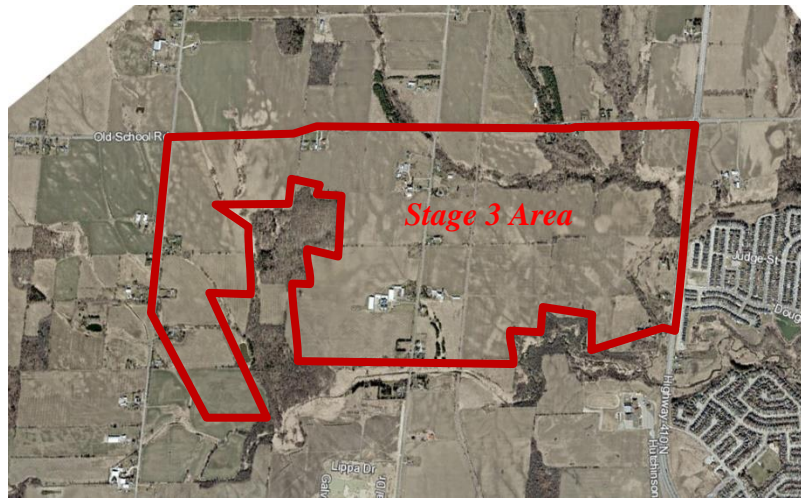
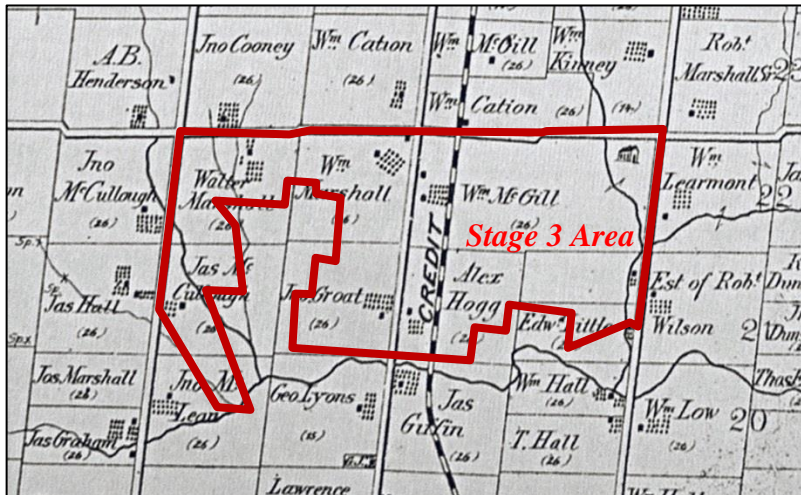


CULTURAL HERITAGE ASSESSMENT



2021



1877

MAYFIELD WEST, PHASE 2, STAGE 3 AREA TOWN OF CALEDON, ONTARIO

October 2018

Revised & Updated July 2022

Prepared for:

Brookvalley Project Management Inc.

Prepared by:

WAYNE MORGAN
HERITAGE PLANNER

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**Prepared for:
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**Prepared by:
Wayne Morgan
Heritage Planner
21 Land's End
Sutton West, Ontario, L0E 1R0
Tel: 905-722-5398
e-mail: wayne.morgan@sympatico.ca**

EXECUTIVE SUMMARY

Brookvalley is proposing an Official Plan Amendment to the Town of Caledon Official Plan to include the Mayfield West Phase 2 Stage 3 Lands (which are the residual lands in the Mayfield West Study Area west of Hurontario Street) within the Mayfield West Rural Service Centre boundary and re-designate them for urban land uses within the Mayfield West Phase 2 Secondary Plan. The Official Plan Amendment application is required to determine land use designations, along with population, employment, and density targets for the Mayfield West Phase 2 Stage 3 Lands prior to the submission of development applications. The proposed amendment will designate the lands for a range of uses, including low and medium density residential, commercial, institutional, parks and open space uses and a public road network.

In 2008 a Cultural Heritage Landscape & Built Heritage Resources Assessment (the 2008 study) was prepared for the Mayfield West Phase II Secondary Plan area. It identified heritage properties in and adjacent to or near the area. For heritage properties in the area, it provided information about heritage values, but little information was provided for those outside of the area.

Brookvalley has requested an update of the 2008 study for the Study Area as a Cultural Heritage Assessment (CHA). This was done in 2018 and revised and updated in 2022. This CHA provides recent information about the cultural heritage values of properties in and adjacent to or near the Study Area.

In addition to information provided in the 2008 study, this CHA provides site visit photos of heritage resources, analysis of historic maps, review of recent and historic aerial photos, examination of the chain of property ownership and review of available census information. It also provides a review of applicable provincial and municipal heritage policies. Then all properties in and adjacent to the Study Area with potential heritage resources were assessed for cultural heritage value using *Ontario Heritage Act* criteria in addition to considering heritage integrity and condition.

Based on the information and evaluation, this CHA determined that:

- in the Study Area, seven properties with heritage resources warranted inclusion in the Caledon Heritage Register, six of which are currently listed in the Register; and
- adjacent or near the Study Area, six properties with heritage resources warranted inclusion in the Register, all six of which have been listed in the Register.

Of the seven properties in the Study Area, four have single built heritage resources (farm houses) and three have cultural heritage landscapes (2 with farmsteads and associated landscape features and one, a railway right-of-way). The railway right-of-way has not been listed in the Register. One Study Area property previously identified as having a built heritage resource, was determined to not warrant conservation because of irreversible alterations made to the heritage fabric of the former school house.

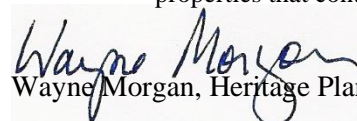
Except as discussed above, on the properties identified in the 2008 study that no longer merit inclusion in the Register, the heritage resources on those properties have been demolished.

On one property adjacent to the Study area, the heritage resource was vacant and deteriorating.

The heritage properties, the heritage resources and the changes from the 2008 study are mapped and listed in tables in this CHA. **Appendix D** contains a detailed inventory for each property.

This CHA recommends that the Town of Caledon:

1. amend its Heritage Register removing 2939 Old School Road and adding the former Credit Valley Railway right-of-way;
2. secure the conservation of the James Giffen Farm House at 12461 McLaughlin Road; and
3. require Cultural Heritage Impact Assessments for all *Planning Act* applications for Study Area properties that contain or are near cultural heritage resources identified in this CHA.


Wayne Morgan, Heritage Planner

PROJECT PERSONNEL

Wayne Morgan
Heritage Planner

Member (retired), Canadian Association of Heritage Professionals
Member (retired), Canadian Institute of Planners
Member (retired), Ontario Professional Planners Institute
President, Community Heritage Ontario

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1.0 INTRODUCTION

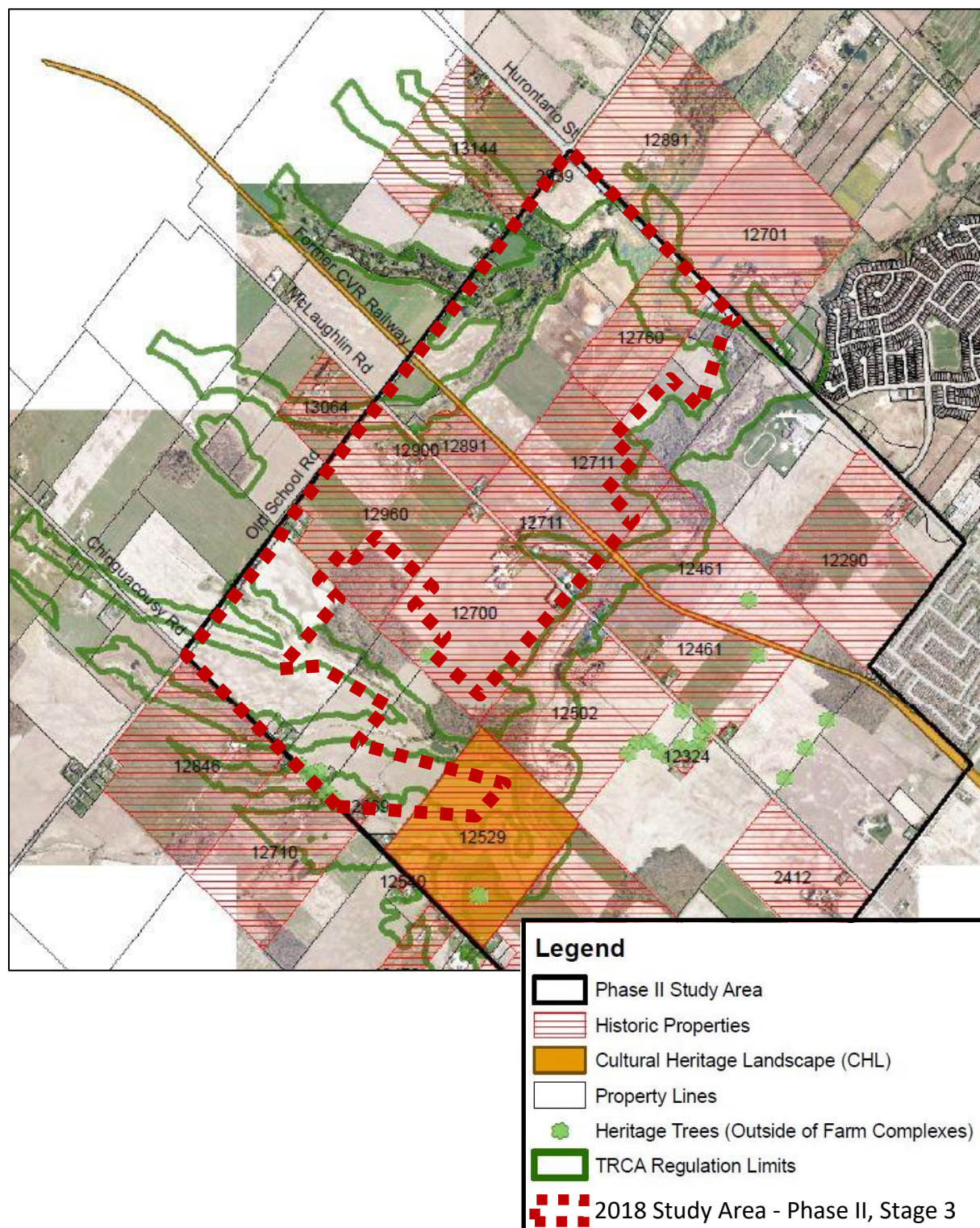
In 2008 a Cultural Heritage Landscape Assessment & Built Heritage Resources Assessment was prepared for the Mayfield West Phase II Secondary Plan¹ (referenced as the ‘2008 study’ in this report) in accordance with terms of reference approved by the Town of Caledon. The study area encompassed 770 hectares (1900 acres) in Lots 18 to 22 in Concessions 1 and 2 West of Hurontario Street (WHS) in the Town of Caledon. The study area was bounded by Hurontario Street on the east, Old School Road on the north, Chinguacousy Road on the west and Mayfield Road on the south. The 2008 study also examined the cultural heritage value of properties adjacent to or near the study area. The heritage properties identified in the 2008 study for the most of the study area are shown in Figure 1.1. The 2008 study also produced inventory sheets for each of the identified heritage properties within the study area in Appendices A and B of the report. It did not produce inventory sheets for heritage properties adjacent to or near the study area.

Some of the owners of lands in the Stage 3 area of the Mayfield West Phase II Secondary Plan area have requested that the 2008 study be re-examined and updated for the Stage 3 area. This area is shown on Figure 1.1 and described in more detail in section 2.0 of this report. Wayne Morgan, Heritage Planner, was retained to prepare this Cultural Heritage Assessment in accordance with heritage policies applicable to the Stage 3 area and lands adjacent to or near the area. A curriculum vitae for Wayne Morgan is contained in *Appendix G*

The 2018 Study Area contains lands and buildings within Lots 20 to 22 in Concessions 1 and 2 WHS and all lands adjacent to or near the Stage 3 area in the Town of Caledon (formerly Township of Chinguacousy). The 2018 Study Area is located west and south-west of the intersection Old School Road and Hurontario Street and includes lands on the east side of Hurontario Street in Lots 20 to 23.

¹ Envision, December 2008.

Figure 1.1 *Heritage Properties Identified in the 2008 Study*



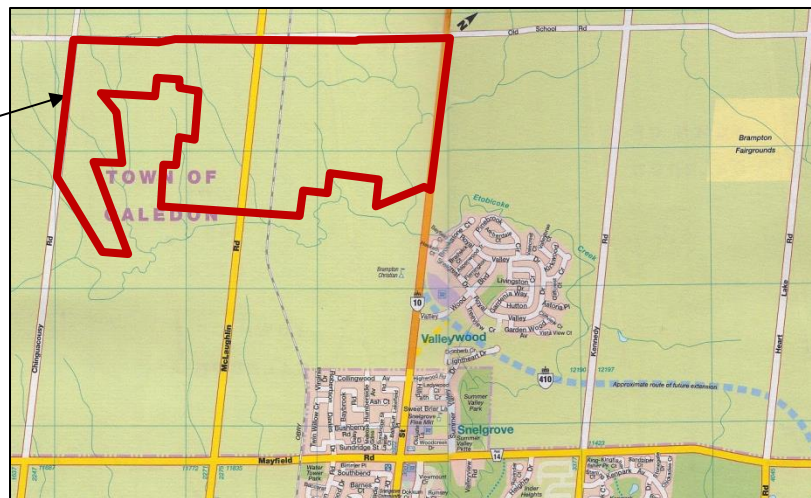
2.0 DESCRIPTION OF THE STUDY AREA AND ITS CONTEXT

2.1 Location

The 2022 Study Area is located in the Town of Caledon (formerly Township of Chinguacousy) in the Regional Municipality (formerly County) of Peel in Lots 19, 20 and 21 in the First and Second Concessions west of Hurontario Street (WHS) on the south side of Old School Road, west of Hurontario Street and north of the community of Snelgrove (formerly Edmonton) (**Figures 2.1 and 2.2**). The Study Area is bounded on the north by the Old School Road, on the east by Hurontario Street and on the west by Chinguacousy Road.

Study
Area

Figure No. 2.1
General Location Map
[Source: MapArt Publishing
2005]



Study
Area

Figure No. 2.2
Study Area and its Context
[Google Earth, 2011, image
2009].



2.2 Ownership and Legal Description

The properties are owned by a number of different owners. The names and addresses of those owners were not considered necessary for this Study.

A short legal description and a map of each of the property with a heritage resource are contained in the Inventory (*Appendix D*). A map of the property fabric for the 2018 Study Area and the adjacent lands is contained in *Appendix A*.

The properties in and adjacent to the 2018 Study Area are within the following municipal address ranges:

- Chinguacousy Road – 12529 to 13155
- Hurontario Street – 12630 to 13144
- McLaughlin Road – 12461 to 13064; and
- Old School Road – 1930 - 3094.

In addition, the Credit Valley Railway right-of-way within Lots 19 to 23 is included within and adjacent to the Study Area.

2.3 Area Character and Physiography

As shown on the topographic maps (*Appendix C*), the Study Area has a generally flat topography that gently slopes to the south-east. The Etobicoke creek and its various branches drain the land to the south-east, ultimately reaching Lake Ontario. The creek and its branches have shallow valleys. Forest cover is limited to the creek valleys, woodlots on the interior of the concession blocks, hedgerows dividing some of the fields, in some of the farmsteads and along some of the road frontages. Most of the land within and adjacent to the Study Area has been cleared for cultivation. A railway line is shown running from the south to north, east of and generally parallel to McLaughlin Road. The 1963 – 1976 topographic maps show farmsteads (houses and barns) fronting the concession roads. The cluster of residences at Snelgrove at the intersection of Hurontario Street and Mayfield Road is well south of the Study Area.

The area character identified in the topographic maps is also illustrated in a 1974 aerial photograph (Figure 2.3) which shows that the Study Area located in an extensive rural area. The hamlet of Snelgrove appears in the bottom of the photograph while the Etobicoke Creek valley and its branches are clearly evident east of Hurontario Street, through the north part of the Study Area and immediately to the south of the Study Area and west of Kennedy Road.

Since 1974, there has been considerable change in the land uses of the area when Figure 2.3 is compared to Figure 2.2. Highway 410 has been extended to Hurontario Street. A residential subdivision has been developed in the north-west quadrant of Snelgrove while another has been developed in the north-east quadrant north of Highway 410. Some rural non-farm residences have been built in the area. However, the lands within and adjacent to the Study Area remain predominantly rural.

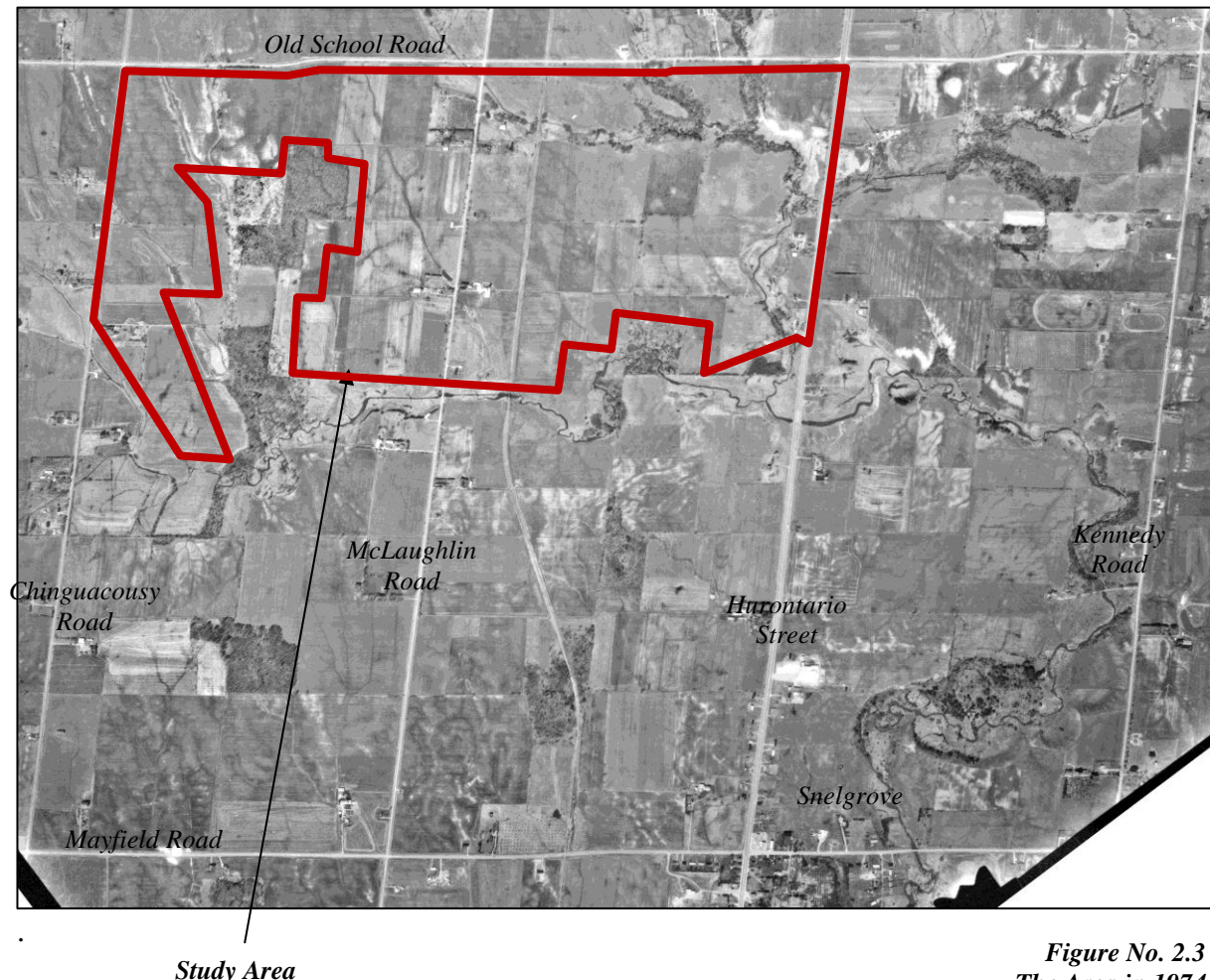


Figure No. 2.3
The Area in 1974

[Source: National Airphoto Library, Roll No. A23665, Photo 80].

Detailed aerial photographs of the subject site in 1946, 1960, 1974 and 2016 are found in **Appendix C**

The Study Area is located in the South Slope physiographic region² which is described as:

... the southern slope of the interlobate moraine [Oak Ridges Moraine] but it includes the strip south of the Peel plain. It rises to the line of contact with the moraine at 800 to 1,000 feet above sea level. ... Extending from the Niagara escarpment to the Trent River it covers approximately 940 square miles. ... West of the Credit River the Trafalgar moraine provides subdued morainic topography ... All the rivers in this area have cut through the boulder clay and into the shale, the valley walls in the shale often being almost perpendicular. ... The shale content increases west of Toronto until a till consisting nearly all of red and grey shale is reached west of the Credit River. ... The South Slope contains a variety

² Chapman and Putnam, 287 – 292.

of soils, some of which have proved to be excellent through more than a century of agricultural use.

2.4 Context - General Character

The Study Area is within an immediate area that remains rural in character although lands to the south-east have undergone conversion from rural to suburban use (Figures 2.2 and 2.3).

McLaughlin, Chinguacousy and Old School Roads are relatively lightly traveled two lane, paved arterial roads with a rural character – drainage ditches and no sidewalks. Hurontario Street (Figure 2.5) is a heavily traveled provincial highway consisting of four paved lanes with a centre turning lane, open drainage ditches and no sidewalks. There is a signalized intersection within the Study Area at Old School Road and Hurontario Street.



Figure No. 2.4
McLaughlin Road within the Study Area, looking north, south of Old School Road
[Source: Google Street view, September 2020].



Figure No. 2.5
Hurontario Street bordering Study Area, looking north, south of Old School Road
[Source: Google Street view, August 2021].

3.0 HERITAGE POLICY CONTEXT

3.1 The Planning Act and Provincial Policy Statement (2020)

An application submitted under the *Planning Act* must comply with the Provincial Policy Statement.

Section 2 of the *Planning Act* identifies “matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest.”³

Section 3 of the *Act* enables the province to issue Policy Statements on matters of Provincial Interest. The Provincial Policy Statement (2020) (PPS) issued under the *Act* applies. Section 2.6 of the PPS addresses Cultural Heritage. Policy 2.6.1 states:

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The PPS provides the following definitions to the italicized terms.

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

Built heritage resources “means a building, structure, monument, installations or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.”

Cultural heritage landscape means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community including an indigenous community. The area may include features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. ...

conserved means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-

³Ontario Ministry of Culture. Heritage Resources in the Land Use Planning Process, p 1.

maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

Policy 2.6.3 of the PPS deals with development adjacent to a protected heritage property,

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*.

In addition to the above definitions, each of the italicized terms has the following definitions:

Development means “the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*”;

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site;
Adjacent lands means “for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan”;

Protected heritage property means “property designated under Part IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites”.

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

Other PPS policies that do not deal with cultural heritage may apply to the subject site. In such situations, the PPS states that “when more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.” This CHA examined only section 2.6 of the PPS

3.2 Ontario Heritage Act (OHA)

The OHA was recently amended. The amendments and the corresponding new regulation were proclaimed on July 1, 2021. These changes to the OHA do not affect the findings or recommendations of this CHA. The following is a brief discussion of the municipal role under the OHA as it may relate to the Study Area.

Designation & the Register – Part IV of the *OHA* enables a municipality to list and designate properties of cultural value or interest after consultation with its heritage advisory committee, if one is appointed. Section 27 of the *Act* requires the municipal clerk to keep a Register of properties of cultural heritage value or interest.

Criteria - The Provincial Government has established criteria for determining the cultural heritage value or interest of properties under Part IV of the *OHA* through Regulation 9/06 (**Appendix E**). These criteria are also used to identify properties warranting listing.

Effect of Listing - Once a property is listed, any demolition application on the property may be delayed for up to 60 days after Council has been notified of the application while Council decides whether it wishes to prevent the demolition by initiating the designation process.

Effect of Designation - Once a property is designated, demolition or alterations that may affect the heritage attributes require municipal council approval. An owner may appeal Council's decision on an application

3.3 Greenbelt Plan

In 2005, the Provincial Government approved the Greenbelt Plan for the Greater Golden Horseshoe and amended it in May 2017. The Greenbelt Plan “identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape”.

The Greenbelt Plan does not apply to the Study Area; rather it applies to the lands to the south, which includes property adjacent to an including the tributary of the Etobicoke Creek and the woodlot in the centre of Lots 21 and 22, Concession 2. It also applies to lands on the north side of Old School Road, west of McLaughlin Road. These adjacent areas are designated ‘Protected Countryside’ in the Plan. Section 4 of the Growth Plan set out policies for protecting the lands in such areas. Section 4.4 of the Greenbelt Plan states that, for lands in the Greenbelt Plan Area, “Cultural heritage resources shall be conserved ...”

3.4 Places to Grow – Growth Plan for the Greater Golden Horseshoe

In 2006, the Provincial Government approved the Growth Plan for the Greater Golden Horseshoe and subsequently amended it several times. The August 2020 office consolidation of the Plan was consulted for this CHA. The Growth Plan is the Government's framework for development and the management of growth in the area to 2051. On Schedule 2, Places to Grow Concept, the Study Area is shown as ‘Designated Greenfield Area - Conceptual’. Lands adjacent to the Study Area are identified as ‘Greenbelt Area’ as discussed above.

The Plan requires the conservation of cultural heritage resources and that municipalities work with stakeholders in developing and implementing official plan policies and other strategies in support of cultural heritage conservation (Section 4.2.7, policies 1 & 2).

3.5 Peel Region Official Plan

The Peel Region Official Plan (ROP) was adopted in 1996 and subsequently amended. The ROP is currently under review with Regional Council passing By-law 20-2022 adopting the new ROP. The September 2021 Office Consolidation of the in-force ROP along with the new ROP were reviewed for this CHA.

Section 3.6 of the in-force ROP contains the following cultural heritage objectives relevant to the subject study area:

- 3.6.1.1 *To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region for present and future generations.*
- 3.6.1.4 *To support the heritage policies and programs of the area municipalities.*

Generally, heritage policies of the in-force ROP support area municipalities in conserving heritage resources, including directing area municipalities to require that “proponents of development proposals affecting heritage resources provide for sufficient documentation to meeting Provincial requirements and address the Region’s objectives with respect to cultural heritage resources” (policy 3.6.2.5).

Section 3.6 of the new ROP contains the following cultural heritage policies relevant to the subject study area:

- 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.*
- 3.6.10 *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*

In the in-force ROP, Regional Structure, Schedule D (**Appendix F**), all of the subject Study Area is within the 'Study Area Boundary'. In addition, the subject Study Area is designated 'Rural System', with the adjacent area to the south containing the Etobicoke Creek tributary designated 'Area with Special Policies', a reference to the Provincial Greenbelt Plan. None of these ROP designations have additional heritage policies.

In the new ROP, part of the subject Study Area is designated "Natural Heritage System" in Schedule B-5, Greenbelt Plan Area Land Use Designations, while the remainder of the Study Area is designated "Urban System" with and overlay of "2051 New Urban Area" on Schedule E-1, Regional Structure. In addition, the area designated "Urban System" on Schedule E.1 is also designated "Designated Greenfield Area" on Schedule E.3, The Growth Plan Policy Areas in Peel. The following policy in Section 5.6.20, Designated Greenfield Area, of the new ROP is relevant to the subject Study Area:

5.6.20.4 To ensure that planning for Designated Greenfield Areas is undertaken in a manner that ... recognizes the importance of protecting and conserving cultural heritage resources including archaeological resources, cultural heritage landscapes, built heritage resources and agricultural resources of Peel.

3.6 Caledon Official Plan and Zoning By-law

The office consolidation of the in-force Caledon Official Plan (OP) dated April, 2018 was reviewed for this report. The Caledon OP is under review. A draft of the new OP dated March 2022 was also review for this report.

In the in-force OP, cultural heritage conservation objectives and policies are contained in Section 3.3.

The relevant in-force OP cultural heritage conservation objectives are:

- 3.3.2.1 *To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs....*
- 3.3.2.4 *To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the Ontario Heritage Act, the Planning Act ... in order to conserve Caledon's cultural heritage.*

Relevant in-force OP cultural heritage conservation policies are:

Policy 3.3.3.3 encourages the retention of significant built heritage resources in their original locations and original use. Alternative locations may be considered after on-site retention is considered.

Policy 3.3.3.6.2 encourages the conservation of non-residential built heritage features, such as barns, in agricultural and rural areas through their conversion or redevelopment (adaptive reuse).

Policy 3.3.3.1.11 requires that during the preparation of Secondary Plans, cultural heritage resources are identified, evaluated, and conserved.

Policy 3.3.3.1.14 requires that regard will be had for the interrelationship between cultural heritage landscapes and scenic natural landscapes.

The applicable in-force OP land use schedules are A and B. In Schedule A (**Appendix F**), the subject Study Area is designated 'Study Area', with a note stating 'For details of this area refer to Mayfield West Land Use Plan Schedule 'B''. Schedule B (**Appendix F**) designates the subject Study Area 'Prime Agricultural Area' except for lands associated with the Etobicoke Creek tributaries which are designated 'Environmental Policy Area'. The second note on Schedule A that points to the Study Area references Schedule B-2. This reference does not apply to the Study Area of this Assessment. There are no additional heritage policies associated with the land use designations that apply to this Study Area.

In the draft new OP, the cultural heritage policies are contained in section 4.4. The relevant policies are cited below.

- 4.4.10 A Heritage Impact Assessment (HIA) may be required as part of a complete application of any planning application, building permit application of Ontario Heritage Act legislated process directly or indirectly impacting cultural heritage resources. ...*
- 4.4.11 Where it is determined that a HIA should be prepared, the HIA will be undertaken by a qualified professional with expertise in heritage conservation and will adhere to the Heritage Impact Assessment Terms of Reference.*
- 4.4.12 Where a HIA is required, the proponent is to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.*
- 4.4.14 Should a development proposal change significantly in scope or design after completion of an associated HIA, a revised report and/or additional cultural heritage investigation may be required by the Town.*
- 4.4.15 Appropriate conservation measures identified in HIA may be required as a condition of any development approval or Ontario Heritage Act legislated process.*
- 4.4.16 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. ...*
- 4.4.17 Where in addition to a HIA, the Town may require a Heritage Conservation Plan as a condition of approval to address in detail the conservation treatments of the subject heritage property.*

A Heritage Conservation Plan is a detailed technical description of how the conservation strategy contained in an approved HIA will be implemented. ...

