

# Heritage **IMPACT ASSESSMENT**

12097 Kennedy Road,  
Town of Caledon

Date:  
**April 2021**

Prepared for:  
**Mayfield Kennedy Investment Corporation**

Prepared by:  
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TOWN OF CALEDON  
PLANNING  
RECEIVED  
Sept.17, 2021

RESIDENCE OF SAMUEL SNE

Lot 18, Concession 2 East, Chinguacousy. Built in 1870

  
**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

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# Project Personnel

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# Glossary of Abbreviations

HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>



# Acknowledgement of Indigenous Territory

This report acknowledges that the Town of Caledon is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation ([whoseland.ca](http://whoseland.ca)). Additionally, this report acknowledges the territory of the Anishinabek, Huron-Wendat, Haudenosuane and Ojibway, who inhabited this land prior to European settlement.

# Executive Summary

MHBC has been retained by Mayfield Kennedy Investment Corporation to complete a Heritage Impact Assessment (“HIA”) for the lands referred to as Parts of Lot 18, Concession 2 and 3 EHS Chinguacousy (the “subject lands”), in the Town of Caledon. Mayfield Kennedy Investment Corporation is one of four other landowners who collectively own the subject lands and comprise the Snell’s Hollow Developers Group. The Snell’s Hollow Developers Group are proposing to develop the subject lands as a residential subdivision.

The purpose of this HIA is to assess whether or not the proposed plan of subdivision results in impacts to cultural heritage resources located on-site and adjacent. This HIA also considers alternative development options and provides mitigation recommendations, where necessary.

The four participating land owners each own a parcel of land that form part of Part of Lot 18, Concession 2 and Concession 3 EHS (Chinguacousy Township). Of these landowners, the Mayfield Kennedy Investment Corporation owns one property, municipally addressed as 12097 Kennedy Road. This property is listed on the Town of Caledon Heritage Register as per Section 27 of the *Ontario Heritage Act*. The Register notes that the property contains a c. 1840s neoclassical red brick farmhouse known as the ‘Residence of Samuel Snell Esq.’ No other properties located within the subject lands or adjacent are identified by the Town of Caledon as being of cultural heritage value or interest.

The farmhouse of cultural heritage value or interest at 12097 Kennedy Road is proposed to be retained and remain in its original location in-situ on its own residential lot adjacent to a Stormwater Management pond. The farmhouse will maintain its existing orientation towards Kennedy Road.

This HIA has evaluated the proposed development and has determined that the only cultural heritage resource located on the subject lands is the existing farmhouse located at 12097 Kennedy Road. Specifically, the original stone house, the rear addition and the wings, (referred to as Parts A, B, and C in this report) are significant cultural heritage resources that should be retained. The enclosed front porch (referred to as Part D) as well as a small lean-to wood frame enclosure at the south elevation of Part A of the dwelling are not heritage attributes and their removal would not result in adverse impacts.

The subject lands (including 12097 Kennedy Road) is not comprised of, and does not include a significant Cultural Heritage Landscape.

The proposed development conforms to the Town of Caledon Official Plan as per Section 3.3.3.3 (a):

*a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community.*

The Plan of Subdivision includes the retention of the building in its current location and in its original use as a residential dwelling.

The assessment of impacts on the property at 12097 Kennedy Road has identified that the only potential adverse impact is related to grading and soil-moving activities. As such, the following provides a summary of mitigation and conservation recommendations related to the identified impacts:

- A temporary protection plan is recommended to ensure that the building is not damaged during the construction phase.
- A mothball plan to stabilize the building be implemented immediately and monitored during construction.
- Should the front porch be removed, a complimentary porch should be constructed in its place. Stabilization measures should be taken to ensure no damage occurs to the farmhouse during the removal and construction of the porch.
- Should the Town of Caledon wish to designate the property under Part IV of the Ontario Heritage Act, it should occur after the Plan of Subdivision has been registered.

# 1.0 Introduction

MHBC was retained to undertake a Heritage Impact Assessment (HIA) for the proposed development of the property located at 12097 Kennedy Road, Town of Caledon. The subject lands are part of a proposed Plan of Subdivision. The subject lands are owned by the Snell's Hollow Developers Group, comprised of Mayfield Kennedy Investment Corporation, Coscorp Kennedy Inc. and Coscorp HL Developments Inc., 2528061 Ontario Inc., and Clearbrook Developments Limited. A landowners map is attached as **Appendix C**.

The purpose of the HIA is to evaluate potential impacts to cultural heritage resources located on-site and adjacent as a result of the proposed development.

## 1.1 Location of the Subject Lands

The subject lands include multiple parcels of land that form part of Part of Lot 18, Concession 2 and Concession 3 EHS (Chinguacousy Township). The subject lands are bounded by Mayfield Road to the south, Kennedy Road to the west, Highway 410 to the north and Heart Lake Road and Highway 410 to the east. The lands have an area of approximately 60 hectares and were previously used for agricultural purposes (**See Figure 1**). The subject lands are part of an area proposed for residential subdivision which is designated 'Rural Service Centre' in the Town's structure plan of the Mayfield West area. The subject lands are designated 'Residential Policy Area A' and 'Environmental Policy Area' in the Mayfield West land use plan.



