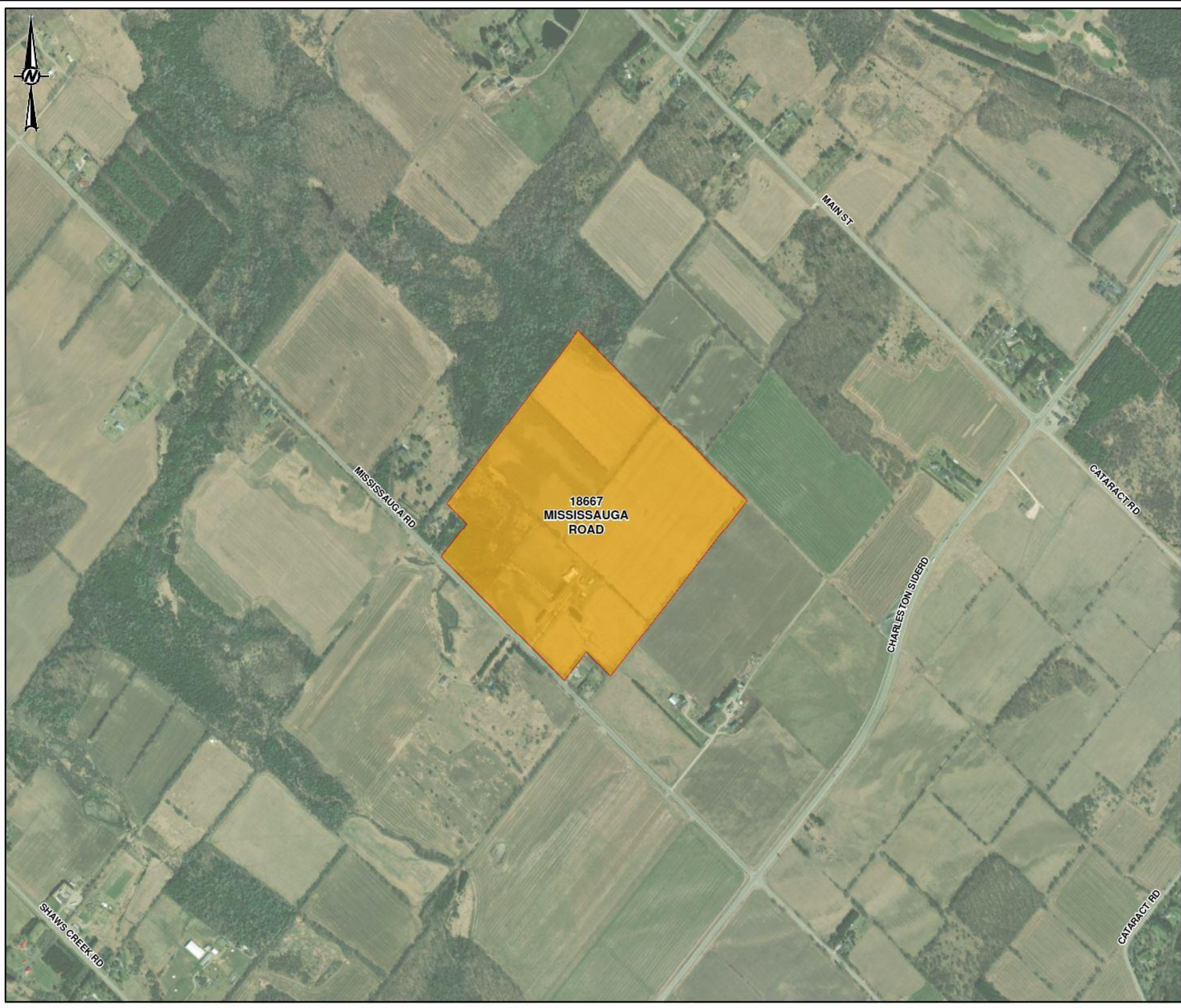
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	REVIEWED	HS
	APPROVED	HM

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**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, 18667 MISSISSAUGA ROAD,  
 TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
 AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA

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	PREPARED	SA
	REVIEWED	HS
	APPROVED	HM

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# 2 METHODOLOGY

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## 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).

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### 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)

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### 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)

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### 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)

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## 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

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### 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.

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### 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*.

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## 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.

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## 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.

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## 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.

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## 2.6 CULTURAL HERITAGE EVALUATION

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

The results of the O. Reg. 9/06 evaluation are provided in Section 4.2.7.2 of this report.

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## 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.

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## 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

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## 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 km<sup>2</sup> 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 km<sup>2</sup> 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.

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## 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, America, and at sea (Historica Canada 2006). In North America, Britain and France struggled for dominance with each side supported by Indigenous allies. At the conclusion of the war, Britain became the leading colonial power in North America (Historica Canada 2006). In 1763, the British issued the Royal Proclamation, which stated that land that was not in control of the British belonged to Indigenous Nations and that the Nations would retain their lands unless ceded to the Crown (Historica Canada 2006). The Nations and the British met at Fort Niagara in 1764 where they negotiated a new alliance that was embodied in the Covenant Chain Wampum Belt and the Treaty of Niagara Alliance Medal (Canadian Museum of History 2023). The Royal Proclamation of 1763 and the Niagara Treaty of 1764 are of great significance since the British recognized that Indigenous Nations owned that 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 Anishinabek 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.*

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## 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.

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### 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.).

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### 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).

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## 3.4 STUDY AREA HISTORY

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### 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 17, Concession 4, W.H.S., Caledon Township, Peel County)**



INSTRUMENT	DATE	GRANTOR	GRANTEE	QUANTITY OF LAND
Patent	September 1832	Crown	John J. Brown	200 acres
Bargain & Sale	May 1846	John Johnson Brown & Spouse	Duncan Cameron	200 acres
Bargain & Sale	October 1902	Duncan Cameron	Duncan A. Cameron	Northwest ½ (Subject Property)
*note that records between 1903 and 1949 were not available from the Land Registry Office. The lands within the study area (designated as the 'Northwest ½' in the land registry records) appear to have been transferred to Charles Kay during this time.				
Grant	November 1949	Charles Kay, Executor Duncan A.	Bruce Cameron	Northwest ½
Grant	October 1976	James B. Cameron	Mary M. Cameron	Southwest ½, approximately 2.1 acres
Grant	March 1989	Bruce Cameron	William Terry Robinson and Brenda Irene Robertson	Part of registered plan
Transfer	June 1997	James Bruce Cameron Estate	Mary Marguerite Cameron	Study Area
No records for the property listed after 1997.				

The larger parcel on which the Study Area is situated —Lot 17, Concession 4, W.H.S., Township of Caledon, Peel County— was granted through Crown patent to John Johnson Brown in 1822 as a United Empire Loyalist (U.E.L.) land grant (Ontario Land Registry, n.d.[a], 308). John J. Brown was one of five children —four sons and one daughter— of Joseph Brown, a U.E.L. who served in Butler’s Rangers during the Revolutionary War and moved to Grantham Township, Lincoln County, Canada in 1784. All five of Joseph’s children located their U.E.L. grants in Caledon West and were among the pioneers of the township (PAMA n.d., Reel 08, 0691). The land was originally wooded with maple, elm, beech, and bass, and the soil was a black loam (PAMA n.d., Reel 08, 0663).

John J. and his wife (a Miss MacDonald) sold Lot 17 to Duncan Cameron for \$150 in May 1846 (Ontario Land Registry, n.d.[a], 308). Cameron was a Scottish immigrant, born in 1816, who arrived in Canada in 1828 with his parents John and Helen Cameron, five brothers, and two sisters. Another son, David, had died on the journey across the Atlantic (PAMA, n.d., 8509). The family settled at Lot 16, Concession 4 W.H.S. in 1836. When Duncan purchased the adjacent Lot 17 in 1846, he was about 30 years old. Duncan and his wife Catherine (née Shaw) had been married only two years prior, in 1844.

Tremaine’s 1859 map of the County of Peel shows Duncan Cameron as owner of the entire 200 acres of Lot 17, and a house located near the south-southwest corner of the property, set back from both the concession and adjacent Lot 16 (Tremaine 1859, Figure 2). The 1861 Census records Duncan (45) and his wife Catherine Cameron (32), seven daughters (ages 4 to 15), and mother-in-law Catherine Shaw (75) as living in a single-storey frame house (1861 Personal Census, District 6, Caledon, 80). The Agricultural Census of the same years lists Duncan with 200 acres, of which 130 were cultivated, 100 being crop (41 acres of wheat, 5 acres of peas, 12 acres of oats, 1 acre of potatoes, 1 acre of turnips), and 30 pasture; the farm had a total value of \$5,500 (1861 Agricultural Census, District 6, Caledon, 85).

The 1871 Census provides additional details about the Cameron family. By that date Duncan (54) and Catherine (44) had 10 children: Helen (25), Katie (22), Mary (20), Maggie (18), Sarah (16), Flora (14), Duncan (9), James (7), and Marjory (4). Their religion was listed as Baptist (1871 Census, Schedule 1, Cardwell 40/A, Caledon No.4, 43). Along with Lot 17, Duncan Cameron was owner of two town building lots, and two houses (ibid., Schedule 3, 8). The farmland appears to have remained the same with 200 acres, 130 improved (30 acres of wheat, 1 acre of potatoes, 25 acres of hay), 25 acres of pasture, 1 ½ orchard (ibid., Schedule 4, 8). Other assets and products of the farm included four horses, one colt or filly, eight milch cows, 14 other horned cattle, 60 sheep, 10 swine, and six beehives and a yearly production of 600 pounds butter, 100 pounds cheese, 35 pounds honey, and 200 pounds of wool (ibid., Schedule 5, 8).



The 1877 Historical Atlas map shows Duncan Cameron as owner of the whole 200 acres of Lot 17, with a house located on the southwest half of the property (Walker and Miles 1877, Figure 2), illustrated at a location northwest of where it is drawn on the 1859 map (Tremaine 1859). Orchards are drawn east of the house. A June 1898 article in the *Orangeville Banner* reports the death of a young man, Joseph Flaherty, at a barn raising on the property of a Duncan Cameron, three miles south of Alton, which is likely Lot 17 (PAMA n.d., 8482).

