

**Cultural Heritage Assessment Report  
Humber Station Villages Secondary Plan  
Town of Caledon  
Regional Municipality of Peel  
Part of Lots 1-5, Concession 5  
Geographic Township of Albion**

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## EXECUTIVE SUMMARY

Under a contract awarded in September 2023, Archaeological Research Associates Ltd. (ARA) carried out a Cultural Heritage Assessment Report (CHAR) as part of the proposed Humber Station Villages Secondary Plan (HSVSP). The study area is bounded by Healy Road to the north, Mayfield Road to the south and Humber Station Road to the west in the Town of Caledon. The eastern border is generally to the west of Coleraine Drive.

The study area appears to be approximately 230 ha (567 ac) in size. In legal terms, the study area falls on part of lots 1-5, Concession 5 in the Geographic Township of Albion. The study area is characterized by a woodlot, agricultural fields, and several residential dwellings of various lots sizes. The area has several current zoning classifications which include A1 (Agricultural), A3 (Small Agricultural Holdings) and EPA 2 (Environmental Policy Area 2 Zone).

The proposed project was initiated by the Humber Station Village Landowners Group, in collaboration with the Town of Caledon, to create a Secondary Plan for the Humber Station Employment Area with an industrial land use designation. The purpose of this CHAR is to identify and provide a high-level evaluation of the cultural heritage resources within the proposed study area that may be impacted by the proposed development of the Humber Station Village Secondary Plan.

A field survey of the study area was conducted, and all potential cultural heritage resources noted were evaluated. No potential Built Heritage Resources or Cultural Heritage Landscapes were identified within the study area as having potential Cultural Heritage Value or Interest (CHVI). Three adjacent properties were identified as having potential CHVI.

No potential BHRs or CHLs were identified within the study area as having potential CHVI. Three properties, located adjacent to the study area, were identified as having potential CHVI. To date, there are no concerns with respect to built heritage resources related to the study area.

The following general mitigation measures are recommended:

- Based on the site visit there are four properties recognized under Section 27 of the *Ontario Heritage Act* which no longer contain any extant buildings and no longer warrant retention on the Municipal Heritage Register. The Town should remove the following properties from the Municipal Heritage Register:
  - 12713 Humber Station Road
  - 12519 Humber Station Road
  - 12285 Humber Station Road
  - 12453 The Gore Road
- The Town has indicated that “virtually the entire study area” has archaeological potential. No soil disturbing activities should take place until an archaeological assessment according to the Ontario Heritage Act and *Standards and Guidelines for Consultant Archaeologists* has been completed and all reports are accepted by the Ministry of Citizenship and Multiculturalism.
- Public consultation may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.

- This report should be provided to staff/planners at the municipal and regional level as needed.
- If the location or scale of the proposed HSVSP were to change this may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.

Detailed designs or plans for the HSVSP were not available at the time that this report was written; however, there are no anticipated direct impact to the adjacent properties' heritage resource identified. There is the potential for indirect impacts to BHR-1, BHR-2 and BHR-3 which may be the result of future designs phases associated with the HSVSP. The following mitigation measure is recommended:

- It is recommended that if/when detailed designs are submitted for the HSVSP, that Town of Caledon heritage staff determine if additional studies (i.e. a Cultural Heritage Evaluation Report, and/or Heritage Impact Assessment is required for the adjacent properties (BHR-1, BHR-2 and BHR-3).

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>I</b>
<b>ABBREVIATIONS</b>	<b>V</b>
<b>PERSONNEL</b>	<b>V</b>
<b>1.0 PROJECT CONTEXT</b>	<b>1</b>
<b>2.0 LEGISLATION AND POLICY REVIEW</b>	<b>4</b>
2.1 Federal Guidelines	4
2.2 Provincial Policies and Guidelines	4
2.2.1 The Planning Act	4
2.2.2 The Provincial Planning Statement (2024)	4
2.2.3 Ontario Heritage Act	4
2.3 Municipal Policies	5
2.3.1 Region of Peel Official Plan	5
2.3.2 Future Caledon Official Plan (March 2024)	6
2.4 Policy Conclusion	7
<b>3.0 KEY CONCEPTS</b>	<b>7</b>
<b>4.0 HISTORICAL CONTEXT</b>	<b>10</b>
4.1 Settlement History	10
4.1.1 Pre-Contact	10
4.1.2 Post-Contact	11
4.1.3 Wildfield	13
4.2 Historic Mapping and Imagery Analysis	13
<b>5.0 CONSULTATION</b>	<b>20</b>
5.1 Federal	20
5.2 Provincial	20
5.3 Municipality	21
<b>6.0 FIELD SURVEY</b>	<b>21</b>
<b>7.0 HERITAGE ASSESSMENT</b>	<b>22</b>
<b>8.0 PROPOSED PROJECT</b>	<b>30</b>
<b>9.0 ANALYSIS OF POTENTIAL IMPACTS AND MITIGATION MEASURES</b>	<b>32</b>
9.1 Summary	34
<b>10.0 MITIGATION MEASURES AND RECOMMENDATIONS</b>	<b>35</b>
<b>11.0 SUMMARY</b>	<b>36</b>
<b>12.0 BIBLIOGRAPHY AND SOURCES</b>	<b>37</b>

## **MAPS**

Map 1: Study Area in the Township of Albion	2
Map 2: Zoning Map of Study Area in the Town of Caledon	3
Map 3: Subject Property Shown on an 1859 Historical Atlas	15
Map 4: Subject Property Shown on an 1877 Historical Atlas	16
Map 5: Subject Property Shown on a 1914 Topographic Map	17
Map 6: Subject Property Shown on a 1954 Aerial Image	18
Map 7: Subject Property Shown on a Current Aerial Image	19
Map 8: Assessment Results Shown on a Current Aerial Image	29

## **TABLES**

Table 1: Pre-Contact Settlement History	10
Table 2: Post-Contact Settlement History	12
Table 3: Potential BHRs and/or CHLs in the Study Area	23
Table 4: Recommendation and Mitigation Measures	33

## **APPENDICES**

Appendix A: Team Member Curricula Vitae	40
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## **ABBREVIATIONS**

ARA – Archaeological Research Associates Ltd.  
ABHS – Albion Bolton Historical Society  
BHR – Built Heritage Resource  
CHAR – Cultural Heritage Assessment Report  
CHL – Cultural Heritage Landscape  
CHVI – Cultural Heritage Value or Interest  
EA – Municipal Class Environmental Assessment  
HSVSP – Humber Station Villages Secondary Plan  
MCM – Ministry of Citizenship and Multiculturalism  
OHA – Ontario Heritage Act  
OHT – Ontario Heritage Trust  
OP – Official Plan  
O. Reg. – Ontario Regulation  
PPS – Provincial Planning Statement

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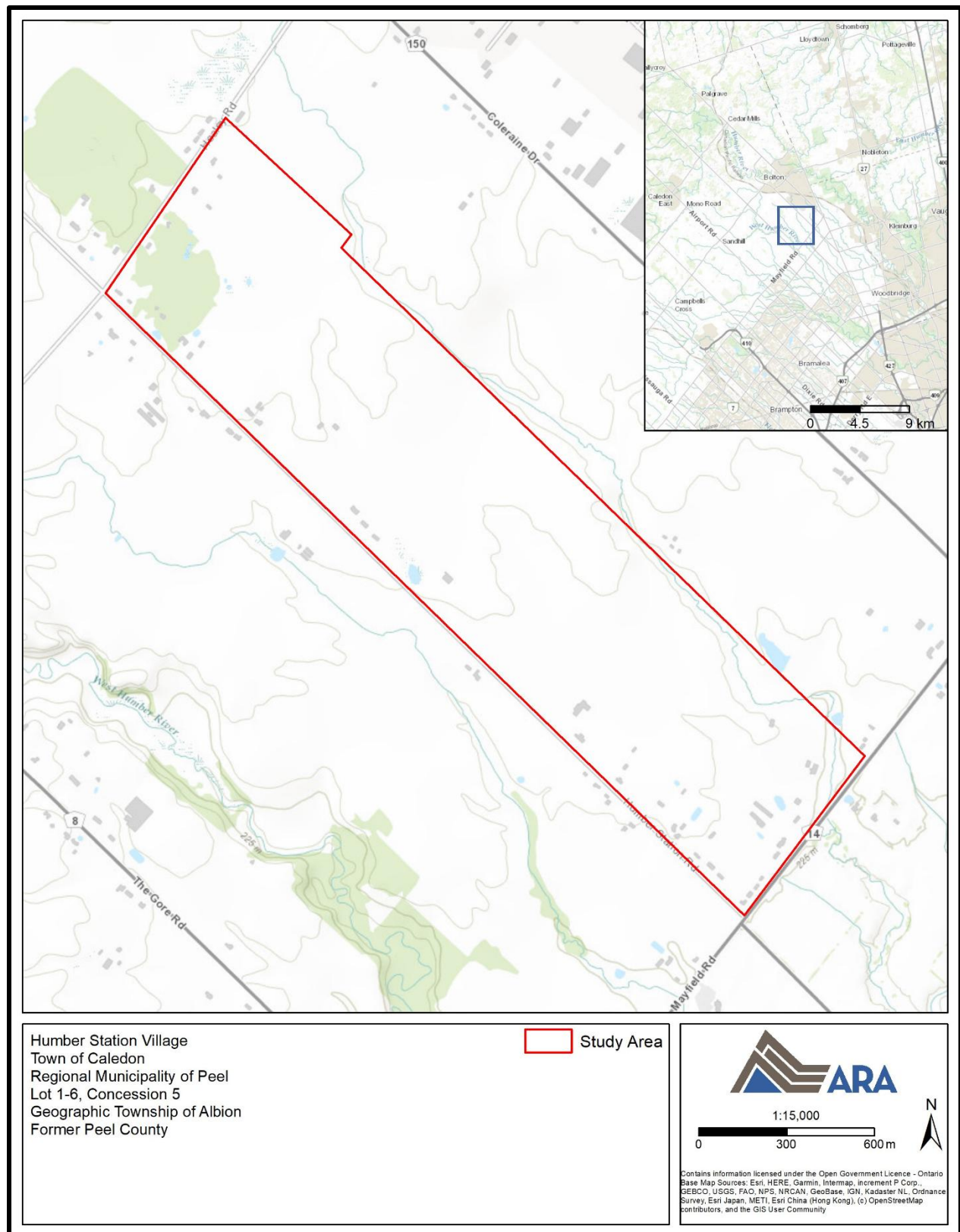
## 1.0 PROJECT CONTEXT

Under a contract awarded in September 2023, Archaeological Research Associates Ltd. (ARA) carried out a Cultural Heritage Assessment Report (CHAR) as part of the proposed Humber Station Villages Secondary Plan (henceforth HSVSP). The study area is bounded by Healy Road to the north, Mayfield Road to the south and Humber Station Road to the west in the Town of Caledon. The eastern border is generally to the west of Coleraine Drive.