**Figure 1** – Aerial photograph of the subject lands (outlined in red), and the location of the property of cultural heritage value or interest at 12097 Kennedy Road. (Source: MHBC, 2021)



**Figure 2**– Aerial Photo of 12097 Kennedy Road, approximate location of subject property noted in red.  
(Source: Town of Caledon, 2016)

## 1.3 Heritage Status

The only property located on the subject lands (i.e. the area of approximately 60 acres bounded by Mayfield Road to the south, Kennedy Road to the west, Highway 410 to the north and Heart Lake Road and Highway 410 to the east) which is identified by the Town of Caledon as being of cultural heritage value or interest is the property located at 12097 Kennedy Road. This property is listed (non-designated) on the Town of Caledon Heritage Register as per Section 27 of the *Ontario Heritage Act*. The description of the property in the register identifies that it is a red brick Neoclassical building dating to the mid 19<sup>th</sup> century, as follows:

Snell Farmhouse	12097 Kennedy Road	c. 1840s	c. 1840s red brick Neoclassical farmhouse, late 19th century gambrel-roofed frame barn, several agricultural buildings. Contextual landscape elements include black locust trees, sugar maple, walnut and remnant apple trees.	2012-561
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**Figure 3** – Excerpt of the Town of Caledon Heritage Register noting the property at 12097 Kennedy Road, (Source: Town of Caledon, 2016)

The subject lands are not part of an identified Cultural Heritage Landscape as per a review of the Town of Caledon Cultural Heritage Landscapes Inventory (2009). Additionally, there are four residential properties within the proposed development. They are not listed or designated on the Town of Caledon Heritage Register and are therefore not required to be assessed as part of this Heritage Impact Assessment.

### 1.4 Adjacent Properties

The subject lands are not located adjacent to any identified Cultural Heritage Landscapes, nor are the subject lands located adjacent to any designated or listed heritage properties.



## 2.0 Policy Context

### 2.1 The Planning Act and Provincial Policy Statement, 2020

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 *The Planning Act* outlines 18 spheres of provincial interest, that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests. Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...*

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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

*Significant:* e) *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 resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural*

*heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be 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 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.*

*Conserved: 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-making authority. Provincial Policy Statement, 2020 | 42 maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. The subject property is not considered to be a protected heritage property under the consideration of the PPS, as the subject lands are not designated under the Ontario Heritage Act.*

## 2.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This report has been guided by the criteria provided within *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanisms for determining cultural heritage value or interest.

## 2.3 Town of Caledon Official Plan

The Town of Caledon Official Plan provides policies, under section 3.3, related to the scope of this Heritage Impact Statement and the proposed development of the lands located at 12097 Kennedy Road. These policies are as follows:

### 3.3.2 Objectives

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, the Environmental Assessment Act, the Municipal Act, the Cemeteries Act and the Niagara Escarpment Planning and Development Act in order to conserve Caledon's cultural heritage.

### 3.3.3 Policies

#### 3.3.3.1.4 Cultural Heritage Surveys

All development or redevelopment proposals will be reviewed by the Town to determine whether a Cultural Heritage Survey is required or whether, as appropriate, a Cultural Heritage Survey will be requested. In making this determination, the Town will consider the scope of the proposal and, through reference to the archaeological master plan, built heritage resources inventory, cultural heritage landscape inventory, or local information, the likelihood of significant cultural heritage resources being encountered.

Where a Cultural Heritage Survey is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken. The Cultural Heritage Survey will be the responsibility of the proponent and must be undertaken by a qualified professional with appropriate expertise, and it should generally: a) Identify the level of significance of any cultural heritage resources, including archaeological resources and potential, existing on and in close proximity to the subject lands; and,

b) Make recommendations for the conservation of the cultural heritage resources including whether a Cultural Heritage Impact Statement should be prepared.

#### 3.3.3.1.5 Cultural Heritage Impact Statements

a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:

- i. the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;
- ii. the potential for adverse impacts on cultural heritage resources; and,

- iii. *the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.*

*b) Where it is determined that a Cultural Heritage Impact Statement should be prepared, the Cultural Heritage Impact Statement shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:*

- i. *a description of the proposed development;*
- ii. *a description of the cultural heritage resource(s) to be affected by the development;*
- iii. *a description of the effects upon the cultural heritage resource(s) by the proposed development;*
- iv. *a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,*
- v. *a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.*

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

#### *3.3.3.1.6 Appropriate Mitigation*

*Where a Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement has identified a development property as having archaeological potential, no pre-approval site grading, servicing or other soil disturbance shall take place prior to the Town and/or appropriate Provincial Ministry confirming that all archaeological resource concerns have met licencing and resource conservation requirements.*

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

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

*same matters made between the applicant and another level of government or Crown agency.*

#### *3.3.3.1.11 Secondary Plans*

*In carrying out Secondary Plans or other forms of neighbourhood planning the Town shall ensure that cultural heritage resources are identified, evaluated, and conserved. This should normally be accomplished through the preparation and inclusion of a Cultural Heritage Planning Statement within the Secondary Planning or neighbourhood planning process.*

### 3.3.3.2 Archaeology

#### *3.3.3.3 Built Heritage*

##### *3.3.3.3.3 Retention/Relocation of Heritage Buildings*

*The Town shall encourage the retention of significant built heritage resources in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:*

- a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;*
- b) Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;*
- c) Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and, d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town.*

## 2.4 Terms of Reference

This Heritage Impact Assessment has been drafted as per the Policies provided in Section 2.1 of the Town of Caledon Official Plan. Policy 3.3.3.15 identifies that a Heritage Impact Assessment must include the following components:

- vi. a description of the proposed development;*
- vii. a description of the cultural heritage resource(s) to be affected by the development;*

- viii. a description of the effects upon the cultural heritage resource(s) by the proposed development;*
- ix. a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,*
- x. a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.*

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

This Heritage Impact Assessment was also drafted as per the Town of Caledon Terms of Reference for Heritage Impact Assessments. This HIA includes the required components listed in the Terms of Reference as follows:

- Background Research and Analysis;
- Statement of Significance;
- Assessment of Existing Condition;
- Description of the Proposed Development;
- Impact of Development on Heritage Resource;
- Mitigation and Conservation Strategies; and
- Recommendations.

A copy of the Town of Caledon Terms of Reference for conducting HIAs is attached as **Appendix C** of this report.

This HIA has also been guided by InfoSheet #1 regarding Built Heritage Resources and InfoSheet #4 regarding Adjacent Lands and Protected Heritage Properties.