The 1891 census indicates that the Cameron’s daughters had been wed by this time. The census enumerates Duncan (73), Catherine (63), Duncan (28), and James (26) and indicates that the Cameron’s were living in a two-storey brick house with six rooms (1891 Census, Schedule 1, Cardwell 54, Caledon, 3).

Duncan Cameron remained the owner of Lot 17 until his death in 1902 and his will was entered into the land registry on October 15 of that year. Execution of Cameron’s will divided the acreage of Lot 17 equally between his two sons, with the southwest half (containing the Study Area), including the original house, going to the elder son Duncan A. and the northeast half to the younger son James A. (Ontario Land Registry n.d.(b), 433).

Duncan A. Cameron married Mildred Irene Coulter on September 30, 1903<sup>4</sup> and the 1921 census indicates that they were 59 and 43 (respectively) and living in a brick house with six rooms (1891 Census, Schedule 1, Peel 115, Caledon 13, 3). Duncan and Mildred did not have any children. Duncan A. died in January 1944 and the Study Area was passed shortly after to his nephew, James Bruce Cameron (indicated in the land registry records as Bruce Cameron), son of Duncan’s brother James who lived as his neighbour at present-day 18772 Main Street.

James Bruce Cameron severed two portions of the property, the west portion and south corner, in 1976 and 1989, respectively, creating the current boundaries of the Study Area. The property remained in the Cameron family, passing to Mary Marguerite Cameron (unknown relation) in 1997 after James Bruce’s death in 1996 (Find a Grave 2019).

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

Mapping and aerial photography from the 20th to 21st century indicates that the Study Area and surrounding area continued in its 19th-century rural agricultural land use. Only minor change occurred within the Study Area as outbuildings were constructed and demolished. Table 2 provides a summary of the available maps and aerial photographs and these sources are illustrated in Figure 3 to Figure 9.

**Table 2: Review of 20th Century Mapping and Imagery**

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"> <li>A house and two outbuildings are illustrated. The outbuildings are shown in the location of the extant H-shaped barn and the older outbuilding (drive shed), both oriented approximately northeast-southwest.</li> <li>Trees are illustrated in the location of the treelined driveway.</li> <li>A watercourse meanders across the front (southwest) of the Study Area</li> </ul>
1952 (Figure 6)	1952 Topographic Map of Ontario, <i>Orangeville Sheet</i> (Department of National Defence 1952)	<ul style="list-style-type: none"> <li>Structures in the Study Area are shown in the same configuration as the 1937 map.</li> </ul>
1954 (Figure 7)	1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954)	<ul style="list-style-type: none"> <li>The arrangement of the building complex, agricultural fields, and vegetative boundaries are visible in the same configuration as present-day.</li> <li>The surrounding lands are primarily agricultural in nature.</li> <li>Treelines visible along Mississauga Road and lining the driveway.</li> <li>Details of the farmhouse and surrounding structures could not be identified.</li> </ul>

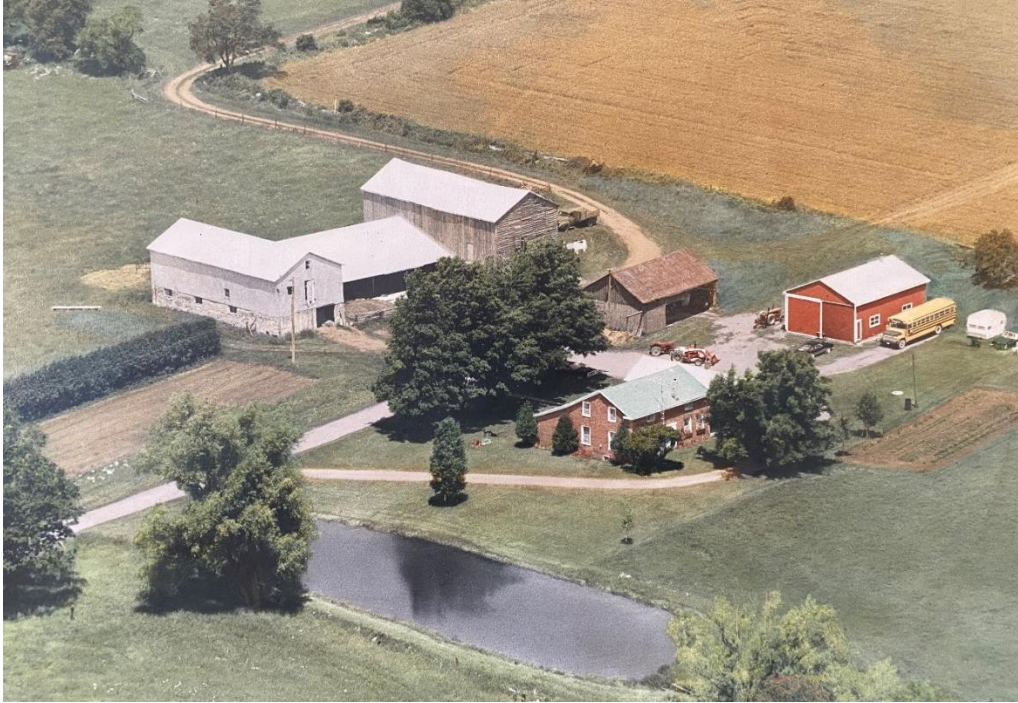
<sup>4</sup> Duncan’s brother, James, married Annie Elizabeth Coulter, sister to Irene.

YEAR	SOURCE	HISTORICAL FEATURE(S)
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"> <li>Structures on the property are shown in the same configuration as the 1937 mapping with one exception: the easternmost of the two outbuildings located to the north of the house is no longer depicted.</li> </ul>
1994 (Figure 9)	1994 National Topographic System, <i>Orangeville Sheet</i> (Department of Energy, Mines and Resources 1994)	<ul style="list-style-type: none"> <li>Building complex shown in the same configuration as earlier mapping.</li> <li>Addition of a small pond at the front of the house.</li> <li>“Airfield, Condition Unknown” labelled at the rear of the property. Associated landing strip is oriented approximately northwest-southeast through the Study Area.</li> </ul>
2001-2022	Online Google Earth Aerial Imagery	<ul style="list-style-type: none"> <li>The configuration of the Study Area is little changed from the 1954 aerial photograph.</li> <li>The H-shaped barn is visible in aerial photographs by 2004.</li> </ul>

In addition to historical mapping and aerial imagery, a photograph and painting of the Study Area were provided by the tenant of the property (Plate 1 and Plate 2). A 1985 painting of the building complex within the Study Area was based on a 1950s photograph and shows the configuration of the Study Area in the mid-20th century (Plate 1). The H-shaped barn is made up of a complex of three Central Ontario style barns with gable roofs. The older outbuilding (identified as Outbuilding No. 1 in Section 4) is shown, opening on the northwest elevation, towards the driveway. The house is shown with a veranda on the north and east elevations of the house. The summer kitchen is visible to the north of the house. A photograph dating to the 1970s shows several changes that took place in the intervening decades. Between the 1950s and the 1970s the following changes were made: the centre barn in the barn complex was replaced, the southernmost barn was reclad, the east entrance to Outbuilding No. 1 was opened, a second outbuilding was constructed to the east of Outbuilding No. 1 (identified as Outbuilding No. 2 in Section 4), the veranda on the east elevation of the house was dismantled.



**Plate 1: 1985 Painting of 18667 Mississauga Road, based on photograph of the property from the 1950s (provided by the tenant)**



**Plate 2: Photograph of 18667 Mississauga Road provided by the current tenant, dating to the early 1970s**

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### ***3.4.3 SUMMARY OF PROPERTY HISTORY***

Historic mapping, land registry data, and census data suggests that the extant house in the Study Area was constructed for Duncan Cameron Sr. between 1846 and 1858. The 1859 map shows a structure in approximately the same location as where the farmhouse stands today. The census data from 1861 records a single-storey frame structure on the property; this was later clad in brick (see Section 4.2.5). At least one of the barns was built in June 1898.

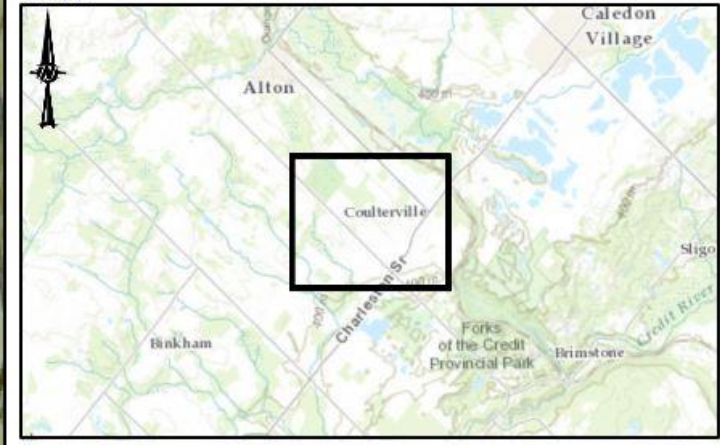
The Study Area's agricultural land use continued with minor changes into the early 21st century.