The study area appears to be approximately 230 ha (567 ac) in size. In legal terms, the study area falls on part of lots 1-5, Concession 5 in the Geographic Township of Albion (Map 1). The study area is characterized by a woodlot, agricultural fields, and several residential dwellings of various lots sizes. The area has several current zoning classifications which include A1 (Agricultural), A3 (Small Agricultural Holdings) and EPA 2 (Environmental Policy Area 2 Zone) (See Map 2).

The proposed project was initiated by the Humber Station Village Landowners Group, in collaboration with the Town of Caledon, to create a Secondary Plan for the Humber Station Employment Area with an industrial land use designation. The purpose of this CHAR is to identify and provide a high-level evaluation of the cultural heritage resources within the proposed study area that may be impacted by the proposed development of the HSVSP.

This assessment was conducted in accordance with the aims of the *Environmental Assessment Act*, R.S.O. 1990, *Provincial Policy Statement* (MMAH 2020) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *Ontario Heritage Tool Kit series* (MCM 2006a), the *Region of Peel Official Plan* (2021) and the *Town of Caledon Official Plan* (2024).



**Map 1: Study Area in the Township of Albion**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



## 2.0 LEGISLATION AND POLICY REVIEW

The framework for this assessment report is provided by federal guidelines, provincial environmental and planning legislation, and policies as well as regional and local municipal Official Plans and guidelines.

### 2.1 Federal Guidelines

At the national level, *The Standards and Guidelines for Conservation of Historic Places in Canada* (Parks Canada 2010) provides guidance for the preservation, rehabilitation, and restoration of historic places, including cultural heritage landscapes (CHLs) and built heritage resources (BHRs). Such guidance includes the planning and implementation of heritage conservation activities.

### 2.2 Provincial Policies and Guidelines

#### 2.2.1 The Planning Act

Section 2 of the Ontario Planning Act indicates that a council of a Municipality have regard for matters of provincial interest such as: “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” (Government of Ontario 2018). Section 3 of the Planning Act directs a municipal Council’s decisions to be consistent with the Provincial Policy Statement (PPS 2020).

#### 2.2.2 The Provincial Planning Statement (2024)

The *Provincial Planning Statement* (PPS 2024) contains a combined statement of the Province’s land use planning policies. It provides the provincial government’s policies on a range of land use planning issues including cultural heritage outlined in Chapter 1: “Cultural heritage and archaeology in Ontario will provide people with a sense of place... The Province’s rich cultural diversity is one of its distinctive and defining features” (MMAH 2024:1-2). The PPS, which is enforced as of October 20, 2024, promotes the conservation of cultural heritage resources through detailed policies in Section 4.6, such as 4.6.1 “*Protected heritage property*, which may contain *built heritage resources or cultural heritage landscapes*, shall be conserved,” and 4.6.3 “Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserve” (MMAH 2024:28). Further, 4.6.5 b) notes “Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving *significant built heritage resources and cultural heritage landscapes*” (MMAH 2024:28).

#### 2.2.3 Ontario Heritage Act

The OHA, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The OHA gives provincial and municipal governments the authority and power to conserve Ontario’s heritage. The OHA has policies which address individual properties (Part IV) and heritage districts (Part V), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg. 569/22) made under the OHA sets out nine criteria for determining cultural heritage value or

interest (CHVI) (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 (as amended by O. Reg. 569/22) to determine if they have CHVI. These nine criteria are:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*
9. *The property has contextual value because it is a landmark. (O. Reg. 569/22, s. 1 (2)).*

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

Recent changes to *Ontario Regulation (O. Reg.) 9/06*, as amended by *O. Reg. 569/22*, to determine if a property is worthy of designation under the *Ontario Heritage Act (OHA)*, now requires two criteria be satisfied in order to be considered for designation. In addition, changes to the *OHA* brought on by Bill 23 imposes a deadline for all properties listed on the Municipal Heritage Register to be designated or removed from the Register by January 1, 2027.

## **2.3 Municipal Policies**

### **2.3.1 Region of Peel Official Plan**

One of the general goals of the *Region of Peel Official Plan* (2021) is: “To create a healthy and sustainable regional community for those living and working in Peel which is characterized by...a recognition and preservation of the region’s natural and cultural heritage” (Region of Peel 2021:6). The importance of cultural heritage in the Region of Peel is emphasized by the numerous policies the Official Plan (OP) has addressing cultural heritage.

Section 3.6 of the OP identifies policies related specifically to cultural heritage in Peel Region. These policies are to support the: “identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel

(including properties owned by the Region)” (Region of Peel 2021:89). Subsection 3.6.1 provides the objectives including:

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.*
2. *To promote awareness and appreciation and encourage public and private stewardship of Peel’s heritage.*
3. *To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.*
4. *To support the heritage policies and programs of the area municipalities (2021:89).*

The Peel Regional Council has outlined multiple policies that encourage and, in some cases, direct area municipalities to appropriately manage their cultural heritage resources. Policy 3.6.2.1 (2018:89) states that Regional Council will “Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of cultural heritage resources in Peel, in cooperation with the Region, the conservation authorities and aboriginal groups, and to provide direction for their conservation and preservation, as required”. Additionally, there are policies that direct the Region’s actions as outlined in Policy 3.6.2.4 (2021:90) stating: “Require and support cultural heritage resource impacts assessments, where appropriate for infrastructure projects, including Region of Peel projects”. Additionally, there is a need to address developments adjacent to cultural heritage properties (i.e., “protected properties”), such that area municipalities are directed to only allow development and site alteration on adjacent lands “where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved” (Policy 2.6.2.8 - Region of Peel 2021:90).

With respect to transportation within Peel, there are a series of policies that are to “foster the increased sustainability of the transportation system” (Region of Peel 2021:154). As stated in Policy 5.9.2.1, it is the policy to:

*Minimize adverse social, environmental, health and resource impacts when developing and planning for transportation facilities, by ensuring consistency with the objectives and policies in this Plan (Region of Peel 2021:156).*

### **2.3.2 Future Caledon Official Plan (March 2024)**

The *Future Caledon Official Plan* is the primary tool to guide land-use, growth, and development within the Town of Caledon. The OP’s begins with guiding principles including: “Conserve and celebrate heritage buildings, sites, districts, landscapes, and archaeological resources, so that the story of our history may be shared with future generations.” (Policy 2.3.4: 2024:A-16). With respect to cultural heritage, Section 6: “Cultural Heritage” in the *Future Caledon Official Plan* states that:

*Archaeological resources, built heritage resources and cultural heritage landscapes are irreplaceable. Providing for their conservation is an important part of the Town’s decision-making and planning for future growth.*

*Caledon’s cultural heritage resources will be conserved to ensure their continued*

*contribution to the identity, character, vitality, economy, sustainability, and well-being of the broader community and of Indigenous communities (2024:C-15).*

One of the general policies for cultural heritage resources is that “The Town will exercise the powers and apply the tools provided by legislation in implementing and enforcing its cultural heritage policies, particularly the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Building Code Act*, the *Municipal Act*, the *Funeral, Burials and Cremation Services Act*, and the *Niagara Escarpment Planning and Development Act*” (Policy 6.2.1, 2024:C-15).

Policy 6.2.2.a-c addresses the designation of cultural heritage resources under by-law pursuant to the *Ontario Heritage Act* and Policy 6.2.2. e indicates that by-laws may be passed for heritage easements or covenants. With respect to a proposed development or alteration, the cultural heritage identification and assessment are addressed in several policies. Including 6.3.2. which reads:

*The Town may require a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment prepared by a qualified professional in support of a proposed development, redevelopment, or demolition, including an infrastructure project. New or revised evaluations may be required if new information is discovered, if the scope or design of a development proposal changes significantly, or archaeological resources are identified (2024:C17).*

Lastly, there are policies which are directed towards the management of built Heritage Resources (Section 6.5), Reuse, Retention and Climate Change Resiliency (6.6), Heritage Conservation District (6.7), and Cultural Heritage Landscapes (6.8). m

## 2.4 Policy Conclusion

The *Official Plan* policies in the *ROP* and the *Future Caledon OP* call for the conservation of cultural heritage resources, the maintaining of heritage registers and provide policies related to potential development impacts to cultural heritage resources. The Federal guidelines outline best practices for activities on heritage properties.

## 3.0 KEY CONCEPTS

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Adjacent lands**, as defined in the PPS, means “for the purposes of policy 4.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan” (MMAH 2024:38).
- **Built Heritage Resource (BHR)** can be defined in the PPS as “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. 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” (MMAH 2024:40).
- **Conserved means** “the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that

ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments” (MMAH 2024:41).