## 3.0 Historical Overview

This section provides a contextual history of the subject lands through the 19<sup>th</sup> to 20<sup>th</sup> centuries and traces the development of the Township of Caledon, Peel County. It does not include a description of the pre-contact First Nation's history or archaeological resources of the property.

### 3.1 Peel County and Chinguacousy Township

The Region of Peel, previously known as Peel County, was originally part of the Mississaugas of the Credit First Nation territory. As such, the subject lands were originally the territory of the Mississaugas of the Credit. The name of Chinguacousy Township was translated from 'Shing-wauk-ons-e-ka' which means 'a place where young pines grow' or 'land of the big pines' (Gardiner, 1899). In 1806, the Mississaugas territory was surveyed into 200-acre parcels of land for settlement purposes. By 1818 there was a need for more land to accommodate the growing number of settlers, and by 1819 the land was divided into townships. In 1852, Peel County was named, honouring Sir Robert Peel (b.1788, d. 1850) who had served as both Great Britain's Prime Minister and Home Secretary (Gardiner, 1899).

During this time, Peel County was bounded on the east by York County, on the south-west by Wellington and Halton Counties, and on the south by Lake Ontario. Peel County contained several small villages and hamlets, as well as the Town of Brampton. The Credit River passed through the western portion of the County and by 1866 the Grand Trunk and the Great Western Railway passed through its Townships. By this time, 2,509 people occupied the land, with 171,037 acres being cultivated. The County was settled primarily by those from England and Wales, Scotland, and Ireland. The County was known for good cultivation of wheat, oats, barley, and for its timber resources. (1866 Directory for Peel County).

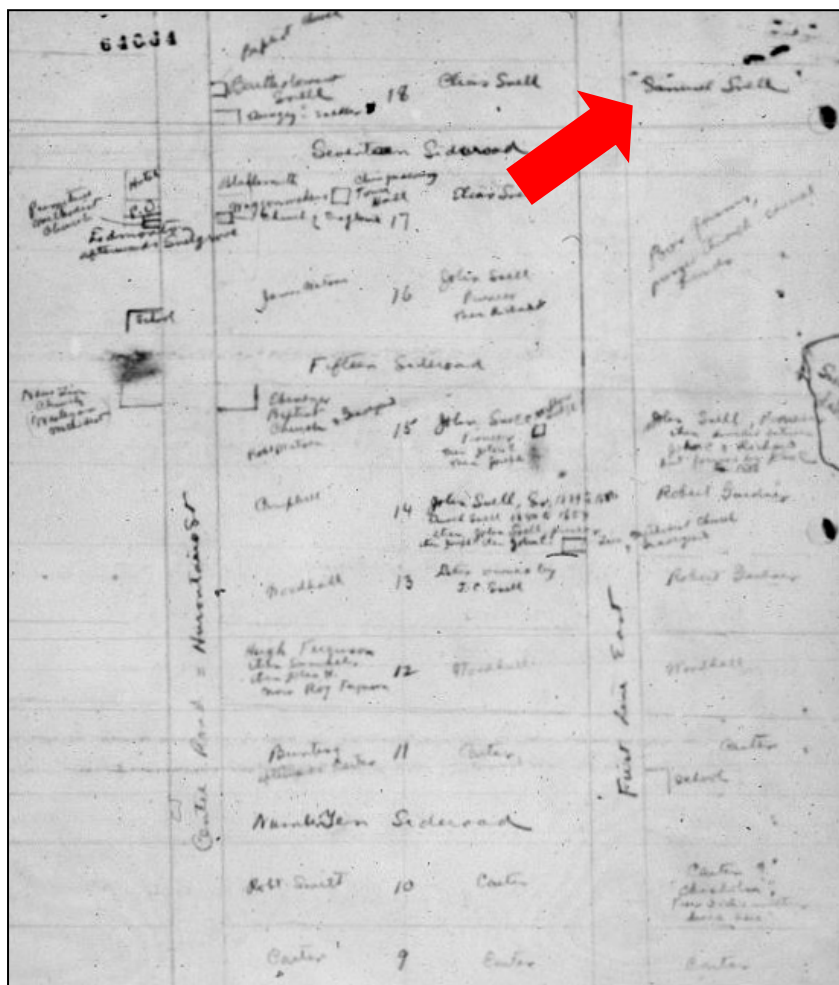
In 1974, Peel County was dissolved and replaced with the Region of Peel an upper tier municipality, which today consists of the City of Mississauga, the City of Brampton, and the Town of Caledon.

### 3.2 12097 Kennedy Road

The subject lands located at 12097 Kennedy Road are located in the former Township of Chinguacousy of the former County of Peel. The subject property is located on part of the west half of Lot 18, Concession 2 EHS (East of Centre Road).

According to an early 19<sup>th</sup> century hand drawn map retrieved from the Region of Peel archives, what is now Mayfield Road was formerly Sixteen Sideroad, Kennedy Road was First Road East, and

Hurontario was known as Centre Road, as it was located in the centre of the Township. What is now Caledon was previously known as Charleston.



**Figure 4** – Hand drawn map of lots 9 – 18, concessions 1 and 2, North Chinguacousy Twp. (n.d.) Approximate location of subject lands noted in red. (Source: Region of Peel Archives)

According to records retrieved from the land registry office, Elanor McMicking received a patent from the Crown for all 200 acres of Lot 18, Concession 2 East. In 1832, Elanor McMicking sold the east and west half to Thomas McMicking. The west half of the lot, which includes the subject property, was then sold by Thomas McMicking to Elijah Johnson in 1835. Elijah Johnson sold to Duncan Gilcheist in the same year, and Duncan Gilcheist sold the west half of Lot 18, Concession 2 to John Snell in 1839 for £250. John Snell sold to his son, Samuel Snell in 1849. At this time, Samuel Snell appears to have purchased additional lands from Elanor McMicking, adding to his farm.