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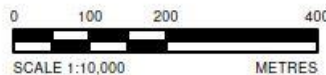


KEY MAP



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)

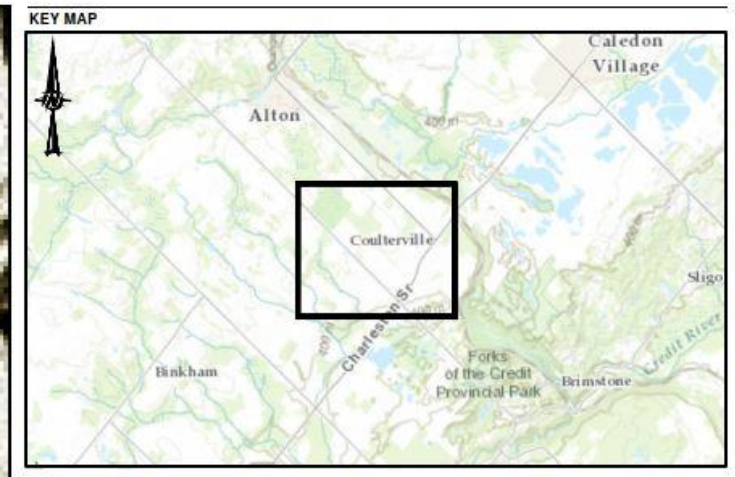
PROJECT  
CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE  
1859 HISTORICAL MAP

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

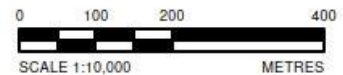
© 2023 WSP | THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN. THE SHEET SIZE HAS BEEN ADJUSTED FROM A4S18





SCALE 1:150,000

**LEGEND**  
 STUDY AREA



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE

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

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

**PROJECT**  
 CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
 1877 HISTORICAL AERIAL

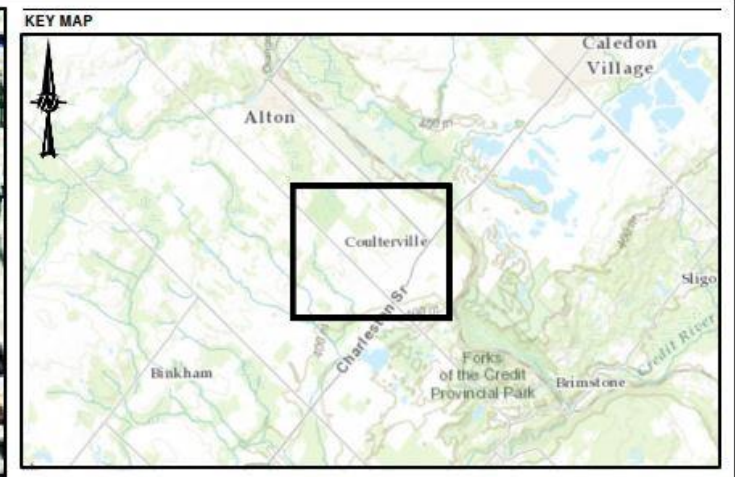
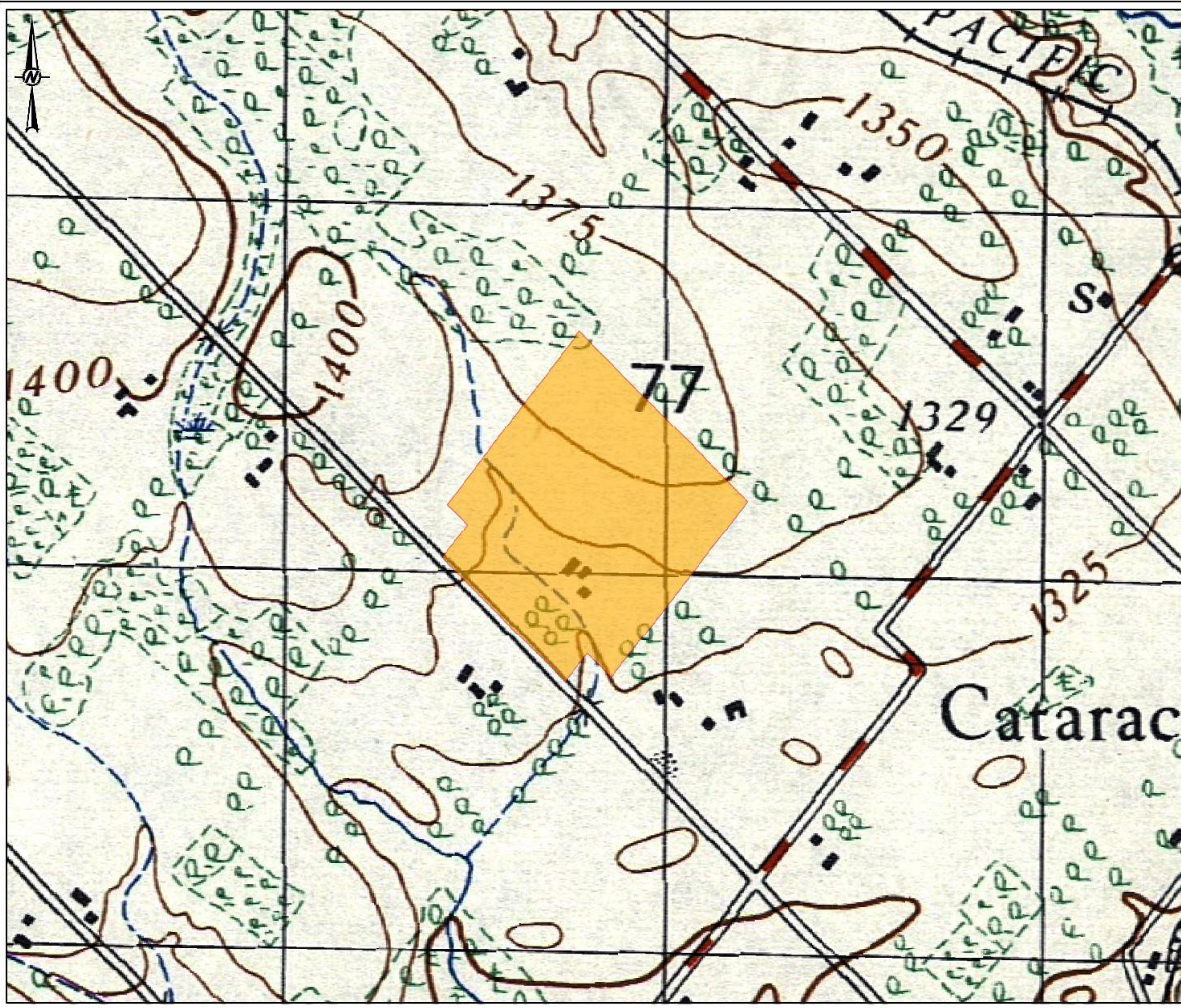
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	REVIEWED	HS
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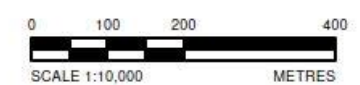




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**LEGEND**  
STUDY AREA



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE

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

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

**PROJECT**  
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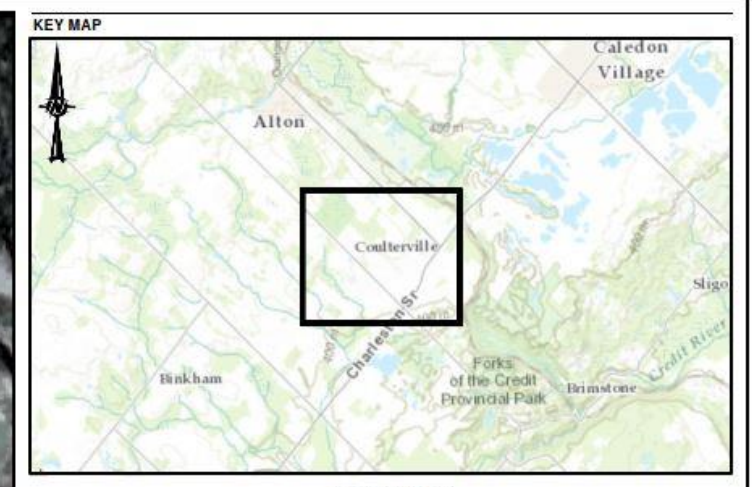
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1952 TOPOGRAPHIC MAP

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	PREPARED	SA
	REVIEWED	HS
	APPROVED	HM

PROJECT NO. 19129150	CONTROL 0050	REV. 0	FIGURE 6
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NOTE: IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SCALE HAS BEEN ADJUSTED FROM 1:150,000 TO 1:100,000





**LEGEND**  
 STUDY AREA



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE

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

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

**PROJECT**  
 CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
 1954 HISTORICAL AERIAL

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	PREPARED	SA	
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	APPROVED	HM	

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	7

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# 4 EXISTING CONDITIONS

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## 4.1 INFORMATION GATHERING

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

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

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

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

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## 4.2 FIELD REVIEW RESULTS

A field review of the Study Area was undertaken on November 16, 2022, as part of the Cultural Heritage Report (WSP 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 WSP Cultural Heritage Specialist Chelsea Dickenson and Cultural Heritage Technician Robert Pinchin. Weather conditions during the field review were sunny with seasonally cool temperatures.

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### 4.2.1 LOCATION CONTEXT

The Study Area is situated on the northeast side of Mississauga Road, approximately 700 metres northwest of Charleston Sideroad. The surrounding area is generally agricultural and residential and the broader area has a history of aggregate extraction as well.

The properties on all sides of the Study Area are rural agricultural and the adjacent properties at 18772 Main Street, 18501 Mississauga Road, and 1402 Charleston Sideroad are listed on the Town's heritage register (Plate 3 to Plate 5). Historically, these properties were all granted to and owned by various members of the Cameron family in the 19th century.





**Plate 3: Farm complex at 18501 Mississauga Road (Listed on the Town of Caledon's heritage register)**



**Plate 4: Farm complex at 18722 Main Street (Listed on the Town of Caledon's heritage register)**



**Plate 5: Farmhouse at 1402 Charleston Sideroad (Listed on the Town of Caledon's heritage register)**

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## **4.2.2 LANDSCAPE CONTEXT**

The approximately 98-acre Study Area features a farmhouse, H-shaped barn complex, a drive shed (Outbuilding No. 1), a steel-clad shed (Outbuilding No. 2), a creek and small artificial pond, a driveway lined with trees and fieldstone walls, and cultivated fields bounded by vegetation (Figure 10).

The farmhouse is accessed from Mississauga Road by a long gravel driveway that leads to the central building complex (Plate 6 and Plate 7). The driveway is bordered with mature treelines, which also extend along the north side of the road right-of-way (ROW) (Plate 8). Fieldstones have been collected and dry laid to create low walls that line the lower southern portion of the driveway as well as along the north side of the road ROW (Plate 9). A painting based on a photograph of the property dating to the 1950s shows that this fieldstone wall may have extended further in the past (Plate 1). Circulation routes link the building complex with the surrounding agricultural fields. A small tributary of the Credit River traverses the property.

Fieldstone piles are located throughout the property marking the edges of the property's agricultural fields, likely collected during field clearing. Wire and post fencing marks the boundary between the property and the Mississauga Road ROW. The property consists of agricultural fields and approximately 12.2 acres of wooded lands occupying the west corner (Plate 10). These agricultural fields appear to be typical of those found in southwestern Ontario and no unique attributes were observed. A small pond is located to the south of the residence, which was constructed between 1973 and 1994 based on topographic mapping (Plate 11).