- 4.4.21 Where any development requiring the approval of the Town involves conservation of a cultural heritage resource(s) the Town may, where it has the authority to do so and where appropriate, require the provision of sufficient securities, including a contingency, based on an approval cost estimate and detailed plans, reports and/or drawings, to the satisfaction of the Town*
- 4.4.22 In carrying out Secondary Plan or other form of neighbourhood planning cultural heritage resources will be identified, evaluated, and mitigation measures proposed through the preparation of a HIA Development Agreements.*
- 4.4.49 Potentially significant cultural heritage resources may be considered for designation under the Ontario Heritage Act and/or for conservation in the Town's consideration of any proposed planning application or undertaking, subject to all relevant legislation.*
- 4.4.50 The Town will encourage the retention of significant built heritage resources in their original locations whenever possible. The follow alternatives, in order of priority, will be examined prior to approval for relocation:*
- a) retention ... on-site in its original use;*
 - b) retention on-site in an adaptive reuse...;*
 - c) relocation ... on the Subject lands; and*
 - d) relocation to a sympathetic site in the Town or elsewhere to the satisfaction of the Town*
- 4.4.54 The Town will maintain an inventory of cultural heritage landscapes as identified in Schedule M. A cultural heritage landscape identified through this inventory, other planning mechanisms, or infrastructure project may be incorporated into the Plan by way of an Official Plan Amendment or designated under the Ontario Heritage Act.*
- 4.4.68 Through the use of bonusing, and in the context of development applications, the Town may permit increases to the density limits applicable to a proposed development in order to conserve cultural heritage resources in a manner satisfactory to the Town. Such bonusing will ensure retention of existing cultural heritage resources on the Subject Lands and avoid adverse impact to adjacent or nearby cultural heritage resources.*

In the draft OP, the subject lands are shown on Schedule A1, Town Structure, as “Urban Area” and “Environmental Policy Area”.

In the Town's Zoning By-law (**Appendix F** – last updated November 11, 2020), the subject Study Area is zoned Agricultural (A1) permitting agriculture and other agricultural related uses, and Environmental Policy Area 2 (EPA2) permitting environmental management, existing farms, forest management and non-intensive recreation uses. There are no additional heritage policies in these zones.

4.0 HISTORICAL CONTEXT

Surrender of Land

In 1783, the chiefs of the Mississauga Indians agreed to sell the British government a tract of land stretching from Cataraqui near Kingston to the Etobicoke Creek along the north shore of Lake Ontario. This land acquisition was further clarified in a confirmatory treaty in an 1805 meeting with the Mississaugas.⁴ and constituted the southern portion of what is now Peel Region. Lands forming Chinguacousy Township (now partly in the Town of Caledon) were acquired from the Mississaugas in 1818⁵.

Municipal Administration

Chinguacousy Township was established as a municipal unit within the Home District. In 1851, the Home District was divided into York, Peel and Ontario counties.⁶ In 1974 the Regional Municipality of Peel was created from the then County of Peel and the portion of the Township of Chinguacousy that includes the subject lands was included in the new Town of Caledon. Caledon is bounded by the City of Brampton on the south, King Township the east, New Tecumseth, Adjala-Tosorontio and Mono Townships and the Town of Orangeville on the north and Erin Township on the west.

Surveying the Land

Chinguacousy Township was surveyed Richard Bristol in 1819 with Centre (Huron) Street being the base for the survey with concessions numbered to the east and west of this base. The township was laid out in the 'Double Front System':

The Double Front township was introduced in 1815, confirming the trend to wider lots (30 x 67 chains) and the popularity of the 200 acre size. At this time Crown grants were generally made in one-half lots. Again, frontage was along the concession roads but the backs of the lots met in the middle of the concession. The system reduced survey work and established a pattern of double rows of farmsteads [farmsteads on both sides of the concession roads]. Subsequent subdivision was often in the form of a long split, modifying the settlement pattern by increasing or decreasing the number of houses along one or both sides of a road.⁷

The resulting 200 acre Township lots were rectangular in shape and were frequently divided in half into 100 acre square parcels often referenced as the east and west half of the lot.

⁴ Champion, 5.

⁵ Dieterman, X.

⁶ Dean, plate 98.

⁷ Gentilcore, 8

The initial survey imposed a settlement grid system on the land that persists to this day.

Patenting the Land

With the survey of the Township, the area was available for settlement. Migrants, mainly from the United States, the United Kingdom and some western European countries, were given a ticket to a land parcel by the colonial government and required to fulfill settlement duties - clearing a portion of the land, constructing a modest dwelling and clearing the road fronting the property. Once the duties had been fulfilled within a specified time period, the settlers, following submission of a petition to the government, were given the land patent.

The government also awarded land patents to persons who had performed service to the Crown, including military service. Richard Bristol, the first surveyor of the Township, was granted 200 acres within the Study Area. Such people did not have to fulfill settlement duties. Frequently such owners sold their land shortly after receiving the patent.

Within and near the Study Area, the government gave the patent to 600 acres (**Appendix C – Patent**) to the Canada Company.

The London (England)-based Canada Company established in 1825, was granted large tracts of land (approximately 2.5 million acres) in southwestern Ontario (much of which comprised the Huron Tract) during the 1800s which it then leased or sold for settlement. The principle aim of this company was to obtain land in Canada and to promote its sale to prospective settlers.⁸

The Canada Company did not have to perform the normal settlement duties. Within and near the Study Area, the Canada Company sold its holdings within a few years of receiving them.

In the distribution of land, the government reserved one seventh to fund the Protestant clergy, the Clergy Reserves, and retained a further one seventh “for future disposition by the Crown”, the Crown Reserves. The creation of such reserves does not appear to hindered settlement of the Study Area and the nearby lands.

Settlement of the Area

Chapman and Putnam described the South Slope settlement and land use up to the 1960s:

Lying behind the lakeshore areas of first settlement in Upper Canada, the South Slope was colonized by the ‘second wave’, composed largely of British immigrants after the close of the Napoleonic wars. ... but the interior of Peel and Halton counties was not laid out for settlement until 1819. ... A mixed, subsistence agriculture was undoubtedly the rule in the early settlements but

⁸ Ontario Archives website.

grain soon began to be exported from the little lake ports. Wheat growing declined to be replaced by commercial mixed farming in which beef cattle, hogs and dairy butter were the chief sources of income. ... The expansion of the Toronto milk shed displaced the beef cattle and hogs over a large part of the region.⁹

The broad character of European settlement of this area has been described in a Cultural Heritage Landscape analysis undertaken for the Town in 2003:

The Peel Plain is a remarkably flat landscape ... The soils of this area are classified as Class 1, among the best in the Province, and the farms of those who settled here prospered and expanded. ... While land clearing was a struggle, the soils were stable ... able to support a variety of crop types. It was initially wheat farming that brought prosperity ... Wheat prices skyrocketed in the mid 19th century ... It was with the wealth generated in this period that many of the area farmers built their 'second' homes, most often choosing the combination of red brick with buff brick detailing which is now considered a characteristic of the architecture of the area. While some residents built all new in brick, others bricked over existing frame and log structures.

Beginning in this same period, the signing of the Reciprocity Treaty with the U.S.A. (1854-1865) and the arrival of the railway encouraged farmers to diversify, including an increase in livestock. This diversification in turn changed agricultural outbuilding requirements. The modest English two bay hay barn was no longer adequate in itself, leading to the construction either of a second barn or the raising of the existing barn on a stone foundation with livestock at that ground storey and hay in the loft above. Thus it was in this period that the barn became the dominant feature of the Peel Plain landscape.

The flatness of the Peel Plain means that it was almost solely the survey grid which established the form of settlement, a tapestry of fields with the occasional woodlot, wetland and/or creek. ... the dominant features on the skyline are the barn and the silo along with windrow trees and/or mature front yard shade trees. Many of the properties now have a modern bungalow adjacent to the brick farmhouse ... Working farms have had to adopt modern practices ... with an accompanying affect on the historic landscape.

More seriously, the ease of construction afforded by this flat, cleared land and its proximity to already-established suburban and commercial/industrial enterprises to the south continues to present a strong lure to development.¹⁰

⁹ Chapman and Putnam, 290 – 291.

¹⁰ Scheinman, 6.

The Township in 1846

Smith, by the mid nineteenth century, considered the township to be a productive farming area and has described it in 1846 as follows:

A township in the Home district; is bounded on the north-east by the township of Caledon and the Gore of Toronto on the north-west by Caledon on the south-west by Esquesing; and on the south-east by Toronto township. In Chinguacousy 74,977 acres are taken up, 26,266 of which are under cultivation. This is one of the best settled townships in the Home District, containing excellent land, and many good farms. The timber is principally hardwood, with a small portion of pine intermixed the land mostly rolling The River Credit runs through the south and west of the township, and the Etobicoke River through the east and centre. Excellent wheat is grown in this and the adjoining townships. There are one grist and seven saw mills in Chinguacousy.

Population in 1842, 3965.

Ratable property in the township £59,952.¹¹

The Railway

In the latter half of the nineteenth century, the construction of a railway through the Study Area had a significant impact, not only visually, but also on the ability of area farmers to market their produce. The 2008 study of the west Mayfield area added information about the railway that passes through the subject Study Area:

... the former Credit Valley Railway passes through the study lands between Hurontario Street and McLaughlin Road. ... The tracks to Orangeville and branch line to Elora were opened in 1879 ...

The CVR was taken over first by the Ontario & Quebec (O&Q) Railway, along with the Toronto, Grey and Bruce Railway, and later by the Canadian Pacific Railway (CPR) on January 4, 1884. ... In September 2000, the Town of Orangeville and partners purchased the railway and formed the Brampton-Orangeville Railway to serve several Orangeville businesses. Freight traffic is currently operating along this section a few days a week. A tour train operates seasonally between Snelgrove and Orangeville ...¹²

Non-farm Settlement

There are no hamlets or village in the Study Area and two, Alloo and Snelgrove (Edmonton), near it.

¹¹ Smith, 32.

¹² Envision, 8.

There were high expectations for Snelgrove (Edmonton) in the latter part of the nineteenth century as described in the 1877 Peel County Atlas:

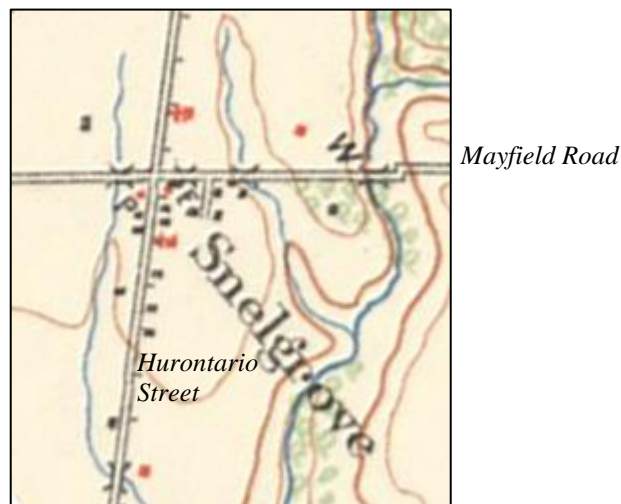
*Edmonton is a lively village on the Centre Road, 4 ½ miles from Brampton, and has a population of about 200. This village was settled at very early date and at present contains five large churches, brick school house, Temperance and Orange Halls, a Post Office with R. Campbell postmaster. There are two stores, kept respectively by R. Campbell and George Doak a carriage factory by Albert Thompson; blacksmith shops by R. Campbell and R. Quinn; J. Orngey has a harness shop and J. Husley boots and shoes. The only licensed hotel is kept by Mr. Hugh Johnson. There is a temperance hotel by J. Gilkinson. The township hall is situated in this village, and all the business of the township transacted; Samuel Gray, Esq., the Clerk, visits the village every Monday for the purpose of attending to this business ...*¹³

However, by 1909 Snelgrove was little more than a cross-roads settlement (Figure 4.1).

Similarly, Alloa was an even smaller cross-roads settlement with about half a dozen houses in 1909.

Throughout the latter half of the twentieth century, small lots were carved off some of the farms providing opportunities for the construction of non-farm residences. However the character of the Study Area has remained predominantly a rural, farming area.

Figure No. 4.1
Snelgrove in 1909
[Source: National Topographic
Survey, Map 30 M/12, Brampton]



Beyond the Study Area, there has been substantial residential and some commercial growth following completion of the construction of Highway 410 to Hurontario Street in 2009.

¹³ 1877 Peel County Atlas, 90.

5.0 IDENTIFYING HERITAGE RESOURCES IN THE AREA

The following information was used to identify existing and potential heritage resources in the Study Area and on nearby lands. The property information is summarized in **Appendix D**.

Site Visits:

Site visits were conducted on September 20 and October 17, 2017 and May 8, 2022. This involved walking the roads within and adjacent to the Study Area, using aerial photographs while walking the area to ensure that all heritage resources were captured during the visit and using information from the 2008 report for individual properties. Photographs of all heritage resources were taken from the roads. All photographs in this Assessment are from the site visits except as otherwise noted. Notes were taken of any important or striking features while on the site visits.

Three properties adjacent to or near the Study Area, 12290 Hurontario Street and 12461 and 12502 McLaughlin Road, have previously been examined in detail by the author of this Assessment. Relevant information from those Cultural Heritage Impact Assessments has been included in this report.

Location Maps:

Property fabric maps and individual property maps were copied from the ArcGis website, Town of Caledon – Zoning Maps. Although the ArcGis website is current as of September 20, 2013, little change in property fabric within the Study Area except as noted by the property lines on the Caledon Map site. Caledon maps also confirm the municipal address.

Heritage Status:

The heritage status of individual properties together with the identification of principal cultural heritage resources is taken from the Heritage Register on the Town of Caledon's website. The information is current as of May 5, 2022.

Property Ownership History:

For properties within the Study Area, historic ownership information contained in the 2008 Stage 1 Archaeological Assessment report for the Mayfield West Phase Two Secondary Plan prepared by Historic Horizon Inc. was used in this Assessment.

For properties adjacent or near the Study Area, ownership information was obtained from the maps contained in **Appendix B** of this report. It was sometimes supplemented by information contained in the Census.

While knowing the property owner may be of assistance in determining the cultural heritage value of a property, the owner was not always resident on the property.

1851 – 1921 Census:

The Census of Canada is taken every ten years starting in 1851. After ninety years individual records from the Census are made available for research. 1921 is the latest year individual records are available. At a minimum, each Census provides the name, occupation and age of residents on a property and in a house at the time the census is taken. Housing information, such as material, number of storeys and number of families, which is of assistance in dating existing residential structures, is available for only some census years – 1851, 1861, 1891, 1901 and 1921. Additional housing information, such as number of rooms and whether a house was vacant or under construction, is available in only a few census years. The location of a residence (e.g., lot and concession) is available from some census years, but depends on the enumerator to provide location details. For example, in 1911 the enumerator listed the lot and concession as the place of residence, while in 1921, the enumerator listed ‘Chinguacousy’ as the place of residence. Occasionally, the resident of a property cannot be identified in the census because the location is not specific and the resident is a tenant, rather than the owner. Although the Census of Agriculture is conducted at the same time as the population census, it survives for only the years 1851¹⁴, 1861 and 1871. It is useful in identifying the location of residents and amount of land owned or rented.

Heritage Resources:

These were the resources on each property identified in the 2008 Study. Occasionally, when the 2008 Study was not specific about the heritage resources, the list of heritage resources was based on what could be seen from the road and aerial photographs and the experience of the author in identifying such resources.

Heritage Integrity, Condition and Occupancy:

These were determined by visual observation during the site visits. Occasionally aerial photographs provided supplemental condition information. Heritage Integrity is defined in section 6.1 below.

Historic and Current Aerial Photographs:

Aerial photographs contained in *Appendix C* and on the inventory sheets (*Appendix D*), is available for the area only as far back as 1946. Photos for that year, 1960 and 1974 were obtained from the National Airphoto Library. The 2021 aerials are from Caledon Maps.

¹⁴ The 1851 Census of Agriculture for Chinguacousy Township has not survived.

These photographs assist in identifying buildings, the evolution of building footprints and landscape features such as farm lanes, gardens, tree plantings, hedgerows and farm fields.

During preparation of this Assessment, Microsoft Bing '3D bird's-eye' aerials were used to identify the character of buildings, particularly those that could not be fully seen from the road. However, part way through the preparation of this Assessment, Microsoft Bing updated the 3D aerial component eliminating such photos from the Study Area.

Historic Maps:

Historic maps used in this study are contained in ***Appendix B***.

The *Patent Plan* shows the person or company that acquired the patent for the land from the Crown. Unfortunately, the acquisition date for the patent is not provided on the map.

Tremaine's 1859 map, in addition to showing the road network, shows individual properties and their owners, some rivers and creeks, and some houses. Unfortunately, Tremaine was not consistent in marking houses on his maps; some houses may have existed at the time but were omitted from his map.

The 1877 Peel County Atlas shows, in addition to the road and rail networks, individual properties and their owner, houses, some creeks and rivers and orchards. This map helps in dating houses.

The 1909 – 1914 topographic map, in addition to the road and rail networks and contour intervals, shows some rivers and creeks, forested areas, houses by construction material (red – brick and stone; black – all others) and schools. Again, this map assists in dating houses.

The 1940 – 1942 topographic maps are the same as the earlier topographic maps except they do not show the building materials of houses but they do identify barns.

The 1963 – 1976 map is a composite consisting of the 1963 1:25,000 map and the 1976 1:50,000 map. The former accounts for roughly three quarters of the map of the Study Area. At the 1:25,000 scale individual building footprints are shown as are hedgerows and more detail topographic contours.

The 1917 and 1960 ownership maps, although they do not cover the complete Study Area, provide information for those years on property ownership.

6.0 HERITAGE RESOURCE EVALUATION

6.1 Introduction

Criteria for determining cultural heritage value or interest of a property for designation under the *Ontario Heritage Act* are specified in Ontario Regulation 9/06 made under the *Act* (**Appendix E**). The criteria assist municipalities in evaluating properties for designation. They are grouped into three categories – design or physical value, historical or associative value and contextual value. A property must meet only one of the criteria to warrant designation. Since Caledon Council has not adopted any additional criteria, the provincial criteria were used in this evaluation.

The criteria are insufficient to determine the merits of heritage resource conservation. Other factors that should be considered include resource condition – the extent of deterioration in the attributes and fabric of a resource – and heritage integrity – the extent to which heritage attributes (character defining features) remain in place.

6.2 Application of Provincial Criteria

In this report, the application of provincial criteria, in addition to condition and heritage integrity, are based on an examination of each property, including information obtained in the 2008 studies (both archaeological and built and landscape assessments). The criteria have been applied to each property that may have potential heritage values.

Table 6.1 is an example of the summary of the evaluation for one property in this Study. The rows in the left column under Design, Historical and Contextual Values are a summary of the criteria contain in Ontario Regulation 9/06 (**Appendix E**). In the case of this example at 12486 Chinguacousy Road, a property adjacent to or near the Study Area, the House (Figure 6.1) and the Barn (Figure 6.2) have potential design, historical and contextual values. The House does not have any significant condition issues visible from the exterior and it has a moderately high level of heritage integrity. The condition and heritage integrity of the barn could not be determined from either the street view or aerial photographs so they are noted as unknown.

The Summary paragraphs on the Inventory sheets for each property provide more details about the evaluation. In the case of 12846 Chinguacousy, the House has design value as a representative example of a particular architectural style and historical value in its association with an early pioneer family in the area. For the barn, based on the aerial photograph, the older part of the barn structure may be an early hay barn that pre-dates the house.

The results of the evaluation determine whether the property is recommended for listing in the Town's Register of Heritage Properties.

Table 6.1 Example - Application of Criteria to Heritage Resources - Mayfield West, Phase 2, Stage 3 Area : Farmstead at 12846 Chinguacousy Road			
Criteria	Resource		
	House	Barn	Landscape
Design or Physical Value			
i. Rare, unique, representative or early example	Yes - rep	Yes - early	No
ii. High degree of craftsmanship or artistic merit.	No	No	No
iii. Demonstrates a high technical or scientific achievement	No	No	No
Historical or Associative Value			
i. Has direct association of community significance	Yes	Yes	No
ii. Yields information of a community or culture	No	No	No
iii. Work of a significant architect, artist, builder, designer etc	No	No	No
Contextual Value			
i. Maintains or supports the area character.	Yes	Yes	No
ii. Is physically, functionally, visually or historically linked to area	Yes	Yes	No
iii. Is a landmark	No	No	No
Condition / Heritage Integrity			
3 i. Significant condition problems -	None visible	unknown	Not applicable
i. Integrity – retains much of its original built heritage character -	Moderately high	unknown	No

N/A – Not Applicable; * - Marginal

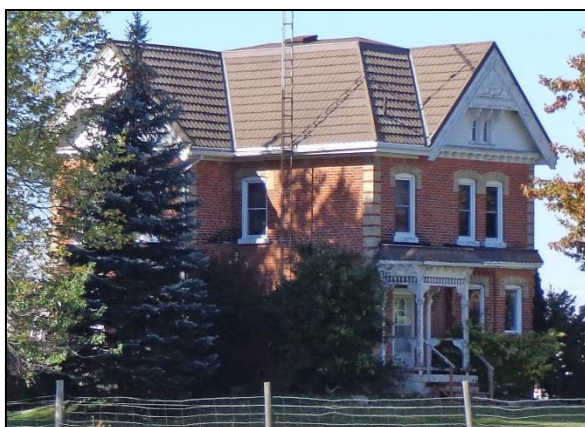


Figure No. 6.1
House,
12846 Chinguacousy Road



Figure No. 6.2
Barn, 12846 Chinguacousy Road
[Source: Microsoft Bing maps]

7.0 THE RESULTS OF THE ANALYSIS AND EVALUATION

7.1 Summary of the Results

Appendix D contains an inventory and evaluation of properties heritage resources. Table D.1 (**Appendix D**, page D-74) summarizes this Assessment analysis by property. Figure 7.1 shows properties within or near the Study Area that were determined to warrant inclusion in the Caledon Heritage Register as they contain existing or potential heritage resources. Figure 7.2 shows the general extent of the heritage resources, while Figure 7.3 shows those heritage resources on the draft land use plan for the area.

7.1.1 Heritage Properties within the Study Area

As shown in Table 7.1 and Figure 7.1, there are ten properties wholly or partially in the Study Area that were thought to have existing or potential heritage resources. Based on this Assessment analysis, only seven merit inclusion in the Register. These seven properties are:

Chinguacousy Road – 12669;
McLaughlin Road – 12700, 12711, 12891, 12900 and 12960; and
The former Credit Valley Railway right-of-way.

Of the seven properties, all but the Railway right-of-way are currently listed in the Register. This Assessment determined that the Railway also warrants inclusion in the Register.

One property currently within the Study area, 2939 Old School Road, no longer merits inclusion in the Register because of the extent of the alterations made to the former school. It should be removed from the Register. In addition, two Study Area properties once considered to have cultural heritage value have been removed from the Register because of demolition of the heritage resources. These are 12529 Chinguacousy Road and 12502 McLaughlin Road.

Table 7.1
*Summary of
Recommendations
for Potential
Heritage
Properties within
the Study Area*

Address		Heritage Status	Heritage Resource	Recommendation
Street Name	Street #			
Properties Entirely within the Study Area				
Chinguacousy Rd	12669	Listed	House	Continue Listing
Hurontario St	12760	None - Removed from Registry	None	Do not list
McLaughlin Rd	12700		Listed	House
McLaughlin Rd	12711	Listed	House, Barn & Landscape	Continue Listing
McLaughlin Rd	12891	Listed		House
McLaughlin Rd	12900	Listed	House	Continue Listing
McLaughlin Rd	12960	Listed	House & Barn	Continue Listing
Old School Rd	2939	Listed		School
Properties within and adjacent to the Study Area				
Chinguacousy Rd	12529	None - Removed from Registry	None	Do not list
Credit Valley Railway			None	Right-of-way landscape

Figure 7.1 2022 CHA – Heritage Properties

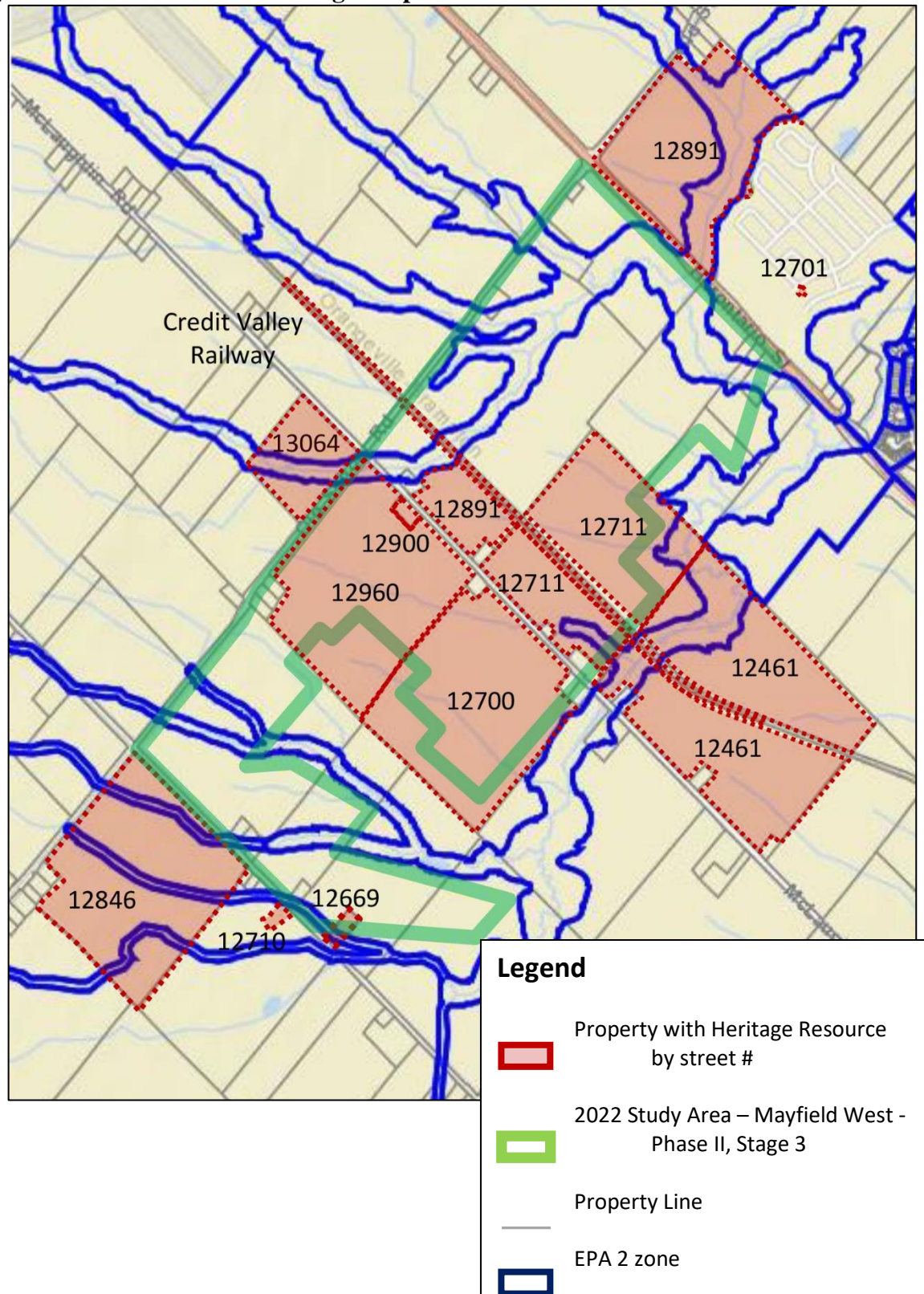


Figure 7.2 2022 CHA – Heritage Resources

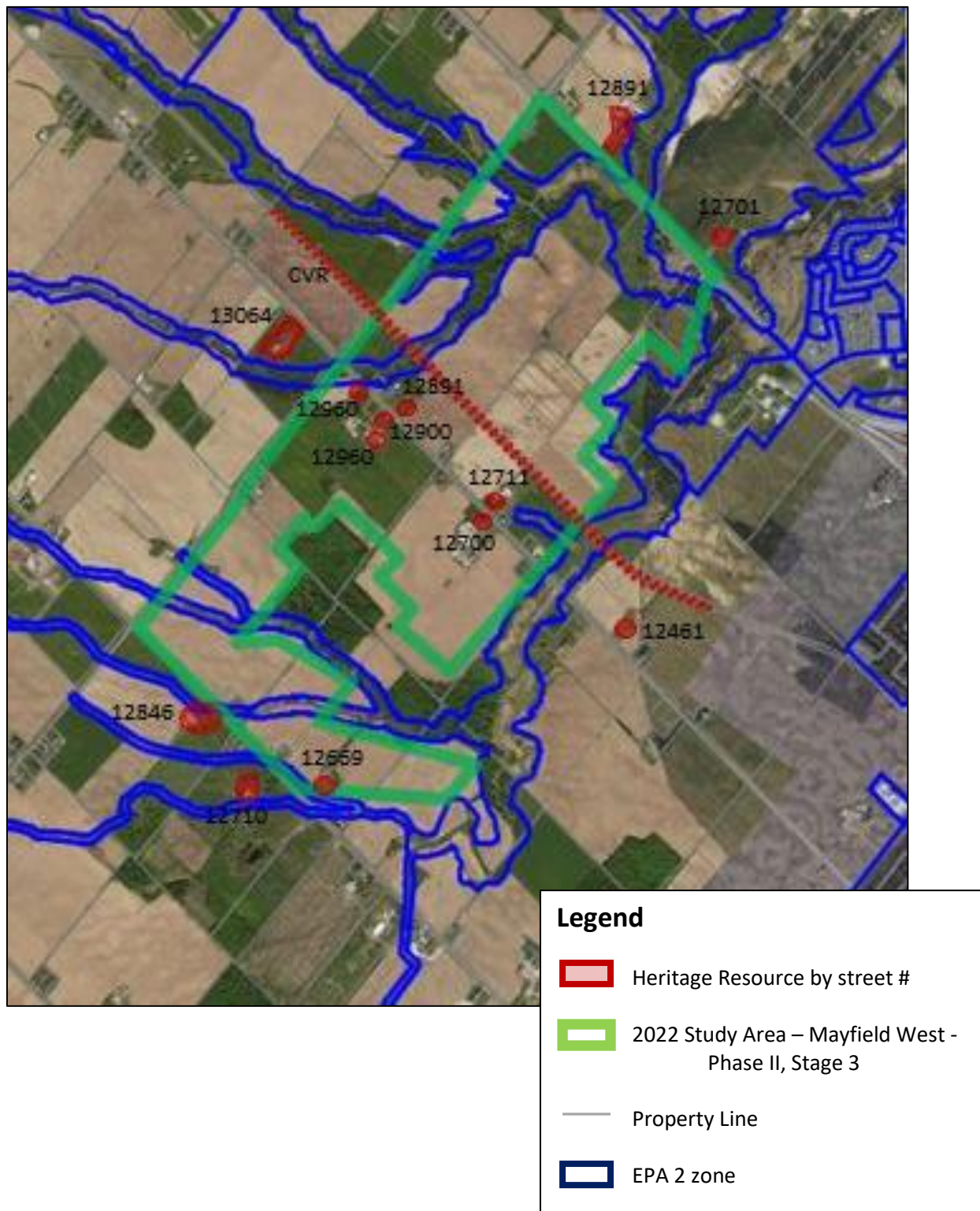
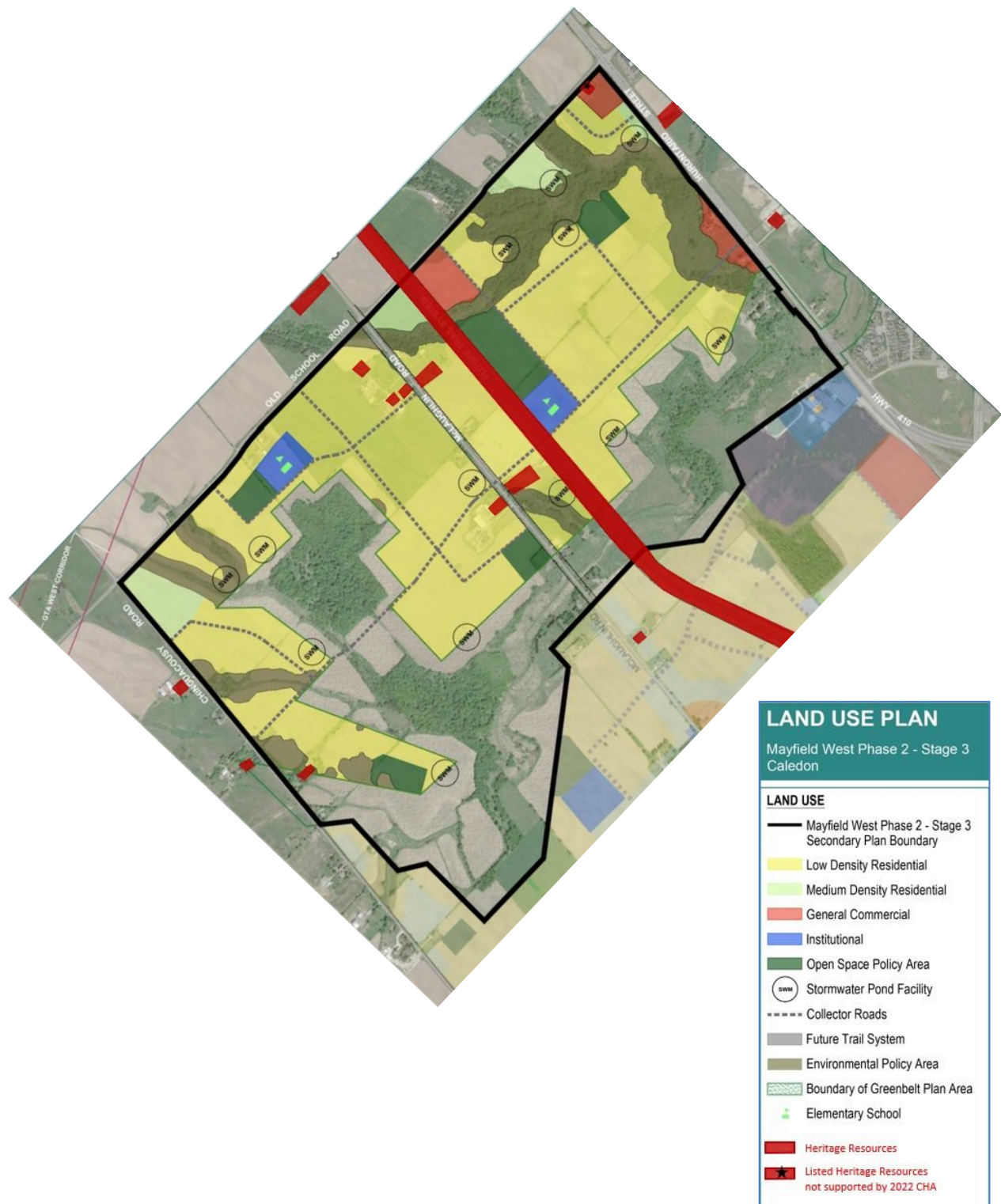


Figure 7.3 2022 CHA – Draft Land Use Plan (June 30, 2022) & Heritage Resources



Source: Malone Given Parsons, with heritage resources added by Wayne Morgan

7.1.2 Heritage Properties Adjacent or Near the Study Area

As shown in Table 7.2 and Figure 7.1, there are eight properties adjacent or near to the Study Area that were thought to have potential heritage value. Of the eight properties, six merit inclusion in the Caledon Heritage Register. These properties are:

Chinguacousy Road – 12710 and 12846;
Huronario Street – 12701 and 12891; and
McLaughlin Road – 12461 and 13064.