- **Cultural Heritage Landscape (CHL)** is defined in the PPS as “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms” (MMAH 2020:41).
- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets two of the criteria outlined in O. Reg. 9/06, namely historic or associative value, design or physical value, and/or contextual value. Provincial significance is defined under the OHA's O. Reg. 10/06.
- **Heritage Attributes** are defined in the PPS as “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property)” (MMAH 2024:44).
- **Protected Heritage Property** is defined as “property designated under Parts IV, V, or VI of the *Ontario Heritage Act*, property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for the Conservation of Provincial Heritage Properties, property protected under federal legislation, and UNESCO World Heritage Sites” (MMAH 2024:50).
- **Significant** in reference to cultural heritage and archaeology is defined as “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*” (MMAH 2024:52).

The *Region of Peel Official Plan* provides unique definitions for cultural heritage landscapes which are situated within the Region:

- **Cultural Heritage Landscapes** mean “any discrete aggregation of features altered through human activity which has been identified as being important to a community. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural Landscapes include any heritage area perceived as an ensemble of cultural derived features such as a neighbourhood, townscape, farmscape, or waterscape that illustrates noteworthy relationships between people and their surrounding environment” (2021:221).
- **Cultural heritage resources** means “within a land use context, cultural heritage resources include archaeological sites, built resources, traditional use areas, cultural landscapes and shipwreck sites. More broadly, cultural heritage resources include everything produced and left by the people of a given geographic area, the sum of which represents their cultural identity. This means their handicrafts, tools, equipment, buildings,

furnishings, folklore rituals, art, transportation, communications and places of dwelling, play, worship, and commercial and industrial activity” (2021:225).

- **Significant** means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” (2021:239).

Key heritage definitions from the *Future Caledon Official Plan* (2024) are as follows:

- **Built heritage resources** means one or more buildings, structures, monuments, installations, or any manufactured or constructed part of remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included in local, provincial, federal and/or international registers. (Growth Plan) (2024:G-60).
- **Conservation** n a cultural heritage context, 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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (2024:G-61).
- **Cultural heritage landscape** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (Provincial Policy Statement) (2024:G62)
- **Cultural heritage resources** means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan, Growth Plan) (2024:G-62).
- **Significant** means “In regard to cultural heritage, important in terms of amount, content, representation, effect or value” (2024:G-75).

## 4.0 HISTORICAL CONTEXT

The study area is located at the south end of Town of Caledon and the geographic Township of Albion on part of Lots 1 through 5, Concession 5, at the boundary of the Township of Albion and the Township of Toronto Gore. The study area is to the southwest of Bolton, and the closest area of settlement is the hamlet of Wildfield. The history of the study area was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases) and published secondary sources (online and print). Given the limited time frame for the production of this report, and limited scope, there is always the possibility that additional historical information exists but may not have been identified or accessible for review.

The Town of Caledon and Peel County have a long history of settlement including pre-contact and post-contact Indigenous campsites and villages due to its productive riverside lands, as well as favourable farmland. The study area has strong associations with Indigenous communities, and the heritage resources considered in this report can be associated with both Pre-Contact and Post-Contact cultural developments. Accordingly, this historical context section spans the Pre-Contact Indigenous occupation history through Euro-Canadian settlement history to present. The early history of the study area can be effectively discussed in terms of major historical events.

### 4.1 Settlement History

#### 4.1.1 Pre-Contact

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic, and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 1.

**Table 1: Pre-Contact Settlement History**  
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted projectiles
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted projectiles
Early Archaic	7500–6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton side- and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people

Sub-Period	Timeframe	Characteristics
Middle Woodland	400 BC–AD 600	Point Peninsula tradition; Vinette 2 ceramics appear; Small camp sites and seasonal village sites; Influences from northern Ontario and Hopewell area to the south; Hopewellian influence can be seen in continued use of burial mounds
Middle/Late Woodland Transition	AD 600–900	Gradual transition between Point Peninsula and later traditions; Princess Point tradition emerges elsewhere (i.e., in the vicinity of the Grand and Credit Rivers)
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400–1600	Huron-Petun tradition; Globular-shaped ceramic vessels, ceramic pipes, bone/antler awls and beads, ground stone celts and adzes, chipped stone tools, and even rare copper objects; Large villages (often with palisades), temporary hunting and fishing camps, cabin sites and small hamlets; Territorial contraction in early 16 <sup>th</sup> century; Fur trade begins ca. 1580; European trade goods appear

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries above, it must be understood that Algonquian-speaking populations also represented a significant presence in southern Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely camps, chipping stations or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. This part of southern Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

#### 4.1.2 Post-Contact

The arrival of European explorers and traders at the beginning of the 17<sup>th</sup> century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 2.

**Table 2: Post-Contact Settlement History**  
(Smith 1846; Coyne 1895; Lajeunesse 1960; Ellis and Ferris 1990; Surtees 1994; Wilson's Publishing Co. 2000; AO 2015, PAMA 2025)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 <sup>th</sup> century	Brûlé explores southern Ontario in 1610/11; Champlain travels through in 1613 and 1615/1616, making contact with a number of Indigenous groups (including the Algonquin, Huron-Wendat and other First Nations); European trade goods become increasingly common and begin to put pressure on traditional industries
Increased Contact and Conflict	Mid- to late 17 <sup>th</sup> century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 <sup>th</sup> century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid- to late 18 <sup>th</sup> century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included this area
Loyalist Influx	Late 18 <sup>th</sup> century	United Empire Loyalist influx during and after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
County Development	Late 18 <sup>th</sup> to early 19 <sup>th</sup> century	Area initially adjacent to York County's 'West Riding'; Became part of York County's 'West Riding' in 1798; Provisional agreement for the purchase of the southern portion (Treaty 13A) completed in 1805; Confirmed during the Head of the Lake Purchase (Treaty 14) in 1806; Northern portion acquired as part of the Ajetance Purchase (Treaty 19) in 1818; Peel County established after the abolition of the district system in 1849
Township Formation	Early 19 <sup>th</sup> century	Albion was surveyed in 1819 and settled soon after; Majority of early settlers were from England and parts of Upper Canada; The first settlers included William Downey, Joseph Hudson, William Roadhouse, Sr. and William Roadhouse, Jr.; Population was only 110 by 1821, with 25 ha cleared
Township Development	Mid-19 <sup>th</sup> to early 20 <sup>th</sup> century	Population reached 2,154 by 1842; 16,928 ha taken up by 1846, with 4,047 ha under cultivation; 2 saw mills, 4 grist mills and 2 distilleries in operation at that time; Population was 3,567 in 1848 and 4,857 in 1871; Traversed by the Toronto, Grey & Bruce Railway (1871), Hamilton & North Western Railway (1877) and Canadian Pacific Railway (1908); Bolton was the principal settlement, with smaller communities at Wildfield, Caledon East, Centreville, Columbia, Buckstown, Glasgow, Mackville, Mono Mills, Lockton, Nunnville and Sandhill
Later Developments	Mid-20 <sup>th</sup> century to early 21 <sup>st</sup> century	Urban and industrial pressure after World War II put increased pressure on Peel County; Regional models developed to streamline and administer regional and local services; Regional Municipality of Peel formed in 1974; Town of Caledon formed concurrently with Regional Municipality of Peel and was created through the amalgamation of the Townships of Albion and Caledon, and the north half of the Township of Chinguacousy; other divisions in Peel Region include the City of Brampton and the City of Mississauga; By 2014, the Region of Peel's population was 1,350,000, with immigration being a driving factor behind this growth

#### 4.1.3 Wildfield

The historical crossroads hamlet of Wildfield was located in the area around the intersection of Gore Road and Mayfield Road, in the geographical Township of Albion, now part of the Town of Caledon, and the geographical Township of Toronto Gore, now part of the City of Brampton (Brampton Guardian 2010). The area is strongly associated with St. Patrick's Catholic Church, and the village grew up around the building (OHT 2009). The church served the area's Irish settlers, who began settling there in the 1830s and whose closest place of worship prior to its construction was in Toronto. The area was initially called "Grantsville" during the 1830s to honour Simon Peter Grant, an early settler. It was also known as "Gooseville" during the 1850s and took the name of "Gribben" when a post office was established in 1873 after the local priest, Fr. John J. Gribbin. In 1891, it was renamed "Wildfield" after the estate of James A. Ellis in Kilkenny, Ireland (ASI 2020). In 1888, the hamlet had a population of approximately 103, three general stores, a post office, and a blacksmith (Union Publishing 1888). Wildfield also hosted St. John's Agricultural College, operated from 1862 until 1875, which was a school for local children and orphans from the Toronto area (OHT 2009).

The hamlet's most well known building, St. Patrick's Catholic Church, was initially a wood frame church built in the 1830s, which was replaced by a brick building in 1894 (OHT 2009, Brampton Guarding 2010). The first Catholic school in Peel County was also built in Wildfield, which was established in 1907. The former Loretto Convent, established in 1946, was also located across the road from the church and school (OHT 2009). The only remaining heritage building left in Wildfield is St. Patrick's Roman Catholic Church, and its associated cemetery (Caledon Enterprise 2019).

#### 4.2 Historic Mapping and Imagery Analysis

In order to gain a general understanding of the study area's past land uses, two historical settlement maps, one topographic map and two aerial images were examined during the research component of the study. Specifically, the following resources were consulted:

- Tremaine's *Map of the County of Peel, Canada West* (1859) (OHCMP 2019);
- Walker & Miles' *Illustrated Historical Atlas of the County of Peel, Ont.* (1877) (MU 2001);
- A topographic map from 1914 (OCUL 2022); and
- Aerial images from 1954 and currently (U of T 2022, Google 2024).