An early 19<sup>th</sup> century hand drawn map illustrates that the subject lands were located on a 100 acre lot owned by Samuel Snell. This map does not note any buildings or features. However, it confirms

that the subject property is located on Lot 18, Concession 2, along First Road East (now Kennedy Road) (**See Figure 4**).

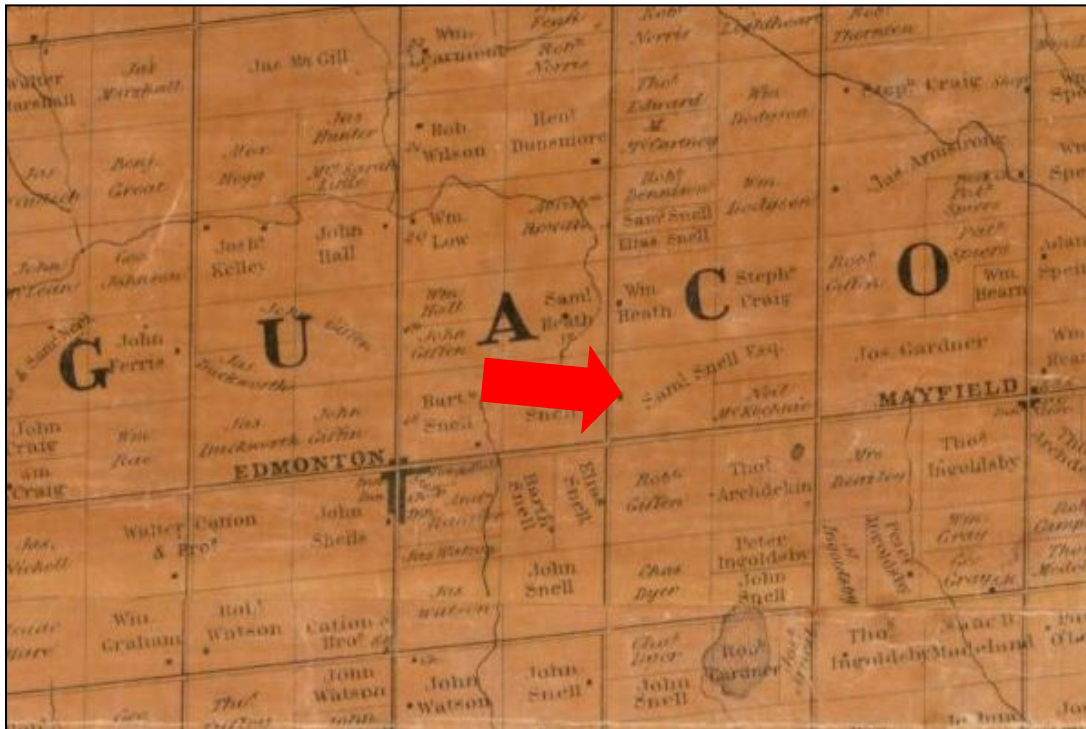
John Snell sold the lands to his son Samuel in 1849. The existing building located on the subject lands was therefore likely constructed between 1851, when the lands were transferred from John Snell to his son Samuel Snell, and 1859 when the house was depicted in the Tremain County Map (**See Figure 6**). According to the 1851 census of Chinguacousy Township, John Snell, and his family resided in a single storey brick house (**See Figure 5**).

23	Samuel Snell	Farmer	England	H	50	1	1	1	1
24	Martha Do		Upper Canada	Do.	20	1	1	1	1
25	Helen Do.		Do.	Do.	12	1	1	1	1
26	Samuel Do.		Do.	Do.	9	1	1	1	1
27	John Wilson	Labourer	Scotland	H	30	1	1	1	1

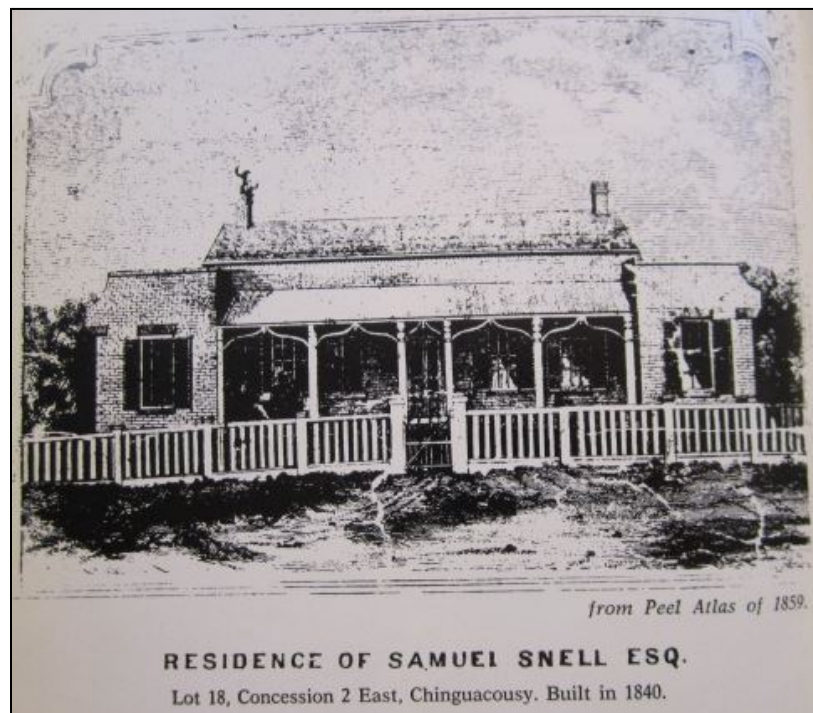
**Figure 5** – Excerpt of the 1861 Census for Chinguacousy Township, 1851 (Source: Ancestry.ca)

It should be noted that the stone portion of the building located on the subject lands to the east may date as early as 1839 when John Snell originally purchased the lands. According to Gazetteers and Directories, several descendants of the Snell family lived in the community, which became known as “Snelgrove”.