All six properties are currently listed in the Register.

On both of the properties that were once considered to have cultural heritage value, 13144 Hurontario Street and 12502 McLaughlin Road, the heritage resources have been demolished.

Table 7.2
*Summary of
Recommendations for
Potential Heritage
Properties Adjacent or
Near the Study Area*

Address		Heritage Status	Heritage Resource	Recommendation
Street Name	Street #			
Chinguacousy Rd	12710	Listed	House	Continue Listing
Chinguacousy Rd	12846	Listed	House	Continue Listing
Hurontario St	12701	Listed & designated	House	Continue Listing
Hurontario St	12891	Listed	Farmstead	Continue Listing
Hurontario St	13144	None	None	Do not list
McLaughlin Rd	12461	Listed	House	Continue Listing
McLaughlin Rd	12502	None - Removed from Registry	None	Do not list
McLaughlin Rd	13064	Listed	House, Barn & Landscape	Continue Listing

In addition, the former Credit Valley Railway property, which is recommended for listing in the Register, is both within and adjacent to the Study Area.

On the adjacent property at 12461 McLaughlin Road, the heritage resource, the Giffen House is vacant and showing signs of severe deterioration with the loss of many roof shingles (Figure 7.4). The Town of Caledon should require that the owner correct the deteriorating fabric and ensure its continued integrity until it has been restored as part of the redevelopment of the property

Figure No. 7.4
*Deterioration in the Giffen
House - 12461 McLaughlin
Road – missing roof singles*



7.2 A Comparison between the 2008 Study and this 2022 CHA

Figure 7.5 identifies the properties where changes from the 2008 Study have occurred.

Within the 2022 Study Area, three properties, previously identified in the 2008 Study as heritage were determined not to have cultural heritage value. These are:

12529 Chinguacousy Road – The heritage resources of this property, which is both within and adjacent to the 2022 Study Area, have been demolished. Caledon Town Council has removed the property from its Heritage Register by By-law 2015-363.

12760 Hurontario Street – The Barn cited in the 2008 Study as having cultural heritage value has been demolished. The House on the property has also been demolished. There are no other features on the property worthy of conservation. Council removed this property from the Register by By-law 2016-174.

2939 Old School Road – The 2008 Study identified the former school house on this property as having potential cultural heritage value. Since then, the building has been substantially altered with a cladding of stucco and changes to the windows. The stucco cladding may not be reversible; its removal could destroy the brick which it covers. As a result of the alterations following the 2008 Study, the property does not have sufficient cultural heritage value to warrant conservation and is recommended for removal from the Heritage Register.

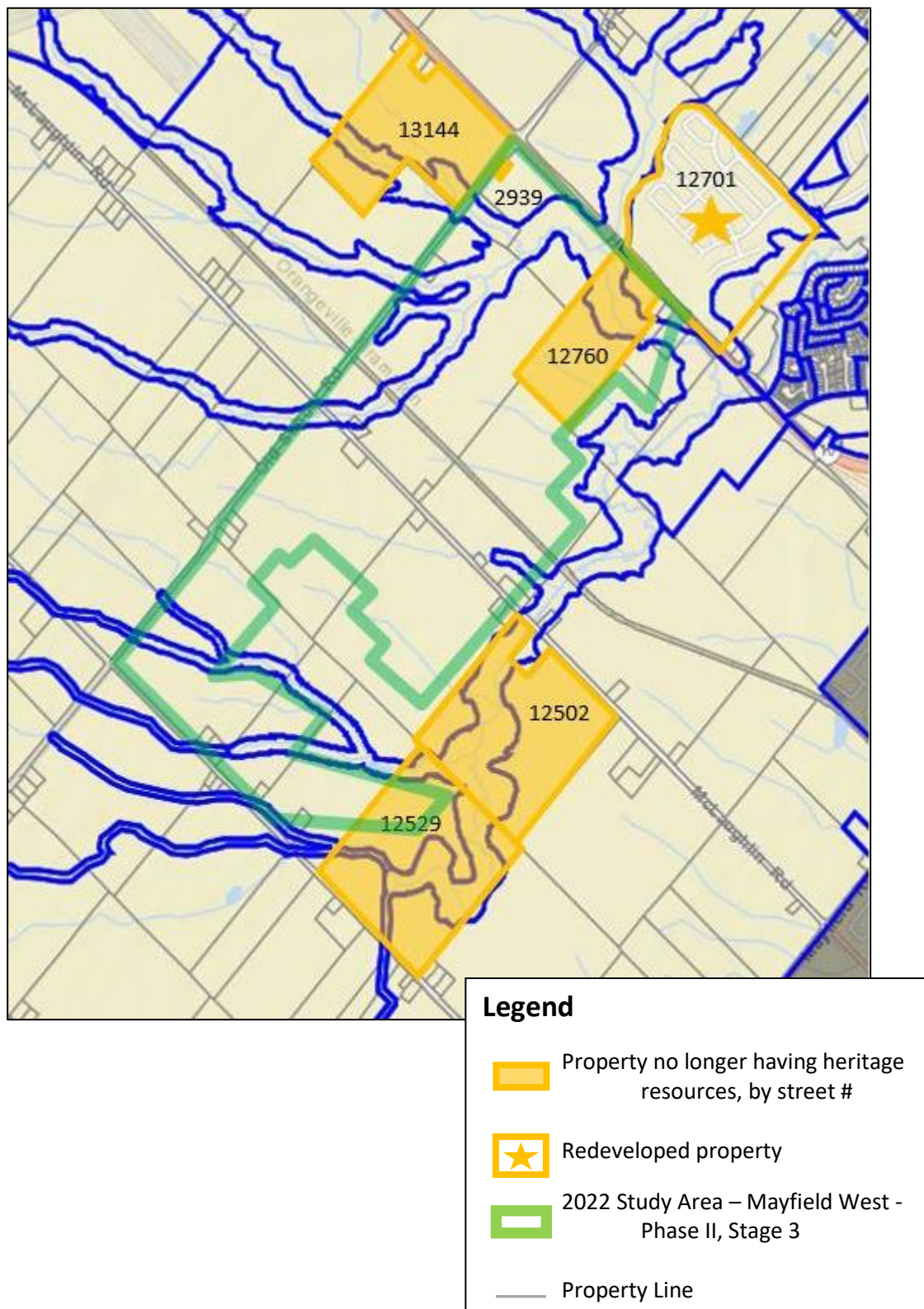
Immediately beyond the Study Area, three properties identified in the 2008 Study as heritage either no longer have cultural heritage value or have been changed substantially. These are:

12502 Chinguacousy Road – All heritage resources on this property have been demolished. Council removed this property from the Register by By-law 2016-163.

12701 Hurontario Street – The 2008 Study references the ‘complete farm complex’, including the stone house, as the heritage feature on the property. Subsequent to the 2008 Study all buildings, except the House, were demolished. The House has been restored and included on a smaller lot within the redevelopment of the property. The smaller lot containing the House has been designated by By-law 2019-35.

13144 Hurontario Street – The house identified in the 2008 Study, which was the only heritage resource on this property, has been demolished. There are no other heritage features on the property that warrant inclusion in the Heritage Register. The property was never included in the Heritage Register.

Figure 7.5 Changes in the Heritage Properties, 2008 Study to 2022 CHA



7.3 Municipal Heritage Status of Properties

Based on the above analysis and evaluation, the heritage status of a number of properties within and adjacent to or near the Study Area should be changed or amended. Table 7.3 identifies the May 2022 heritage status with recommended changes of all relevant properties arising from the analysis of this report.

Within the Study Area, the heritage status of two properties should be changed. 2939 Old School Road should be removed from the Register of Heritage properties for the reasons cited in the Inventory and section 7.2 above. Both the 2008 Study and this CHA identified the Credit Valley Railway right-of-way as a heritage property. It should be included in the Town's Heritage Register and identified as a Cultural Heritage Landscape in the Town's Official Plan.

For properties adjacent to or near the Study Area, all six properties warranting inclusion in the Caledon Heritage Register have been included.

7.4 When Development Plans Are Submitted on or near Heritage Properties

When development plans are submitted to the Town for approval and the development plan contains or is adjacent or near to a heritage resource identified in this Assessment, the submission must include a Cultural Heritage Impact Assessment (CHIA) prepared by a qualified consultant which assessed the impact of the proposed development on the cultural heritage values and resources. The CHIA, which is to be consistent with the requirements of the Town of Caledon, should include:

- detailed documentation of the heritage resources on or near the proposed development;
- assessment of the impact of the proposed development on those heritage resources;
- consideration of options that would minimize the adverse impacts on those heritage resources;
- recommendations for the conservation of the heritage resources for the preferred option; and
- measures to protect the resource during times when the resource is vacant or the site is under development.

8.0 CONCLUSIONS AND RECOMMENDATIONS

In 2008 a Cultural Heritage Landscape & Built Heritage Resources Assessment was prepared for the Mayfield West Phase II Secondary Plan area. It identified heritage properties within and adjacent to or near the Secondary Plan area. For the properties within the Secondary Plan area, it provided some information about their cultural heritage values. However, for properties adjacent to or near the Phase II area it provided little cultural heritage information.

Some land owners in the Stage 3 area of the Mayfield West Phase II Secondary Plan area have requested an update of the 2008 study for the Stage 3 area. This Cultural Heritage Assessment (CHA) provides recent information about the heritage values and status of properties within and adjacent to or near the Stage 3 area taking into consideration several sources and provincial selection criteria that were not used in the 2008 study. This CHA was initially conducted in 2017 – 2108. It has been revised and updated as of May 2022.

8.1 The Analysis

The following information was used in this CHA:

- Historic mapping including the patent plan, Tremaine's 1859 map and 20th century topographic maps;
- Historic and current (2021) aerial photographs;
- Land ownership starting with the issuance of the patent;
- Census information from 1851 to 1921; and
- Photographs taken during site visits in 2017 and May 2022.

With this information, properties were evaluated using provincial criteria established by regulation 09/06 made under the *Ontario Heritage Act*. In addition, the physical condition and heritage integrity of the structures and landscapes were considered as criteria in evaluating the properties. Heritage integrity refers to the extent to which the original heritage attributes or fabric of a structure or landscape remain. The extent to which alterations to the heritage attributes can be easily reversed was considered in this evaluation.

8.2 Conclusions

Within the Phase 3 Area (the Study Area)

This CHA found that, within the Study Area, there are seven properties that have heritage resources with sufficient cultural heritage value to warrant listing in the Town's Heritage Register.

Of the seven properties, on four the heritage resource is the farm house; on two it is the farmstead including the house, outbuildings and nearby landscape features; and on one property it is a railway right-of-way extending through and beyond the Study Area containing

materials and landscape features associated with railway operations. The heritage properties and resources are mapped in Figures 7.1 and 7.2 and listed in Table 7.1.

Of the seven properties, six are currently listed in the Town's Heritage Register. Only the railway right-of-way is not included in the Register.

One additional property in the Study Area, 2939 Old School Road, which contains a former school house, is listed in the Town's Heritage Register. However, this CHA found that it has been altered to such an extent that it does not merit continued inclusion in the Register.

When the results of this 2022 CHA are compared to the 2008 Study, two other properties within the Study Area identified in 2008 as heritage (Figure 7.4), no longer satisfy the heritage criteria because the heritage resources have been demolished. These properties are 12529 Chinguacousy Road and 12760 Hurontario Street. These properties have since been removed from the Town's Heritage Register.

Adjacent to or Near the Phase 3 Area (the Study Area)

This CHA found that, adjacent or near the Study Area, six properties have heritage resources with sufficient cultural heritage value to warrant inclusion in the Town's Heritage Register.

Of the six properties, on four the heritage resource is the farm house and on two it is the farmstead including the house, outbuildings and nearby landscape features. The railway right-of-way mentioned above, although it extends immediately beyond the Study Area was not counted as it has been included in the list of places within the Study Area. The heritage properties and resources are mapped in Figures 7.1 and 7.2 and listed in Table 7.2.

On one of the six properties, 12461 McLaughlin Road, the heritage resource, the Giffen House, was found to be deteriorating with the roof missing many shingles and the associated roof boards rotting allowing water to penetrate the interior of the

All six properties are included in the Town's Heritage Register and one of those, 12701 Hurontario Street, has been designated by the Town.

When the results of this 2022 CHA are compared to the 2008 Study, two other properties adjacent or near the Study Area identified in 2008 as heritage (Figure 7.4), no longer satisfy the heritage criteria because the heritage resources have been demolished. These properties are 12502 McLaughlin Road and 13144 Hurontario Street. The former property has since been removed from the Town's Heritage Register while the latter had never been included in the Register. One further difference between the 2022 CHA and the 2008 Study is at 12701 Hurontario Street. The 2008 Study identified a number of heritage resources on this property. However, as a result of subdivision and development of the property, only the House remains on a small lot within the subdivision. The property containing the House has been designated.

8.2 Recommendations

Based on the applicable heritage policies and the above analysis, evaluation and conclusions, the following recommendations are made:

Recommendation – The Town amend the Caledon Heritage Register by removing 2939 Old School House Road and adding the former Credit Valley Railway right-of-way.

1. It is recommended that the Council of the Town of Caledon undertake the following actions with respect to the Caledon Heritage Register based on the information and reasons contained in this Cultural Heritage Assessment:
 - a. remove 2939 Old School Road;
 - b. add the former Credit Valley Railway right-of-way.

Recommendation – The Town taken action to ensure the conservation of the Giffen Farm House at 12461 McLaughlin Road.

2. It is recommended that the Council of the Town of Caledon take all necessary actions to ensure the conservation of the James Giffen Farm House at 12461 McLaughlin Road and that deterioration in the building's envelope be corrected.

Recommendation – A Cultural Heritage Impact Assessment accompany development application submissions to the Town for any property with the Study Area containing or adjacent /near an identified heritage resource.

3. It is recommended that the Town of Caledon require that a comprehensive Cultural Heritage Impact Assessment accompany any *Planning Act* application for development of a property within the Mayfield West, Phase 2, Stage 3 Area that contains a heritage resource or is adjacent or near a heritage resource identified in this Cultural Heritage Assessment

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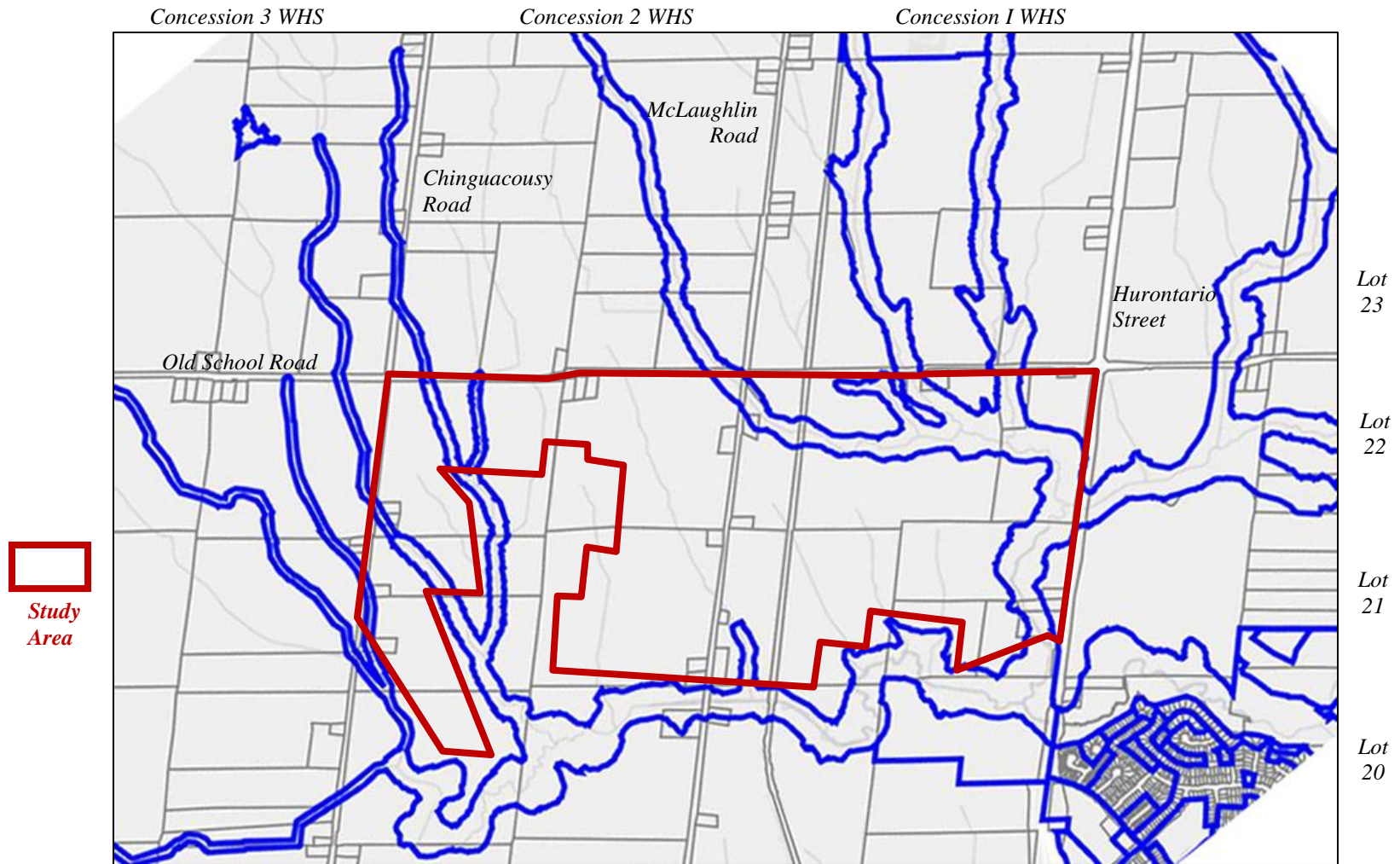
Caledon Property Maps -

<https://www.arcgis.com/home/item.html?id=8a1610d6b74847c78039e01441fa18c6>

Former Credit Valley Railway - <http://www.orangeville.ca/economic-development/railway>