The limits of the study area are shown on georeferenced versions of the consulted historical resources in Map 3–Map 7.

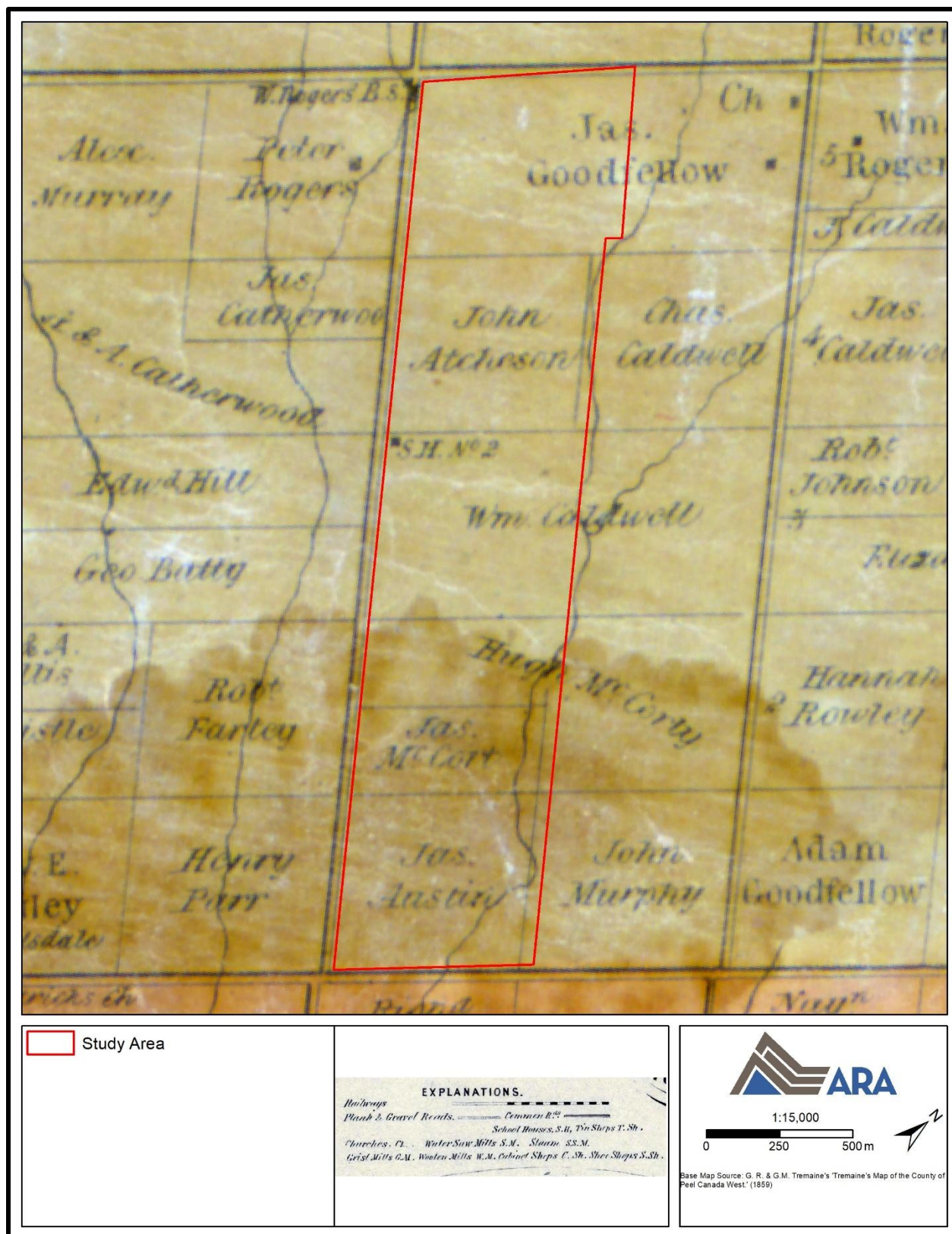
The *Map of the County of Peel, Canada West* (1859) indicates that the study area traversed the west side of five lots. The lots are bounded by surveyed roads to the north, west, and south (see Map 3). The northmost lot belonged to James Goodfellow, the second lot belonged to John Atcheson, the third lot belonged to William Coldwell, the fourth lot was split between Hugh McCorty to the north and James McCort to the south, and the fifth lot on the study area's south border belonged to James Austin. A watercourse ran through the east side of the study area, and there appear to be two buildings within its borders: one on James Goodfellow's lot at the intersection of two surveyed roads, and Schoolhouse Number Two, which was located on William Coldwell's lot.

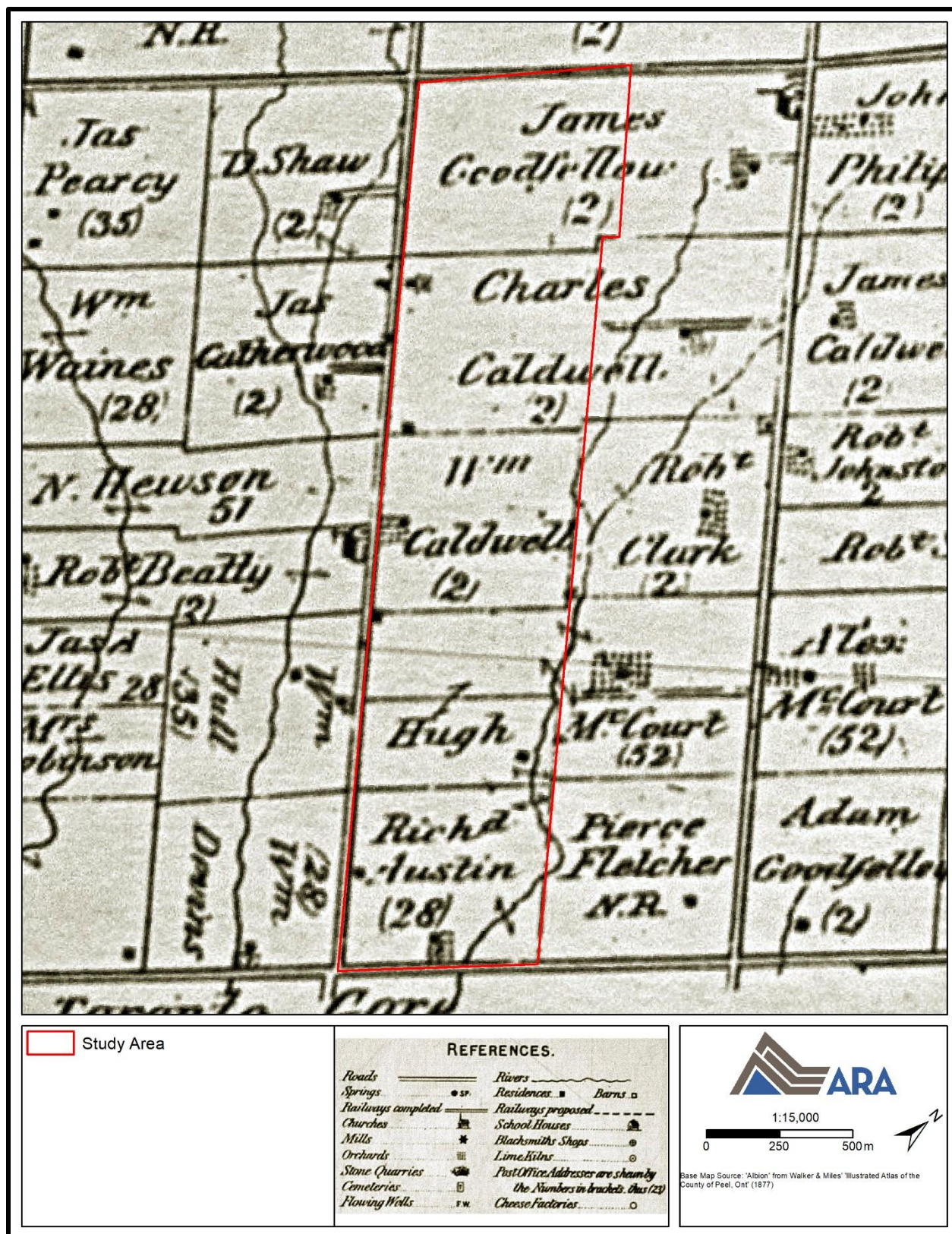
The *Illustrated Historical Atlas of the County of Peel, Ont.* (1877) indicates that the study area continued to be bounded by surveyed roads on the north, west, and south, and a watercourse

defined the eastern boundary of the study area (see Map 4). The northmost lot still belonged to James Goodfellow, the second lot belonged to Charles Caldwell, the third lot belonged to William Caldwell, the fourth lot belonged to Hugh McCourt, and the fifth and southmost lot belonged to Richard Austin. There appear to be several structures within the study area: Charles Caldwell's lot had two buildings and an orchard, William Caldwell's lot had a building and an orchard, Hugh McCourt's lot had a building located adjacent to the watercourse, and Richard Austin's lot had two buildings, one of which was associated with an orchard. The schoolhouse indicated in the 1859 atlas no longer appears in its original location and had instead been moved across the road from William Caldwell's property and outside of the study area.