**Plate 6: View from the driveway towards house, facing northeast**





**Plate 7: View from the building complex down the driveway towards Mississauga Road**



**Plate 8: Mature trees and low fieldstone wall lining the driveway**



**Plate 9: Detail showing fieldstone walls along driveway**

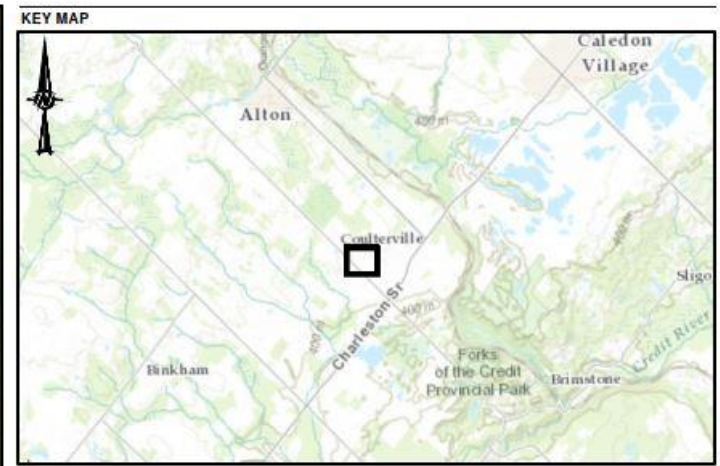


**Plate 10: Representative photo of associated agricultural fields**



**Plate 11: Small pond located in the southeast portion of the property**





SCALE 1:150,000

**LEGEND**

	CIRCULATION ROUTE
	FENCING
	BARN COMPLEX
	DRIVEWAY
	FIELD STONE COLLECTION
	FIELDSTONE WALL
	MAIN RESIDENCE
	MATURE TREELINE
	OUTBUILDING
	POND
	VEGETATIVE WINDBREAK



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE

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

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

**PROJECT**  
CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
EXISTING CONDITIONS AT 18667 MISSISSAUGA

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

PROJECT NO. 19129150	CONTROL 0050	REV. 0	FIGURE 10
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### 4.2.3 FARMHOUSE

The farmhouse is composed of four elements: the original main block, rear addition, side passage, and summer kitchen. These are described individually in the following subsections. The four elevations of the structure are shown in Plate 12 to Plate 16. The house is oriented in a northeast to southwest fashion but for ease of description it is described as a north-south orientation; as explained below, the east elevation is the front or principal façade.



**Plate 12: Front façade (east elevation) of the farmhouse, showing original main block (outlined in red), side passage (yellow), and summer kitchen (green).**



**Plate 13: South elevation, original main block is outlined in red, rear addition is outlined in yellow**





Plate 14: North (side) elevation



Plate 15: Oblique view of east (left) and north (right) elevations





**Plate 16: West elevation of the farmhouse**

#### **4.2.3.1 MAIN BLOCK EXTERIOR**

The original main block of the house is a one-and-a-half storey structure with a rectangular shaped footprint and a gable roof with returned eaves. The red brick exterior has contrasting buff brick detailing in the form of quoins, flat arches, and a diamond cross motif in the south gable. That all of the masonry is laid in stretcher bond strongly suggests that the main block construction is wood frame with brick cladding. The foundations of the main block are parged field stone.

The south elevation has two main floor windows and two second storey windows, all one-over-one sash style (Plate 17 to Plate 19). All windows have wood trim and storm windows. All four window surrounds have buff brick accents laid in a flat arch; those laid atop the main floor windows are arranged in a soldier course and those above the second storey windows are arranged in a header course. One basement window is present on the south elevation, framed in concrete (Plate 20). A buff brick diamond pattern decorates the gable, with a cross detailing in the centre and at each of the four corners (Plate 21). The connection between the main block and rear addition can be identified in the brickwork on this elevation; corresponding to a slight change in angle on the roof's north face, stretcher bond of the main block changes to the common (one-in-five, also known as American) bond of the rear addition (Plate 22).

On the east elevation is the original, formal entrance to the house, now accessed via a small, enclosed porch addition (Plate 23). The porch is a late 20th century addition, which replaced an earlier, larger porch that was reported by the current tenant to be destroyed in an ice storm during the 1950s. The earlier porch is visible in Plate 1 and the existing porch is not present in a photo provided by the owner dating to the early 1970s (Plate 2) suggesting it was built after the early 1970s but before 2005, when it becomes visible on aerial imagery. The existing porch has horizontal siding, a shed roof, and a central doorway flanked by tall windows. The interior, original entrance to the house features wide wood trim with molded pilasters on either side (Plate 24). This formal entrance door consists of a wooden Greek Revival door with four panels, two smaller panels at the bottom and two taller glass panels occupying the top half of the door (Plate 25). This style was introduced in the 1830s and was fashionable for almost a full century (Garvin 2001). The door has a rim lock fixture at the handle (Plate 26). Prior to the introduction of cylinder locks in 1865, the rim lock, or box lock, was common and often accompanied ceramic knobs that simulated either white porcelain or brown marble (Garvin 2001). However, rim locks were produced throughout the 19th and well into the 20th century. The east elevation fenestration consists of three main floor windows and two second

storey knee-wall or “belly-flop” windows. All three main floor windows are six-over-one sash windows with wood trim. The main floor windows do not have any other decorative elements. The two upper storey windows are two-pane slider windows with narrow concrete lug sills. All windows on this elevation appear to be original, though the storm windows appear to be new replacements. An internal cement block chimney is visible extending through the roofline on the east elevation.

The north elevation of the main block is mostly obscured from the exterior by the rear addition but the visible second storey appears in much the same style and condition as the south elevation, the only difference being the lack of decorative brickwork beneath the gable (Plate 27). The north addition encompasses the north elevations of both the original main block and the side addition, again discernable by the change in brick bonds. Within the rear addition, the north elevation of the main block includes an entrance on the east side, with a four-panel Greek Revival style door, similar in style to the formal entrance on the east elevation except for the window panels (Plate 29). A window is located on the west side, within the side addition. The door and window are topped with the same buff brick soldier course header as the south and west elevation.

The west elevation of the original main block has been reconstructed to include the side addition and is discussed in Section 4.2.3.2.



**Plate 17: South elevation of main block**



**Plate 18: Main block window example**





**Plate 19: Interior of south and east elevation windows**



**Plate 20: South elevation basement window**



**Plate 21: Buff brick diamond and cross pattern**



**Plate 22: Limit of main block (right) and rear addition (left)**



**Plate 23: Porch entry on east elevation (original front façade)**



**Plate 24: Entrance to house, within porch**





**Plate 25: Interior view of original front entry door (located on the east elevation)**



**Plate 26: Rim lock detail of east entry door**



**Plate 27: Portion of north elevation of original main block visible from exterior**



**Plate 28: North elevation entrance**



**Plate 29: Interior view of north elevation entry door**

## INTERIOR

The main block has an unfinished basement, a kitchen, living area, and bathroom on the main floor, and four bedrooms on the second floor.

The basement is an open, rectangular room that encompasses the footprint of the original main block (Plate 30 and Plate 31). The entrance to the basement is via a stairwell located in the hallway on the west side of the main block. The floor is poured concrete and the random rubble walls of the foundation have been parged (Plate 32 and Plate 33). The floor joists are visible and consists primarily of logs which were hand-hewn on the top and bottom to provide a flat surface but otherwise left in the round, some with the bark still intact (Plate 34). There are ten hand-hewn log joists spanning the entirety of the main block, with five on each side of the staircase. A singular log joist has been squared on all sides and cut to accommodate the staircase (Plate 35). Later, metal floor joist jacks were added to support the framing. The main block's plank subflooring is visible between the log joists (Plate 36). There is a single basement window on the south elevation. The window has sawn wooden frames and is set into the parged stone foundation. Concrete has been hand applied between the window frames and stone foundation. The window has a hand-hewn timber lintel. A sawn piece of wood sits atop the lintel and plexiglass has been attached on the interior. (Plate 37).

The kitchen is located in the north half of the main block (Plate 38 and Plate 39). Wood doors and trim appear to be original and are in good condition. Cast floor grates are also likely original to the house or very early additions (Plate 40). Carpet covers the floor. The frame for an original window opening on what would have been the original west elevation has been converted into a nook, likely at the time the west addition was constructed (Plate 41). Two one-over-one sash windows are located on the east wall of the kitchen on what would have been the original front elevation of the house (Plate 42 and Plate 43).

The living area occupies the front (south) half of the main block and has wide painted wood trim around the doors, windows, and baseboards (Plate 44). Wood panelling and wallpaper has been added to the walls over the 20th century and carpet covers the floor. The living area has two one-over-one sash windows.

A narrow staircase leads from the hallway, across from the main entrance on the east elevation, to the second floor (Plate 45). A five panel Greek Revival style door marks the entrance to the stairwell, across from the east entrance to the house (Plate 46). The post and balustrades of the second floor feature a Greek Revival style of newel post and handrail that was popular during the 1830s-1850s (Garvin 2001) (Plate 47). Four bedrooms occupy the second level of the main block.

The southeast room is decorated with faux wood panelling and wallpaper on the walls and carpet over linoleum flooring (Plate 48). Both windows (of the north and west elevations) appear to be original and in good condition (Plate 49 and Plate 50). Cracks and subsequent repairs are evident in the plaster of the ceiling (Plate 53).

The northeast room appears in much the same state as the northwest room, with the exception of the carpet covering the linoleum flooring (Plate 54 and Plate 55). The door to this bedroom is constructed of vertical boards (Plate 56).

The southwest room has wooden flooring and painted walls with wide baseboards (Plate 57). The bedroom door is a Greek Revival five-panel door.

The northwest room has linoleum flooring and wood panelling on the walls and wide baseboards (Plate 58 to Plate 60). The door to this bedroom is constructed of vertical boards (Plate 61 and Plate 62).

Evidence of deterioration is present throughout the second floor of the main block. Peeling paint and wallpaper as well as cracks in the plaster of the walls and ceilings were noted in all rooms.