Appendix A: Property Fabric

Property Fabric



Source: Caledon Zoning Map – 2013 – ARCGIS

Appendix B: Maps

Patent Plan



1859 – Tremaine

Concession 3 WHS

Concession 2 WHS

Concession 1 WHS

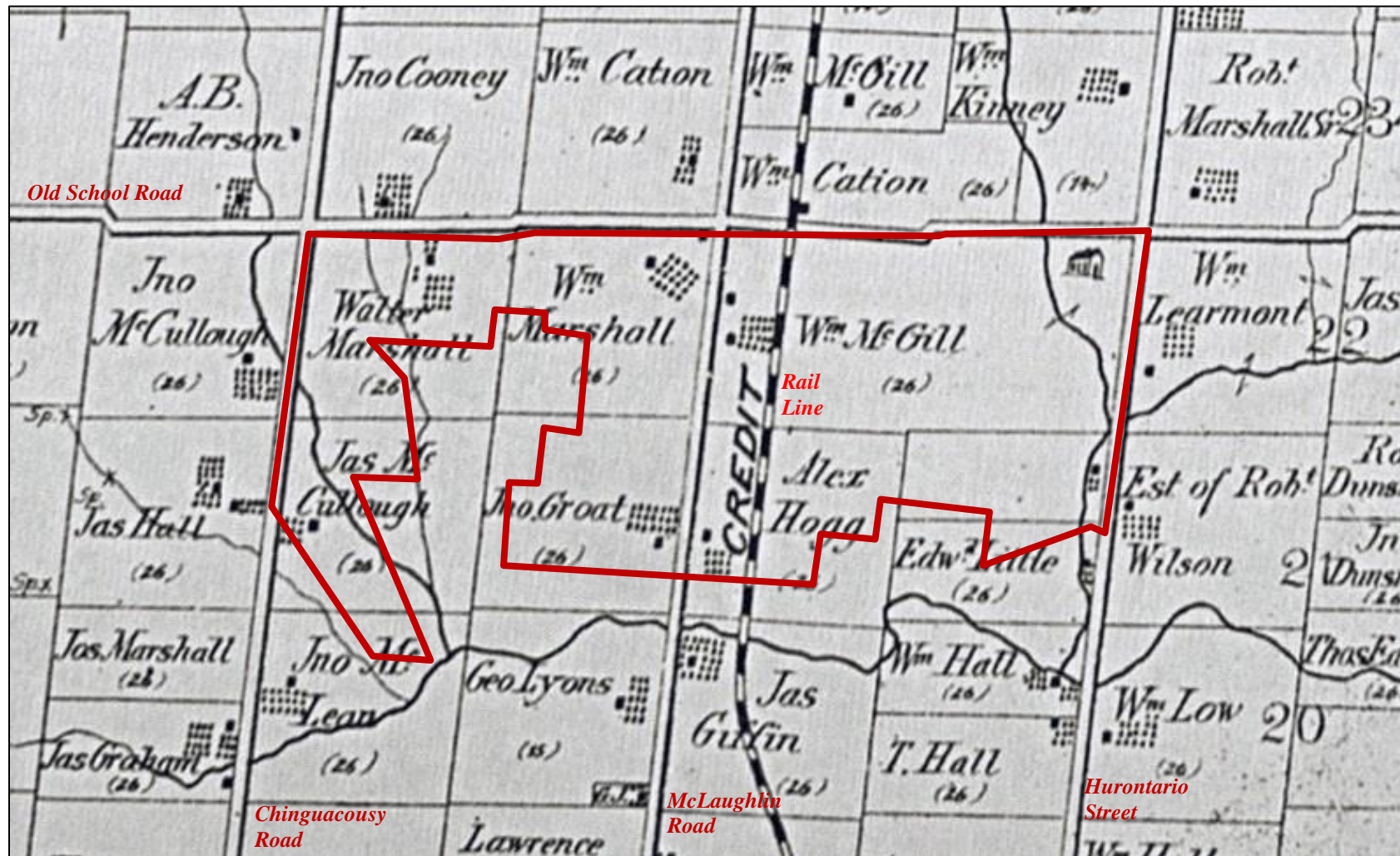


1877 – Peel County Illustrated
Historical Atlas

Concession 3 WHS

Concession 2 WHS

Concession 1 WHS

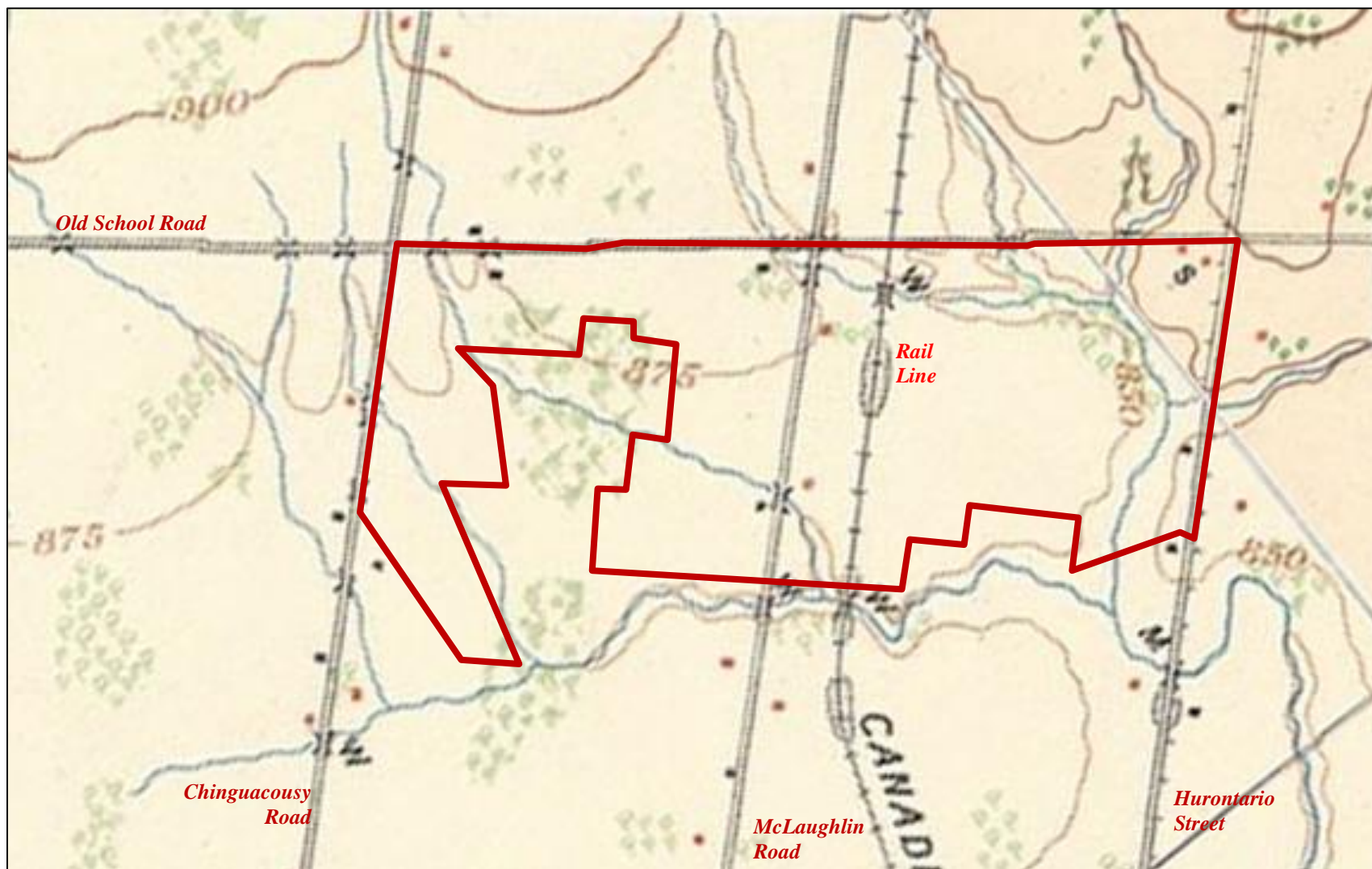


Study Area



Concession 2 WHS

1909 - 1914 - National Topographic Survey
Scale 1:63,360

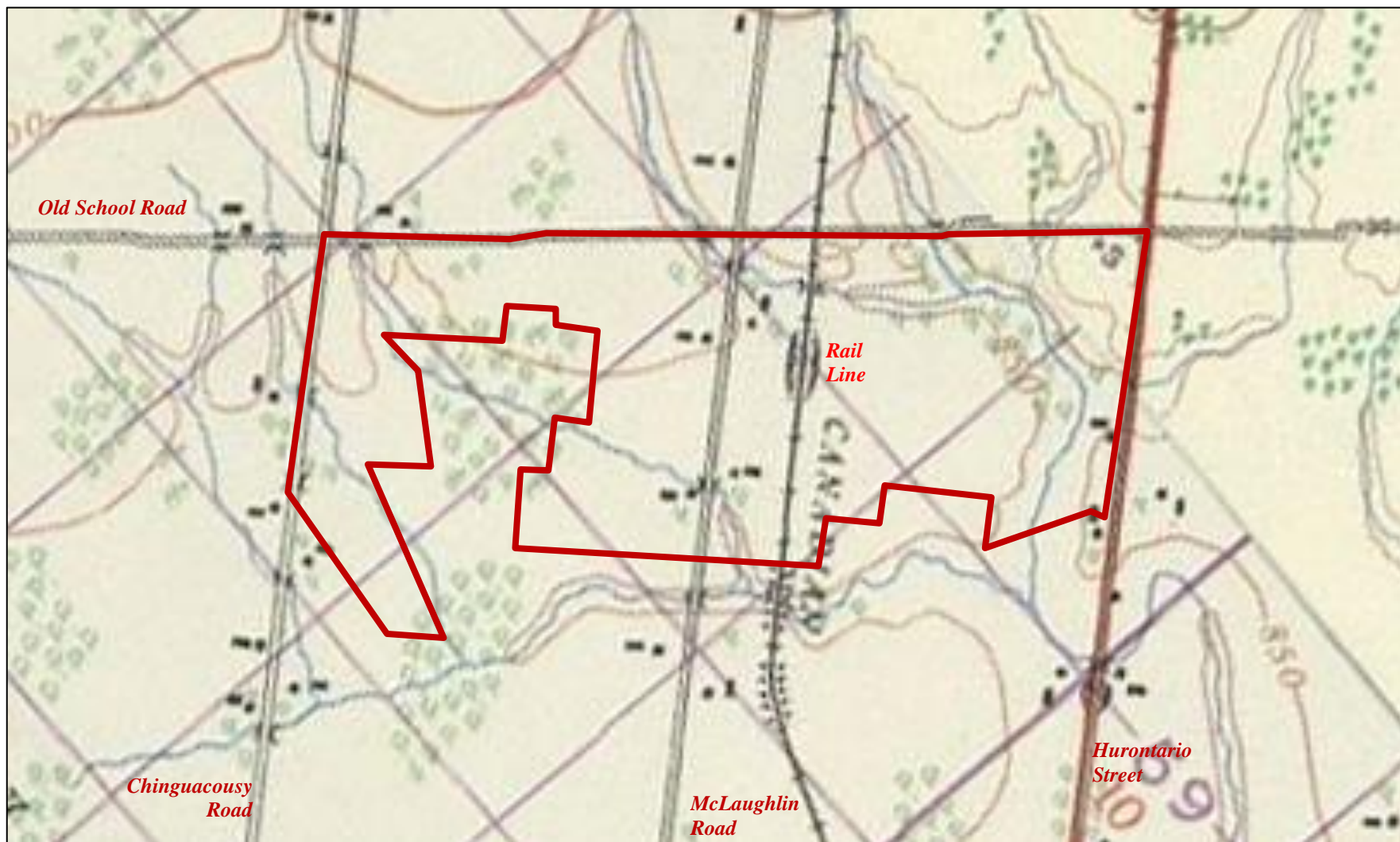


1942 - 1940 - National Topographic Survey

Scale 1:63,360



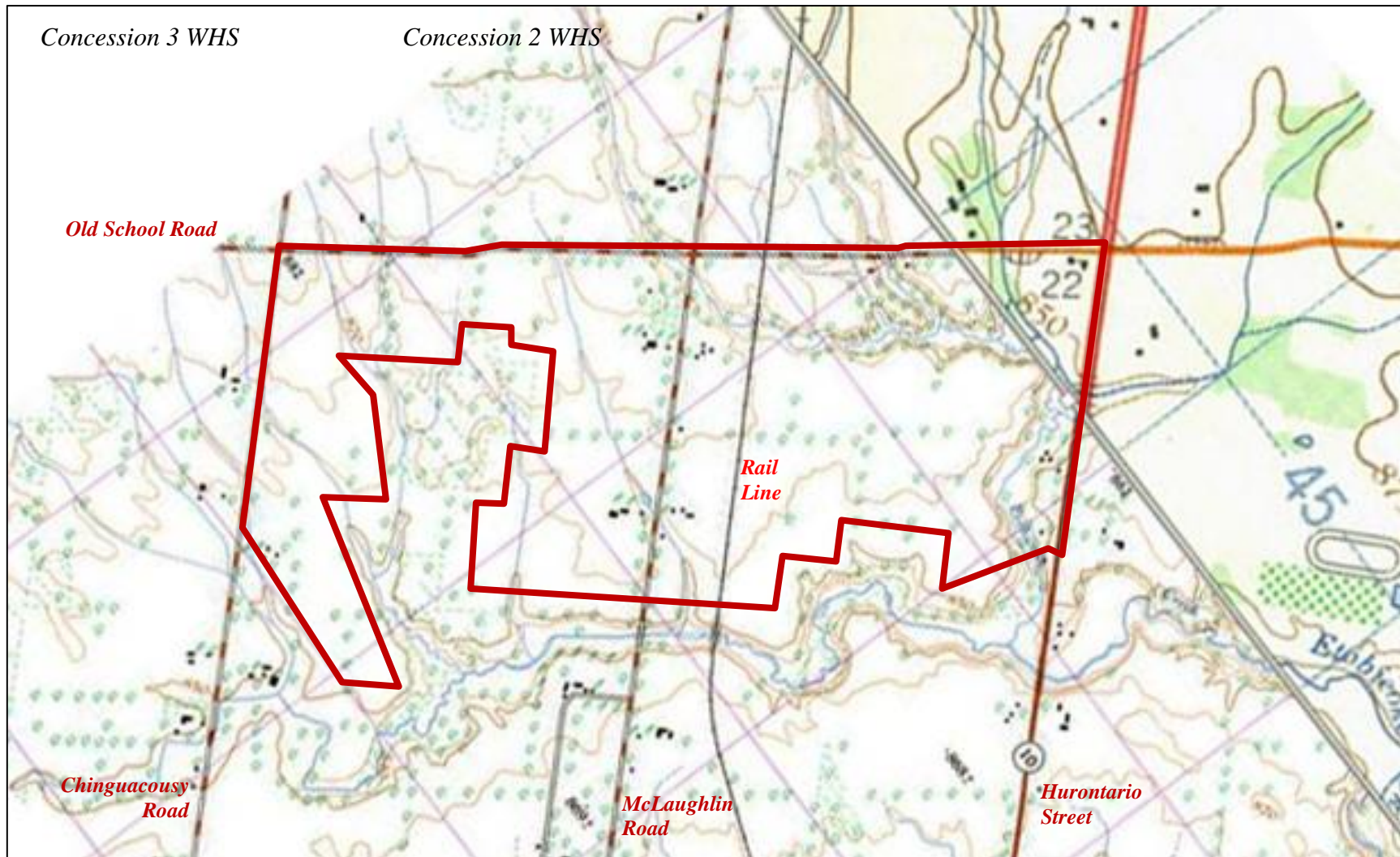
Concession 2 WHS





Study Area

1963 - 1976 - National Topographic Survey
Scales 1:25,000 and 1:50,000

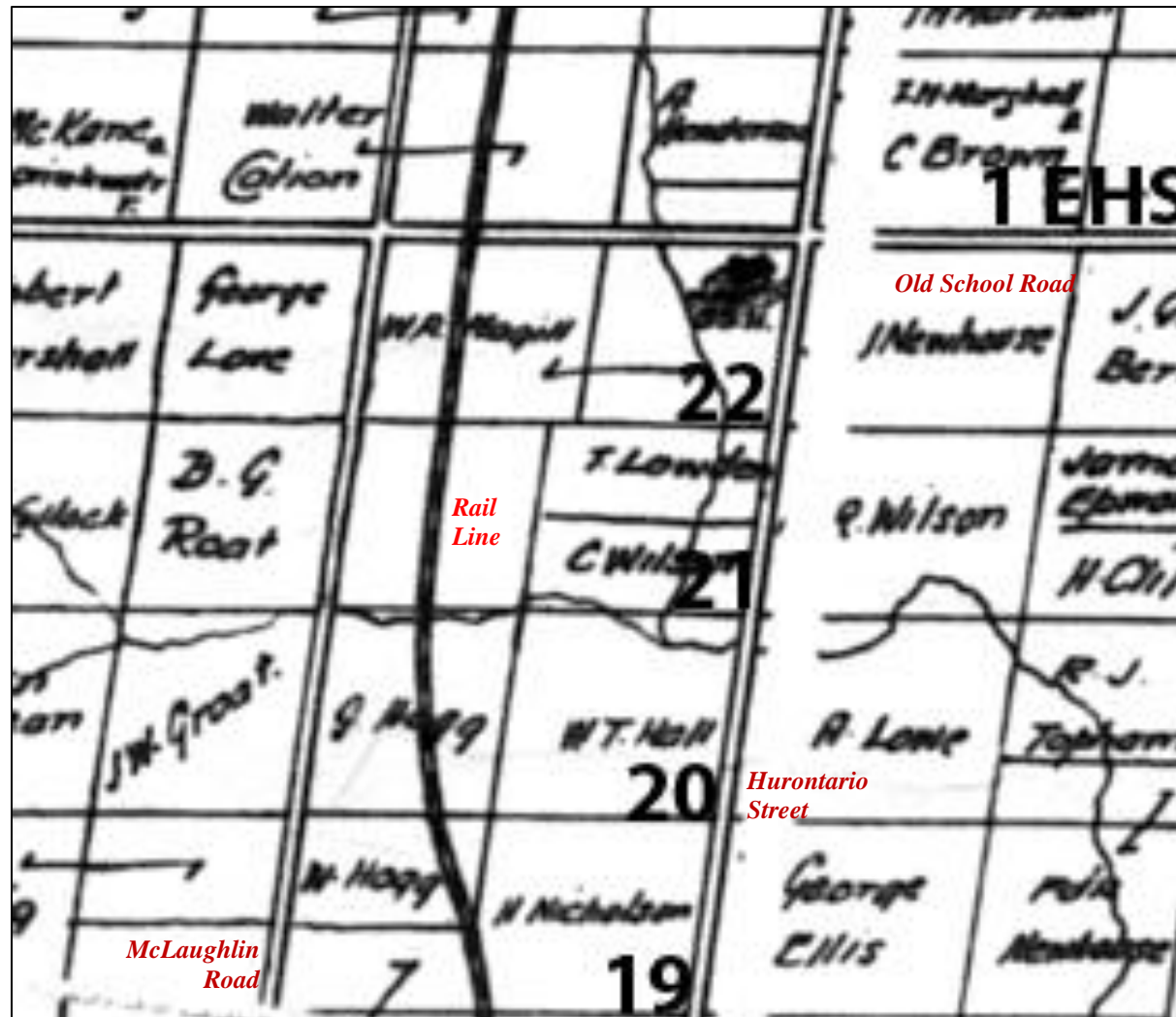


1917 - Ownership

Source: Guidal Ownership Map

Concession 2 WHS

Concession 1 WHS



1960 - Ownership

Source: Tweedsmuir History - Snelgrove

Concession 2 WHS

Concession 1 WHS

Subroad 22 <i>Old School Road</i>	Gordon Cation	Cation	D. & J. Newhouse	Dorothy Newhouse	22
Bruce LaRose	Gordon Cation				21
(Russell) Duke J Ford-King	Douglas Hogg	H. Rowland T. Newby J. Jackman	John Newhouse		20
Jack Groat	Ernest Hogg	Charles Sanderson	Wm. Farr		19
Jack Groat	Fred Hutchinson Russell Nicholson	Fred Hutchinson	Peel Block H Rhinehart	Jas	

*McLaughlin
Road*

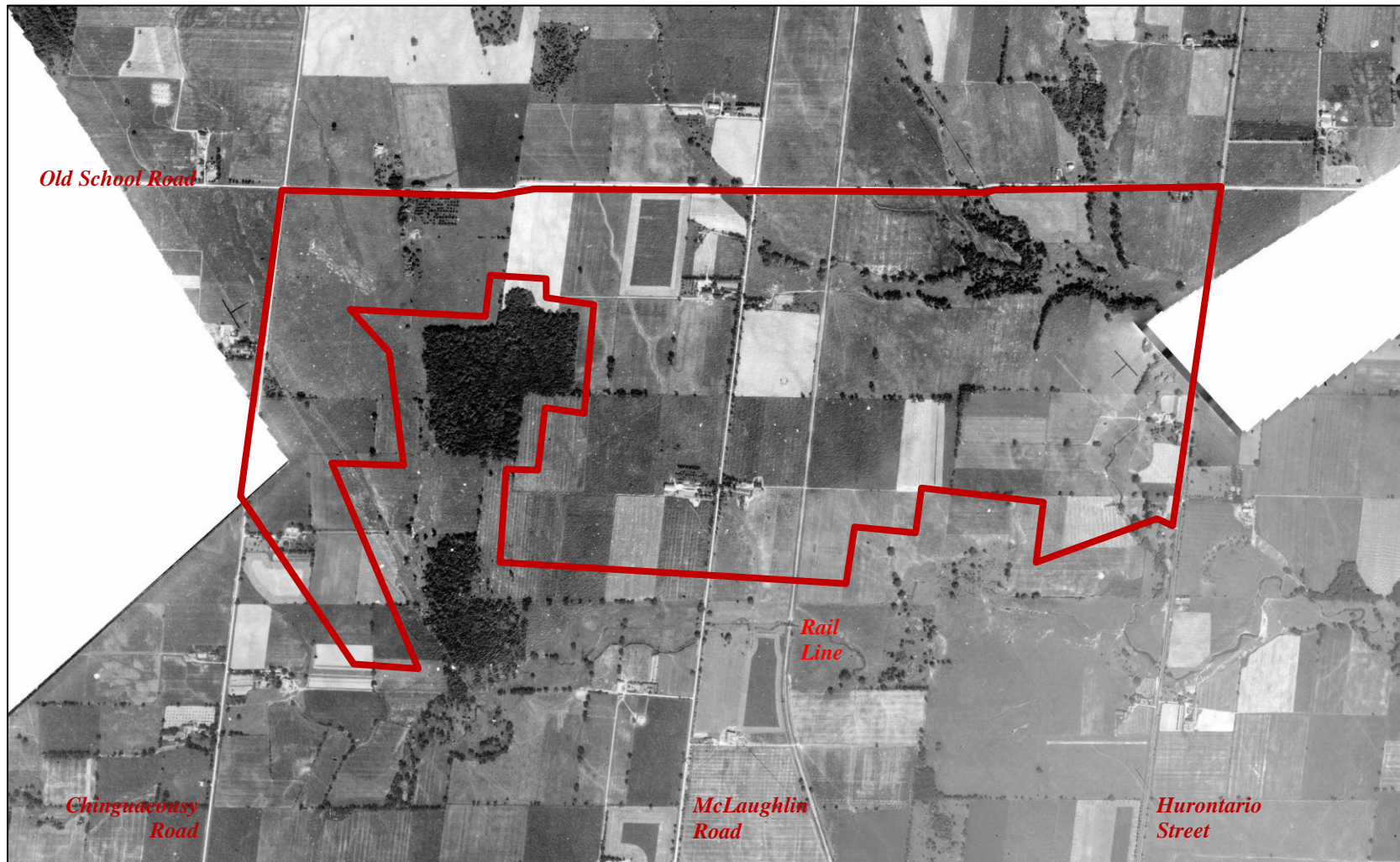
*Hurontario
Street*

Appendix C: Aerial Photographs

1946

Concession 2 WHS

Concession 1 WHS

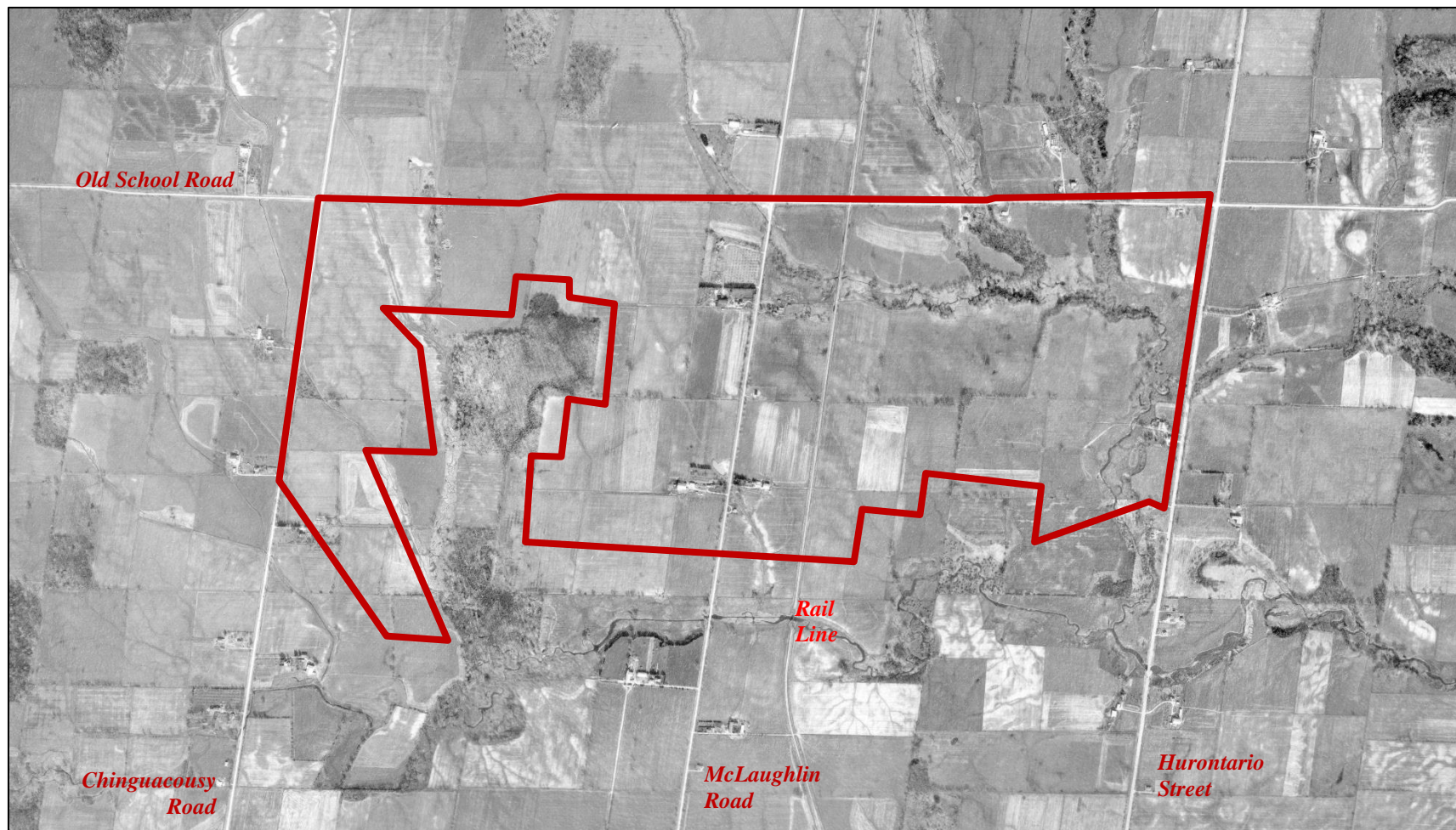


Source: National Airphoto Library
A10070-59 & 62, A10075-71

1960

Concession 2 WHS

Concession 1 WHS

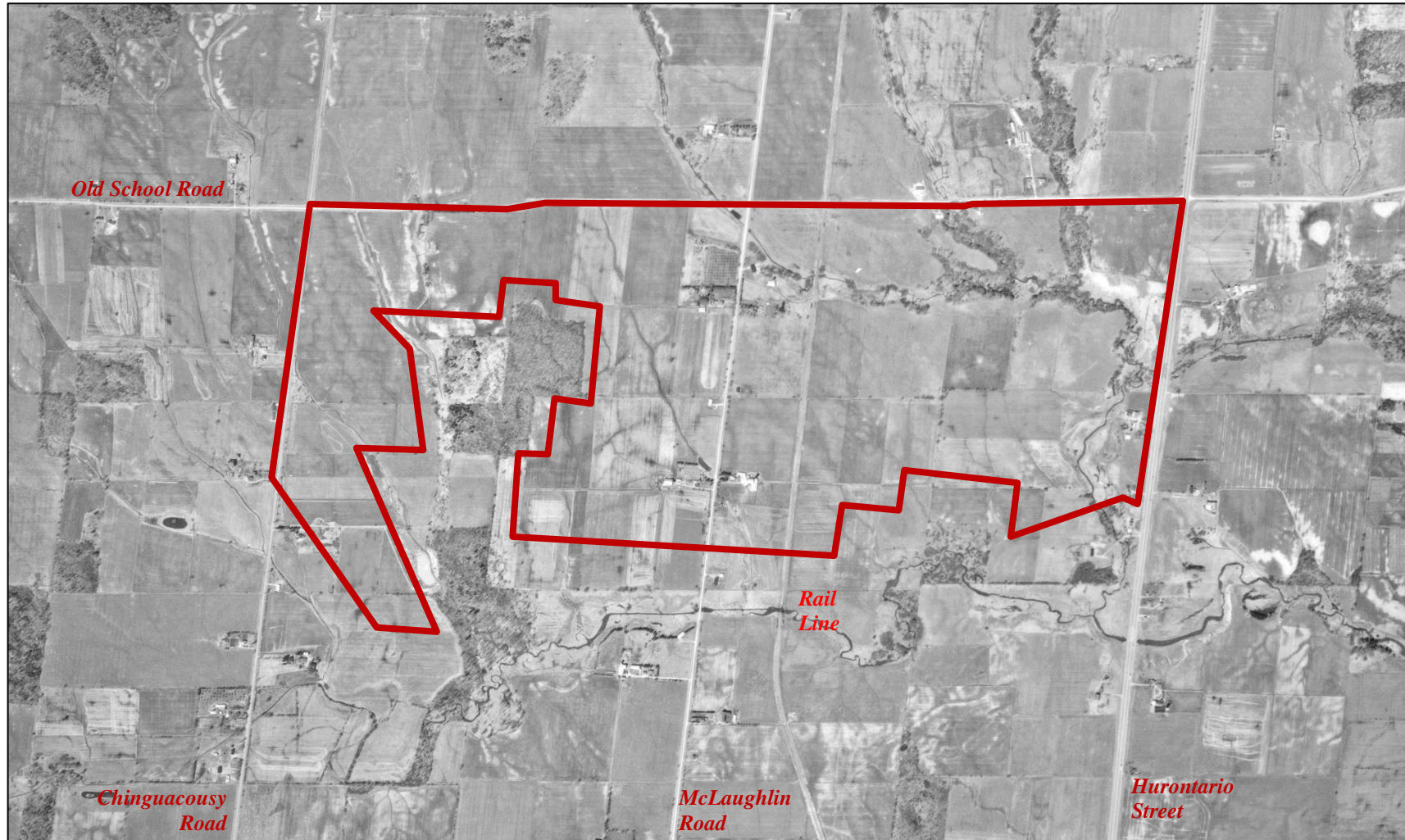


Source: National Airphoto Library
A16997-068 & 069

1974

Concession 2 WHS

Concession 1 WHS

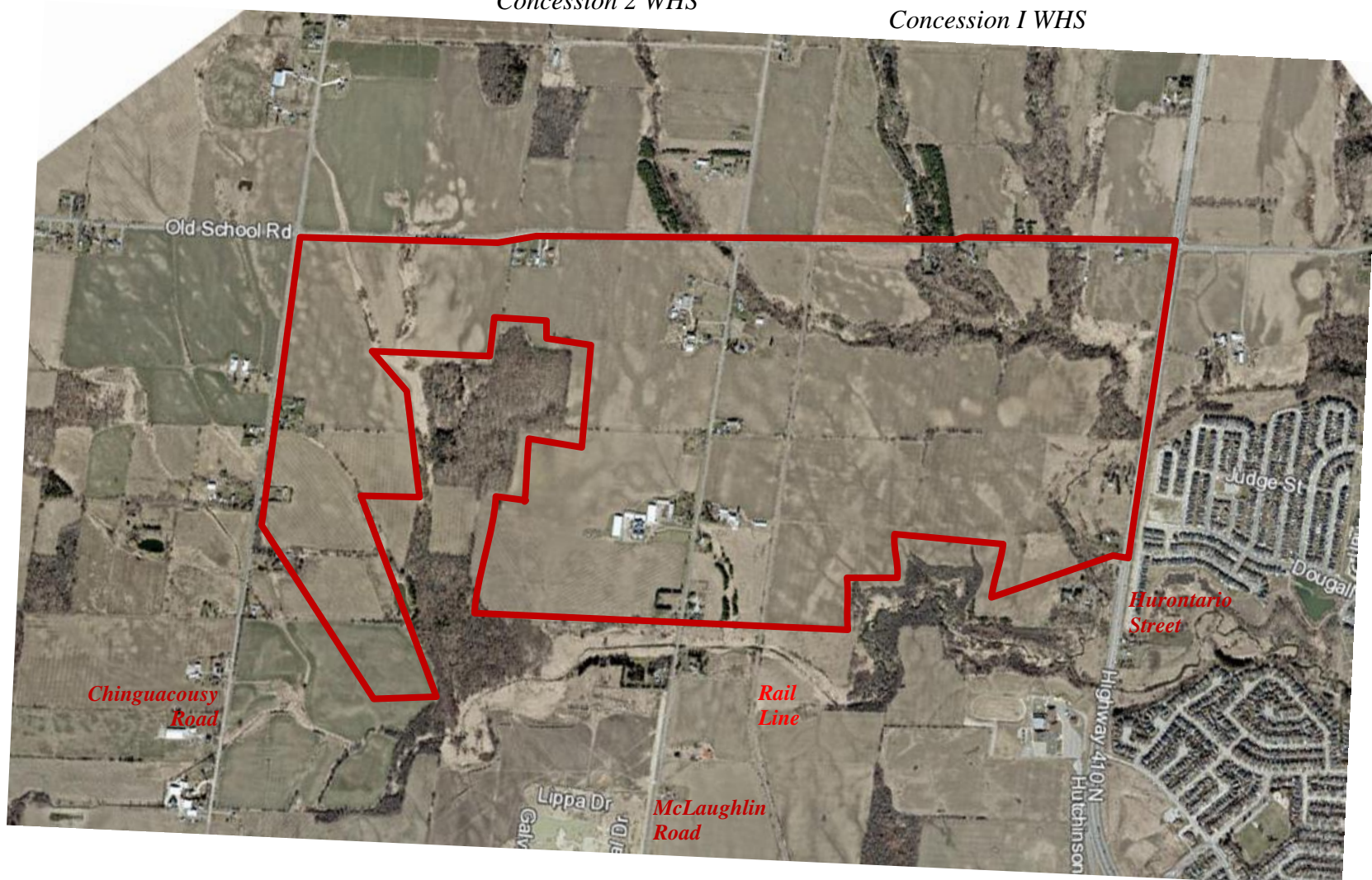


Source: National Airphoto Library
A23665-080

2021

Concession 2 WHS

Concession 1 WHS



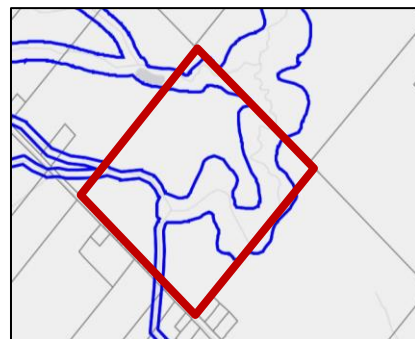
Source: Caledon Maps

Appendix D: Inventory of Cultural Heritage Properties and Resources

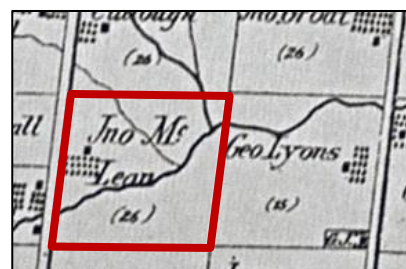
Location: Chinguacousy Road, 12529
Concession: 2WHS Lot: 20 W ½
Within and Adjacent to the Study Area

Heritage Status: Removed from List – By-law 2015-363

Date Built: c1870 (barn) as per 2008 study



Ownership: 1821
Patent: William Woodruff (100 ac)
1839: John McLean (100 ac)
1883: John McLean to
Allan McLean (100 ac)



Map –
1877

Census:

1851 – 1921 Census, Chinguacousy – Pt West ½, Lot 20, Con 2WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	John McLean	Farmer	40	al	nc	log	1	nc	1	nc	nc
1861	John McLean	Farmer	50	100	nc	log	1 ½	nc	1	1 uc	nc
1871	John McLean	Farmer	61	100 (o)	1	nc	nc	nc	nc	-	3
1881	John McLean	Farmer	73	nc	nc	nc	nc	nc	nc	nc	nc
1891	Allen McLean	Farmer	35	nc	1	brick	2	10	nc	-	nc
1901	Allan McLean	Farmer	44	100 (o)	1	brick	nc	14	1	nc	2
1911	Allen McLean	Farmer	54	nc	nc	nc	nc	nc	nc	nc	nc
1921	?			nc	nc		nc		nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost, (uc) under construction

Heritage Resources: (2008 study) – Cultural Heritage Landscape – Buildings & Landscape

Original character of resources:

One storey, vertical board structure (55' x 55') with a gable roof and large sliding wood door on the east elevation)

Heritage Integrity: None – all buildings demolished

Condition: None – all buildings demolished

Current Occupancy: vacant

Location: Chinguacousy Road, 12529

Photographs:

2008



Farm House



Barns



Lane to House



Outbuildings

Oct. 2017



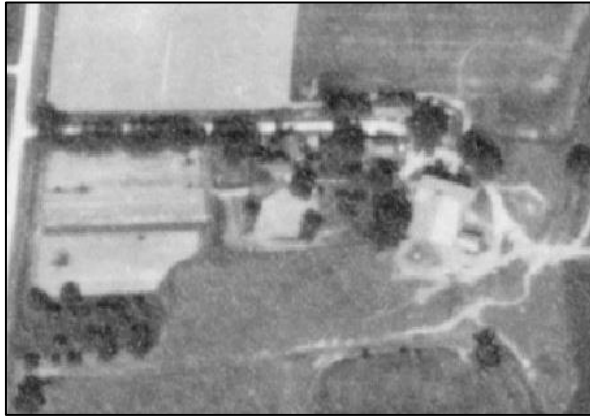
Lane to former House



Site of Farmstead

Location: Chinguacousy Road, 12529

Aerial Photographs - Farmstead



1946



1960



1974

2021



Location: Chinguacousy Road, 12529

Evaluation:

No evaluation was undertaken as the primary components of this Cultural Heritage Landscape – the House, barns and outbuildings – have been demolished. The remaining landscape features only had heritage relevance in connection with those structures, all as an evolved cultural heritage landscape. The remaining natural landscape features can be protected through other planning measures such as the use of the Environmental Protection 2 Zoning.

Summary:

The former Cultural Heritage Landscape at 12259 Chinguacousy Road consisted of the house, barns, outbuildings and landscape features, such as the farm lane, the Etobicoke creek valley and the farm fields. The polychromatic, 1 ½ storey house was constructed in 1861 for John McLean, who had acquired the property in 1839. The property remained in the McLean family into the twentieth century. The 2008 study recommended that the property be listed in the Caledon Heritage Register. Accordingly, the Town of Caledon listed the property in its Heritage Register as a potential cultural heritage landscape. Subsequently, the buildings were demolished and in 2015, the Town removed the property from the Register.

Recommendation:

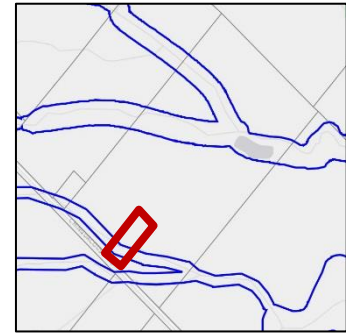
The property at 12760 Hurontario Street not be listed in the Caledon Heritage Register.