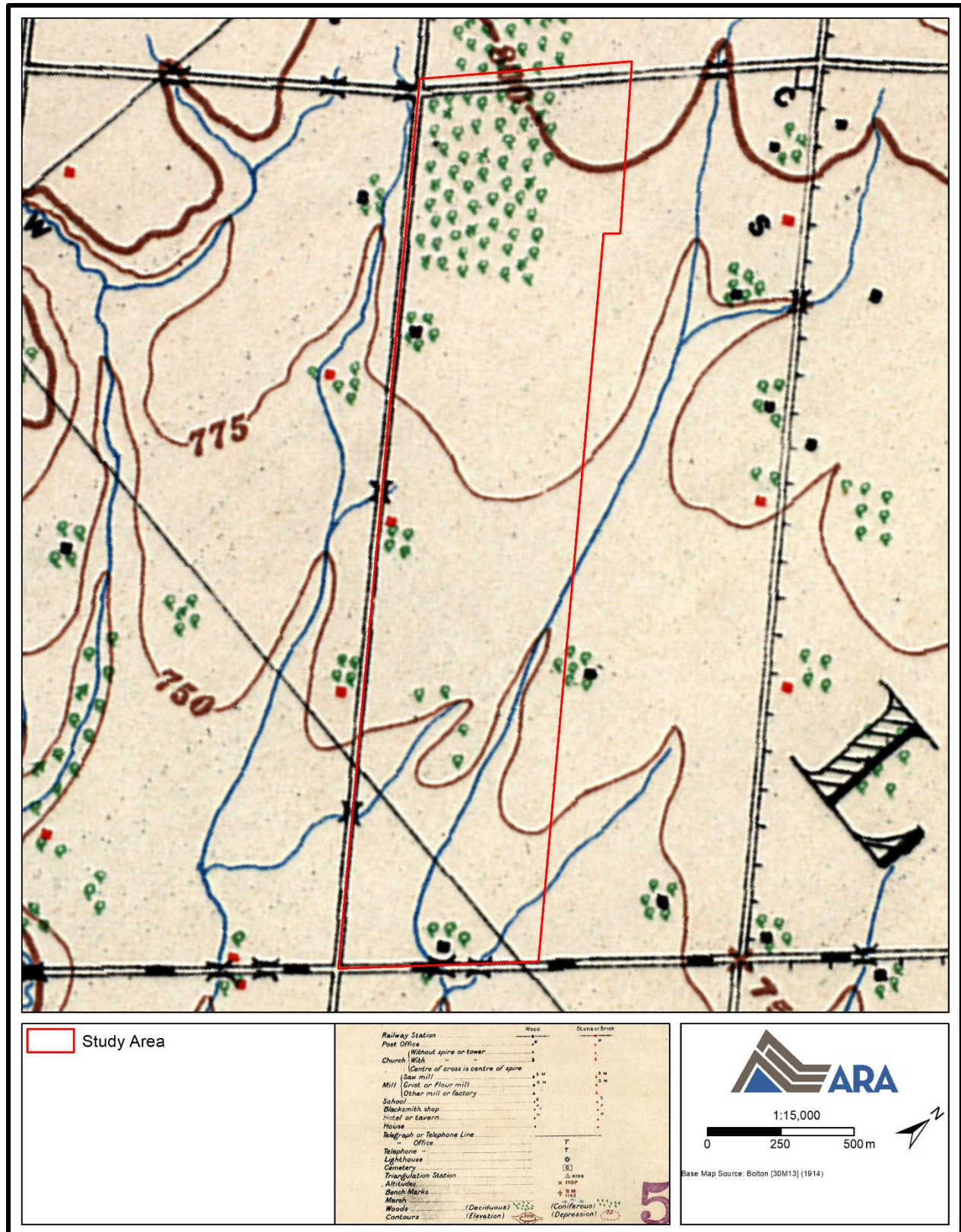
The topographic map from 1914 shows that the study area was predominately rural in nature, although the northmost section of the study area appeared to be more heavily wooded. The study area continued to be bounded by three surveyed roads to the north, west, and south, and a watercourse to the east (see Map 5). There appear to be two frame buildings located in the study area: one towards the north boundary along the road that defined the study area's western boundary, and another building at the southern border of the study area, along with a brick or stone building on the west side of the study area, in between the two frame buildings.

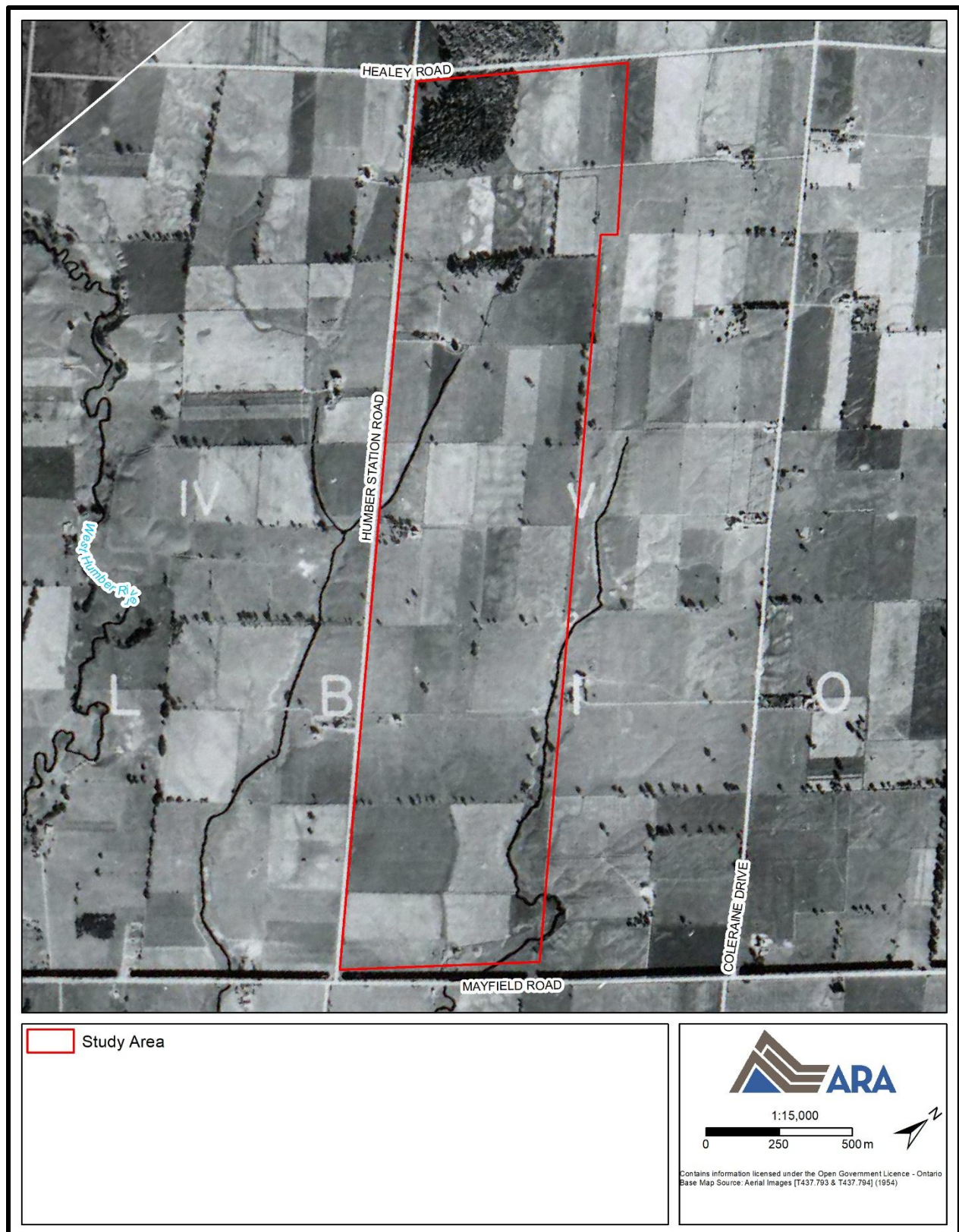
The aerial image from 1954 demonstrates that the study area comprised agricultural lands with a heavily-forested woodlot at the study area's north boundary, two creeks that run through the study area, and what appear to be three houses: one toward the north end of the study area, one in the middle, and one at the study area's southern boundary (see Map 6). A modern aerial photograph of the study area can be seen in Map 7.





**Map 4: Subject Property Shown on an 1877 Historical Atlas**  
(Produced under licence using ArcGIS® software by Esri, © Esri; MU 2001)





**Map 6: Subject Property Shown on a 1954 Aerial Image**  
(Produced under licence using ArcGIS® software by Esri, © Esri; U of T 2022)



**Map 7: Subject Property Shown on a Current Aerial Image**  
**(Produced under licence using ArcGIS® software by Esri, © Esri; MAC 2022)**

## 5.0 CONSULTATION

Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario.

### 5.1 Federal

The Minister of Canadian Heritage, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event, or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement, or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. There exists Parks Canada's online *Directory of Federal Heritage Designations* which captures these national commemorations. This directory also lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The *Federal Canadian Heritage Database* was searched, and no plaques or properties were noted within or adjacent to the study area (Parks Canada 2022).

The study area is located within the Humber Watershed. The Humber River recognized as a Canadian Heritage River System. Designated in 1999, the 100 km Humber River's cultural heritage value is described as:

*Extensive archeological evidence indicates the Humber River has experienced human settlement for almost 10,000 years. First Nations peoples developed the Carrying Place Trail, which connects Lake Ontario to the upper Great Lakes. This trade route made the area attractive to European traders and explorers upon their arrival in the 17th century and led to its designation as a national historic site.*

*Toronto's first European settlers were French traders and missionaries, who remained in the area until 1793 when British settlement began. However, it wasn't until after the War of 1812 that major settlement of the watershed began (CHRS 2024).*

The Humber River is commemorated with several plaques, however no plaques are located within the study area. Further, although it's located within the Watershed, the Humber River does not run through the study area, nor do any tributaries. It is important to note that these federal commemoration programs do not offer protection from alteration or destruction.

### 5.2 Provincial

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MCM 2010). The OHT plaque database was searched and none of the properties within the study area are commemorated with an OHT plaque (OHT 2024).