**Plate 30: Basement of the farmhouse**



**Plate 31: Basement of the farmhouse**





**Plate 32: Poured concrete basement flooring**



**Plate 33: Parged stone foundation**



**Plate 34: Hand hewn log floor joists**



**Plate 35: Hand squared floor joist**



**Plate 36: Main block plank subflooring**



**Plate 37: Basement window**





**Plate 38: View across kitchen towards northeast corner of the house**



**Plate 39: View across kitchen towards southwest corner of the house**



**Plate 40: Cast floor grate**



**Plate 41: Frame from original west elevation window**





**Plate 42: East elevation window**



**Plate 43: East elevation window**



**Plate 44: Living room in the main block**



**Plate 45: Stairway to second floor**



**Plate 46: Five panel door leading to the second floor**





**Plate 47: Newel post, handrail, and balustrade of second floor**



**Plate 48: Southeast room of second floor**



**Plate 49: Detail of south window of southeast second floor room**



**Plate 50: East window of southeast second floor room**





**Plate 51: Six-over-six sash window**



**Plate 52: Detail of six-over-six sash window**



**Plate 53: Cracks and repairs of southeast room**



**Plate 54: Northeast room of second floor**



**Plate 55: Detail of east knee wall or "bellyflop" window of northeast room**



**Plate 56: Vertical panel door to northeast room**



**Plate 57: Southwest room of second floor**





Plate 58: Northwest room of second floor



Plate 59: Northwest room of second floor



**Plate 60: Detail of north window**



**Plate 61: Northwest room door**



**Plate 62: Detail of rim lock**



#### 4.2.3.2 REAR ADDITION EXTERIOR

The one storey addition on the west elevation of the original main block is generally sympathetic in style and materials (Plate 63). However, the brick masonry on this addition is clearly load bearing as it is laid in a common (also known as American) one-in-five bond. Buff bricks accent the window and door openings and quoins (Plate 64). The south elevation of the side addition provides access with a doorway that is topped with a soldier course of buff brick laid in a flat arch and features a wood frame, plain trim, and a single, flat, rectangular transom window (Plate 66). A new metal screen door acts as a storm door protecting a new wood and glass door. A stone sill is present beneath the door. The west elevation includes three main floor windows, all six-over-six sash interior windows with painted wood trim and aluminum storm windows (Plate 67). All three window opening have a flat arch head of buff bricks in soldier course and a painted wood lug sill. One window, similar in materials and style, is now covered by the side passage (Plate 67). The north elevation window has an original wooden storm window.



Plate 63: Oblique view of side addition





**Plate 64: Detail of southwest corner, showing quoins**



**Plate 65: South elevation entrance**



**Plate 66: West elevation window**



**Plate 67: North elevation window**



## INTERIOR

The rear addition is one-storey and contains a living area in the south half and storage area in the north half that are connected via a wood door.

The living room has a tiled drop ceiling, faux wood panelling on the walls, and carpeted flooring (Plate 68 to Plate 70). There is a six-over-six sash window on the west wall (Plate 70). The window has a wood frame and glazing bar that appear to be original. A new wood door provides exterior access on the south wall (Plate 69).

The storage room has painted wood floors, plaster walls (covered in wallpaper), and built in wood cabinets on the east wall (Plate 71 and Plate 72). One six-over-six hung and one one-over-one sash window are located on the west wall, both with wood frames (Plate 73). There is one six-over-six wood sash window on the north wall, looking into the north addition (Plate 74). There is a boarded-up window in the kitchen that acts as a nook on the west elevation of the original main block (Plate 75).



Plate 68: Side addition living room



Plate 69: South entrance to side addition



**Plate 70: West elevation window**



**Plate 71: Side addition storage room**



**Plate 72: Wood floors of side addition storage room**



**Plate 73: Side addition storage room window on west elevation**





**Plate 74: North elevation window**



**Plate 75: Former main block window**

#### **4.2.3.3 SIDE PASSAGE**

A frame and plywood side passage between the main block and summer kitchen rests on a concrete pad and extends along the north elevation of the main block (Plate 76 to Plate 81). The side passage encloses part of the footprint of a veranda that previously wrapped around the north and east elevations of the farmhouse. This veranda is depicted in a mid-20th century painting of the house (Plate 1). The original veranda support pillars are extant in the rear addition (Plate 78 and Plate 79 ). The rear addition connects the house to a large summer kitchen north of the main block. The south wall of the addition is composed of the brick wall of the north elevation of the main block. The north wall of the addition is composed of the wood wall of the south elevation of the summer kitchen. The east and west walls of the addition are composed of recently added plywood.



**Plate 76: Enclosed frame and plywood side passage on the north elevation**



**Plate 77: Enclosed frame and plywood side passage on the north elevation**



**Plate 78: Original veranda pillar**



**Plate 79: Base of the original veranda pillar**





**Plate 80: Framed window opening between frame and plywood addition to storage room/summer kitchen**



**Plate 81: Doorway from frame and plywood addition to east storage room/summer kitchen**

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#### 4.2.4 SUMMER KITCHEN

A summer kitchen is located north of the main block, connected to the house via the side passage, and is currently being used for storage. The summer kitchen is a simple rectangular cross gable wood structure with corrugated sheet metal roof cladding. The summer kitchen has been partitioned into two rooms with a lath and plaster wall. The east room has been enclosed and has parged walls and horizontal wood plank wainscotting while the west half remains unfinished (Plate 82 and Plate 83). Both rooms have poured concrete flooring. The remains of a central brick chimney are present in the west half (Plate 84) There is a ground level fixed window on the east elevation of the structure and an upper level fixed window on the west elevation (Plate 15). The ground level fenestration has wooden sills, frame, and muntins. The upper-level fenestration has wood sills and frames. The structure is constructed with hand hewn timbers and mortise and tenon joints (Plate 85). The lack of redundant mortises (unutilized and irregularly located mortise cuts) indicate the timbers are original construction and not built from recycled timbers. Wide plank sheathing on the rafters have been covered in corrugated sheet metal (Plate 86). While the rafters appear to have been replaced, the plank sheathing seems to have been reused. The boards' width and live edges indicate they were most likely first-generation logging in the area. The structure also appears to originally have had two chimneys, further supporting its probable function as a summer kitchen (Plate 1). Based on the massing, timber-frame construction, and some of the board sheathing dimensions, it can be assumed the summer kitchen was built in the 19th century, possibly not long after the main block was erected.



Plate 82: East storage room of north addition



Plate 83: West storage room of north addition



Plate 84: Central brick chimney remnant in north addition





**Plate 85: Mortise and tenon timber joints with wood trenails/dowels**



**Plate 86: Wide board roof sheathing**

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#### 4.2.5 OUTBUILDINGS

The barn complex is located to the northwest of the house and consists of two large barns linked by a connecting shed, forming an H-shape (Plate 87 to Plate 99). Both barns are timber framed, sit atop parged stone foundations with cut-stone quoins, and have gable roofs (Plate 87 to Plate 97). The north barn has vertical plank cladding, an earthen ramp on the north elevation, and is slightly taller than the south barn (Plate 90). The south barn is covered in aluminum cladding which was added in the 1950s after an ice storm according to the current tenant (Plate 91). The timbers of the south barn show evidence that they have been recycled at least once as evidenced by visible redundant mortises (Plate 96 and Plate 97). Plate 97 shows a former top plate which has been recycled to a sill, as evidenced by the redundant rafter seats. The barns are linked by a wood-frame connecting shed with timber posts (likely recycled from the earlier structure) and dimensional lumbar framing with a metal gable roof (new to this replacement structure) (Plate 98 and Plate 99). Sections of stone foundation remain within the connecting shed and this, coupled with a 1985 painting based on a historical photo of the property, indicates that this structure replaced a more permanent structure that would have connected the two barns previously (Plate 2).

Two outbuildings are located to the north (rear) of the house. Outbuilding No. 1 is a timber-framed drive shed with a metal gable roof (Plate 100). Wide plank sheathing on the rafters have been covered in corrugated sheet metal (Plate 101 and Plate 102). The drive shed roofing has undergone similar upgrades to the rafters as the summer kitchen. While the rafters appear to have been replaced, the plank sheathing seems to have been reused. This structure features a diamond shaped gable window on the south elevation and a diamond cross owl hole within the gable of the north elevation (Plate 103 and Plate 104). The outline of the original opening to the drive shed is visible on the west elevation and was closed using the same board and batten wood siding as the rest of the structure (Plate 105). The current opening is a modification to the original structure and is located on the east elevation.

Outbuilding No. 2 has a rectangular floor plan, metal siding, and a metal gable roof (Plate 106). This outbuilding is the most recent addition to the property and dates to between the 1950s and 1970s (Plate 1 and Plate 2).



**Plate 87: South and west elevations of the H-shaped barn complex**



**Plate 88: South and east elevations of the H-shaped barn complex**



**Plate 89: West elevation of complex showing connecting shed**



**Plate 90: North and east elevations of north barn**



**Plate 91: South elevation of south barn**



**Plate 92: Foundation and cut stone cornerstones of south barn**





**Plate 93: North barn interior showing rubble stone foundations**



**Plate 94: North barn interior showing hand hewn beams**



**Plate 95: North barn window**



**Plate 96: South barn interior showing hand hewn beams and redundant mortices**



**Plate 97: South barn interior, redundant mortices visible along sill**



**Plate 98: Barn complex connecting shed**





**Plate 99: Junction between connecting shed and north barn**



**Plate 100: Outbuilding No. 1 (timber framed drive shed)**



**Plate 101: Interior of Outbuilding No. 1 showing rafters and plank sheathing of the roof**



**Plate 102: Interior of Outbuilding No. 1**



**Plate 103: Diamond gable window on south elevation of Outbuilding No. 1**



**Plate 104: Diamond cross owl hole on north elevation of Outbuilding No. 1**





**Plate 105: West elevation of Outbuilding No. 1 showing the (now boarded) original entrance which faced the driveway**



**Plate 106: Outbuilding No. 2**

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#### 4.2.6 INTERPRETATION

Background research indicates that the original main block of the farmhouse was likely constructed between 1846 and 1858 for Duncan Cameron Sr. The 1859 map shows a structure in the same general location as where the farmhouse stands today. In 1861 the house is enumerated as a single storey frame structure. While the farmhouse is technically one-and-a-half storeys this is likely a purposely sized second storey to provide additional living space while deliberately still meeting the legal definition of a one storey house for tax purposes. The house is next referenced in the 1891 census as a brick structure. While the original frame house could have been replaced with the brick structure that stands today, there is evidence that it is the same structure. The stretcher bond masonry on the main block suggests that the brick is not load bearing but a veneer, applied when the solid brick constructed side addition was built, between 1861 and 1891. Further evidence of frame construction is the beams in the basement, which are hand hewn and left in the round. The use of hand-hewn logs for floor joists was a prevalent construction method until balloon and platform framing, was widely applied in the late 19th century (Fram 2003). Finally, the farmhouse exhibits architectural detailing of styles common to the first half of the 19<sup>th</sup> century, such as the one-and-a-half storey massing, low pitched roof with returned eaves, and five bay façade, elements which create a vernacular Neoclassical or Classical Revival appearance. 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).