Location: Chinguacousy Road, 12669
Concession: 2 WHS Lot: 21 W ½
Within Study Area

Heritage Status: Listed – By-law 2010-475

Date Built: House – 1911 (date stone on House)

Ownership: 1834
Patent: Samuel Price (100 ac)
1845: James Edwards (W ½)
1845: James McCullough (W ½)
1885: Robert McCullough (W ½)
1917: McCulloch
1960: J. Ford-King



Map – 1909
No brick house

Census:

1851 – 1921 Census, Chinguacousy – Pt West ½, Lot 21, Con 2WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	John McCullough	Farmer	30	al	nc	log	1	nc	1	nc	nc
1861	James McCullough	Farmer	41	100	nc	log	1 ½	nc	1	1 uc	nc
1871	John McCullough	Farmer	60	100 (o)	1	nc	nc	nc	nc	-	3
1881	John McCullough	Farmer	75	nc	nc	nc	nc	nc	nc	nc	nc
1891	Robert McCullough	Farmer	31	nc	1	wood	2	8	nc	-	nc
1901	Robert McCulloch	Farmer	41	100 (o)	1	composite	nc	12	1	nc	1
1911	Robert McCullough	Farmer	51	nc	nc	nc	nc	nc	nc	nc	nc
1921	Robert McCulloch	Farmer	61	nc	nc	brick	nc	12	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost, (uc) under construction

Heritage Resources: 2008 study – House

Original character of resources:

House - 2 ½ storey, red brick; '4 square'; symmetrical façade; hip roof with dormer window; 1 storey portico with square wood piers

Heritage Integrity: Medium - High

Condition: Good

Current Occupancy: House occupied

Location: Chinguacousy Road, 12669

Photographs:

2008 - none

Recent – May 2022 – *North and West Elevations*



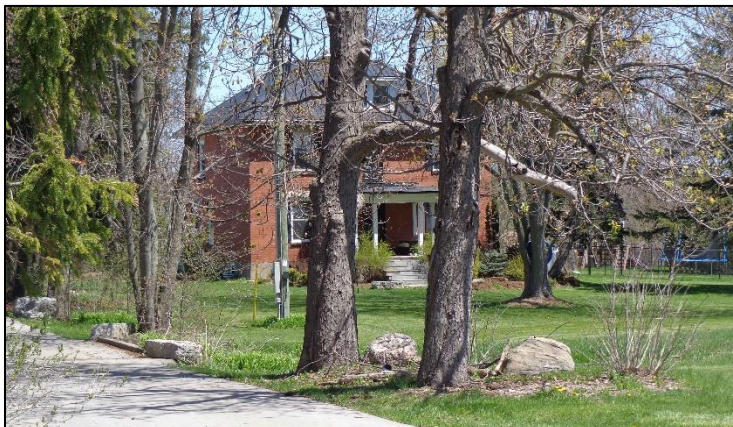
Bing 3D Airphoto – West and South Elevations



Bing – South & East Elevations



Bing - East & North Elevation



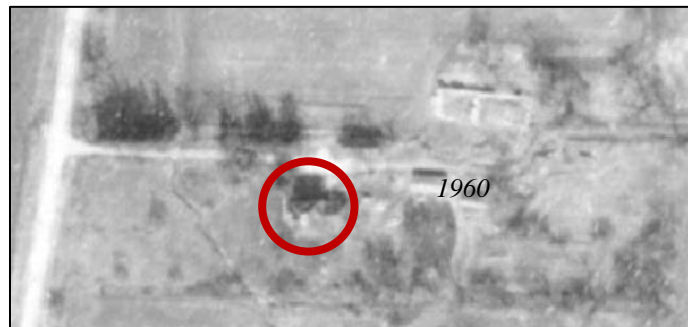
*Context - View
east from
Chinguacousy
Road – May 2022*

Location: Chinguacousy Road, 12669

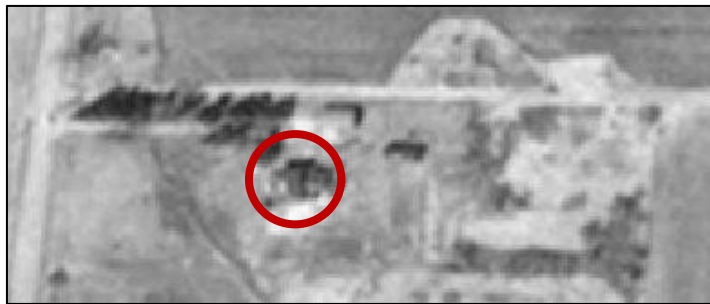
Aerial Photographs - Farmstead



1946



1960



1974

2021



Location: Chinguacousy Road, 12669

Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to House, 12669 Chinguacousy Rd, Caledon	
Criteria	Resource
	House
Design or Physical Value	
i. Rare, unique, representative or early example	Yes - rep
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	No
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	No
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	No
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	None visible
i. Integrity – retains much of its original built heritage character -	High degree

Summary:

The house at 12669 Chinguacousy Road was constructed 1911 for Robert McCullough, a descendent of an early area pioneer family. The House is a representative vernacular interpretation of the ‘Edwardian Classicism’ architectural style in a ‘Four Square’ variation. It exhibits a medium to high level of heritage integrity, retaining many of its original exterior architectural features. This 2 ½ storey frame house clad in red brick veneer laid in stretcher bond includes large concrete lintels over all openings and rock faced concrete sills in the window openings. The symmetrical arrangement of openings on the east elevation is emphasized by a centrally located one storey portico supported by wood posts. The House is capped by a hip roof with a central dormer window.

Recommendation:

The property at 12669 Chinguacousy Road warrants continued listing in the Caledon Heritage Register.

Location: Chinguacousy Road, 12710
Concession: 3 WHS Lot: 21 E ½

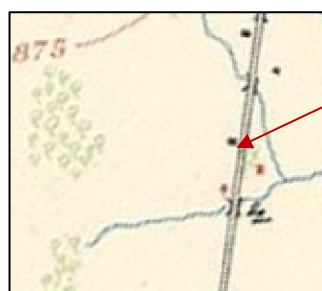
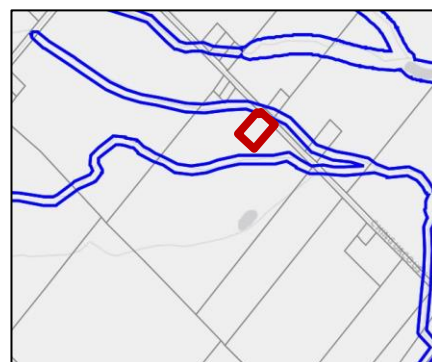
Adjacent/Near Study Area

Heritage Status: Listed – By-law 2020-91

Date Built: House – c1898 based on architecture
& census

Ownership: 182?
Patent: Timothy Street (200 ac)
1859: David Hall (E ½)
1877: James Hall (E ½)
1901: James Hall (E ½)

Census:



Map – 1909
Brick house
present

1851 – 1921 Census, Chinguacousy – East ½, Lot 21, Con 3WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	David Hall	Farmer	53	al	nc	log	1	nc	1	nc	nc
1861	David Hall	Farmer	64	100	nc	blank	blank	nc	blank	blank	nc
1871	James Hall	Farmer	28	223 (o)	2	nc	nc	nc	nc	0	3
1881	James Hall	Farmer	38	nc	nc	nc	nc	nc	nc	1	nc
1891	James Hall	Farmer	45	nc	1	wood	2	6	nc	-	nc
1901	James Hall	Farmer	59	100 (o)	1	composite	nc	13	1	nc	4
1911	?			nc	nc	nc	nc	nc	nc	nc	nc
1921	?			nc	nc		nc		nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study – House & barn; now just house as barn on separate property

Original character of resources:

House - 2 ½ storey, red brick; '4 square'; side entrance; hip roof with dormer window; 1 storey portico with wood posts

Heritage Integrity: Moderately high

Condition: Good

Current Occupancy: House occupied and barn still in use although on separate property

Location: Chinguacousy Road, 12710

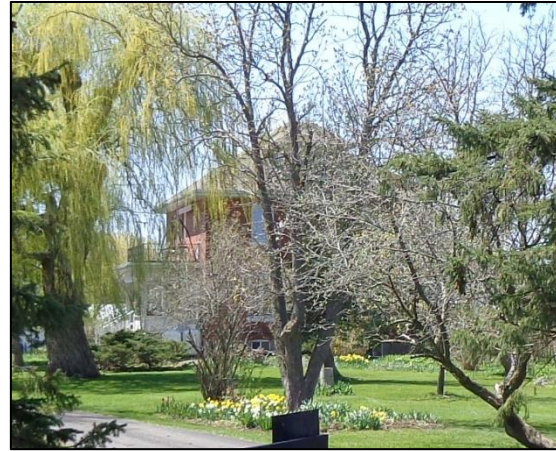
Photographs:

2008 - none

Recent – May 2022



House - East Elevation



House - South and East Elevations

Bing – 3D Aerial Photographs



*House -
East and
North
Elevations*



*House –
West and
South
Elevations*



*House –
North and
West
Elevations*



*Barn –
West and
South
Elevations;
now on
separate
property*

Location: Chinguacousy Road, 12710

Aerial Photographs - Farmstead



1960



1974



2016

Location: Chinguacousy Road, 12710

Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to House at 12846 Chinguacousy Road, Caledon			
Criteria	Resource		
	House	Barn	Landscape
Design or Physical Value			
i. Rare, unique, representative or early example	Yes - early	No	No
ii. High degree of craftsmanship or artistic merit.	No	No	No
iii. Demonstrates a high technical or scientific achievement	No	No	No
Historical or Associative Value			
i. Has direct association of community significance	Yes	No	No
ii. Yields information of a community or culture	No	No	No
iii. Work of a significant architect, artist, builder, designer etc	No	No	No
Contextual Value			
i. Maintains or supports the area character.	Yes	Yes	No
ii. Is physically, functionally, visually or historically linked to area	Yes	Yes	No
iii. Is a landmark	No	No	No
Condition / Heritage Integrity			
3 i. Significant condition problems -	None visible	unknown	Not applicable
i. Integrity – retains much of its original built heritage character -	High	unknown	No

Summary:

The house at 12710 Chinguacousy Road was built circa 1898 for James Hall, a descendent of an early area pioneer family. The House is an early vernacular interpretation of the 'Edwardian Classicism' architectural style in a 'Four Square' variation. From what is visible, it exhibits a high of heritage integrity, retaining many original exterior architectural features. This 2 ½ storey frame house clad in red brick veneer laid in stretcher bond has segmental arched brick voussoirs and wood lug sills in the window openings. The front elevation faces south, where there is a one storey veranda with and wood posts. The House is capped by a hip roof with a central dormer window.

Recommendation:

The property at 12710 McLaughlin Road warrants continued listed in the Caledon Heritage Register citing the House as the heritage feature.

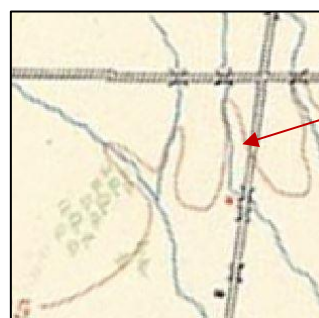
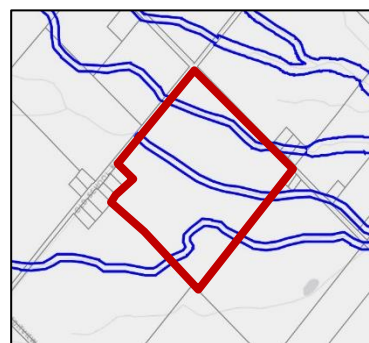
Location: Chinguacousy Road, 12846
Concession: 3 WHS Lot: 22 E ½

Adjacent/Near Study Area

Heritage Status: Listed – By-law 2020-7

Date Built: House – c1885 based on architecture
& census

Ownership: 182?
Patent: Thomas ? (100 ac)
1859: John McCulloch (E ½)
1877: John McCulloch (E ½)
1901: George McCulloch (E ½)



Map – 1909
Brick house
present

Census:

1851 – 1921 Census, Chinguacousy – East ½, Lot 22, Con 3WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	John McCulloch	Farmer	30	al	nc	log	1	nc	1	nc	nc
1861	John McCulloch	Farmer	50	100	nc	blank	blank	nc	blank	blank	nc
1871	John McCulloch	Farmer	63	100 (o)	1	nc	nc	nc	nc	0	4
1881	John McCulloch	Farmer	75	nc	nc	nc	nc	nc	nc	nc	nc
1891	George McCulloch	Farmer	38	nc	1	brick	2	8	nc	-	nc
1901	George McCulloch	Farmer	55	100 (o)	2	brick	nc	10	1	nc	3
	Mary E McCulloch	widow	78	-		wood		6	1		
1911	George McCulloch	Farmer	60	nc	nc	nc	nc	nc	nc	nc	nc
1921	/			nc	nc		nc		nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study – House & barn

Original character of resources:

House - 2 ½ storey, dichromatic brick; 'L' shaped plan; asymmetrical façade; cross gable roof; 1 storey portico with wood posts; gable roofed hay barn

Heritage Integrity: Moderately high

Condition: Good

Current Occupancy: House occupied and barn still in use

Location: Chinguacousy Road, 12846

Photographs:

2008



East Elevation



*Context – View northwest from
Chinguacousy Road*

Recent – May 2022



*East
Elevation*



East and North Elevations

Context - View northwest from Chinguacousy Road



Location: Chinguacousy Road, 12846

Aerial Photographs - Farmstead

1960



1946

1974



2021

House

Location: Chinguacousy Road, 12846

Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to Farmstead at 12846 Chinguacousy Road, Caledon			
Criteria	Resource		
	House	Barn	Landscape
Design or Physical Value			
i. Rare, unique, representative or early example	Yes - rep	Yes - early	No
ii. High degree of craftsmanship or artistic merit.	No	No	No
iii. Demonstrates a high technical or scientific achievement	No	No	No
Historical or Associative Value			
i. Has direct association of community significance	Yes	Yes	No
ii. Yields information of a community or culture	No	No	No
iii. Work of a significant architect, artist, builder, designer etc	No	No	No
Contextual Value			
i. Maintains or supports the area character.	Yes	Yes	No
ii. Is physically, functionally, visually or historically linked to area	Yes	Yes	No
iii. Is a landmark	No	No	No
Condition / Heritage Integrity			
3 i. Significant condition problems -	None visible	unknown	Not applicable
i. Integrity – retains much of its original built heritage character -	Moderately high	unknown	No

Summary:

The house at 12846 Chinguacousy Road was built circa 1885 for George McCullough, a descendent of an early area pioneer family. The House is a representative late Victorian hybrid architectural style incorporating ‘Queen Anne’ and ‘Gothic Revival’ elements. It has a high heritage integrity, retaining most original exterior architectural features. This 2 ½ storey, ‘L’ plan, frame house clad in a dichromatic brick veneer laid in stretcher bond has eared yellow brick window headers and quoins, and bay windows on the main and south elevations. A one storey portico with wood posts and brackets shelters the entrance. It has a complex hip and gable roof with wood shingling and patterned cornice boards in the gable.

The early hay barn with a gable roof may pre-date the house.

Recommendation:

The property at 12846 McLaughlin Road warrants continued listing in the Caledon Heritage Register citing the House and barn as the important heritage features.

Location: Credit Valley Railway right-of-way
Concession: 2 WHS Lots: 19-23 W ½

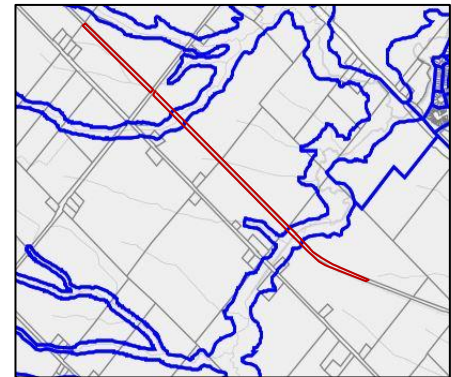
Within and Adjacent/Near Study Area

Heritage Status: None – identified as Cultural Heritage
Landscape in 2008 study

Date Built: 1879 – section of railway built

Ownership:

- 1871: Railway Company created
- 1873: Survey of right-of-way & start of property acquisition
- 1879: line opened – Brampton to Orangeville
- 1884: line acquired by Canadian Pacific Railway
- 2000: line acquired by Town of Orangeville – Brampton – Orangeville Railway
- 2022 line acquired by the Region of Peel for conversion to trail



Map – 1877
Railway
present

Census: Not applicable

Heritage Resources: 2008 study – rail corridor, embankment, tracks, bridge, adjacent bridge over creek, vegetation, views south & north at Old School Road

Original character of resources:
rail corridor, embankment, tracks, bridge, adjacent vegetation,
bridge over creek, views south & north at Old School Road

Heritage Integrity: High

Condition: Good

Current Occupancy: Railway was operated by the Orangeville Brampton Railway. Service was terminated on the line effective December 31, 2021. Recently acquired by the Region of Peel for recreation (trail) use. Tracks, ties and rail signals to be removed.

Location: Credit Valley Railway right-of-way

Photographs:



2008 – “Former CVR Railway
through the Study Area”

September 2017 – Adjacent – Railway
through 12461 McLaughlin Road



May 2022 – Within – Railway at Old School Road looking south



May 2022 – Adjacent – Railway at Old School Road looking north



Location: Credit Valley Railway right-of-way

Aerial Photographs – Railway Right-of Way



Location: Credit Valley Railway right-of-way

Evaluation: - Railway Cultural Heritage Landscape

Application of Heritage Criteria to former Credit Valley Railway , Caledon	
Criteria	Resource
	Landscape
Design or Physical Value	
i. Rare, unique, representative or early example	No
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	Yes
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	No
Contextual Value	
i. Maintains or supports the area character.	No
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	No
i. Integrity – retains much of its original built heritage character -	Yes

Summary:

The railway right-of-way was acquired and built for the Credit Valley Railway in the late 1870s. This Cultural Heritage Landscape consists of the rail bed, tracks and ties, grassed verges and drainage ditches on either side of the tracks, low grade cuts through this landscape and the bridge across the Etobicoke Creek at the south end of the Study Area. The railway is associated with the historic development of communities along the length of the rail line. Since 1879 it has been visually, functionally and historical linked to the area. It has no condition issues and retains a high level of heritage integrity. The importance of this functioning railway is demonstrated by the acquisition of the line from the CPR in 2000.

Recommendation:

The property consisting of the former Credit Valley Railway right-of-way should be listed in the Caledon Heritage Register and identified in Town's the Official Plan as a Cultural Heritage Landscape.

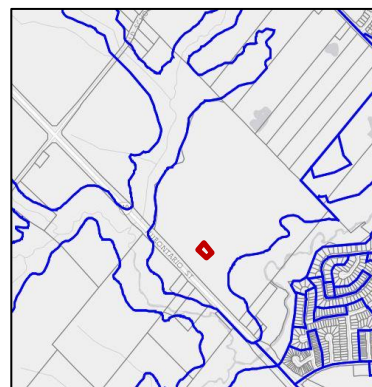
Location: Hurontario Street, 12701
Concession: 1 EHS Lot: 21 W ½
Adjacent/Near Study Area

Heritage Status: Designated – By-law 2019-35

Date Built: House – c 1870 (CHIS)

Ownership: 18? Patent:
Frank Lightheart (200 ac)
1839: Robert Wilson Sr (W ½)
1863: Robert Wilson Jr (W ½)
1872: Robert Wilson III (W ½)
1917: R Wilson sells farm (W ½)
1960: J. Newhouse

Census:



Map –
1877
House

1851 – 1921 Census, Chinguacousy – West ½, Lot 21, Con 1EHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	Robt Wilson	Farmer	81	al	nc	log	1 ½	nc	1	nc	nc
1861	Robert Wilson	Farmer	90	100	nc	frame	1 ½	nc	1	0	nc
1871	Robert Wilson	Farmer	62	100 (o)	1	nc	nc	nc	nc	0	2
1881	Robert Wilson	Farmer	27	nc	nc	nc	nc	nc	nc	nc	nc
1891	Robt Wilson	Farmer	38	nc	1	stone	1 ½	7	nc	0	nc
1901	Robert Wilson	Farmer	49	100 (o)	1	stone	nc	9	1	nc	4
1911	Robert Wilson	Farmer	59	nc	nc	nc	nc	nc	nc	nc	nc
1921	Allan McLean? (o)	Farmer	66	nc	nc	stone	nc	6	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study – stone centre gable house; complete farm complex

Original character of resources:

House - 1 ½ storey, stone cladding; 'L' plan; cross & centre gable roof; symmetrical openings on west elevation; bay and gothic windows; veranda

Heritage Integrity: House –moderately high.

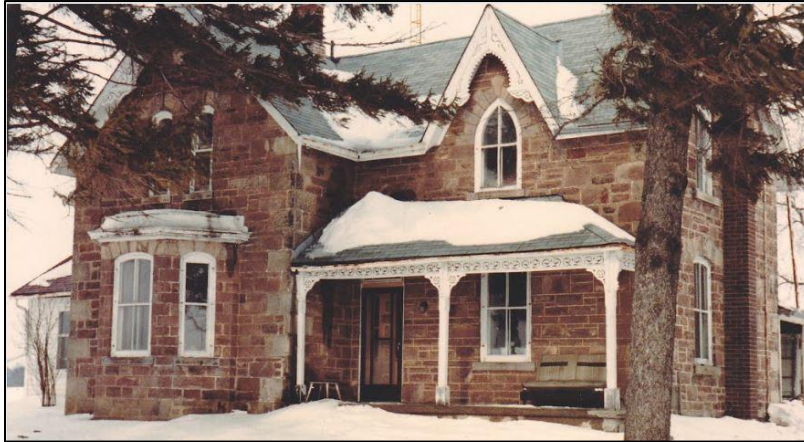
Condition: Good

Current Occupancy: House occupied

Location: Hurontario Street, 12701

Photographs: House

2008 - none



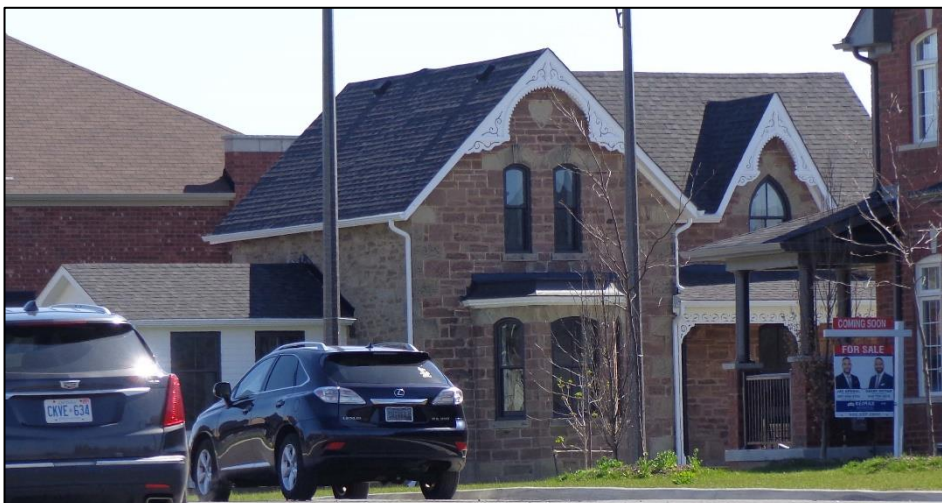
West and South Elevations
Source: Google Earth picture – ‘Caledon Stone House’

West Elevation

Oct. 2017



North & West Elevations



May 2022

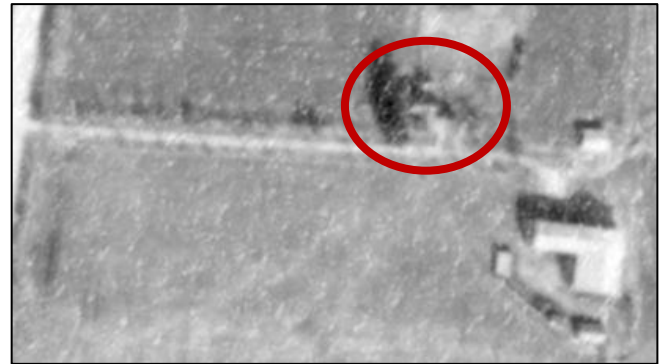
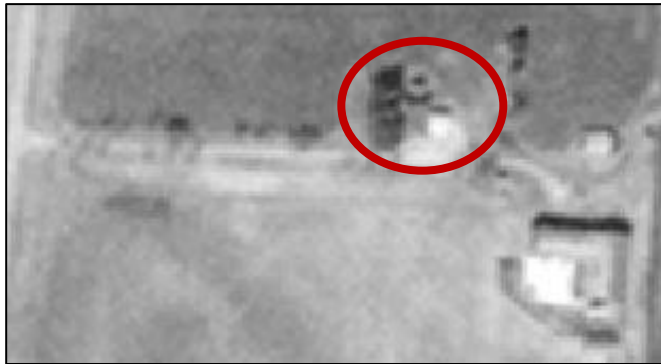
Location: Hurontario Street, 12701

Aerial Photographs - Farmstead



1946

1960



1974



House

2021

Location: Hurontario Street, 12701

Evaluation: - Farmhouse

Application of Heritage Criteria to House at 12701 Hurontario Street, Caledon	
Criteria	Resource
	House
Design or Physical Value	
i. Rare, unique, representative or early example	Yes – representative
ii. High degree of craftsmanship or artistic merit.	Yes – exterior stone masonry
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	Yes – Wilson family
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	Builder / Architect unknown
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	None visible
i. Integrity – retains much of its original built heritage character -	Moderate - high

Summary:

The house at 12701 Hurontario Street was constructed circa 1870 for Robert Wilson Jr., son of an early settler, Robert Wilson Senior, who acquired the property in 1839. The House is a 1 ½ storey, ‘L’ plan structure with cross gable roof and symmetrically arranged openings on the principal elevation. It stone cladding is well executed and includes broken coursed cut stone and stepped radiating stone voussoirs over all openings. There is a gothic window in the south gable and decorative bargeboard in the gable heads. It is representative of a Victorian Gothic Revival styled residences constructed in stone.

Recommendation:

The property at 12701 Hurontario Street warrants continued designation under Part IV of the OHA and listing in the Caledon Heritage Register with the cultural heritage value being the House and its side and tail wings.

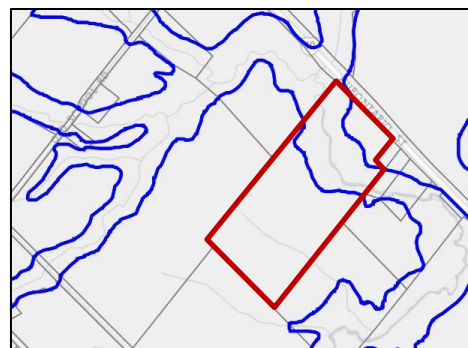
Location: Hurontario Street, 12760
Concession: 1WHS Lot: 21 E ½

Within Study Area

Heritage Status: Listed – Resolution – 2010-475
Removed – Resolution – 2016-174

Date Built: c1870 (barn) as per 2008 study

Ownership: 1822
Patent: Jane Silverthorn (200 ac)
1854: James Hunter (NE ¼)
1863: Robert Broddy (NE ¼)
1872: Charles Wilson (NE ¼)
1873: John Jewett (NE ¼)
1895: Charles to Isabelle Wilson (NE ¼)
1960: H. Rowland



Map –
1877

House

Census:

1851 – 1921 Census, Chinguacousy – Pt East ½, Lot 21, Con 1WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	J'n Silverthorn	Farmer	78	al	nc	frame	1	nc	1	nc	nc
1861	James Hunter	Farmer	50	50	nc	frame	1 ½	nc	1	1	nc
1871	Fred House	Farmer	32	50 (t)	- (t)	nc	nc	nc	nc	- (t)	- (t)
1881	Charles Wilson	Farmer	38	nc	nc	nc	nc	nc	nc	nc	nc
1891	Charles Wilson	Farmer	48	nc	1	wood	2	13	nc	-	nc
1901	Charles Wilson	Farmer	58	50 (o)	1	composite	nc	7	1	nc	3
1911	Charles Wilson	Farmer	69	nc	nc	nc	nc	nc	nc	nc	nc
1921	Robert P Wilson (o)	Farmer	29	nc	nc	wood	nc	6	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: (2008 study) - Building – barn; house not considered heritage resource

Original character of resources:

One storey, vertical board structure (55' x 55') with a gable roof and large sliding wood door on the east elevation)

Heritage Integrity: None - Barn demolished

Condition: None – Barn Demolished

Current Occupancy: House demolished, site of barn vacant

Location: Hurontario Street, 12760

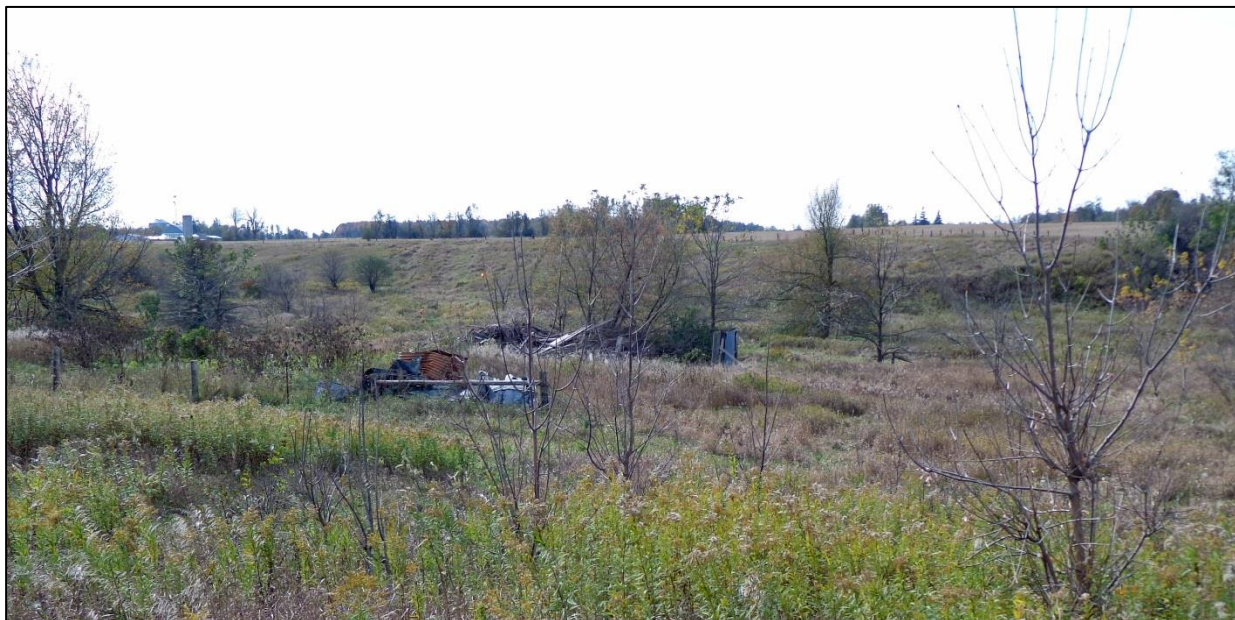
Photographs:

2008



South and East Elevations

Recent – Oct. 2017



View west of barn site from Hurontario Street

Location: Hurontario Street, 12760

Aerial Photographs



2021

Site of the barn
(demolished)

Location: Hurontario Street, 12760

Evaluation:

No evaluation was done as the only heritage structure identified in the 2008 study has been demolished.

Summary:

The house at 12760 Hurontario Street was constructed around 1912 for Charles Wilson. Although it was typical of the substantial farm houses constructed at that time, the 2008 study did not support its conservation because of the substantial alterations that had been made to the structure, including recladding in brick. The 2008 study did recommend that the hay barn, constructed c1870, be considered as a potential heritage resource. Accordingly, the Town of Caledon listed the property in its Heritage Register with the barn identified as the potential heritage resource. However, the barn was demolished sometime between September 2016, when the aerial photograph was taken and the site visit for this study.