According to Henry Snell (1973), Samuel constructed the house which is depicted in the 1859 Tremain County Map (**See Figure 7**). This map shows a building on the subject lands in the approximate location of the existing house.



**Figure 6** – 1859 Tremaine Map of Peel County. Approximate location of subject lands noted in red.



**Figure 7** – Illustration of the 'Residence of Samuel Snell, Esq', depicting the existing house located on the subject lands in 1859 (Source: Snell Henry, 1973)

The 1861 census describes Samuel Snell as a farmer of English descent, born in 1813 (d. 1878).



**Figure 8** – Portrait of Samuel Snell (Source: Snell Henry, 1973)

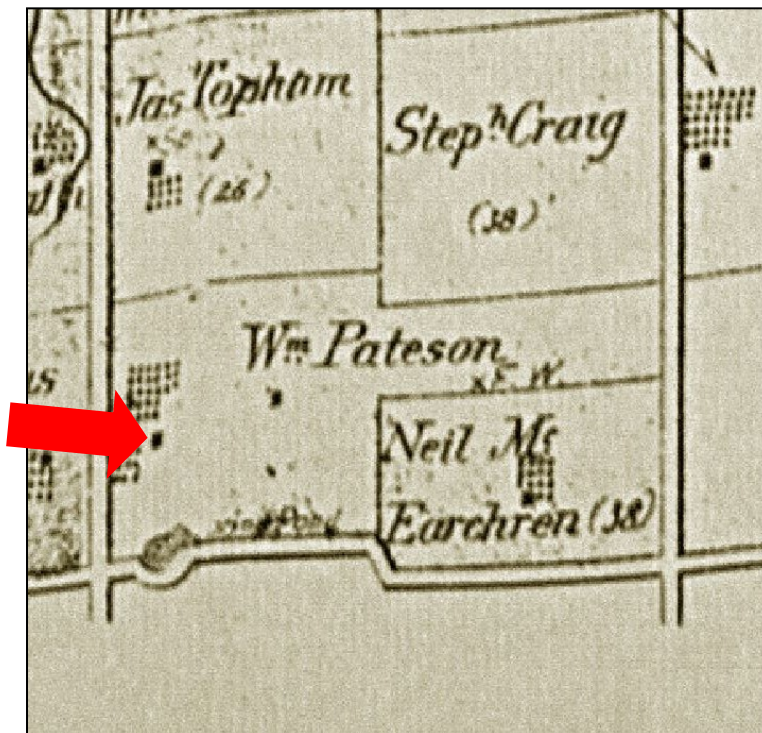
According to Henry (1973), Samuel Snell sold the west half of the land to William Cawthra in 1865 for \$1,400.00. The 1873-1874 Directory of the County of Peel indicates that Samuel Snell (gentleman) now resided in the village of Cheltenham, at the west corner of the Township of Chinguacousy on the Credit River.

It is unlikely that this is the same William Cawthra of Toronto, a well-known philanthropist and important figure in the development of York (Toronto). The William Cawthra of Toronto constructed a substantial house at the corner of King Street and Bay Street in Toronto, which overlapped with the ownership of the Snell farmhouse, as he resided in it from 1853 to 1880 (accessed online at the City of Toronto website: (<https://tayloronhistory.com/2016/02/19/torontos-greatest-lost-mansioncawthra-house/>)). Further, the 1871 Census of Toronto West indicates that William Cawthra lived in St Andrew's Ward, Toronto (at the corner of Bay Street and King Street). William Cawthra (of Toronto) is not noted as a resident or owner of the subject lands in the 1873-1874 Directory of the County of Peel.

William Cawthra (of Peel County) owned part of Lot 18, Concession 2 (west half) for 11 years until it was purchased by William Patteson in 1876. William Patteson is identified on the 1877 Illustrated



map of Chinguacousy Township as owning the majority of lands on Lot 18, Concession 2 East (See **Figure 9**). William Pateson is not identified in the 1881 Census for Chinguacousy Township and no information could be found on him at local archives.



**Figure 9** – 1887 Illustrated Atlas of Peel County, Township of Chinguacousy North. Approximate location of subject lands noted in red.

Records retrieved from the land registry office indicate that the farm was likely owned by members of Shields family between 1911 and 1971. Oliver Shields and his family are indicated in the 1911 census of Peel County (Chinguacousy Township) as residing on Lot 18, Concession 2. Oliver Shields is noted as being a farmer of Irish descent.

Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1866	25	Ireland
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1868	42	O
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1881	25	O
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1900	10	O
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1901	9	O
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1906	7	O
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1908	5	O
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1909	1	O
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1912	45	England
Shields Oliver J	Lot 18 Con 2	Mr. Head	Mr.	Nov	1915	56	O



**Figure 10** – Excerpt of the 1911 census of Peel County, Chinguacousy Township noting Oliver T. Shields as the resident of Lot 18, Concession 2 (Source: Ancestry.ca)

Shields likely altered the house, adding the existing front (west) elevation covered porch, which are indicative of the Edwardian or Craftsman architectural style (i.e. brick half-columns). The property remained in the Shields family until 1971.



**Figure 11** – 1954 Aerial Photo, approximate location of subject lands noted in red (Source: University of Toronto Map Library)

The 1954 aerial photo of the property at 12097 Kennedy Road identifies the built and natural features which existed at the time. The built features which are readily identifiable on the aerial photograph includes the existing dwelling, barn, and one of the existing outbuildings. These are identified in the figure below (**See Figure 12**). The 1954 aerial photograph also identifies the location of a driveway and access to the barn, mature trees, as well as agricultural lands and an irregular shaped woodlot/naturalized area.