A review of the Town of Caledon's Heritage Register indicates that 32 out of 135 properties designated under Part IV of the *Ontario Heritage Act* (23.7%), and 272<sup>5</sup> out of 1105 properties that are Listed (24.6%), have construction dates that overlap with the estimated build date range for the subject property of 1846-1858 (Town of Caledon 2023). This indicates that the mid-19th century farm complex at 18667 Mississauga Road may be a rare surviving example of a pre-1850 structure in the Town of Caledon.

The house does not subscribe to one particular architectural style, but rather features elements of various styles which were popular as the house evolved between the mid to late 19th century. The single storey, symmetrical, rectangular form and center-hall floorplan were popular during the early to mid-19th century. The ornate, but restrained, arrangement of the Classical Revival front doorway and symmetrical sash windows demonstrate a vernacular interpretation of the Classical Revival style generally prevalent from 1830-1860. The orientation of the house, with the formal entrance facing southeast, evokes the Picturesque, popular during the first decades of the 19th century period, which favoured views and scenery over practical considerations of wind direction or access. In the

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<sup>5</sup> This number includes properties which are recorded with wide date ranges such as 1850-1899 and is likely an overestimate. Removing properties with a 25+ year range results in a total of 46 properties, or 0.04%.

case of the farmhouse in the Study Area, orienting the formal entrance towards the east would benefit from partially facing the rising sun, as well as Cameron family members living next door and the intersection of Mississauga Road and Charleston Sideroad. When the rear addition was constructed between 1861 and 1891 architectural styles had shifted to embrace elements such as larger individual windowpanes (allowing to shift from twelve-over-twelve or nine-over-nine style windows to six-over-six), dichromatic brick patterns and accents, and wide porches or verandahs.

It is interesting to note that the diamond and cross detailing present in the brickwork of the house is echoed in the timber framed drive shed, suggesting that this outbuilding is likely an early addition to the complex and possibly contemporary with the brick veneer of the main block.

Based on the construction materials and design, both the main block of the house and the summer kitchen were constructed in the mid-19th century.

Framing 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). While the H-shaped configuration of this barn complex is somewhat unique, this arrangement is a result of the evolution of the complex over time rather than an original design. The fieldstone foundations, gable style roofs, and massing suggest that both the north and south barns were built between the late 19th and early 20th century. At least one of the barns was constructed in June 1898, well after the house was established in the Study Area. Evidence of recycled timbers suggests that at least the south barn is not the original structure that would have served the farmstead. The barns are not contemporaneous with the farmhouse and represent an evolution of the farm complex over time. The existing connecting shed is a 20th century addition, built between the 1950s and early 1970s (Plate 1 and Plate 2).

An approximate evolution of the Study Area is as follows:

- 1846-1858: Original main block of the farmhouse is constructed.
- 1861-1891: Brick rear addition of the farmhouse is constructed, and the original main block is reclad in brick veneer.
- Mid-19th century: Summer kitchen is constructed, with hand hewn posts and beams with mortise and tenon joinery and wide wood sheathing.
- June 1898: at least one barn is constructed.
- Late 19th to early 20th century: Barns complex is established. Likely the drive shed is constructed in this period as well.
- Prior to 1950s: Side passage of the farmhouse is constructed, connecting the summer kitchen to the main block.
- 1950s to early 1970s: Existing connecting shed is constructed, replacing the earlier gable roofed structure.
- 1970s-2005: Existing porch on east elevation is constructed.

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## **4.2.7 ANALYSIS OF PHYSICAL CONDITIONS AND HERITAGE INTEGRITY**

### **4.2.7.1 PHYSICAL CONDITION**

Table 3 provides a summary of the physical conditions of the house, summer kitchen, and the outbuildings in the Study Area using criteria adapted from a checklist developed by Historic England (Watt 2010: 365-361) and list in



*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	SUMMER KITCHEN	BARN COMPLEX	DRIVE SHED
<b>General Structure</b>	<ul style="list-style-type: none"> <li>Overall, the farmhouse appears to be in fair condition. Brick deterioration and efflorescence was observed on the original main block and the side addition.</li> </ul>	<ul style="list-style-type: none"> <li>Overall the summer kitchen appears to be in fair condition.</li> </ul>	<ul style="list-style-type: none"> <li>Overall, the barns appear to be in generally poor condition. The cladding on all surfaces is weathered and deteriorating and missing entirely in some sections. Some cracks, efflorescence, and flaking of foundations.</li> </ul>	<ul style="list-style-type: none"> <li>Overall, the drive shed appears to be in fair condition. The timber frames and wood plank sheathing are in good condition. There is wear and deterioration of the board and batten siding.</li> </ul>
<b>Roof</b>	<ul style="list-style-type: none"> <li>Roofing appears to be in good condition for all building sections.</li> </ul>	<ul style="list-style-type: none"> <li>Corrugated metal roof appears to be in good condition. Interior views of the underside indicates that it is supported by wood plank sheathing on the rafters and these are in good condition. Paint is faded and flaking on wood fascia and soffits, but wood appears to be in fair to good condition.</li> </ul>	<ul style="list-style-type: none"> <li>Corrugated metal roof appears to be in good condition. Interior views of the underside indicates that it is supported by wood plank sheathing on the rafters and appears to be in fair condition.</li> </ul>	<ul style="list-style-type: none"> <li>Corrugated metal roof appears to be in good condition. Interior views of the underside indicate that it is supported by wood plank sheathing and appears to be in fair condition.</li> </ul>
<b>Rainwater Disposal</b>	<ul style="list-style-type: none"> <li>All gutters appear to be in good condition.</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>
<b>Exterior Elements (Walls/Foundations/Chimneys, etc.)</b>	<ul style="list-style-type: none"> <li>Efflorescence noted of the following, suggesting water damage: Brick below windows on west elevation of side addition, lower bricks show evidence of mold as well. Second storey windows on south elevation of main block</li> <li>Spalling and cracking of bricks on all elevations of the main block and side addition.</li> <li>Displacement of bricks at the southwest corner of the farmhouse with mortar repairs evident.</li> <li>Evidence of water damage within the basement.</li> </ul>	<ul style="list-style-type: none"> <li>Wood plank siding shows deterioration and weathering causing cracking and gaps. Repairs are evident on the west elevation.</li> <li>Brick chimney remains are present in the west half but no longer extend above the roofline. Brick shows mortar repairs.</li> </ul>	<ul style="list-style-type: none"> <li>North barn: Wood plank siding is weathered throughout and showing significant deterioration. Damaged or missing planks are evident on all elevations and large sections of siding are missing entirely. Foundations appear to be in poor condition, with cracking, flaking, efflorescence, and some mold noted throughout.</li> <li>South barn: Aluminum siding is weathered throughout and showing evidence of deterioration (dents, warps, rust, and gaps are visible). A large section of siding is missing on the west elevation. Foundations appear to be in poor condition, with cracking, flaking, and some mold noted throughout.</li> <li>Connecting shed: Aluminum siding is weathered throughout and showing evidence of deterioration (dents, warps, rust, and gaps are visible).</li> </ul>	<ul style="list-style-type: none"> <li>Board and batten siding is weathered throughout. Visible repairs have been made using sympathetic materials (wood board and batten siding). The south elevation wall has shifted and is no longer vertical and the roofline is no longer straight.</li> </ul>
<b>Windows and Doors</b>	<ul style="list-style-type: none"> <li>Wood lug sills on the side addition (west elevation) are deteriorating.</li> <li>Windows and frames of the south elevation of the original main block appear to be in fair condition, however staining of the brick below suggests that there may be moisture damage to the window frames and windows themselves.</li> <li>Windows and frames on the east elevation of the original main block are modern replacements and in good condition.</li> <li>Side addition entrance door and frame in good condition.</li> <li>Original entrance door and wooden frame on east elevation in good condition.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed upper and ground level window are both in good condition with minor paint cracking and peeling of the frames noted.</li> </ul>	<ul style="list-style-type: none"> <li>North barn: Lower-level windows are missing glass and have added lumber bracing to provide stability. Some windows have been boarded. Ramp door on north elevation is broken and missing sections.</li> <li>South barn: Lower-level window on south elevation is boarded up. Lumber bracing added to the interior of lower-level windows to provide added stability.</li> <li>Connecting shed: n/a.</li> </ul>	<ul style="list-style-type: none"> <li>Gable window on south elevation, pane is intact and wood frame appears to be in good condition.</li> <li>Diamond cross owl hole on north elevation is intact.</li> <li>Rail for sliding doors on east elevation is rusted and doors are missing.</li> </ul>
<b>Internal Roof Structure/Ceiling</b>	<ul style="list-style-type: none"> <li>Physical condition of internal roof structure unknown as the attic was not observed during the field review.</li> <li>Ceiling in second floor of the original main block shows cracking and water damage, especially prominent in the northwest room.</li> <li>Water damage noted in the living room ceiling of the side addition.</li> </ul>	<ul style="list-style-type: none"> <li>Summer kitchen roof structure of timber framing, dimensional lumber rafters, and wood plank sheathing are in good condition.</li> </ul>	<ul style="list-style-type: none"> <li>Internal bents appear to be in fair condition for the north and south barns. The north barn has added struts bracing the bents.</li> </ul>	<ul style="list-style-type: none"> <li>Dimensional lumber rafters and wood plan sheathing are in good condition.</li> </ul>
<b>Floors</b>	<ul style="list-style-type: none"> <li>Carpeting covering the floor on the main floor of the main block.</li> <li>Carpeting and linoleum covering the floor on the second storey of the main block.</li> </ul>	<ul style="list-style-type: none"> <li>Unobservable during the site visit as stored items obscured the flooring.</li> </ul>	<ul style="list-style-type: none"> <li>Fair condition though well worn throughout the north and south barns.</li> </ul>	<ul style="list-style-type: none"> <li>Unobservable during the site visit as equipment and debris obscured the flooring.</li> </ul>
<b>Stairways/Galleries/Balconies</b>	<ul style="list-style-type: none"> <li>Stairways and second floor railing appear to be in good condition.</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>