Recommendation:

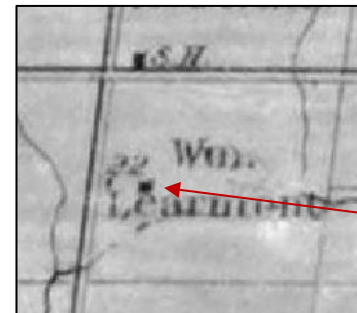
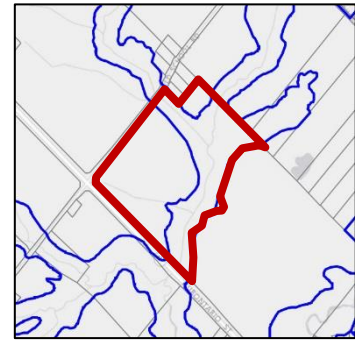
The property at 12760 Hurontario Street has been removed from the Caledon Heritage Register by Council resolution 2016-174. No further change should be made to the heritage status of this property.

Location: Hurontario Street, 12891
Concession: 1 EHS Lot: 22 W ½
Adjacent/Near Study Area

Heritage Status: Listed – By-law 2020-91

Date Built: House – c 1900 estimate based on architectural style & ownership

Ownership: 1832: Patent: Canada Co. (200 ac)
1835: William Learmont (W ½)
1900: John McCandless & Cornelius Newhouse (W ½)
1925: Wilfred Newhouse (W ½)
1952: Dorothy Newhouse



Map –
1877
House

Census:

1851 – 1921 Census, Chinguacousy – West ½, Lot 22, Con 1EHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	John Larmon	Farmer	64	all	nc	log	1 ½	nc	1	nc	nc
1861	Will'm Learmont	Farmer	60	100	nc	log	1	nc	1	0	nc
1871	Will'm Learmont	Farmer	70	100 (o)	1	nc	nc	nc	nc	0	2
1881	Will'm Learmont	Farmer	71	nc	nc	nc	nc	nc	nc	nc	nc
1891	?			nc	1			7	nc		nc
1901	John Newhouse	Farmer	38	200 (o)	1	brick	nc	10	1	nc	5
1911	?			nc	nc	nc	nc	nc	nc	nc	nc
1921	John Newhouse (o)	Farmer	58	nc	nc	brick	nc	?	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study – complete farm complex

Original character of resources:

House - 2 storey, red brick cladding; square plan; hip roof; symmetrical openings on west elevation; 2 storey red brick tail wing, Barn

Heritage Integrity: House –moderately high – 1 ground floor window altered; loss of Front veranda; Barn – gable roofed barn complex – may be c1870

Condition: Good

Current Occupancy: House & barn - occupied

Location: Hurontario Street, 12891

Photographs: Farmstead

2008 - none



*From the southwest
looking northeast*

Microsoft Bing 3D Aerials of farmstead

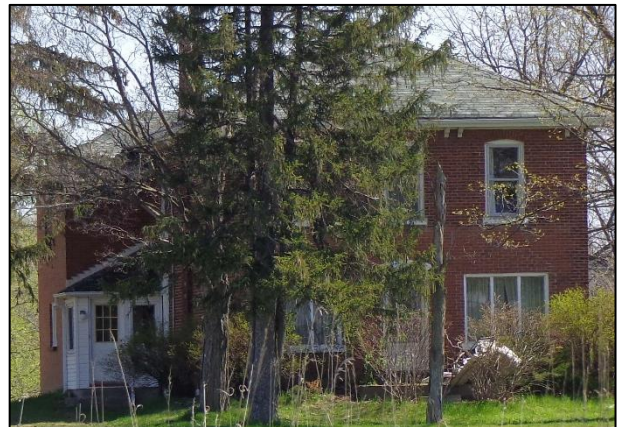


*From the southeast
looking northwest*

Recent - May 2022



House – West Elevation



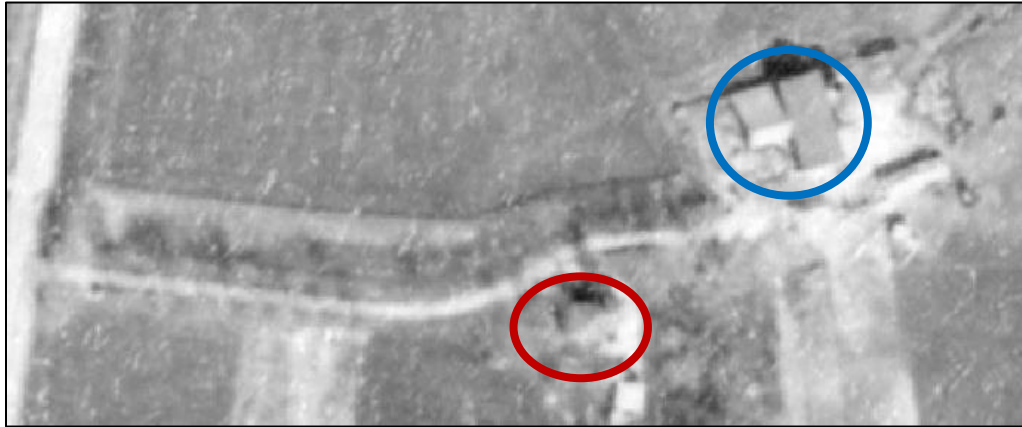
House – North & West Elevations

Farmstead – From Hurontario Street looking east



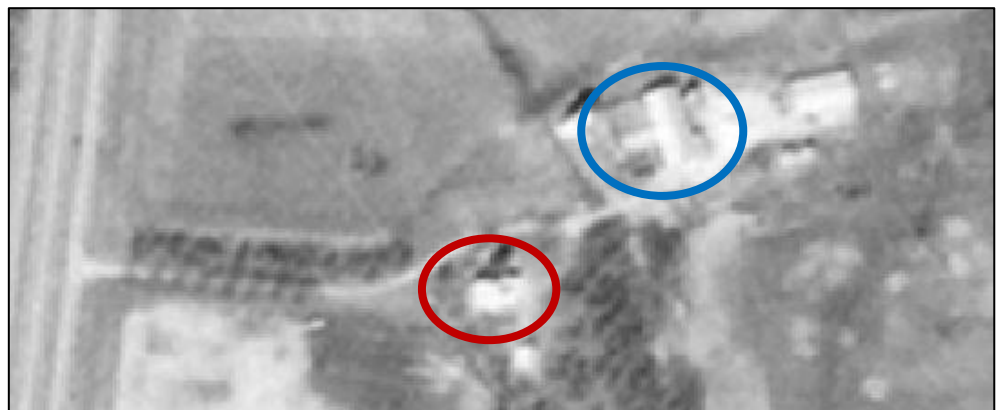
Location: Hurontario Street, 12891

Aerial Photographs - Farmstead



1960

1974



2021



Location: Hurontario Street, 12891

Evaluation: - Farmhouse

Application of Heritage Criteria to CHL at 12891 Hurontario Street, Caledon	
Criteria	Resource
	Cultural Heritage Landscape
Design or Physical Value	
i. Rare, unique, representative or early example	Yes – representative late 19th century
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	No
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	Builder / Architect unknown
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	None visible
i. Integrity – retains much of its original built heritage character -	Moderate - high

Summary:

Although the house, barn & farm lane at 12891 Hurontario Street may not individually be worthy of designated under the Act, together they form a farmstead complex representative of such late 19th century complex in Chinguacousy. The House was constructed circa 1895 for John Newhouse, a descendent of early township settlers. The House is a 2 storey, square plan structure with hip roof and symmetrically arranged openings on the west elevation. The gable roofed, vertical board clad, 'L' shaped barn complex is typical of such structures constructed in the 1870s or earlier. Both structures are currently occupied. The tree lined farm lane is typical of such features of the period.

Recommendation:

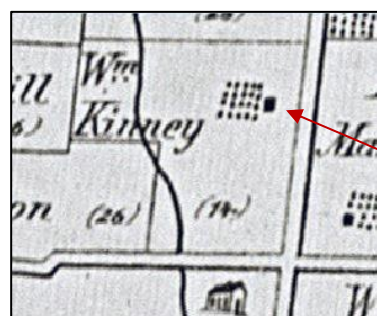
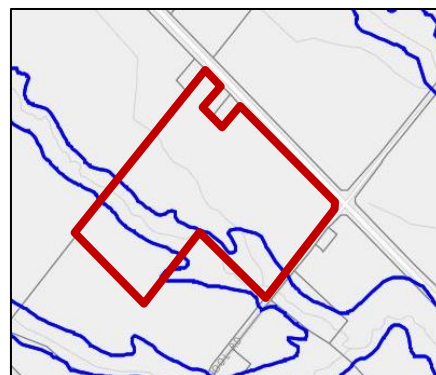
The property at 12891 Hurontario Street warrants continued listing in the Caledon Heritage Register with the cultural heritage value limited to the farmstead – the House, gable roofed Barn complex, farm lane and landscaping around the House.

Location: Hurontario Street, 13144
Concession: 1 WHS Lot: 23 E ½
Adjacent/Near Study Area

Heritage Status: None – map as s historic property in the 2008 study

Date Built: House – c 1870 (CHIS)

Ownership: 1857 Patent: Joseph Guy (75 ac)
1866: William Kinney (78 ½ ac)
1910: Sarah Kenny (78 ½ ac)



Map –
1877
House

Census:

1851 – 1921 Census, Chinguacousy – East ½, Lot 23, Con 1WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	John Guy ?	Farmer	41	al	nc	log	1	nc	1	nc	nc
1861	Joseph Guy	Farmer	78	78	nc	frame	1 ½	nc	1	0	nc
1871	William Kinney	Farmer	36	78 (o)	1	nc	nc	nc	nc	0	2
1881	William Kinney	Farmer	41	nc	nc	nc	nc	nc	nc	nc	nc
1891	William Kenney	Farmer	56	nc	1	wood	2	8	nc	0	nc
1901	William Kenney	Farmer	67	80 (o)	1	brick	nc	8	1	nc	4
1911	Sarah Kinny	Farmer	64	nc	nc	nc	nc	nc	nc	nc	nc
1921	?			nc	nc		nc		nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study – not specified; appears only house and its setting

Original character of resources:

House - 1 ½ storey, stucco cladding; ‘T’ plan; gable roof with centre gable; symmetrical openings on east elevation; centre gothic windows;

Heritage Integrity: House – demolished

Condition: House - demolished

Current Occupancy: Site of House vacant

Location: Hurontario Street, 13144

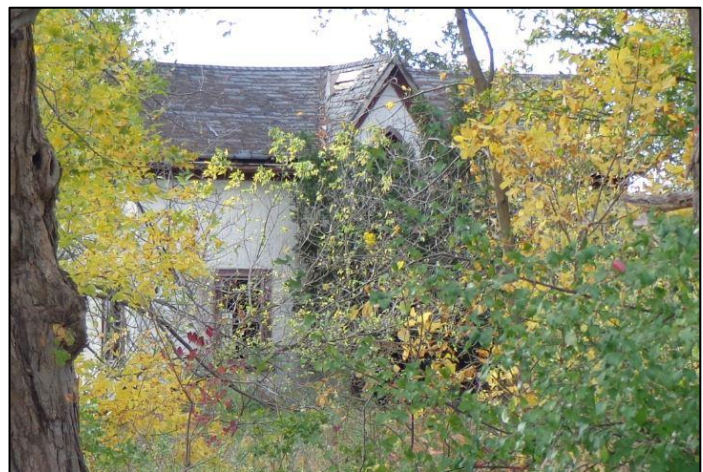
Photographs: House

2008 - none

Oct. 2017



South and East Elevations



East Elevation

Recent – May 2022



*View from Hurontario Street
looking west to site where
House once stood*

Location: Hurontario Street, 13144

Aerial Photographs - Farmstead

House

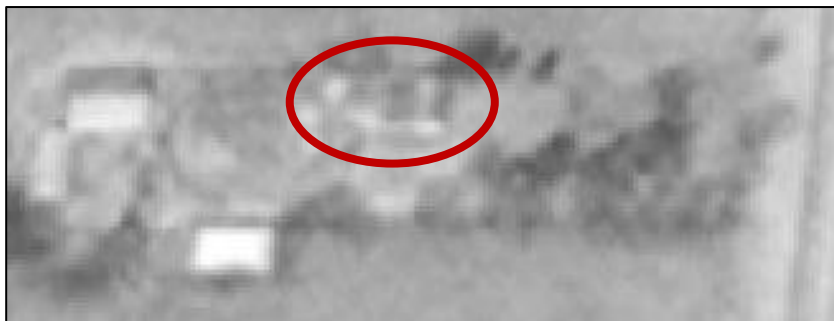


1946

1960



1974



Site of the house (demolished)

2021



Location: Hurontario Street, 13144

Evaluation: - Farmhouse - 2018

Application of Heritage Criteria to House at 13144 Hurontario Street, Caledon	
Criteria	Resource
	House
Design or Physical Value	
i. Rare, unique, representative or early example	Yes – representative
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	No – Kinney family
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	Builder / Architect unknown
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	Yes – significant deterioration – now demolished
i. Integrity – retains much of its original built heritage character -	N/A

Summary:

The house at 13144 Hurontario Street was constructed circa 1865 for William Kinney, the 2nd family to own the farm. The House was a 1 ½ storey, ‘T’ plan structure with a gable roof and symmetrically arranged openings on the principal elevation. Its stucco cladding may have been a later alteration. There was a gothic window in the centre gable and a plain frieze board below the soffits. Although it was representative of the ‘Ontario House’ – a Gothic Revival styled residence, its condition was very poor. The structure was demolished in 2019.

Recommendation:

The property at 13144 Hurontario Street should not be listed in the Caledon Heritage Register because the house, which was the only significant heritage resource remaining on the property, has been demolished.

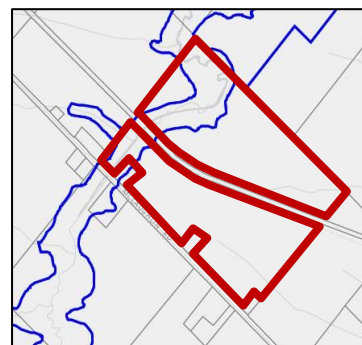
Location: McLaughlin Road, 12461
Concession: 1 WHS Lots: 19 & 20 W ½

Within and Adjacent to Study Area

Heritage Status: Listed – Resolution – 2010-475
Designation By-law has been initiated

Date Built: House – c 1870 – architectural style

Ownership: 1831
Patent: Canada Company (W ½)
1836: Joshua Kelly (W ½)
1873: James Giffen (W ½)
1908: George Hogg (W ½)
1973: Ken & Al McClure (W ½)



Map –
1877
House

Census:

1851 – 1921 Census, Chinguacousy – West ½, Lot 20, Con 1WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	Joshua Kelly	Farmer	40	al	nc	log	1	nc	1	nc	nc
1861	Joshua Kelly	Farmer	49	100	nc	brick	1 ½	nc	1	1	nc
1871	Joshua Kelly	Farmer	60	150	1	nc	nc	nc	nc	0	3
1881	James Giffen	Farmer	40	nc	nc	nc	nc	nc	nc	nc	nc
1891	James Giffen	Farmer	48	nc	1	wood	1	4	nc	-	nc
1901	Robert Hall	Farmer	60	150 (t)	1	brick	nc	12	1	nc	2
1911	George Hogg	Farmer	56	nc	nc	nc	nc	nc	nc	nc	nc
1921	George Hogg (o)	Farmer	66	nc	nc	brick	nc	12	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study –house & setback from McLaughlin

Original character of resources:

House - 2 storey, red brick; 2 bay façade, hip roof; brick 1 storey side wing; impressive door, south elevation; Landscape – setback from McLaughlin, farm lane

Heritage Integrity: House – high

Condition: Good – deteriorating – roof missing many shingles

Current Occupancy: House vacant – and deteriorating although House has been fenced.

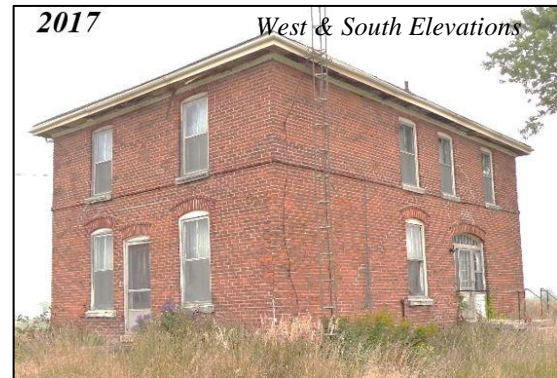
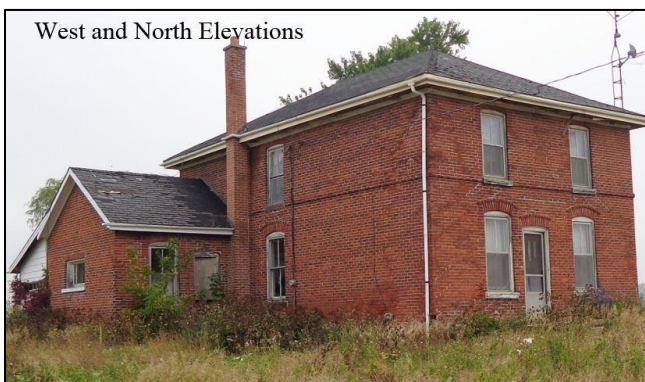
Location: McLaughlin Road, 12461

Photographs:

2008



September 2017



May 2022



2017 - Entrance – South Elevation



2022 – North & West Elevations

Location: McLaughlin Road, 12461

Aerial Photographs - Farmstead

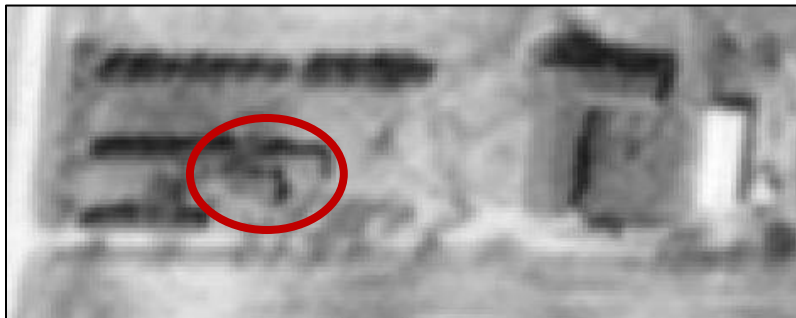
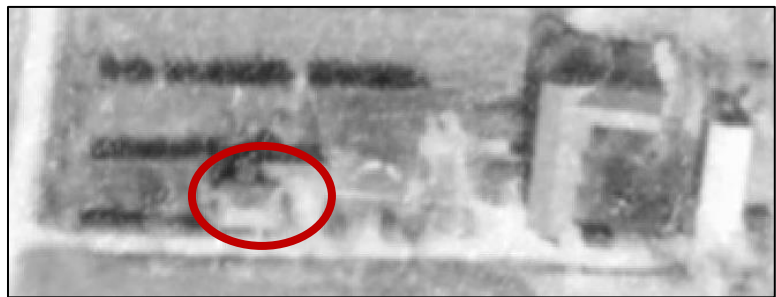


1946



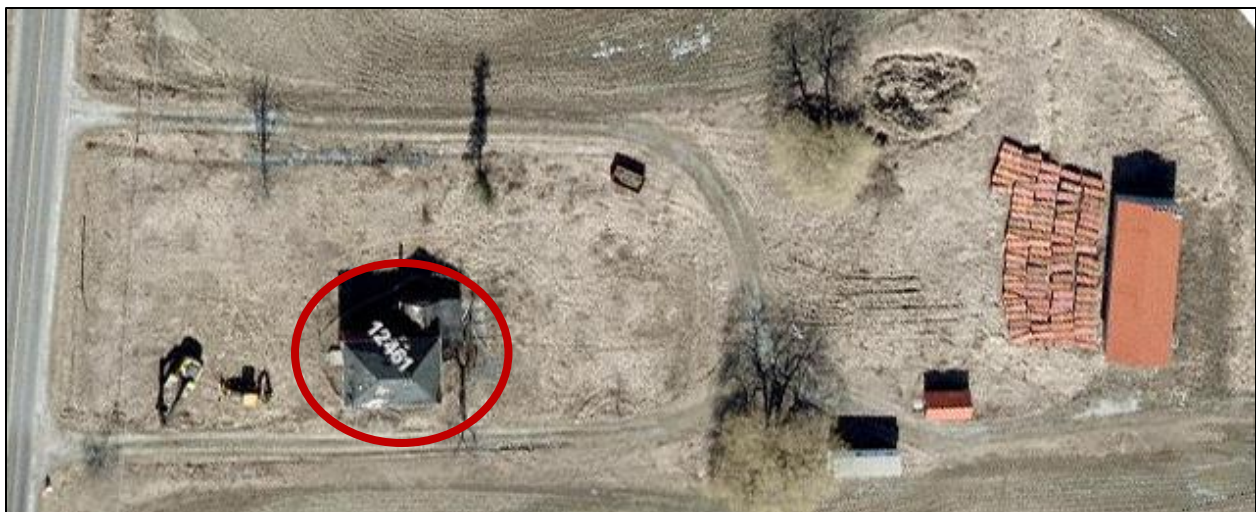
House

1960



1974

2021



Location: McLaughlin Road, 12461

Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to House at 12461 McLaughlin Road, Caledon	
Criteria	Resource
	House
Design or Physical Value	
i. Rare, unique, representative or early example	Yes -rare
ii. High degree of craftsmanship or artistic merit.	Yes
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	Yes
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	No
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	• - minor
Condition / Heritage Integrity	
3 i. Significant condition problems -	Minor - repairable
i. Integrity – retains much of its original built heritage character -	Moderate - High

Summary:

The house at 12461 McLaughlin Road was constructed circa 1891 for James Giffen, an early settler to the area. It is a red brick veneer 2 storey house, with a hip roof and a 1 storey red brick north side wing. It has a prominent south entrance with centre door, transom, side lights and box paneling. The House has terra cotta banding, original 2 x 2 window sash with segmental arches, radiating brick voussoirs and a squared, coursed stone rubble foundation. The House also has noteworthy interior features including baseboards, window and door casings, doors and wood flooring. The landscape is not of cultural heritage value.

Recommendation:

12461 McLaughlin Road warrants continued listing in the Register. Council should:

1. require that the House be properly maintained;
2. complete the designation under Part IV of the *Ontario Heritage Act*; and
3. protect it by a heritage easement agreement.

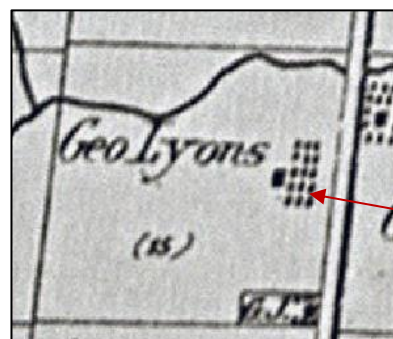
Location: McLaughlin Road, 12502
Concession: 2 WHS Lots: 20 E ½

Adjacent to Study Area

Heritage Status: Listed – Resolution – 2010-475
Removed – Resolution – 2016-163

Date Built: Barn – c 1870 – early example

Ownership: 1824
Patent: William Campbell (E ½)
1849: George Johnston (E ½)
1870: George Lyons (E ½)
1914: Benjamin Groat (E ½)
1920: John Groat (E ½)
1960: Ben & Chas Groat (E ½)



Map –
1877
House

Census:

1851 – 1921 Census, Chinguacousy – East ½, Lot 20, Con 2WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	#	Houses					# Barns & Stables
						Material	Storeys	Rooms	Families	Vacant	
1851	George Johnston	Farmer	38	al	nc	log	1	nc	1	nc	nc
1861	George Johnston	Farmer	48	100	nc	log	1 ½	nc	1	0	nc
1871	George Johnston	Farmer	60	100 (t)	1	nc	nc	nc	nc	0	?
1881	?			nc	nc	nc	nc	nc	nc	nc	nc
1891	?			nc					nc		nc
1901	?						nc			nc	
1911	?			nc	nc	nc	nc	nc	nc	nc	nc
1921	John Groat (o)	Farmers	26	nc	nc	brick	nc	6?	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study –house & possibly barn; 2012 study – barn (oldest part)

Original character of resources:

House – demolished; barn – gable roofed 2 storey structure; heavy timber on stone rubble foundation & ground floor, now demolished

Heritage Integrity: Barn – demolished

Condition: Barn - demolished

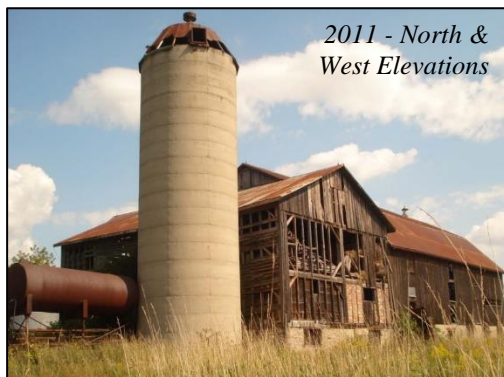
Current Occupancy: Both House & Barn have been demolished; site of farmstead vacant

Location: McLaughlin Road, 12502

Photographs:



2008

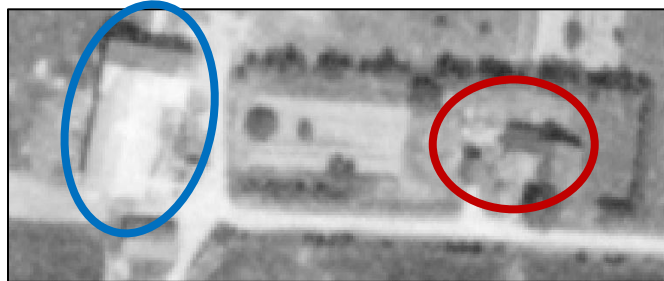


Recent – May 2022



Location: McLaughlin Road, 12502

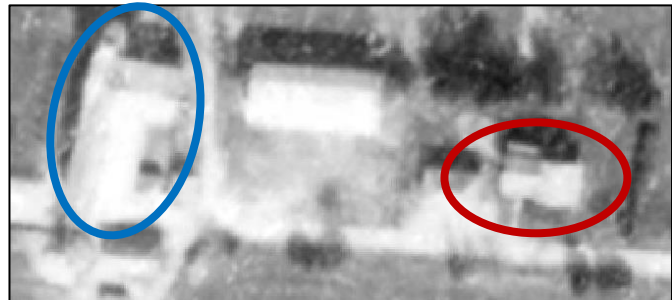
Aerial Photographs – Farmstead



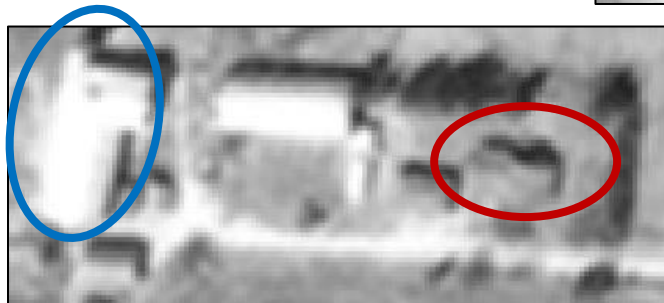
1946



1960



1974



Site of Barn - demolished

Site of House - demolished

2021



Location: McLaughlin Road, 12502

Evaluation: - Farmstead Cultural Heritage Landscape - 2018

Application of Heritage Criteria to Barn at 12502 McLaughlin Road, Caledon	
Criteria	Resource
	Barn – Oldest Part
Design or Physical Value	
i. Rare, unique, representative or early example	Yes -rare
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	No
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	No
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	Significant – walls & roof open
i. Integrity – retains much of its original built heritage character -	Low - Moderate

Summary:

The house at 12502 McLaughlin Road, which was identified as having potential cultural heritage value in the 2008 study, was found to be in such a deteriorated state in 20012 that it was not recommended for conservation. It has since been demolished.

The barn at 12502 McLaughlin Road was identified as having potential cultural heritage value in the 2008 study. The 2012 study did not identify it as a heritage resource; however subsequent examination identified the oldest part of the barn as having potential cultural heritage value. Since then, the barns have experienced substantial deterioration.

Recommendation:

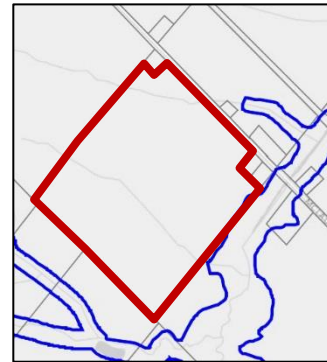
The property at 12502 McLaughlin Road has been removed by the Town Council from the Caledon Heritage Register by resolution 2016-163. No further change should be made to the heritage status of this property.

Location: McLaughlin Road, 12700
Concession: 2 WHS Lot: 21 E ½
Within Study Area

Heritage Status: Listed – Resolution – 2010-475

Date Built: House –

Ownership: 1832
Patent: Patrick Burns (100 ac)
1832: Charles Burns (E ½)
1840: Benjamin Groat (E ½)
1854: John Groat (E ½)
1898: Benjamin R Groat (E ½)
1917: D Groat (E ½)
1960: J. Ford-King



Census:

1851 – 1921 Census, Chinguacousy – West ½, Lot 21, Con 1WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	Ben Groat	Farmer	47	al	nc	log	1	nc	1	nc	nc
1861	Benjamin Groat	Farmer	56	100	nc	log	1 ½	nc	1	-	nc
1871	John Groat	Farmer	41	100 (o)	1	nc	nc	nc	nc	0	2
1881	John Groat	Farmer	51	nc	nc	nc	nc	nc	nc	nc	nc
1891	John Groat	Farmer	61	nc	1	wood	2	16	nc	-	nc
1901	Benjamin Groat	Farmer	40	100 (o)	2	composite	nc	16	2	nc	3
1911	Benjamin Groat	Farmer	50	nc	nc	nc	nc	nc	nc	nc	nc
1921	John Groat (o)	Farmer	26	nc	nc	brick	nc	?	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study –house

Original character of resources:

House - 1 ½ storey, board and batten clad; gable roof; symmetrical openings on east elevation; may be early (1842) log structure underneath cladding

Heritage Integrity: House – low - moderate; only mass, roof shape & openings remain

Condition: Good

Current Occupancy: House occupied

Location: McLaughlin Road, 12700

Photographs:

2008



East Elevation



*South & East
Elevations*

October 2017

South & East Elevations



May 2022

East Elevation



May 2022

*South & East
Elevations*



Bing 3D Aerial Photographs

*South & East
Elevations*

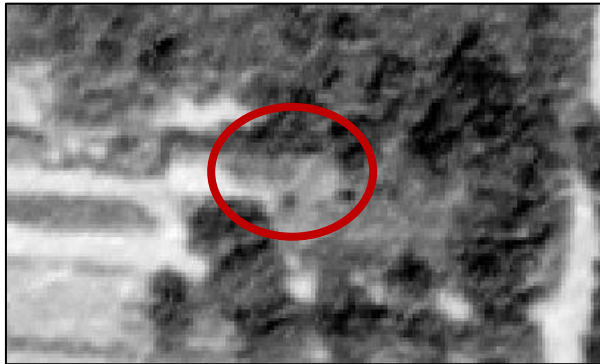


*South & East
Elevations*

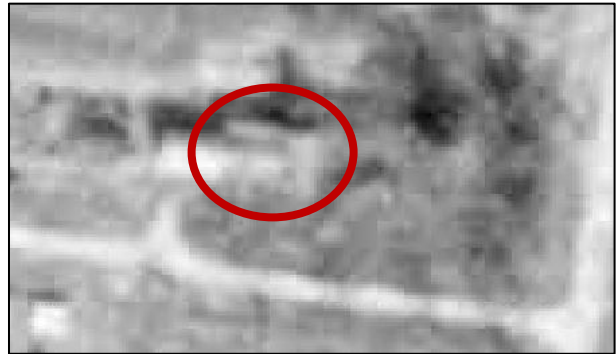


Location: McLaughlin Road, 12700

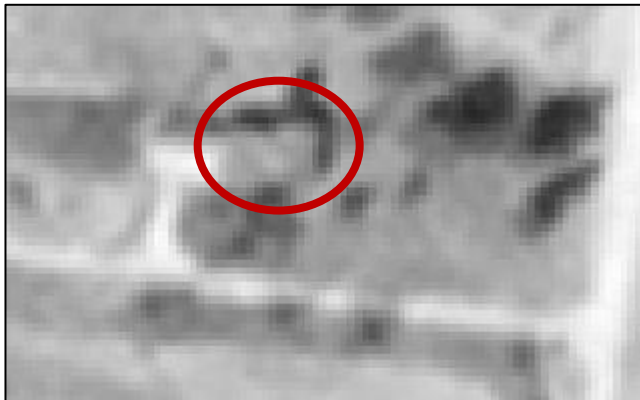
Aerial Photographs - Farmhouse



1946



1960



1974



House

2021



Location: McLaughlin Road, 12700

Evaluation: - Farmhouse

Application of Heritage Criteria to House at 12700 McLaughlin Road, Caledon	
Criteria	Resource
	House
Design or Physical Value	
i. Rare, unique, representative or early example	Yes – possible early log structure
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	Yes – Groat family
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	No
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	None visible
i. Integrity – retains much of its original built heritage character -	Low to moderate

Summary:

The house at 12700 McLaughlin Road may have been constructed in 1842 for Benjamin Groat, members of early Dutch Quaker settlers to the area. If it is found that the House is a log structure, the 1 ½ storey wood house with its gable roof and symmetrical arrangement of openings on the principal elevation is representative of early log structures constructed during the pioneer phase of settlement in Upper Canada. The structure is currently clad in board and batten and has 1 ½ storey tail wing.