**Figure 12** – Detail of 1954 Aerial Photo. Approximate location of existing dwelling noted with red dashed line. Approximate location of barn noted with green dashed line. Approximate location of existing outbuilding noted with yellow dashed line (Source: University of Toronto Map Library)



**Figure 13** – Detail of 2021 Aerial Photo. Approximate location of additional buildings noted in blue and orange dotted line (Source: Google, 2021)

The aerial photographs (**Figures 11 - 13**) show that there has been some alteration to the property at 12097 Kennedy Road between 1954 and the present. At the time of the 1954 photographs, there were three identified structures including the farmhouse (in red), and accessory buildings (in yellow and green). There has since been the addition of one outbuilding facing Kennedy Road and a small outbuilding located behind the farmhouse. These outbuildings are identified in **Figure 13** in blue and orange. The present use of the property has also changed and no longer operates as a working agricultural farm.

## 4.0 Description of Cultural Heritage Resources

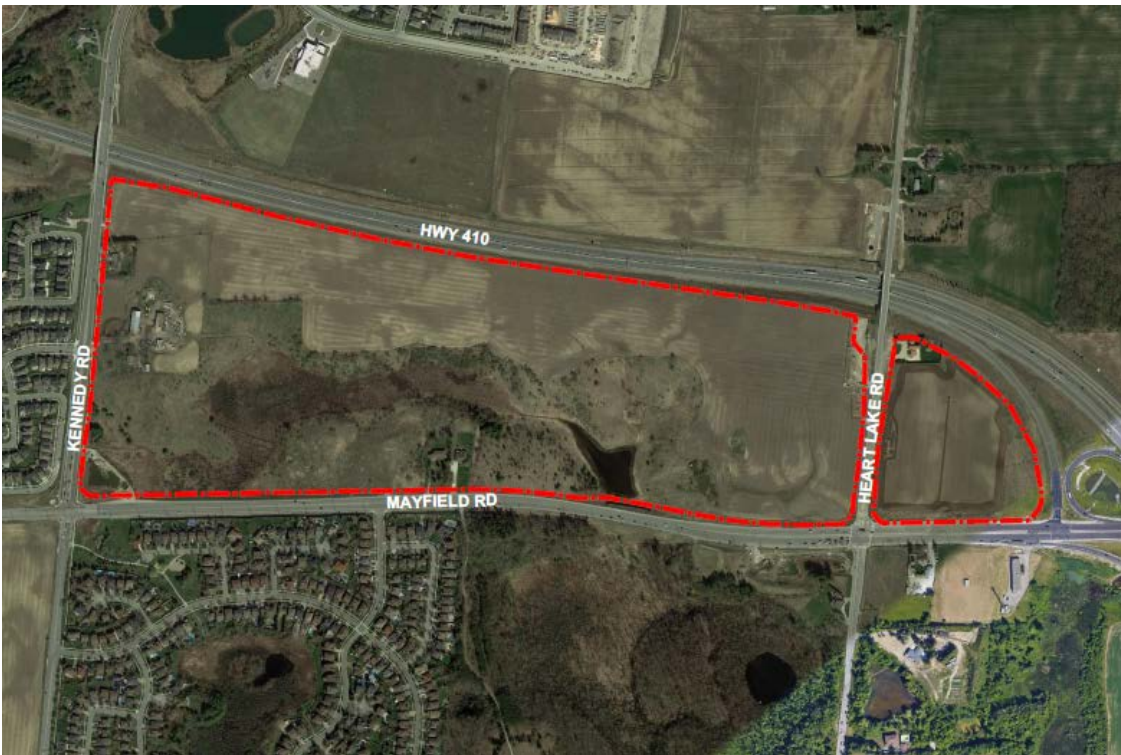
The purpose of this section of the Cultural Heritage Evaluation Report is to describe cultural heritage resources located on the subject lands. As previously indicated in Section 1.3 of this Heritage Impact Assessment, the subject lands are not located adjacent to any properties identified by the Town of Caledon as being of cultural heritage value or interest. The focus of the following section will be the listed property located at 12097 Kennedy Road.

### 4.1 Description of the Subject Lands

The subject lands are situated amongst gently rolling topography and contain an existing valley system and wetland area. The lands to the east of Heart Lake Road, towards Highway 410 are relatively flat. The southern most portion of the subject lands, between Kennedy Road and Heart Lake Road are comprised of a wooded and wetland area, and contain a small pond that is adjacent to Mayfield Road. The remaining lands are comprised of flat, grassed fields.

There are four other residential dwellings that reside on the subject lands. Three of the dwellings reside on the western portion of the subject lands, and the fourth is located on the eastern side of Heart Lake Road. None of the dwellings are listed or designated in the heritage register and none are operating farms. The dwellings are proposed to be demolished to accommodate the Plan of Subdivision.





**Figure 14** – Aerial photograph noting the boundary of subject lands (noted in red) (Source: MHBC, 2021)

## 4.2 Description of 12097 Kennedy Road

The property located at 12097 Kennedy Road includes the remnants of an agricultural farm complex which has altered over time. This includes the existing farmhouse, the remains of a barn, and contemporary sheds and outbuildings. The property also includes vacant agricultural land, naturalized vegetation and ornamental plantings. The property includes a generous front yard with mature trees and the remains of a split rail fence.

The property is accessed at the east side of Kennedy Road via a driveway which wraps behind the house to the location of the former barn which was partially demolished after 2016 as per a review of available aerial photographs. A large area has been cleared north-east of the house to access outbuildings and storage areas. A photo map is provided in **Appendix A** of this report which provides additional descriptions of the features located on the subject lands and their spatial relationships to each other.

### 4.3 12097 Kennedy Road: Built Features

The property located at 12097 Kennedy Road contains the remnants of a former farm complex. It also includes contemporary outbuildings which were added to the property as a result of an observed agricultural/industrial use.