Many municipal heritage committees and historical societies provide plaques for local places of interest. "One role of municipal heritage groups (i.e., municipal heritage committees, historical

societies) is to educate and inform the community on local heritage and several ways this could occur could include: producing descriptive guides and newsletters or by installing commemorative plaques” (MCM 2007:8). There were no plaques found in the study area.

MCM’s current list of Heritage Conservation Districts was consulted. No designated districts were identified in or adjacent to the study area (MCM 2019). Lastly, the Town of Caledon’s Municipal Heritage Register online was consulted (Town of Caledon 2022a). The online Municipal Heritage Register map show two properties are listed under Section 27 of the *OHA*. This includes 12713 Humber Station Road and 12519 Humber Station Road. 12713 Humber Station Road is noted as a c. 1880s Italianate Farmhouse (Council Resolution 787-2009) and 12519 Humber Station Road is noted as a c. 1880 Italianate farmhouse with tree-lined lane (Council Resolution 787-2009) (Town of Caledon 2022a).

### 5.3 Municipality

At project commencement, ARA contacted Heritage Planning Staff at the Town of Caledon to inquire about: 1) protected properties within or adjacent to the study area, 2) properties with other types of recognition in or adjacent to the study area, 3) previous studies relevant to the current study, and 4) other heritage concerns regarding the study area. In response, the Heritage Planning Staff indicated not there are no CHLs or HCDs or Part IV designated properties in the study area. Heritage Planning Staff identified several known or potential heritage resources. This includes:

#### Properties in the Study Area:

- 12713 Humber Station Road- Listed under section 27 of the *OHA*
- 12519 Humber Station Road- Listed under section 27 of the *OHA*
- 12285 Humber Station Road – The potential resource includes a barn. This property is not recognized under the *OHA* as a listed or recognized property, however it is identified on the Towns Built Heritage Resource Inventory of Pre-1946 Structures.

#### Adjacent resources:

- 12453 The Gore Road
- 7904 Mayfield Road
- 12650 Humber Station Road
- 12880 Humber Station Road
- 13068 Humber Station Road

Lastly, Heritage Planning staff noted that “virtually the entire area has archaeological potential” (Pers. Comm 2024).

## 6.0 FIELD SURVEY

The field survey component of an assessment involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Generally, potential cultural heritage resources are identified by applying a 40-year rolling timeline. This timeline is considered an industry best practice (i.e., MTO 2008). A date of 40 years does not automatically attribute CHVI to a resource; rather, that it should be flagged as a potential resource and evaluated for CHVI.

Additional cultural heritage resources may also be identified during the survey itself. Photographs capturing all properties with potential BHRs and CHLs are taken, as are general views of the surrounding landscape. The field survey also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources. Given that such surveys are limited to areas of public access (i.e., roadways, intersections, non-private lands, etc.), there is always the possibility that obscured cultural heritage resources may be missed or that heritage attributes may be refined upon closer inspection.



A field survey was conducted on December 19, 2023, to photograph and document the study area. The properties were viewed from publicly accessible, non-private lands.



The study area is approximately 512.39 acres (207.35 ha) in size and is located on Part of Lots 1-5, Concession 5, Town of Caledon, Regional Municipality of Peel, Geographic Township of Albion (Map 1). The study area is bounded by Healy Road to the north, Mayfield Road to the south and Humber Station Road to the west in the Town of Caledon. The eastern border of the study area is generally to the west of Coleraine Drive. The field survey was conducted for the entire study area, which contains a total of 38 property parcels. Property parcels range in size and frontage, some with built structures and some are open fields. The individual property parcels sizes and their location shown on Figure 1.



## **7.0 HERITAGE ASSESSMENT**




The study area was assessed for potential CHVI to determine if there were any BHRs or CHLs. As a result of consultation, existing recognition, research, and the field survey the potential heritage status is analysed in Table 3.


**Table 3: Potential BHRs and/or CHLs in the Study Area**

Reference Number	Type of Property	Location	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photographs/Digital Images
N/A	Agricultural	12713 Humber Station Road Within Study Area	Yes- Listed under Section 27 of OHA	<p>12713 Humber Station Road is a listed property on the Municipal Heritage Register. It was noted that it original contained an Italianate farmhouse, barns, and several outbuildings.</p> <p>The property was identified with cultural heritage landscape and built heritage resource assessment on the South Albion-Bolton Community Plan Cultural Heritage Landscapes and Built Heritage Resources Assessment. The original farmhouse appears to have been removed before the 2009 assessment was completed. In 2009 Appendix A: Built Inventory Sheet noted the following: "...a variety of barns and outbuildings remain on the site. These include a one-storey timber frame vertically boarded shed, a timber framed vertically boarded carriage shed, and a large gambrel barn with banked entry as well as modern metal barn and silo. The gambrel barn has a stone foundation repaired in many areas, particularly the livestock entrances at the rear, with concrete block (South Albion-Bolton Community Plan 2009).</p> <p>Currently, there are no extant built structures on the property. According to Town Staff, "the built heritage resources on these properties were demolished sometime between 2018-2019 without the Town's knowledge. They have not yet been removed from the Heritage Register" (Pers. comm. 2024). Accordingly, the property does not contain cultural heritage value or interest.</p>	 

Reference Number	Type of Property	Location	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photographs/Digital Images
N/A	Agricultural	12519 Humber Station Road Within Study Area	Yes- Listed under Section 27 of OHA	<p>12713 Humber Station Road is a listed property on the Municipal Heritage Register. It was noted that it original contained an Italianate farmhouse.</p> <p>The property was identified with cultural heritage landscape and built heritage resource assessment on the South Albion-Bolton Community Plan Cultural Heritage Landscapes and Built Heritage Resources Assessment. As part of this assessment, it was noted that <i>"The existing two storey stuccoed farm house occupies the same location shown on the 1877 map and, along with its generally Italianate form, suggests a construction date c.1875...The tree lined lane of sugar maples leads past the house to the former barnyard. The barn was removed in 2006 but a concrete silo (early 20th century) remains surrounded by several metal and wood clad dilapidated sheds. A c.1880 timber frame driveshed also survives. The field system remains intact and there is a pond just to the north of the lane. There is a windrow of honey locust along the road .(South Albion-Bolton Community Plan 2009).</i></p> <p>All built features, including the Italianate farmhouse are not longer extant. According to Town Staff "The built heritage resources on these properties were demolished sometime between 2018-2019 without the Town's knowledge. They have not yet been removed from the Heritage Register (Pers. Comm 2024). Accordingly, the property does not contain cultural heritage value or interest.</p>	 

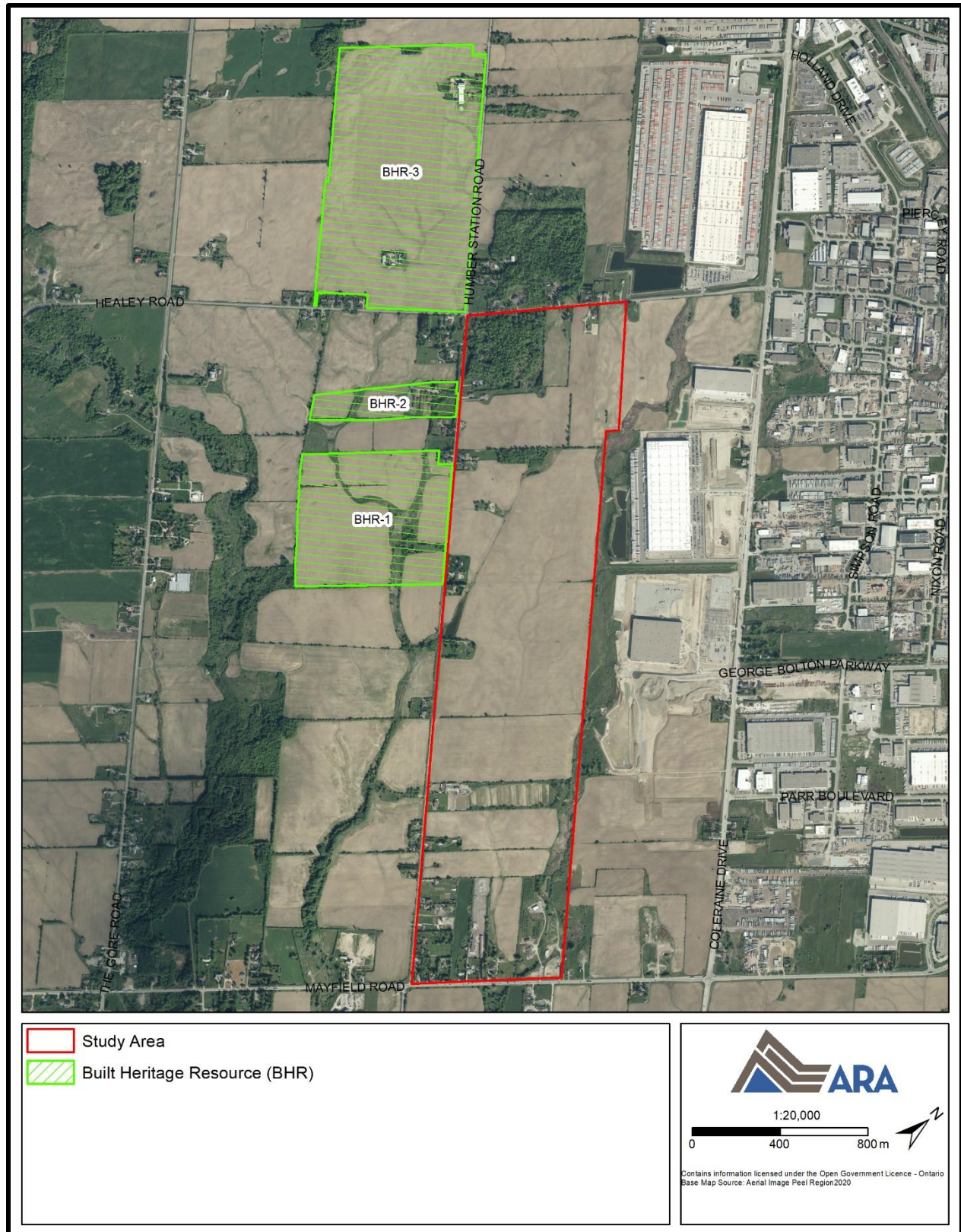
Reference Number	Type of Property	Location	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photographs/Digital Images
N/A	Agricultural/ Commerical	12285 Humber Station Road  Within Study Area	South-Albion Study	<p>12285 Humber Station Road is a commercial, property (Malhi Farm Garden Centre) that contains a large metal clad gable roof barn, several newer outbuildings and modern residence.</p> <p>12285 Humber Station Road was identified with cultural heritage landscape and built heritage resource assessment on the South Albion-Bolton Community Plan Cultural Heritage Landscapes and Built Heritage Resources Assessment. As part of this assessment, it was noted that <i>“There is no 19th century residence currently on this lot though the residence shown on the east half of the full lot on the 1878 map and still surviving today may well have been the main McCourt residence. The only remaining resource on the west half is the relatively large gabled barn now clad in corrugated metal siding. It did have the elevated hay mow with a lower area for livestock but it is much changed”</i>. The assessment also noted that no further heritage action was required as “Unfortunately little of the heritage appearance/exterior fabric of the 19th century barn remains despite the property’s association with the early settling McCourt family” (South Albion-Bolton Community Plan: 2009).</p> <p>Accordingly, the property does not contain cultural heritage value or interest.</p>	
N/A	Agricultural/ Commerical	7904 Mayfield Road  Near Study Area (Not adjacent).	Yes- Listed under Section 27 of OHA	<p>7904 Mayfield Road contains a one-and-a-half storey Ontario Cottage building clad in stucco and has a large gable roof wood barn at the rear.</p> <p>It currently operates as the Brampton Garden Centre.</p>	