Recommendation:

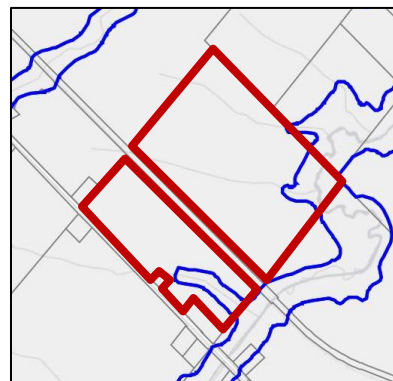
The property at 12700 McLaughlin Road should continue to be listed in the Caledon Heritage Register with the cultural heritage value being limited to the House and its tail wing. Any herniate assessment of the property should determine if the east section of the house is a log structure, part of the original c1842 house.

Location: McLaughlin Road, 12711
Concession: 1 WHS Lot: 21 W ½
Within Study Area

Heritage Status: Listed – Resolution – 2010-475

Date Built: House – c 1870 – architectural style
Barn – c 1890 – architectural style

Ownership: 1822
Patent: Jane Siverthorn (200 ac)
1841: Alexander Hogg (SW ½)
1874: Alexander Hogg (W ½)
1881: Mart Hogg (W ½)
1960: Douglas Hogg (E ½)



Map –
1877
House

Census:

1851 – 1921 Census, Chinguacousy – West ½, Lot 21, Con 1WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	#	Houses					# Barns & Stables
						Material	Storeys	Rooms	Families	Vacant	
1851	Alexander Hogg	Farmer	40	al	nc	log	1	nc	1	nc	nc
1861	Alexander Hogg	Farmer	45	100	nc	log	1	nc	1	-	nc
1871	Alexander Hogg	Farmer	60	500 (o)	1	nc	nc	nc	nc	0	3
1881	George Hogg	Farmer	24	nc	nc	nc	nc	nc	nc	nc	nc
1891	George Hogg	Farmer	35	nc	1	brick	2	10	nc	-	nc
1901	George Hogg	Farmer	45	100 (o)	1	brick	nc	11	1	nc	3
1911	George Hogg	Farmer	56	nc	nc	nc	nc	nc	nc	nc	nc
1921	George Hogg (o)	Farmer	66	nc	nc	brick	nc	12	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: Cultural Heritage Landscape – House, Barn, farm lane, setback from road

Original character of resources:

House - 1 ½ storey, dichromatic brick; centre gable and gable roof; brick 1 ½ storey tail wing; setback from McLaughlin, farm lane; gambrel roofed barn

Heritage Integrity: House – Moderately high; loss of veranda & window sash

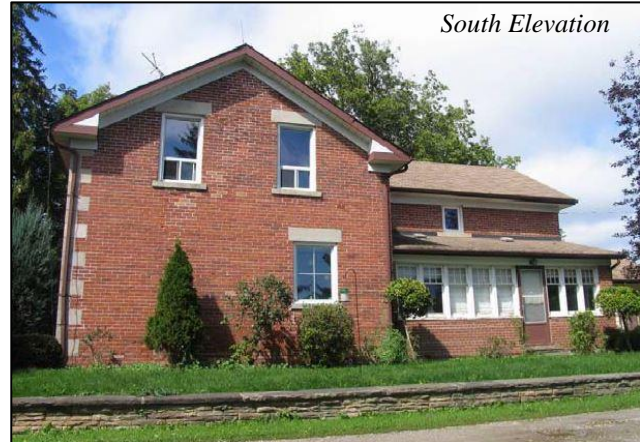
Condition: Good

Current Occupancy: House & barn occupied

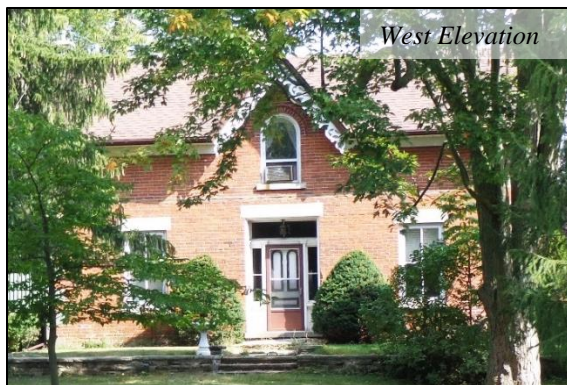
Location: McLaughlin Road, 12711

Photographs:

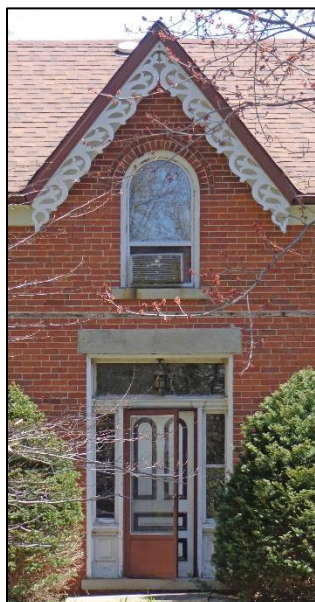
2008



October 2017



May 2022



*Centre Section, West
Elevation, 2022*

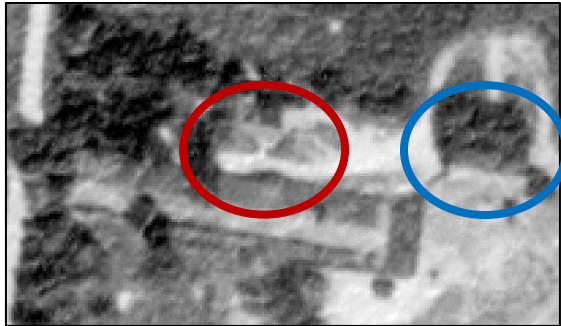
*View east on farm lane from
McLaughlin Rd, 2022*



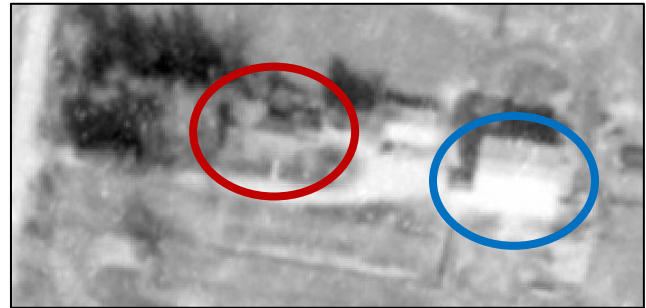
*Bing 3D Aerial, South &
East Elevations*

Location: McLaughlin Road, 12711

Aerial Photographs - Farmstead

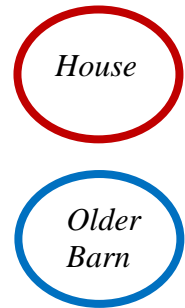
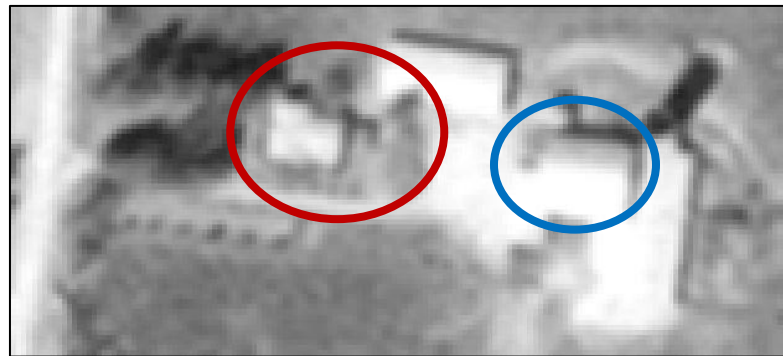


1946



1960

1974



2021



Location: McLaughlin Road, 12711

Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to the Cultural Heritage Landscape at 12711 McLaughlin Road, Caledon			
Criteria	Resource		
	House	Barn	Landscape
Design or Physical Value			
i. Rare, unique, representative or early example	Yes - rep	Yes - rep	Yes - rep
ii. High degree of craftsmanship or artistic merit.	No	No	No
iii. Demonstrates a high technical or scientific achievement	No	No	No
Historical or Associative Value			
i. Has direct association of community significance	Yes - Hogg	Yes - Hogg	Yes - Hogg
ii. Yields information of a community or culture	No	No	No
iii. Work of a significant architect, artist, builder, designer etc	?	?	No
Contextual Value			
i. Maintains or supports the area character.	Yes	Yes	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes	Yes	Yes
iii. Is a landmark	No	No	No
Condition / Heritage Integrity			
3 i. Significant condition problems -	None visible	?	N/A
i. Integrity – retains much of its original built heritage character -	Moderately High	High	N/A

Summary:

The Cultural Heritage Landscape at 12711 McLaughlin Road consists of the House, the gambrel roofed barn, the farm lane and the setback from the Road. The House was constructed circa 1870 for either Alexander or George Hogg, early settlers to the area. The House, with its centre gable, massing, gable roof and symmetrical arrangement of openings on the west elevation is representative of the Gothic Revival style or 'Ontario House'. The 1 ½ storey frame structure is clad in red brick laid in a stretcher bond with yellow brick corner quoins and stone lintel over all openings except the centre gable. It has a 1 ½ storey brick tail wing. The setback from McLaughlin Road together with the farm lane and older barn are part of the heritage values of the property.

Recommendation:

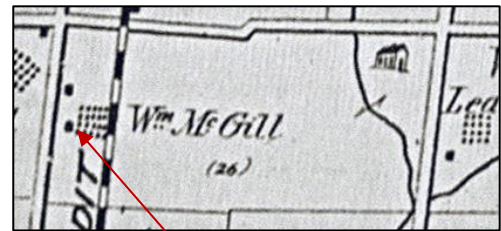
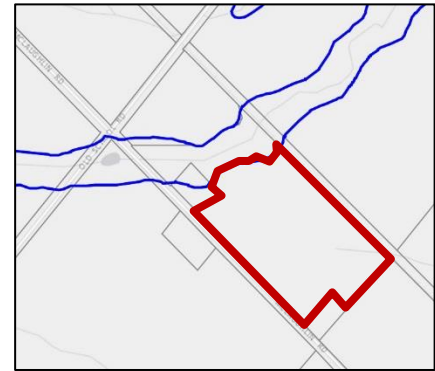
The property at 12711 McLaughlin Road warrants continued listing in the Caledon Heritage Register.

Location: McLaughlin Road, 12891
Concession: 1 WHS Lot: 22 W ½
Within Study Area

Heritage Status: Listed – Resolution – 2010-475

Date Built: House – c 1870 – architectural style

Ownership: 1820
Patent: Richard Bristol (200 ac)
1820: Elijah McKinney (200 ac)
1844: Henry E Nicholls (200 ac)
1850: James Megill (McGill) (200 ac)
1871: William McGill (200 ac)
1917: W R Magill (200 ac)
1960: Gordon Cation (w ½)



House - Map – 1877

Census:

1851 – 1921 Census, Chinguacousy – West ½, Lot 22, Con 1WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	#	Houses					# Barns & Stables
						Material	Storeys	Rooms	Families	Vacant	
1851	James Magill	Yeoman	50	al	nc	log	1 ½	nc	1	nc	nc
1861	James McGill*	Farmer	58	100	nc	brick	1 ½	nc	1	-	nc
1871	William McGill	Farmer	35	250 (o)	3	nc	nc	nc	nc	0	3
1881	William McGill	Farmer	44	nc	nc	nc	nc	nc	nc	nc	nc
1891	David Higgins (t?)	Farmer	50	nc	1	stone	2	9	nc	-	nc
1901	Joseph Dolby	Farmer	64	200 (t)	1	stone	nc	12	blank	nc	- (t)
1911	?			nc	nc	nc	nc	nc	nc	nc	nc
1921	?			nc	nc		nc		nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost
* - Also owned land in Con 5 Lot 9 – may have lived there

Heritage Resources: 2008 study –house; barn inaccessible at time of survey

Original character of resources:

House - 1 ½ storey, stone; centre gable and gable roof; stone 1 ½ storey tail wing with centre gable;

Heritage Integrity: House – Moderately high; loss of window sash; south addition

Condition: Good

Current Occupancy: House occupied

Location: McLaughlin Road, 12891

Photographs: 2008

October 2017



West Elevation



North & West Elevations

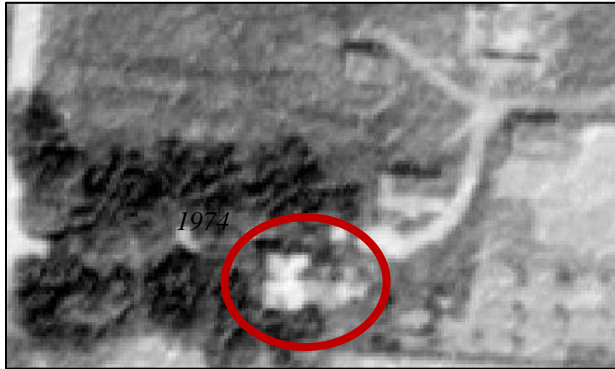
Recent – May 2022



Bing 3D Aerial Photo

Location: McLaughlin Road, 12891

Aerial Photographs - Farmstead



1946



1960



House



2021

Location: McLaughlin Road, 12891

Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to House at 12891 McLaughlin Road, Caledon	
Criteria	Resource
	House
Design or Physical Value	
i. Rare, unique, representative or early example	Yes – rare stone ‘Ontario House’
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	Yes – McGill family
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	No
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	None visible
i. Integrity – retains much of its original built heritage character -	Moderately High

Summary:

The house at 12891 McLaughlin Road was constructed circa 1870 for William McGill, member of early settler family to the area. The House, with its centre gable, massing, gable roof and symmetrical arrangement of openings on the principal elevation is representative of a Gothic Revival styled structure often referred to as the ‘Ontario House’. The 1 ½ storey structure is clad in stone with stone lintels over all openings. There is a pointed ‘Gothic’ window in the centre gable. It has a 1 ½ storey stone tail wing also with centre gables on both the north and south elevation. The barn and driveshed could not be assessed.

Recommendation:

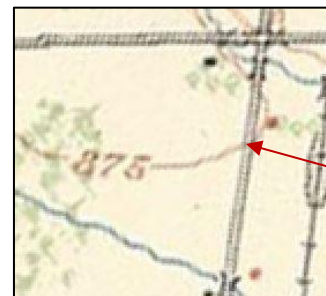
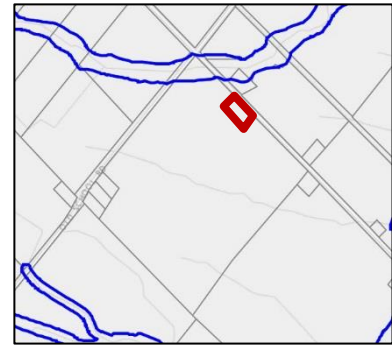
The property at 12711 McLaughlin Road warrants continued listing in the Caledon Heritage Register.

Location: McLaughlin Road, 12900
Concession: 2 WHS Lot: 22 E ½
Within Study Area

Heritage Status: Listed – Resolution – 2010-475

Date Built: House – 1911 (Tweedsmuir History)

Ownership: 1902: George Love acquires E ½
1917: George Love (E ½)
1960: Bruce La Rose (E ½)



Map – 1909
No house

Census:

1911 – 1921 Census, Chinguacousy – Pt East ½, Lot 22, Con 2WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	#	Houses					# Barns & Stables
						Material	Storeys	Rooms	Families	Vacant	
1911	George Love	Farmer	42	nc	nc	nc	nc	nc	nc	nc	nc
1921	Geo A Love (o)	Farmer	52	nc	nc	Brick & wood	nc	11?	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study – House

Original character of resources:

House - 2 ½ storey, red brick; '4 square'; symmetrical façade; hip roof with dormer window; 1 storey portico with brick piers & wood colonettes

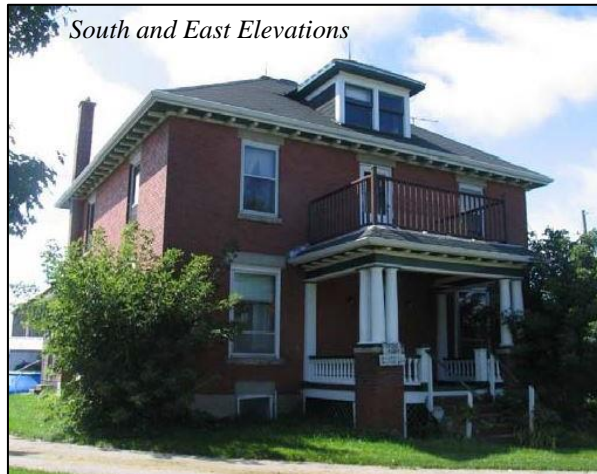
Heritage Integrity: High

Condition: Good

Current Occupancy: House occupied

Location: McLaughlin Road, 12900

Photographs: 2008



September 2017



May 2022



2022 – East &
North Elevations

Bing 3D Airphoto – West and
South Elevations



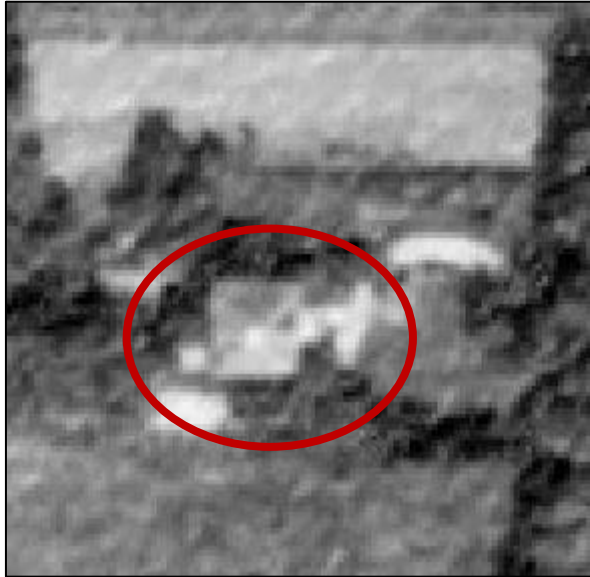
2022 – South &
East Elevations



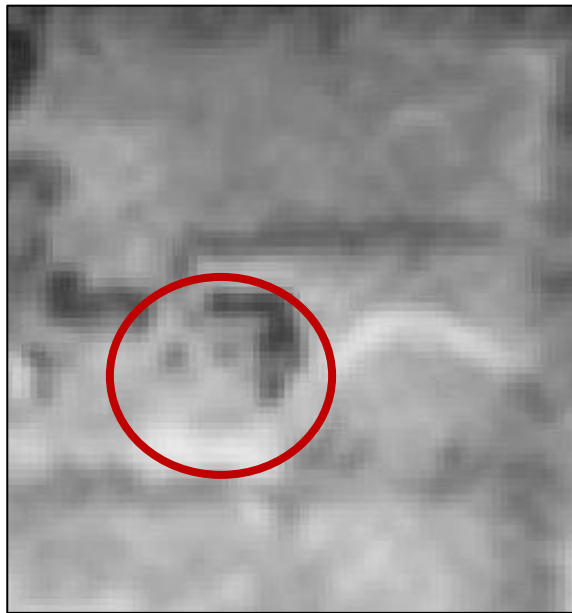
Location: McLaughlin Road, 12900

Aerial Photographs - Farmstead

1946



1960



1974



2021



Location: McLaughlin Road, 12900

Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to House at 12900 McLaughlin Road, Caledon	
Criteria	Resource
	House
Design or Physical Value	
i. Rare, unique, representative or early example	Yes - rep
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	No
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	No
Contextual Value	
i. Maintains or supports the area character.	Yes
ii. Is physically, functionally, visually or historically linked to area	No
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	None visible
i. Integrity – retains much of its original built heritage character -	High degree

Summary:

The house at 12900 McLaughlin Road was constructed in 1911 for George Love, who had recently emigrated from Ireland. The House is a representative vernacular interpretation of the ‘Edwardian Classicism’ architectural style. It exhibits a high level of heritage integrity, retaining most of its original exterior architectural features. This 2 ½ storey frame house is clad in red brick veneer laid in stretcher bond and includes concrete lintels over all openings and rock faced concrete sills in the window openings. The symmetrical arrangement of openings on the east elevation is emphasized by a centrally located one storey portico with brick and wood colonette piers. The House is capped by a hip roof with a central, hip-roofed dormer window. This property does not include the rear barn

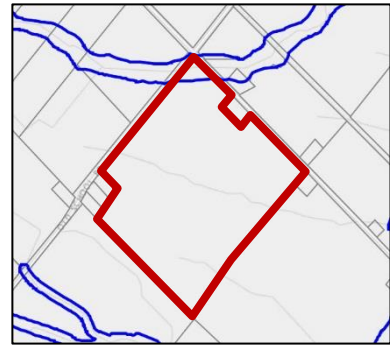
Recommendation:

The property at 12900 McLaughlin Road warrants continued listing in the Caledon Heritage Register.

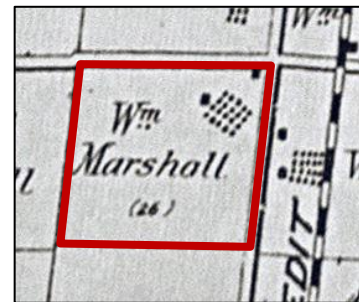
Location: McLaughlin Road, 12960
Concession: 2 WHS Lot: 22 E ½
Within Study Area

Heritage Status: Listed – Resolution – 2010-475

Date Built: House – Possibly 1846 (Assessment)
Barn – 1906; extended 1940 (Teedsmuir)



Ownership: 1832
Patent: Canada Company (200 ac)
1833: James Marshall (E ½)
1877: William Marshall (E ½)
1882: Rachel Marshall (E ½)
1902: George Love (E ½)
1917: George Love (E ½)
1960: Bruce La Rose (E ½)



Map –
1877

Census:

1851 – 1921 Census, Chinguacousy – Pt East ½, Lot 22, Con 2WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	James Marshall	Farmer	49	al	nc	frame	1	nc	1	nc	nc
1861	James Marshall	Farmer	58	100	nc	frame	1 ½	nc	1	-	nc
1871	William Marshall	Farmer	24	100 (o)	1	nc	nc	nc	nc	-	3
1881	William Marshall	Farmer	34	nc	nc	nc	nc	nc	nc	nc	nc
1891	Rachel Marshall	Farmer	42	nc	1	wood	2	9	nc	-	nc
1901	James Marshall	Farmer	28	100 (o)	1	wood	nc	9	1	-	5
1911	George Love	Farmer	42	nc	nc	nc	nc	nc	nc	nc	nc
1921	Geo. A Love (o)	Farmer	52	nc	nc	Brick & wood	nc	11?	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study – earlier frame house & barn complex

Original character of resources:

House – except for the mass, height and arrangement of some openings, cannot be determined due to alterations; Barn – altered with 1943 addition

Heritage Integrity: Low

Condition: conditions of house & barn cannot be determined

Current Occupancy: House occupied & barn used

Location: McLaughlin Road, 12960

Photographs:

2008



*North and West
Elevations*



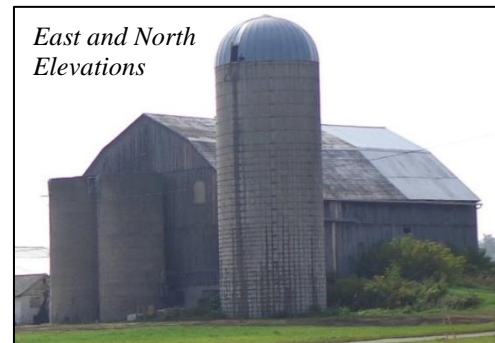
*Barn—South and
East Elevations*

September 2017

East Elevation



*East and North
Elevations*

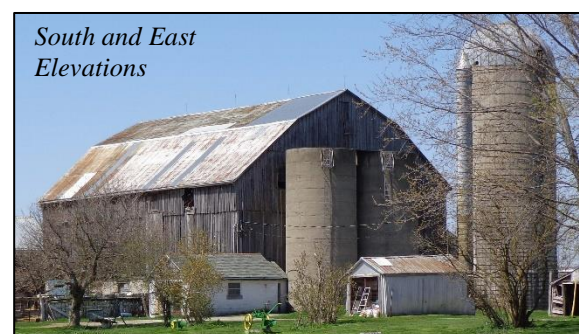


*East and North
Elevations*

May 2022



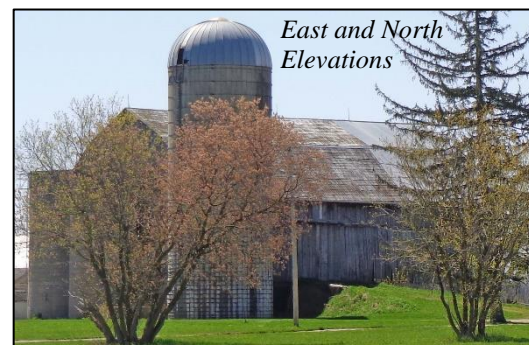
*East and North
Elevations*



*South and East
Elevations*



*North and West
Elevations*

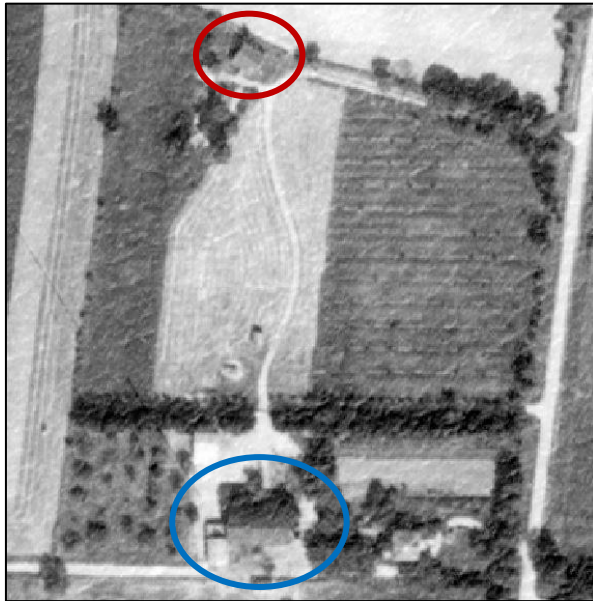


*East and North
Elevations*

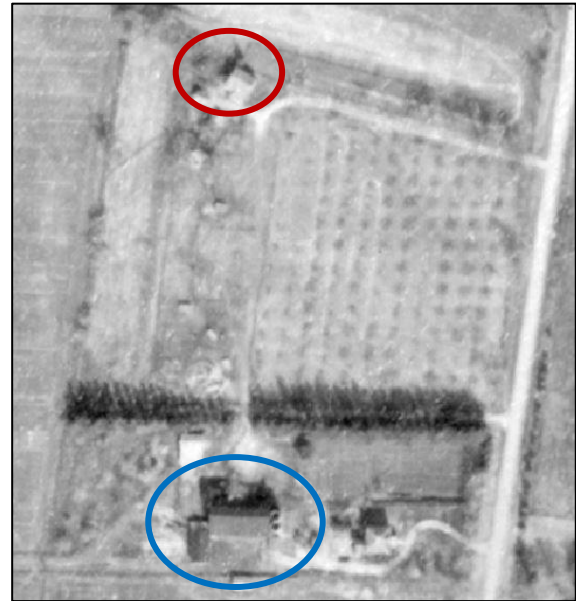
Location: McLaughlin Road, 12960



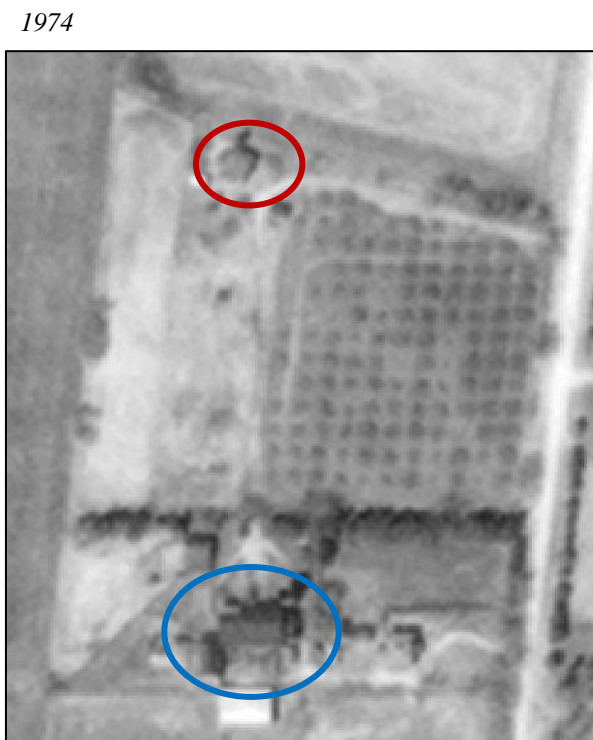
Aerial Photographs - Farmstead



1946



1960



1974



2016

Location: McLaughlin Road, 12960

Aerial Photographs – Early Farmhouse

1946



2021



Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to House & Barn at 12960 McLaughlin Road, Caledon		
Criteria	Resource	
	House	Barn
Design or Physical Value		
i. Rare, unique, representative or early example	Yes - early	Yes - rep
ii. High degree of craftsmanship or artistic merit.	No	No
iii. Demonstrates a high technical or scientific achievement	No	No
Historical or Associative Value		
i. Has direct association of community significance	Yes - Marshalls	No
ii. Yields information of a community or culture	No	No
iii. Work of a significant architect, artist, builder, designer etc	No	No
Contextual Value		
i. Maintains or supports the area character.	Yes	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes	Moderate
iii. Is a landmark	No	No
Condition / Heritage Integrity		
3 i. Significant condition problems -	unknown	unknown
i. Integrity – retains much of its original built heritage character -	Low degree	Med - High

Location: McLaughlin Road, 12960

Summary:

The house at 12960 McLaughlin Road appears to have been constructed in 1846 for James Marshall, the first settler to have acquired the land from the Canada Company in 1833, the year following patenting of the land by the Company. It is possible that the House may incorporate some of the earlier squared timber from the first house constructed on the farm, although the assessment roll clearly labels the House as a ‘framed house under 2 storeys’ in 1846 in contrast to 1845 and earlier years when the house was identified as ‘Squared timber, 1 storey’. Given the mass and the height of the existing House, it would strongly suggest that this is the 1846 structure, although it has been altered considerably with different layers of siding (insulbrick and then modern synthetic siding), replacement of window sash and exterior doors, loss of chimneys and addition of a vestibule on the south side.