Two of the contemporary outbuildings were added to the property after 1954 as per a review of aerial photos. The third outbuilding which is noted on the 1954 aerial photograph is constructed with similar materials and construction techniques and was likely constructed shortly prior to 1954. These three outbuildings are not of cultural heritage value or interest.

The only built features of the property which remain from the 19<sup>th</sup> century agricultural use of the property includes a) the existing dwelling and b) the remains of a barn which was partially demolished at some point between 2016 and present.

The property has been severed from the majority of lands that were once used for pasture, orchard farming, and crops. The property is no longer used to sustain any agricultural uses such as pastures, orchards, or animal husbandry on site.



**Figure 15** – Aerial Photograph of noting the location of 12097 Kennedy Road (noted in red) (Source: MHBC, 2021)



4.3.1 123097 Kennedy Road: Dwelling

The following figure provides a detailed description of the dwelling located at 12097 Kennedy Road. The dwelling is comprised of five separate and distinct parts. The following provides an overview of the alterations and additions to the dwelling over time (**See Figure 15**).



**Figure 16** – Aerial Photo detail of farmhouse located at 12097 Kennedy Road. Original stone clad structure indicated in orange, Greek Revival structure indicated in red, north and south wings indicated in green, front (west) elevation porch noted in blue. (Source: Town of Caledon Interactive Map, 2017).

Identifier	Description	Estimated Construction Date
A	Part 'A' describes the one and a half storey stone structure located at the east elevation. While this portion of the building was constructed in stone, a portion of the building at the rear (east elevation) includes a red brick chimney and red brick lintels above the windows. It is unknown whether or not these elements are original, but are likely dated to the 19 <sup>th</sup> century. This portion of the dwelling (Part A) is likely the original farmhouse and may have faced south towards what is now Mayfield Road. Alterations to the building over time	c. 1839

	result in difficulty determining an original design or architectural style. The roofline, scale, and existing features suggest it was constructed in either the Georgian or Classical Revival traditions. The building includes red brick at the north elevation that may have been added when Part 'B' was constructed. <i>Note: A lean-to enclosure is located at the south elevation of Part A, which is a later addition and is not of cultural heritage value or interest.</i>	
<b>B</b>	The central portion of the dwelling was likely constructed subsequent to the Part A. This building features a main entrance facing west towards Kennedy Road, and was constructed as a one and a half storey red brick Classical Revival building. This portion of the building has been altered over time, including the addition of a dormer window at the front elevation.	Pre 1859
<b>C (i) and (ii)</b>	The two additions located on the north and south sides of Part B are also referred to as "wings". They are of single storey red brick construction and were likely constructed shortly after the main Classical Revival portion of the dwelling. The north and south wings are both depicted in the illustration of the dwelling dated 1859 ( <b>See Figure 16</b> ).	Pre 1859
<b>D</b>	The front (west) elevation covered verandah currently encases the front facade of the Classical Revival portion of the house which faces Kennedy Road. The enclosed porch is of frame construction and includes brick half-columns with a stone cap. The brick and stone half-columns existing brick half columns are not depicted in the 1959 illustration of the building and are likely part of a craftsman or early 20 <sup>th</sup> century verandah. The existing wood frame enclosure includes contemporary materials and was likely constructed in the mid. to late 20 <sup>th</sup> century.	Mid. to late 20 <sup>th</sup> century with earlier 20 <sup>th</sup> century brick half-columns



**Figure 17–** (left) View of west elevation of dwelling looking east (right) Detail view of west elevation covered porch looking east (Source: MHBC, September 2017).



**Figure 18**– (left) View of west elevation of dwelling looking east (right) Detail view of west elevation covered porch looking east (Source: MHBC, September 2017).

The west (front) elevation provides views of portions of the one and a half storey red brick Classical Revival portion of the building as well as the north and south wings (Part B). This portion of the building features a side gabled roof running north-south with wood soffits and fascia. The cornice has been decorated with evenly spaced rectangles which are referred to as 'dentils'. A single chimney towards the southern end of the building is visible from the west elevation. The house would have had a matching chimney at the north end, which has since been removed. A single dormer window is visible above the roof from the west elevation, which is not original to the building. The dormer was likely added in the 1920s or 1930s era.

The building displays two 'wings' or long rectangular additions at the north and south elevations of the Classical Revival portion of the building. The northern addition extends across a portion of both the rear stone and brick building.





**Figures 19 & 20**– (left) View of west elevation of dwelling looking east (right) Detail view of west elevation covered porch looking east (Source: MHBC, September 2017).



**Figures 21 & 22**– (left) Detail view of junction between northern wing and west elevation of Classical Revival house, looking north-east (right) Detail of red brick chimney at southern end of Classical Revival building (Source: MHBC, September 2017).



**Figures 23 & 24** – (left) Detail view of west elevation of southern wing, looking east (right) Detail of south (front) elevation windows (Source: MHBC, September 2017).



#### 4.3.2 12097 Kennedy Road: Barn and Outbuildings

The property at 12097 Kennedy Road includes three outbuildings. The outbuilding located east of the dwelling was likely used as a shed and garage. The two larger outbuildings located north of the dwelling were likely constructed for agricultural/industrial use (**See Figures below**). These buildings were constructed in the mid. to late 20<sup>th</sup> century and are not of cultural heritage value or interest.



**Figures 25 & 26** – (left) View of contemporary outbuildings looking west towards Kennedy Road, (right) View of outbuilding located at the rear of the dwelling, looking south-east (Source: MHBC, September 2017).

#### 19<sup>th</sup> Century Barn (Partially Demolished)

The rubble stone foundations of a 19<sup>th</sup> century barn are located north of the existing outbuildings. The remains of the barn include portions of the foundation and some cross-beams which are embedded into the foundation (**See Figures 27 & 28**).



**Figures 27 & 28** – (left) View of partially demolished barn and stone foundations, (right) View of partially demolished barn looking south towards outbuildings, (Source: MHBC, September 2017).