Reference Number	Type of Property	Location	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photographs/Digital Images
				The property was identified by Town of Caledon Heritage Staff. However, it is not adjacent to the study area.	
BHR-1	Residential/ Agricultural	12650 Humber Station Road  Adjacent to Study Area	Yes- Listed under Section 27 of OHA	<p>The principal resource at 12650 Humber Station Road is noted on the heritage register as <i>"An Edwardian classical style farmhouse with red-and-buff brick exterior...painted brick, quoins and lintels assumed to be buff brick; farmhouse looks abandoned"</i> (Caledon Heritage Register).</p> <p>The property continues to appear vacant. The property was added to the Town's Municipal Register on May 4, 2020.</p>	
BHR-2	Residential/ Agricultural	12880 Humber Station Road  Adjacent to Study Area	Identified on Built Heritage Resource Inventory	<p>12880 Humber Station Road contains a large early-20<sup>th</sup> century gambrel roof wood barn.</p>	
BHR-3	Residential/ Agricultural	13068 Humber Station Road  Adjacent to Study Area	Yes- Listed under Section 27 of OHA	<p>13068 Humber Station Road contains a farmhouse with hip roof and several agricultural buildings (silos, outbuildings etc.). The buildings are set back from the road and surrounded by agricultural fields.</p> <p>The principal resource at 13068 Humber Station Road is noted on the heritage register as being constructed between 1850-1874 and described as <i>"A regency style farmhouse with a synthetic exterior. House is altered"</i> (Caledon Heritage Register).</p>	

Reference Number	Type of Property	Location	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photographs/Digital Images
				The property was added to the Town's Municipal Register on May 4, 2020	
N/A	Agricultural	12453 The Gore Road Adjacent to Study Area	Yes- Listed under Section 27 of OHA	<p>The principal resource at 12453 The Gore Road is noted on the heritage register as a "Neoclassical style farmhouse with a synthetic exterior. Built 1850-1874.</p> <p>The property was identified by Town of Caledon Heritage Staff. Staff noted that the property was demolished circa 2018.</p> <p>Accordingly, the property does not contain cultural heritage value or interest.</p>	

Given the assessment outlined in Table 3, the following BHRs will be considered in the remainder of the report and are shown on Map 8.

- BHR-1: 12650 Humber Station Road
- BHR-2: 12880 Humber Station Road
- BHR-3: 13068 Humber Station Road



**Map 8: Assessment Results Shown on a Current Aerial Image**  
(Produced under licence using ArcGIS® software by Esri, © Esri; Peel Region 2020)

## **8.0 PROPOSED PROJECT**

The proposed project was initiated by the Humber Station Village Landowners Group, in collaboration with the Town of Caledon. The proposed project includes the creation of a Secondary Plan for the Humber Station Employment Area with an industrial land use designation. The study area includes 38 properties in total. The proposed Secondary Plan includes eight participating properties as shown in Figure 1. No additional details regarding the potential development were available at the time of report drafting.

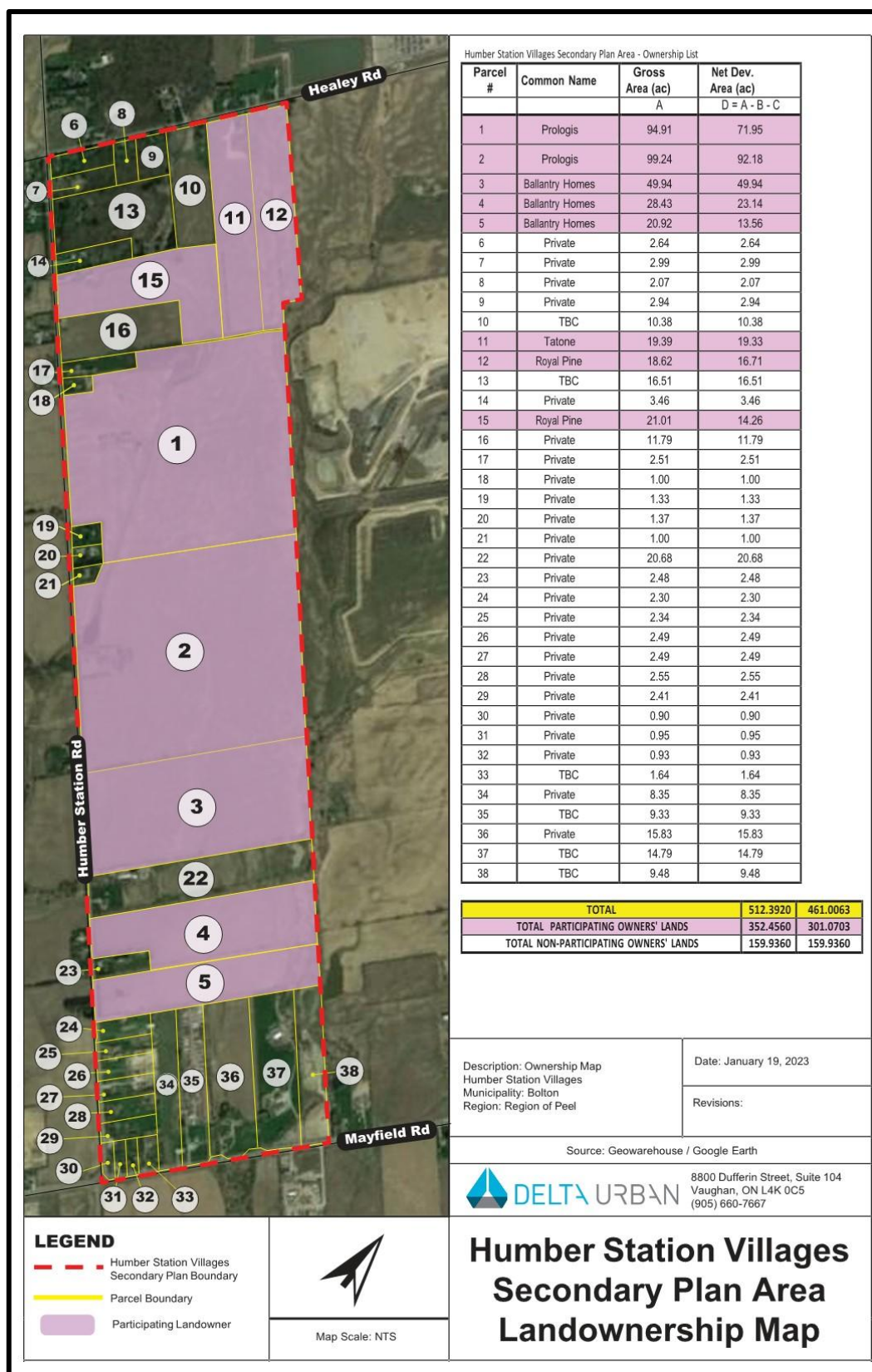


Figure 1: Map Outlining the Landownership Map for the Proposed HSVSP (Delta Urban 2023)

## 9.0 ANALYSIS OF POTENTIAL IMPACTS AND MITIGATION MEASURES

The HSVSP has the potential to affect cultural heritage resources. MCM Info Sheet #5: *Heritage Impact Assessments and Conservation Plans* (MCM 2006e:3) provides a list of potential negative impacts for evaluating against any proposed development. Impacts can be classified as either direct or indirect.

Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to: initial project staging, excavation/levelling operations, construction of access roads and renovations or repairs over the life of the project. These direct impacts may destroy some or all significant heritage attributes or may alter soils and drainage patterns and adversely impact unknown archaeological resources.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area, the creation of shadows that alter the appearance of an identified heritage attribute, the isolation of a heritage attribute from its surrounding environment, the obstruction of significant views and vistas, change in land use such as rezoning allowing for a reduction in open spaces and other less-tangible impacts.