The Barn is a representative example of gambrel roofed bank barns constructed from the 1880s into the early part of the twentieth century. The extent of the 1940 addition to the structure needs to be determined.

Before any designation or development of the property is proposed, a detailed cultural heritage assessment, including examination of the interiors, should be undertaken to determine the condition and heritage integrity of each of the structures.

Recommendation:

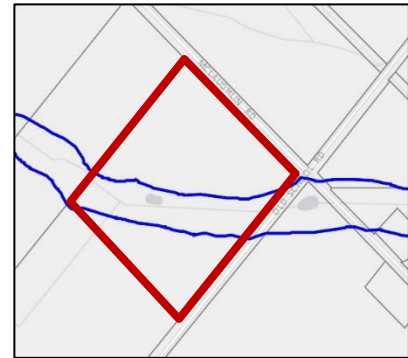
The property at 12960 McLaughlin Road warrants continued listing in the Caledon Heritage Register for the early farm house and the barn.

Location: McLaughlin Road, 13064
Concession: 2 WHS Lot: 23 E ½
Adjacent to Study Area

Heritage Status: Listed – By-law 2020-7

Date Built: House – c 1870; barn c 1880

Ownership: 182?
Patent: Isaac Falconer (200 ac)
1859: Samuel Rodgers (E ½)
1877: William Cation (E ½)
1917: Walter Cation (E ½)
1960: Gordon Cation (E ½)



Map –
1877

Census:

1851 – 1921 Census, Chinguacousy – Pt East ½, Lot 23, Con 2WHS, by Household Head											
Year	Name	Profession	Age	Land (Acres)	Houses						# Barns & Stables
					#	Material	Storeys	Rooms	Families	Vacant	
1851	?			al	nc			nc		nc	nc
1861	Samuel Rogers	Farmer	50	100	nc	frame	1 ½	nc	1	-	nc
1871	William Cation	Farmer	38	100 (o)	1	nc	nc	nc	nc	-	2
1881	William Cation	Farmer	43	nc	nc	nc	nc	nc	nc	nc	nc
1891	William Cation	Farmer	59	nc	1	brick	2	12	nc	-	nc
1901	William Cation	Farmer	68	225 (o)	1	brick	nc	16	2	nc	4
1911	William Cation	Farmer	79	nc	nc	nc	nc	nc	nc	nc	nc
1921	Walter Cation (o)	Farmer	58	nc	nc	brick	nc	13	nc	nc	nc

Notes: nc- not collected, (o) – owner, (t) – tenant, (nr) – not recorded, (al) agriculture census lost

Heritage Resources: 2008 study – none defined; This study – Buildings – house & barn;
Landscape – setback from McLaughlin, lane & shelter belt of trees

Original character of resources:

House - 1 ½ storey, dichromatic brick; centre gable and gable roof; brick 1 ½ storey tail wing; bell-cast roof veranda; barge board. Barn – gambrel roof bank barn with vertical board siding. Landscape – setback from McLaughlin, farm lane, shelter belt of trees on north side of farmstead

Heritage Integrity: Farmstead – High **Condition:** Good

Current Occupancy: House occupied

Location: McLaughlin Road, 13064

Photographs: 2008 - none

September. 2017



*South
Elevation*



*South &
East
Elevations*



May 2022



South Elevation

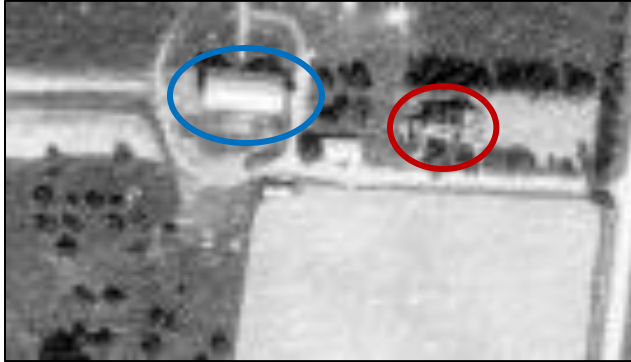
2022 - Farmstead viewed from McLaughlin Road looking northwest



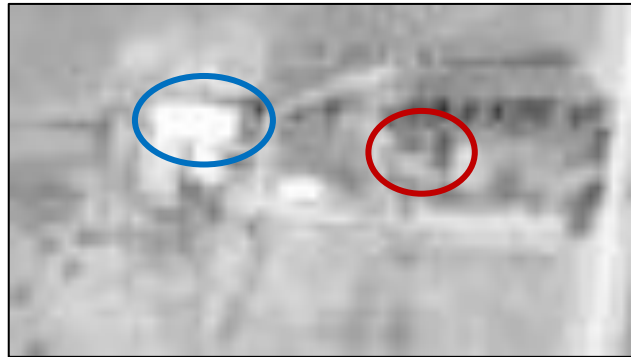
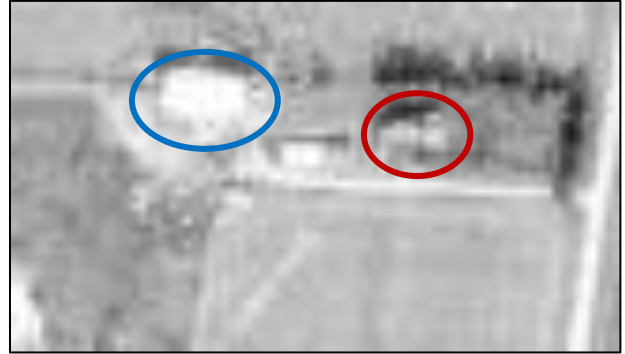
Location: McLaughlin Road, 13064

Aerial Photographs - Farmstead

1946



1960



1974

House

Barn

2021



Location: McLaughlin Road, 13064

Evaluation: - Farmstead Cultural Heritage Landscape

Application of Heritage Criteria to Farmstead at 13064 McLaughlin Road, Caledon			
Criteria	Resource		
	House	Barn	Landscape
Design or Physical Value			
i. Rare, unique, representative or early example	Yes - rep	Yes - Rep	No
ii. High degree of craftsmanship or artistic merit.	Yes	No	No
iii. Demonstrates a high technical or scientific achievement	No	No	No
Historical or Associative Value			
i. Has direct association of community significance	Yes - Cation	Yes - Cation	Yes - Cation
ii. Yields information of a community or culture	No	No	No
iii. Work of a significant architect, artist, builder, designer etc	No	No	No
Contextual Value			
i. Maintains or supports the area character.	Yes	Yes	Yes
ii. Is physically, functionally, visually or historically linked to area	Yes	Yes	Yes
iii. Is a landmark	No	No	No
Condition / Heritage Integrity			
3 i. Significant condition problems -	None visible	None visible	Not applicable
i. Integrity – retains much of its original built heritage character -	High degree	High	Not applicable

Summary:

The house at 13064 McLaughlin Road was constructed circa 1870 for William Cation, a descendent of United Empire Loyalist settlers in the area. The House is a representative of a Gothic Revival styled structure often referred to as the ‘Ontario House’. It exhibits a high level of craftsmanship in the exterior woodwork. The House may incorporate an earlier frame structure. The gambrel roofed bank Barn is representative of barns constructed starting in the late 1870s. The setback from McLaughlin Road, the farm lane and the shelter belt of trees on the north side of the farmstead are part of the heritage values of the property.

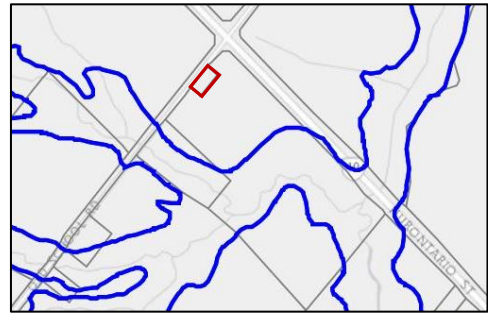
Recommendation:

The property at 13064 McLaughlin Road warrants continued listing in the Caledon Heritage Register as a Cultural Heritage Landscape that includes the House, the Barn, the farm lane and the shelterbelt of trees immediately north of the House.

Location: Old School Road, 2939
Concession: 1WHS Lot: 22 E ½

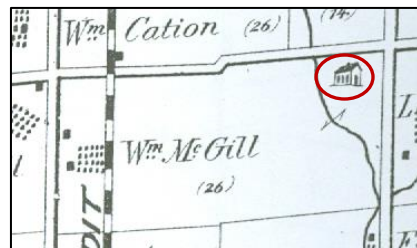
Within Study Area

Heritage Status: Listed – Resolution – 2010-475



Date Built: 1866 (school) as per register

Ownership: 1820
Patent: Richard Bristol (200 ac)
1864: ½ acre school trustees from James McGill
1866: School constructed
1895: site expanded
1961: school closed and sold



Map –
1877

Census:
No information was recorded in the 1871 Census about the school

Heritage Resources: (2008 study) - Building – school – SS #11 Upper Snelgrove School District

Original character of resources:
One storey, polychrome brick structure (30' x 40') on stone rubble foundation with woodshed at back and wood porch across front (north elevation)

Heritage Integrity: Low to medium

- structure altered - additions to the north side (1955), recladding exterior with a stucco, removal of window sash and chimney (2008 – 2017); Recladding may not be reversible – removal of stucco may damage bricks
- remaining heritage attributes: mass, roof & window openings

Condition: appears structurally sound from the exterior

Current Occupancy: Occupied

Location: Old School Road, 2939

Photographs:

2008

North and West Elevations



Recent – Sept. 2017



*North and East
Elevations*



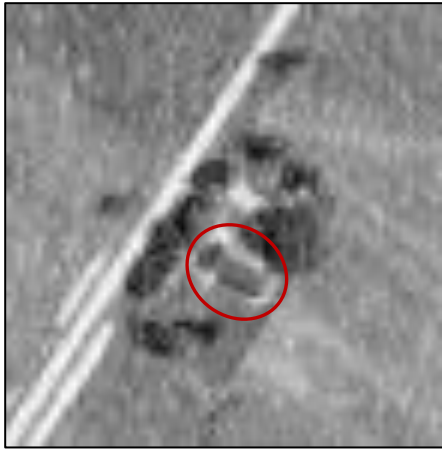
*East and South
Elevations*



Location: Old School Road, 2939

Aerial Photographs

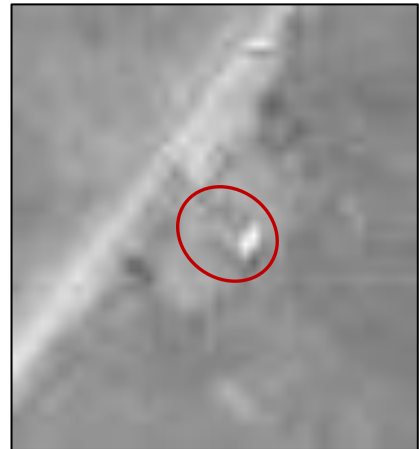
1946



1960



1974



2021

Location: Old School Road, 2939

Evaluation:

Application of Heritage Criteria to 2939 Old School Road, Caledon	
Criteria	Resource
	SS # 11 Upper Snelgrove School House
Design or Physical Value	
i. Rare, unique, representative or early example	No
ii. High degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high technical or scientific achievement	No
Historical or Associative Value	
i. Has direct association of community significance	Yes
ii. Yields information of a community or culture	No
iii. Work of a significant architect, artist, builder, designer etc	No
Contextual Value	
i. Maintains or supports the area character.	No
ii. Is physically, functionally, visually or historically linked to area	Yes
iii. Is a landmark	No
Condition / Heritage Integrity	
3 i. Significant condition problems -	No
i. Integrity – retains much of its original built heritage character -	Only mass, roof shape & window openings

Summary:

The school house known as SS #11, Upper Snelgrove School District at 2939 Old School Road, has existed on this site for more than 150 years during which is operated as school for almost 100 years. This building, for which the street was named, has a long association with primary schooling in the area and is historically linked to the site. In the 2008 study, the original brickwork was visible and the window sash, if not original, were appropriate to the original construction. However, alterations since 2008 have obscured or removed these important features, diminishing its heritage value. While earlier alterations could have been removed with little damage to the original structure, the stucco cladding, if removed, may severely damage the original brickwork.

Recommendation:

The property at 2939 Old School Road be removed from the Caledon Heritage Register because of the substantial irreversible alterations made to the structure.

Table D.1

CALEDON - MAYFIELD WEST, PHASE 2 STAGE 3 AREA
Analysis of Existing and Potential Heritage Properties

Address		Location re Study Area	Heritage Status	Heritage Resource	Recommendation	
Street Name	Street #				Description	Category
Chinguacousy Rd	12529	Within & Adjacent	None - Removed from Register	None	Do not list	A
Chinguacousy Rd	12669	Within	Listed	House	Continue Listing	B
Chinguacousy Rd	12710	Adjacent/Nearby	Listed	House	Continue Listing	B
Chinguacousy Rd	12846	Adjacent/Nearby	Listed	House	Continue Listing	B
Credit Valley Railway		Within & Adjacent	None	Right-of-way landscape	Add to List & recognize in OP	C
Hurontario St	12701	Adjacent/Nearby	Listed & designated	House	Continue Listing	B
Hurontario St	12760	Within	None - Removed from Register	None	Do not list	A
Hurontario St	12891	Adjacent/Nearby	Listed	Farmstead	Continue Listing	B
Hurontario St	13144	Adjacent/Nearby	None	None	Do not list	A
McLaughlin Rd	12461	Adjacent	Listed	House	Continue Listing	B
McLaughlin Rd	12502	Adjacent/Nearby	None - Removed from Register	None	Do not list	A
McLaughlin Rd	12700	Within	Listed	House	Continue Listing	B
McLaughlin Rd	12711	Within	Listed	House, Barn & Landscape	Continue Listing	B
McLaughlin Rd	12891	Within	Listed	House	Continue Listing	B
McLaughlin Rd	12900	Within	Listed	House	Continue Listing	B
McLaughlin Rd	12960	Within	Listed	House & Barn	Continue Listing	B
McLaughlin Rd	13064	Adjacent/Nearby	Listed	House, Barn & Landscape	Continue Listing	B
Old School Rd	2939	Within	Listed	School	Remove from listing	D

Appendix E: *Ontario Heritage Act* Regulation 9/06

CONFIDENTIAL
Until filed with the
Registrar of Regulations

REGISTRAR OF REGULATIONS	
Filed as O. Reg.	9/06
On	JAN 25 2006
Proposed source law publication dates:	
O.L.W.S.	Jan. 27/06
Ontario Gazette	Feb. 11/06

Bilingual

reg2005.0571.e
3-CS/CO

ONTARIO REGULATION
made under the
ONTARIO HERITAGE ACT
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

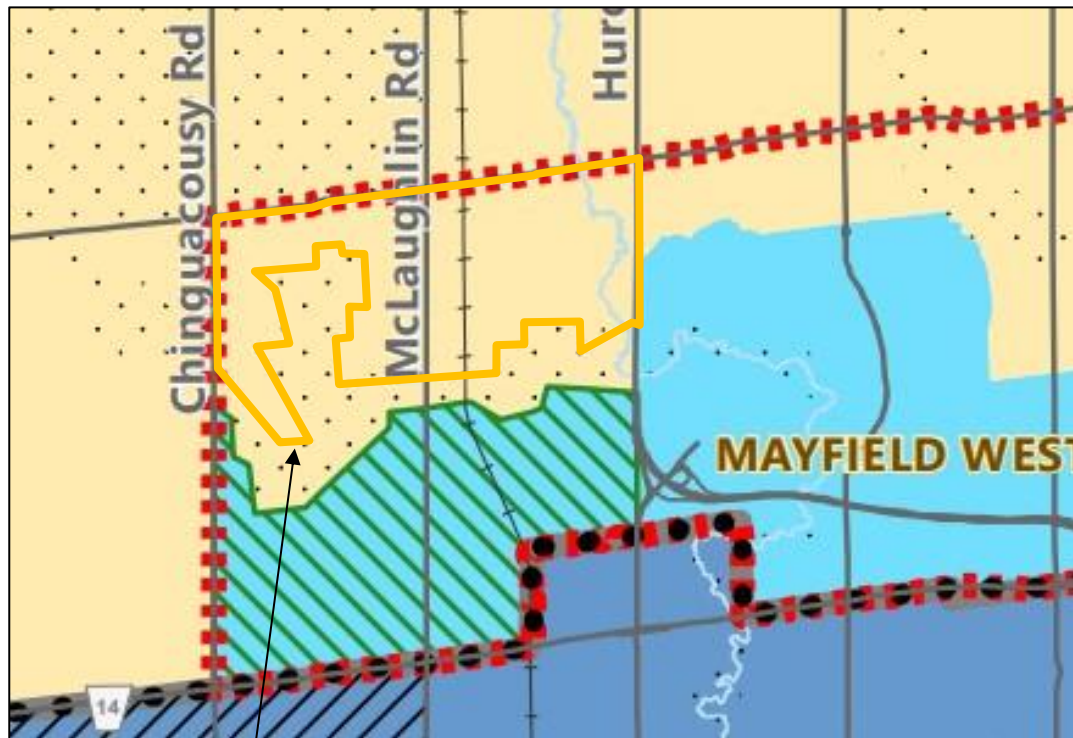
1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or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

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before ***insert the date of the day before the regulation is filed with the Registrar of Regulations***. Jan. 24/06

**Appendix F: Town of Caledon and Region of Peel
Planning Document Maps**

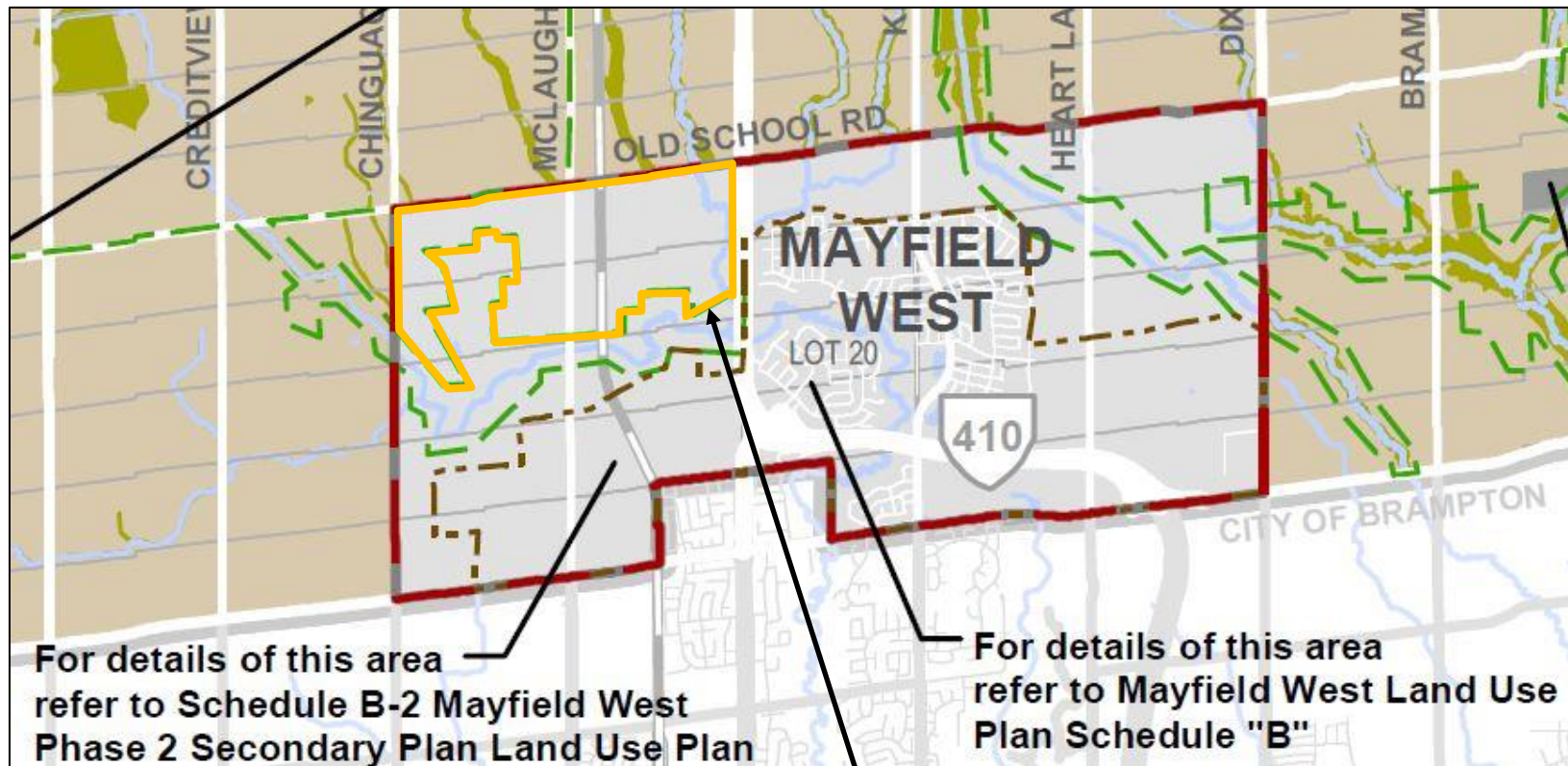
Regional Municipality of Peel
Official Plan
Part of Schedule D, August 2021
Regional Structure



Subject Study Area

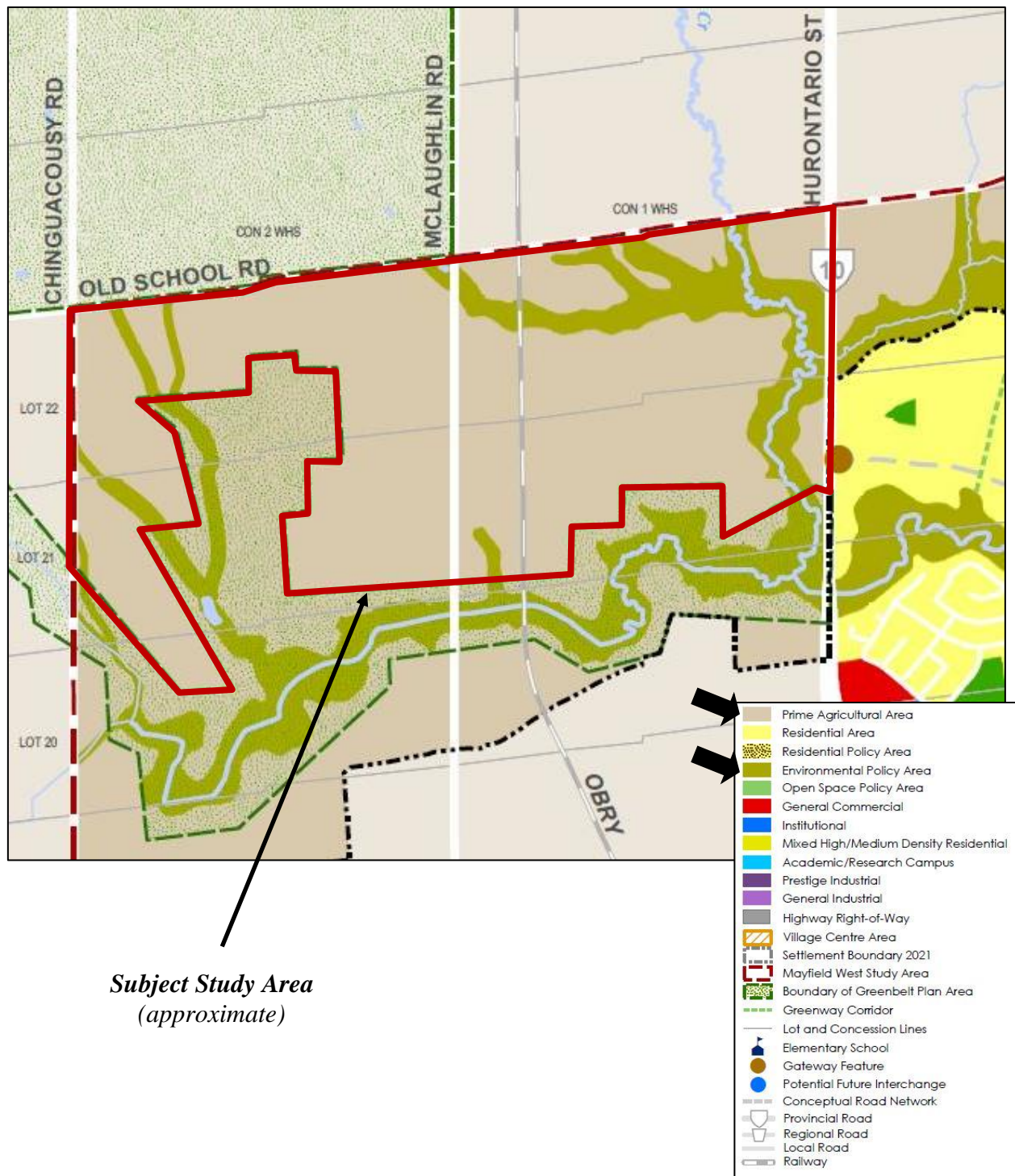


Town of Caledon Official Plan
Part of Schedule A
Land Use Plan

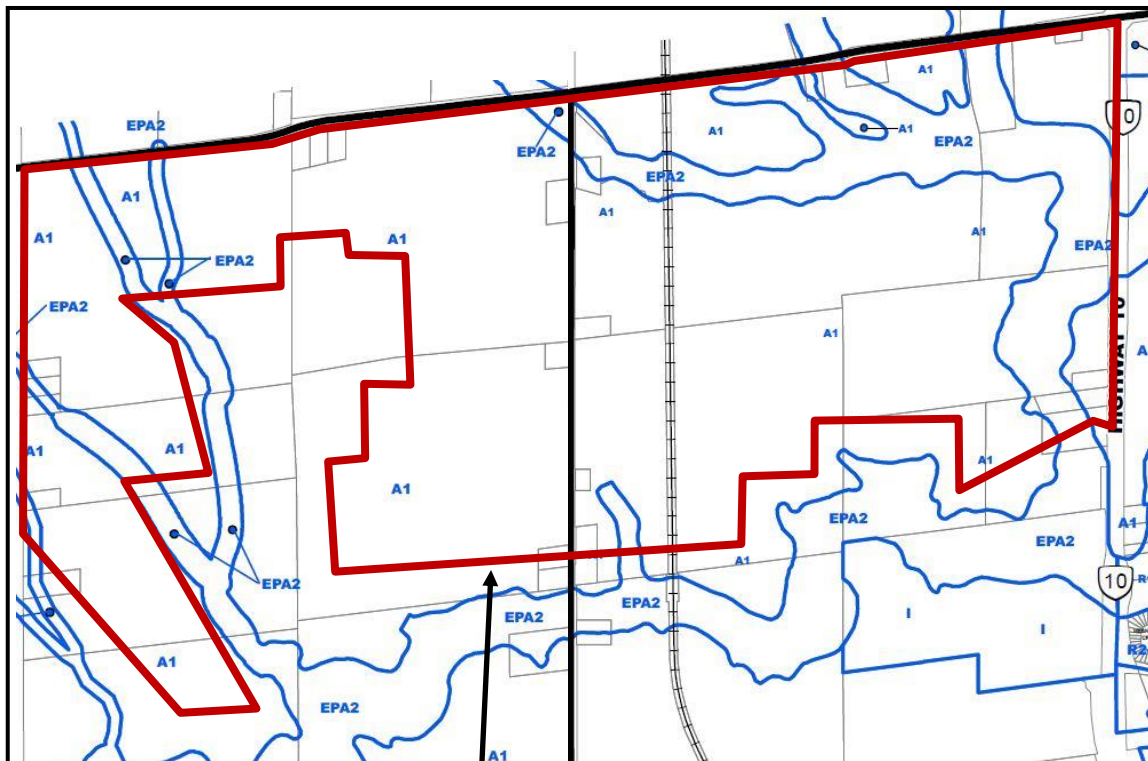


*Subject Study Area
(approximate)*

Town of Caledon Official Plan
Part of Schedule B
Mayfield West Land Use Plan



Town of Caledon
Zoning By-law, By-law No. 2006-50 as amended
Part of Maps 7 & 8, Schedule “A” to the Zoning By-law



*Subject Study Area
(approximate)*

Appendix G: Curriculum Vitae: Wayne Morgan

Wayne Morgan – Curriculum Vitae

Work Experience	2006 - present	Consultant Principal, Wayne Morgan Heritage Planner <ul style="list-style-type: none">• Cultural heritage impact assessments & conservation plans;• Heritage character statements and designation reports;• Heritage Conservation District studies and plans;• municipal official plan heritage policies;• commemorative and interpretative plans and strategies; and• advice to municipal staff on heritage conservation matters.
	2000 – 2006	City of Toronto, City Planning & Culture Divisions Senior Co-ordinator, Heritage Preservation Services <ul style="list-style-type: none">• secured approval of 4 heritage conservation districts;• recommended heritage listings and designations to Council;• managed heritage review, approval & construction of proposals;• managed Council's heritage authority delegated to staff;• advised Council & committees on heritage resource management;• secured conservation plans for heritage properties.
	1997 – 2000	City of Toronto, Urban Development Services Senior Community Planner
	1992 – 1996	Metro Toronto, Planning Department, Acting Manager
	1989 – 1992	Metro Toronto, Planning Department, Planner
	1976 – 1989	Region of York, Planning Dept., Senior Planner
	1974 – 1976	Region of Hamilton-Wentworth, Planning Dept. Planner
	1973 – 1974	Acres Engineering. Planner/Economist
Related Experience	1980 – 2000	Town of Newmarket Chair, Local Architectural Conservation Advisory Committee
Education	1968 – 1972	University of Toronto – Hons. BA – Geography
	1972 – 1973	Queen's University – MA, Geography – Urban & Regional
Professional Memberships	Registered Professional Planner – retired member – Ontario Professional Planners Institute & Canadian Institute of Planner Canadian Association of Heritage Professionals – retired member	
Voluntary Position	Community Heritage Ontario – (association of municipal heritage committees) – President	