ELEMENT	OBSERVED CONDITIONS			
	FARMHOUSE	SUMMER KITCHEN	BARN COMPLEX	DRIVE SHED
<b>Interior Decorations/Finishes</b>	<ul style="list-style-type: none"> <li>Interior finishes appear to be in good condition. All interior decoration/finishes appear to be original and in good condition.</li> <li>Ground floor of main block exhibits minor cracking of plaster.</li> <li>Paint exfoliation and major and minor cracking of plaster noted in all rooms of second storey.</li> <li>Wide baseboards and trim are painted but appear to be in good condition.</li> </ul>	<ul style="list-style-type: none"> <li>Cracked and damaged plaster was noted throughout the east (finished) portion and evidence of repairs as well as sections of lath were visible. Spray paint graffiti was noted throughout.</li> <li>Horizontal plank wainscoting is in fair to good condition. Paint has worn away in some areas.</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>
<b>Fixtures &amp; Fittings</b>	<ul style="list-style-type: none"> <li>All fixtures are new/replaced.</li> <li>Cast iron grates on main floor and stairwell of main block are original and in good condition.</li> <li>Door hardware of second floor is original, or a very early replacement, and (despite being painted) appears in good condition.</li> </ul>	<ul style="list-style-type: none"> <li>Exposed junction boxes (heavily rusted) and uncovered light fixtures.</li> </ul>	<ul style="list-style-type: none"> <li>Rough electrical wiring, exposed junction boxes (heavily rusted) and uncovered light fixtures.</li> </ul>	<ul style="list-style-type: none"> <li>Rough electrical wiring, exposed junction boxes (heavily rusted) and uncovered light fixtures.</li> </ul>
<b>Building Services</b>	<ul style="list-style-type: none"> <li>Services were active at the time of site visit.</li> </ul>	<ul style="list-style-type: none"> <li>The property is currently inhabited, and services are presumed to be active at the time of site visit.</li> </ul>	<ul style="list-style-type: none"> <li>The property is currently inhabited, and services are presumed to be active at the time of site visit.</li> </ul>	<ul style="list-style-type: none"> <li>The property is currently inhabited, and services are presumed to be active at the time of site visit.</li> </ul>
<b>Site &amp; Environment</b>	<ul style="list-style-type: none"> <li>No areas of standing water observed.</li> </ul>	<ul style="list-style-type: none"> <li>Minimal vegetation around the summer kitchen. Lawn is maintained and vegetation is unlikely to be physically affecting the structure.</li> <li>No areas of standing water observed.</li> </ul>	<ul style="list-style-type: none"> <li>Minimal vegetation around the barn complex. Trees observed near the north barn but are generally well kept and unlikely to be physically affecting the structure.</li> <li>No areas of standing water observed.</li> </ul>	<ul style="list-style-type: none"> <li>Vegetation around the drive shed generally well kept and unlikely to be physically affecting the structure.</li> <li>No areas of standing water observed.</li> </ul>

#### 4.2.7.2 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%

#### 4.2.7.3 RESULTS

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



**Table 4: Analysis of Heritage Integrity**

<b>ELEMENT</b>	<b>ORIGINAL MATERIAL/TYPE</b>	<b>ALTERATION</b>	<b>SURVIVAL (%)</b>	<b>RATING</b>	<b>COMMENT</b>
<b>Setting</b>	Property located within an agricultural context, bounded by agricultural farmsteads on all sides. Original adjacent properties include 18772 Main Street (to the northwest) and 18501 Mississauga Road (to the southeast).	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.
<b>Site Location</b>	Set back from Mississauga Road by approximately 180 m.	No alterations to the site location.	100	Excellent	No additional comments
<b>Footprint</b>	Original structure has a rectangular footprint.	20th century additions on the original structure have expanded its footprint.	75	Very Good	While additions to the side and rear of the house have expanded the footprint to the west and north, the original footprint is easily identifiable and delineated.
<b>Wall</b>	Original main block is of frame construction with brick veneer.	None.	100	Excellent	No additional comments.
<b>Foundation</b>	Original main block sits on stone foundations.	None.	90	Excellent	Original foundations are intact.
<b>Exterior Doors</b>	Wood Greek Revival four-panel style doors.	Painted, locking mechanism on east door may be a later addition. Locking mechanism on north door is a later addition.	95	Excellent	No additional comments
<b>Windows</b>	Wooden six-over-six sash windows in wood frames with wood trim.	Aluminum storm windows,	75	Very good	All six-over-six windows retain original wooden frames and interior trim.
<b>Roof</b>	Gable roof.	Roofline has been extended to accommodate side addition on west elevation.	80	Excellent	Original roof shape has been generally maintained.
<b>Chimneys</b>	Unknown	Cement block chimney extending through the roof slope of the east elevation is a replacement or later addition.	0	Poor	No additional comments.
<b>Water Systems</b>	Unknown	Unknown.	n/a	n/a	No additional comments
<b>Exterior Decoration</b>	Original decorative architectural elements including: - Dichromatic buff brick accents (gable diamond decoration, quoins, flat arch window heads) - Symmetrical fenestration - Side gable form	Repairs to southwest corner of the house, affecting the quoins.	90	Excellent	No additional comments
<b>Exterior Additions</b>	Original main block likely constructed between 1846 and 1858. The side (west) addition and second floor of main block was constructed between 1861 and 1891.	19th century addition: - Side (west) addition 20th century additions: - Rear (north) addition - Entryway/east addition	75	Very good	An early addition to the west elevation has expanded the main block. While additions to the rear of the house and entryway have expanded the house, the 19th century footprint is easily identifiable and delineated. All elevations are largely intact in terms of form.
<b>Interior Plan</b>	Core structure within original main block consists of a rectangular floor plan.	Side addition on the west elevation and rear addition on north elevation have expanded the main floor.	75	Very good	The original rectangular footprint is easily identifiable however the original floorplan of the ground floor has been expanded with side and rear additions.
<b>Interior Walls/Floors</b>	Plaster walls. Unknown flooring.	Carpet and linoleum flooring throughout the main and second floors of the original main block.	50	Good	Plaster walls appear to be mostly intact, though evidence of deterioration was noted throughout in the form of cracking, paint exfoliation, and wallpaper peeling. Unknown whether the original flooring is extant beneath the carpets and linoleum.
<b>Interior Trim</b>	Wooden baseboards and trim.	Wood has been painted.	95	Excellent	Majority of trim around the doors, windows, and baseboards remains intact throughout the original main block.
<b>Interior Features</b>	Wooden Greek Revival five-panel doors	At least two bedrooms on the second floor have had doors replaced with vertical board doors with rim locks.	50	Good	One bedroom door (northeast bedroom) and door to second floor stairwell appears to be original.
<b>Landscape features</b>	Long tree-lined driveway, agricultural fields, low fieldstone walls	Small pond and vegetative windbreaks have been added to the property.	90	Excellent	The properties original landscape features have not been significantly altered.
<b>Average of Rate of Change/Heritage Integrity</b>			<b>77</b>	<b>Very Good</b>	<b>Rating of very good is based on original element survival rating between 61-80%</b>

# 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	✗



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### 5.2.1 DESIGN OR PHYSICAL VALUE

The farmhouse at 18667 Mississauga Road is a one-and-a-half storey, red brick residence with architectural elements borrowed from styles that were popular as the house evolved through the middle and late 19th century. The Greek Revival front entrance, symmetrical fenestration, relatively flat façade, and rectangular centre-hall plan demonstrate a vernacular interpretation of the Neoclassical style. The use of hand-hewn timbers and mortise and tenon joinery in the main block and summer kitchen, as well as the fieldstone foundation, are demonstrative of mid-19th century construction methods. An analysis of the composition of the Town of Caledon's Heritage Register indicates that the property is a rare surviving example of a mid-19th century farmstead. These well-preserved elements contribute to the value of the house as a uniquely representative example of a mid-19th century vernacular farmhouse (Criterion 1). The barn complex and drive shed are not contemporaneous to the farmhouse and represent 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, however 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 farmstead is a representative example of mid-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 criteria 1 of O. Reg. 9/06 and has design/physical value related to the vernacular farmhouse and summer kitchen. The farmhouse and summer kitchen are a representative example of this mid-19th century architectural tradition.

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### 5.2.2 HISTORICAL OR ASSOCIATIVE VALUE

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

There is no evidence to suggest that 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 these structures. As such, the Study Area 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.

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### 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 its 19th-century agricultural land use. As a 19th century farmstead, the spatial organization and mix of structural elements in the Study Area maintain and support the rural agricultural character of the wider area (Criterion 7).

The Study Area is historically connected to other properties in the immediate vicinity that were owned by members of the Cameron family through the 19th and early 20th centuries. These properties are 18722 Main Street (built for Duncan's son James), 18501 Mississauga Road (built for Duncan Cameron's father John), and 1402 Charleston Sideroad (built for Duncan's nephew George). The house, barn, fieldstone wall, and mature vegetation on the property are both physically and historically linked to each other and physically and historically linked to their surroundings (Criterion 8).

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

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

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#### 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.