Table 4 outlines the potential impacts to each BHR as well as suggested mitigation measures where impacts have been identified.

Although there is no specific information available at the moment regarding the details of the Secondary Plan, any proposed future construction activity would have the potential to create land disturbances which may in turn may affect archaeological resources. Town Staff have identified that the “virtually the entire study area” has archaeological potential.

**Table 4: Recommendation and Mitigation Measures**

Reference Number	Location	Heritage Recognition	Type and Description of Potential/Anticipated Impact	Mitigation Measures: i. Mitigation Option ii. Mitigation Recommendation
BHR-1	12650 Humber Station Road  Adjacent to Study Area	Yes- Listed under Section 27 of OHA	Currently, the proposed HSVSP will be contained within the study area and will be adjacent to, but not encroach into, the property at 12650 Humber Station Road. The heritage resource associated with 12650 Humber Station Road is located on the west side of Humber Station and is not located within the proposed HSVSP study area. The proposed HSVSP does not have the potential to directly impact the CHVI associated 12650 Humber Station Road.  Depending on future design details of the HSVSP there is potential for indirect impacts (i.e. the creation of shadows).	i. The proposed HSVSP is not anticipated to have any direct impacts to the potential BHR, however there is potential for indirect impacts during future design phases. ii. It is recommended that if/when detailed designs have been submitted, Town of Caledon heritage staff determine if a full CHER and/or HIA is required.
BHR-2	12880 Humber Station Road  Adjacent to Study Area	Identified on Built Heritage Resource Inventory	Currently, the proposed HSVSP will be contained within the study area and will be adjacent to, but not encroach into, the property at 12880 Humber Station Road. The heritage resource associated with 12990 Humber Station Road is located on the east side of Humber Station and is not located within the HSVSP study area. The proposed secondary plan does not have the potential to directly impact the CHVI associated 12880 Humber Station Road.  Depending on future design details of the HSVSP there is potential for indirect impacts (i.e. the creation of shadows).	i. The proposed HSVSP is not anticipated to have any direct impacts to the potential BHR, however there is potential for indirect impacts during future design phases. ii. It is recommended that if/when detailed designs have been submitted, Town of Caledon heritage staff determine if a full CHER and/or HIA is required.
BHR-3	13068 Humber Station Road  Adjacent to Study Area	Yes- Listed under Section 27 of OHA	Currently, the proposed HSVSP will be contained within the study area and will be adjacent to, but not encroach into, the property at 13068 Humber Station Road. The heritage resource associated with 13068 Humber Station Road is approximately 230m away from study area and is not located within the proposed HSVSP study area. The proposed secondary plan does not have the potential to directly impact the CHVI associated with 13068 Humber Station Road.  Depending on future design details of the HSVSP there is potential for indirect impacts (i.e. the creation of shadows).	i. The proposed HSVSP is not anticipated to have any direct impacts to the potential BHR, however there is potential for indirect impacts during future design phases. ii. It is recommended that if/when detailed designs have been submitted, Town of Caledon heritage staff determine if a full CHER and/or HIA is required.

## **9.1 Summary**

As a result of consultation, research, and the field survey, three built heritage resources, which are all located adjacent to the study date, were noted. Based on ARA's assessment, there are no direct impacts to any identified or potential built heritage resources related to the Humber Station Villages Secondary Plan.

There is the potential for indirect impacts to BHR-1, BHR-2 and BHR-3 which may be the result of future designs phases associated with the HSVSP. In keeping with existing official plan policies for development adjacent to cultural heritage properties (see 2.6.2.8 - Region of Peel 2021:90), municipalities are directed ensure that the heritage attributes of the protected property will be conserved. As such, it is recommended that if/when detailed designs have been submitted, Town of Caledon heritage staff determine if additional study (i.e. a CHER and/or HIA) will be necessary for the adjacent cultural heritage resources BHR-1, BHR-2 and BHR.

## 10.0 MITIGATION MEASURES AND RECOMMENDATIONS

The following general mitigation measures are recommended:

- Based on the site visit there are four properties recognized under Section 27 of the *Ontario Heritage Act* which no longer contain any extant buildings and no longer warrant retention on the Municipal Heritage Register. The Town should remove the following properties from the Municipal Heritage Register:
  - 12713 Humber Station Road
  - 12519 Humber Station Road
  - 12285 Humber Station Road
  - 12453 The Gore Road
- The Town has indicated that “virtually the entire study area” has archaeological potential. No soil disturbing activities should take place until an archaeological assessment according to the Ontario Heritage Act and *Standards and Guidelines for Consultant Archaeologists* has been completed and all reports are accepted by the Ministry of Citizenship and Multiculturalism.
- Public consultation may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.
- This report should be provided to staff/planners at the municipal and regional level as needed.
- If the location or scale of the proposed HSVSP were to change this may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.

Detailed designs or plans for the HSVSP were not available at the time that this report was written; however, there are no anticipated direct impact to the adjacent properties’ heritage resource identified. There is the potential for indirect impacts to BHR-1, BHR-2 and BHR-3 which may be the result of future designs phases associated with the HSVSP. The following mitigation measure is recommended:

- It is recommended that if/when detailed designs are submitted for the HSVSP, that Town of Caledon heritage staff determine if additional studies (i.e. a Cultural Heritage Evaluation Report (CHER) and/or Heritage Impact Assessment (HIA)) is required for the adjacent properties (BHR-1, BHR-2 and BHR-3).

## 11.0 SUMMARY

No potential BHRs or CHLs were identified within the study area as having potential CHVI. Three properties, located adjacent to the study area were identified as having potential CHVI. Detailed designs or plans for the HSVSP were not available at the time that this report was written; however, based on the proposed location of the HSVSP, there are no identified direct impact to adjacent properties' heritage resources. To date, there are no concerns with respect to built heritage resources related to the study area.

The following general mitigation measures are recommended:

- Based on the site visit there are four properties recognized under Section 27 of the *Ontario Heritage Act* which no longer contain any extant buildings and no longer warrant retention on the Municipal Heritage Register. The Town should remove the following properties from the Municipal Heritage Register:
  - 12713 Humber Station Road
  - 12519 Humber Station Road
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- Public consultation may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.
- This report should be provided to staff/planners at the municipal and regional level as needed.
- If the location or scale of the proposed HSVSP were to change this may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.
- It is recommended that if/when detailed designs are submitted for the HSVSP, that Town of Caledon heritage staff determine if additional studies (i.e. a Cultural Heritage Evaluation Report (CHER) and/or Heritage Impact Assessment (HIA)) is required for the adjacent properties (BHR-1, BHR-2 and BHR-3).

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## **Appendix A: Team Member Curricula Vitae**

**Kayla Jonas Galvin, MA, RPP, MCIP, CAHP Director – Heritage Operations** Kayla Jonas Galvin, ARA's Director - Heritage Operations, has extensive experience evaluating cultural heritage resources and landscapes for private and public sector clients to fulfil the requirements of provincial and municipal legislation. She served as a Team Lead on the Ministry of Citizenship Multiculturalism (MCM) Historic Places Initiative, which drafted over 850 Statements of Significance and she has since drafted over 220 statements for municipalities to inform heritage designations. She was the lead author of *Heritage Districts Work!*, a study of 64 heritage conservation districts and has worked on the HCD Studies for Weston Phase II and Bond Head HCD as well as the comprehensive update to the Kleinburg-Nashville HCD and Old Oakville HCD. Since starting at ARA Kayla has directed over 390 cultural heritage projects. Kayla has extensive experience with Ontario's bridges as editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory*. She has worked on two of the province's most significant bridges, directing the Strategic Conservation Plan for the Henley Bridge and drafting the Heritage Impact Assessment for the rehabilitation of the Credit River Bridge. She has completed over 25 linear road projects which have included Cultural Heritage Assessment Reports as well as CHERs and HIAs. As the heritage team lead on ARA heritage retainers for MTO West and Central Regions, Infrastructure Ontario CBRE Ltd. (property manager for Infrastructure Ontario), Metrolinx and Toronto Lands Corporation, Kayla regularly provides heritage due diligence and advice for the management of provincial heritage properties and inter-governmental process. In this role she also oversees the evaluation of properties and development of mitigation measures according to the Standards and Guidelines for the Conservation of Provincial Heritage Properties, the MCM Info Bulletins 2&3 and the Standards and Guidelines for the Conservation of Historic Places in Canada. She has completed over 48 CHERs, HIA, other reports for government agencies since 2014. Kayla has completed the International Association of Public Participation (IAP2) Foundations in Public Participation, IAP2 Planning for Effective Public Participation and IAP2 Planning and Techniques for Effective Public Participation. She has led large public engagement strategies including surveys, public information sessions and interviews. She has also coordinated indigenous engagement for cultural heritage project which has included Elder consultation sessions with over 50 First Nation Elders for a project in northern Ontario as well as interviews. Kayla is a professional member of the Canadian Association of Heritage Professionals (CAHP), a Registered Professional Planner (RPP) and member of the Canadian Institute of Planners (MCIP). Kayla currently serves as the President of the Ontario Association of Heritage Professionals.

### **Amy Barnes, MA, CAHP Heritage Project Manager**

Amy Barnes, a Project Manager with ARA's Heritage team, has fifteen years of experience evaluating cultural heritage resources and landscapes and community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over 300 heritage related project and 400+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, researcher, database and records management, and report author. Amy supported the completion of peer reviews of 9/06 evaluations for multiple high-profile properties in the City of Toronto. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy

is a professional member of CAHP and the former Vice-Chair of the Cambridge Municipal Heritage Advisory Committee.