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### 5.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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#### 5.3.1 DESCRIPTION OF PROPERTY

The property at 18667 Mississauga Road in the Town of Caledon features a mid-19th century farm complex including a vernacular farmhouse and summer kitchen, Central Ontario style barns, mature treelines, and low fieldstone walls. The farmhouse is a one-and-a-half storey vernacular house, constructed as a timber frame house between 1846 and 1858 which subsequently evolved between 1861 and 1891 as the main block was reclad in brick veneer upon the construction of a brick side addition. The farmhouse has been altered through 20th century additions.

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#### 5.3.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Built between 1846 and 1858 for Duncan Cameron Sr., the farmhouse features elements of various styles which were popular as the house evolved over the middle of the 19th century. Constructed as a single storey timber frame house, the house was subsequently expanded and reclad between 1861 and 1891. The use of hand-hewn timbers as floor joists in the main block and the use of hand-hewn timbers and mortise and tenon joinery in the summer kitchen was a common construction method during the early to mid-19th century. The single storey, symmetrical, rectangular form and center-hall floorplan were popular during the early to mid-19th century. When the side addition was constructed between 1861 and 1891 architectural styles had shifted to embrace elements such as larger individual windowpanes (allowing to shift from twelve-over-twelve or nine-over-nine style windows to six-over-six), dichromatic brick patterns and accents, and wide porches or verandahs. The farmhouse is setback from the road, accessed by a long driveway lined with mature trees and low fieldstone walls. A late 19th century barn complex is located to the northwest of the farmhouse, featuring two Central Ontario style barns linked by a connecting shed, and a late 19th or early 20th century drive shed is located to the north of the farmhouse. The barn complex and drive shed represent evolved elements of the property that support the farmhouse.



As a 19th century farmstead, the spatial organization and mix of evolved 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 farmsteads in close proximity, most of which are listed on the Town of Caledon's Heritage Register. 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.

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### 5.3.3 HERITAGE ATTRIBUTES

Heritage attributes that contribute to the CHVI of the property:

- Residence main block:
  - Rectangular footprint with side hall floorplan
  - Parged stone foundations
  - Hand hewn timber floor joists
  - Gable roof
  - Red brick (stretcher bond) with contrasting buff coloured brick detailing including:
    - Quoins
    - Decorative diamond pattern on gable of southeast elevation
    - Stretcher and soldier brick flat arches above openings
  - Wood frame six-over-six and storm windows
  - Decorative wood trim and pilasters around original, formal, entrance on southeast elevation
  - Original Greek Revival doors (both exterior and interior).
- Summer Kitchen
  - Hand hewn timber frame
  - Use of mortise and tenon joinery with wood nails/dowels
  - Pit sawn board roof sheathing
- Side addition:
  - Sympathetic red brick construction laid in Common (one-in-five, also known as American) bond pattern with contrasting buff coloured detailing including:
    - Quoins
    - Stretcher and soldier brick flat arches above openings
  - Original six-over-six and storm windows.
- Landscape elements that generally support the CHVI of the property, including:
  - The barn complex and drive shed represent late 19th to early 20th century additions to the farm complex, evolved elements of the property that support the farmhouse.
  - Mature tree lines along driveway and ROW
  - Fieldstone walls at the foot of the driveway

## 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.

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### 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.

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### 6.2 ASSESSMENT OF POTENTIAL IMPACTS

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



**Table 6: Assessment of Potential Impacts to 1420 Charleston Sideroad**

IMPACT TYPE	DISCUSSION
<i>Direct Impacts</i>	
Destruction of any, or part of any, significant heritage attributes or features.	<p>The preliminary extraction area, 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, summer kitchen, barn complex, Outbuilding No. 1, fieldstone walls, mature treelined driveway and ROW.</p> <p>The location of the proposed extraction activities suggests the possible demolition/destruction of the vernacular style farmhouse, summer kitchen barn complex, Outbuilding No. 1, fieldstone walls, mature treelined driveway and ROW, 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 8 for mitigation recommendations.</p>
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	<p>The proposed work, without mitigation measures or conservation planning, could result in totally altering the heritage attributes and appearance of the identified built heritage attributes and their contextual heritage value. See Section 8 for mitigation recommendations.</p>
<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 farmsteads, to which the Study Area is historically and physically linked.</p> <p>The proposed construction activities suggest the possible demolition/destruction of any one, or all, identified heritage attributes of the Study Area, such as: the vernacular style farmhouse, summer kitchen, barn complex, Outbuilding No. 1, fieldstone walls, mature treelined driveway and ROW.</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 8 for mitigation recommendations.</p>
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	<p>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.</p>
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	<p>A proposal to change the land use of the Study Area and surrounding area to be licenced under the <i>Aggregate Resources Act</i> and designated/zoned under the Planning Act to permit the proposed quarry has been submitted and is in progress.</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>

IMPACT TYPE	DISCUSSION
	<p>Without mitigation measures, the proposed activities will result in land disturbances which may negatively affect the CHVI and heritage attributes identified for the Study Area.</p> <p>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.</p>

### 6.3 SUMMARY OF POTENTIAL IMPACTS

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

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



# 7 CONSIDERATION OF ALTERNATIVES

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## 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 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 their 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 10-15 years. Should the residence become uninhabited during the quarrying operations, the structures 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.

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## 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 and summer kitchen without similar conservation of the greater property and surrounding properties would diminish the authentic rural and context and sever the contextual value for the structures. Given the nature of the mineral aggregate operation activities and the location of the Study Area as wholly within the limit of extraction, the farmhouse may 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 or the summer kitchen as an office site for the quarry operations would require extensive 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 structures.
- Potential for long term negative impacts to the identified CHVI and heritage attributes of the farmhouse and summer kitchen.
- Another property has been selected as an office site and additional offices are not needed.

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## 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 and summer kitchen within the property could potentially allow for a thoughtful integration of the structures into the rehabilitation efforts while maintaining the historical relationship of the Study Area with the area.

**Disadvantages:** Relocating the farmhouse and summer kitchen 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”. Relocation of the farmhouse and summer kitchen could result in total loss of CHVI if an accident occurs during the process or planning is insufficient. Moreover, 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 and summer kitchen.

**Overall feasibility:** Despite the disadvantages, this option is feasible because:

- Conserves the design or physical value of the house and summer kitchen.
- Is supported by the good physical condition of the house and summer kitchen.
- 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 and summer kitchen. Relocating the structures to an available lot at a sympathetic site within the Town could potentially allow for a thoughtful integration of the farmhouse and summer kitchen 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”. Relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient. The effort to transport the farmhouse and summer kitchen 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.

**Overall feasibility:** This option is not feasible because:

- A relocation site within the property is available and would better conserve the CHVI and heritage attributes of the property.
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## 7.4 OPTION 4: SALVAGE AND COMMEMORATION

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

**Advantages:** This option would conserve the historical connection of the farmhouse and landscape features to the community and original land parcel 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 mid-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 and outbuilding components of the Study Area because:

- It conserves the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.
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## 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 and summer kitchen as valued historic structures with intact heritage attributes. A suggested location for the relocation of the house and summer kitchen is presented in Figure 11.

Option 3a will:

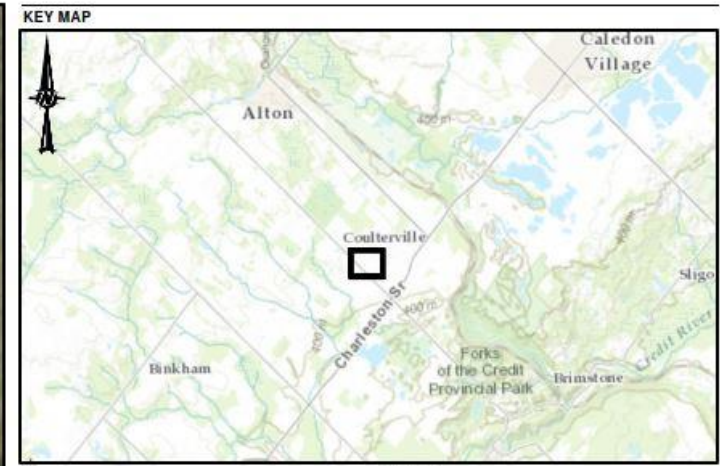
- Conserve a tangible element of the Town’s architectural and agricultural history within the original property parcel; and
- Encourage public understanding and appreciation of the Town’s built and agricultural heritage.

Option 4 is feasible for the landscape and outbuilding elements (the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property).

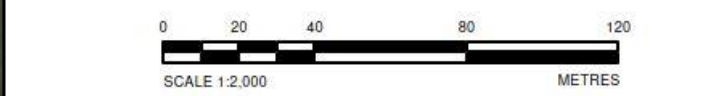
Option 4 will:

- Conserve the landscape elements (the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation) of the farm complex





**LEGEND**  
 PROPOSED RELCATION BOUNDARY



**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, 18667 MISSISSAUGA  
 TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
**ESTIMATED BOUNDARY OF PROPOSED RELOCATION**

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

PATH: S:\Client\Warran\_Coventry\Long\_Par\_5\_Caledon\86\_Produ\19129150\10\_PROD\0050\_CH\_0007\_Mississauga\_19129150\_0050\_CH\_0011.mxd PRINTED ON: 2023-08-18 AT: 12:42:27 PM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM A4S B



# 8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete a HIA for 18667 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The rectangular-shaped, 39.7-hectare (98-acre) Study Area is located on the northeast side of Mississauga Road, approximately 700 m northwest of Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed for Duncan Cameron between 1846 and 1858. The original block of the farmhouse was subsequently altered through additions built in the 19th and 20th centuries. 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 intends 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 and summer kitchen, which have physical value as a well-preserved representative example of mid-19th century vernacular farmhouse and contextual value for its physical and historical connections to its surroundings, and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area.

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

- Relocate the farmhouse and summer kitchen 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 and summer kitchen, 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 and summer kitchen are 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, a qualified vibration specialist should be consulted to assess the vibration risks and develop an appropriate vibration monitoring protocol to be implemented during the activities of the mineral aggregate operation.
- 3** Conduct a heritage documentation plan for the barn complex, Outbuilding No. 1, fieldstone wall, 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 and summer kitchen to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structures will be conserved, protected, and enhanced during the rehabilitation program and into the future.
- 6 Relocate the farmhouse and summer kitchen within the property to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen.
- 7 Rehabilitate the farmhouse and summer kitchen 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 summer kitchen and their 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.