# 5.0 Cultural Heritage Evaluation

## 5.1 Evaluation Criteria

The following sub-sections of this report will provide an analysis of the cultural heritage value of the property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. The regulation provides that:

*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:*
  - 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:*
  - 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:*
  - 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. O. Reg. 9/06, s. 1 (2).*

## 5.2 Evaluation of 12097 Kennedy Road (*Ontario Regulation 9/06*)

### 5.2.1 Design/Physical Value

The property at 12097 Kennedy Road is of design/physical value as it includes an early example of a farmhouse which was constructed in the Classical Revival architectural style. Each of the component parts includes different features at different points in time and therefore, each portion has varying degrees of cultural heritage value or interest. Overall, the building is a representative example of a farmhouse dwelling constructed in the early to mid. 19<sup>th</sup> century in the Classical Revival architectural style.

The earliest portion of the building was likely constructed circa 1839 for Samuel Snell. This portion of the dwelling was likely constructed in the Georgian or Classical Revival architectural style. However, the alterations to the building over time result in a level of uncertainty in determining the original design of this portion of the building (part 'A').

The central one and half storey portion of the house, that faces Kennedy Road, was constructed at some point prior to 1859. Defining characteristics of this portion of the house include a side gabled roof, with wood soffits and fascia, and the cornice has been decorated with evenly spaced rectangles which are referred to as 'dentils'. Another Classical Revival design feature of the house is the chimney, which has been placed towards the back (south) of the house. It is likely that the house featured another chimney on the other side, however that has been removed.

The central portion of the dwelling (part 'B') features north and south "wing" additions which were added shortly after the main portion of the house was constructed. These additions (C i and ii) are also visible in the 1859 illustration of the building. The front of the house features a covered verandah of contemporary construction, which replaced the original verandah visible in the 1859 illustration of the building. The existing red brick half-columns with stone caps may date from the early 20<sup>th</sup> century as they are commonly found in Craftsman or Edwardian style buildings.

The building does not display a high degree of craftsmanship above that which can be expected from mid. 19<sup>th</sup> century farmhouses in an agricultural setting. The building does not demonstrate a high degree of technical or scientific achievement.

### 5.2.2 Historical/Associative Value

The property at 12097 Kennedy Road is of historical/associative value as it has a direct association with Samuel Snell Esquire and the theme of early agricultural settlement of Chinguacousy Township. Samuel Snell Esq. acquired the property in 1849, and is noted in early census records as being a

farmer by occupation. Nineteenth century Gazetteers indicate that the presence of the Snell family in the area led to the identification of the settlement as Snelgrove.

The property does not have the potential yield any information that will contribute to the further understanding of the local community. The architect/builder of the existing dwelling is unknown, but should be added to the historic record if the information becomes available.

### 5.2.3 Contextual Value

The property located at 12097 Kennedy Road does not demonstrate significant contextual value. The property is not important in defining, maintaining, or supporting the character of the area. The use of the property no longer sustains a working agricultural complex. Instead, it is primarily a residential lot. The subject property is situated within an area bounded by roads and highways that includes woodlots, naturalized areas and ploughed fields. The adjacent lands also includes four residential lots constructed in the later half of the 20<sup>th</sup> century. The surrounding community has changed considerably in the late 20<sup>th</sup> century to include residential subdivisions.

While the building is historically linked to its surroundings, which were part of the agricultural farm complex (i.e. fields, orchards and pastures). This former relationship between the existing lot and the surrounding vacant agricultural land does not make an important contribution to the understanding of the property or the community. The property does not have an important physical, functional, or visual link to its surroundings. No existing features located at 12097 Kennedy Road are considered landmarks.

## 5.3 Significant Cultural Heritage Landscape Identification Criteria

A cultural heritage landscape (CHL) is defined by *Provincial Policy Statement 2020* (Section 6.0) as follows:

**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.

The Ontario Heritage Toolkit identifies that a cultural heritage landscape (CHL) may be classified as either designed (purposely planned), evolved (grown over a period of time), static/relict

(evolutionary process has ended), or dynamic (continuing to evolve). Section 4.1 of the Parks Canada Standards and Guidelines also provides guidance on the identification of cultural landscapes. Here, the Standards and Guidelines identify that a cultural landscape can demonstrate certain processes or features including evidence of land use, evidence of traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, as well as built features. *PPS 2020* identifies that the significance of a cultural heritage resource is identified through the evaluation criteria provided under *Ontario Regulation 9/06*.

### 5.3.1 Evaluation of the Subject Lands as a Cultural Heritage Landscape

The property at 12097 Kennedy Road has evolved over time and no longer functions as a working agricultural complex. This property has design/physical value for the existing dwelling, and historical/associative value related to historic ownership and the general theme of early agricultural settlement. However, the property does not demonstrate significant contextual value. The property has changed in such a way that major components of the farm complex have been removed. This includes the removal of the barn, separation of the lot from surrounding pastures, orchards, and fields, as well as the removal of original circulation routes. The property has been altered through the addition of large contemporary outbuildings which do not appear to be related to an agricultural or animal husbandry-type use. As a result, the property is not a significant Cultural Heritage Landscape. The only feature of cultural heritage value located on the subject lands is the existing dwelling at 12097 Kennedy Road.

## 5.4 List of Heritage Attributes

The dwelling is comprised of five distinct parts, identified as parts A, B, C (i and ii), as well as D. Only parts A, B and C are of significant cultural heritage value or interest as they contribute to the Classical Revival style of the house dating to the mid. 19<sup>th</sup> century.

### Part A:

- One-and-a-half storey massing of field stone and red brick construction with gabled roof;
- All window and door openings at the south elevation;
- Rear (east) elevation windows at the second storey with brick lintels and wood sills; and
- All existing window openings at the north elevation (first and second storey) with brick lintels and wood sills.

*\*Note: The wood frame covered porch at the south elevation is likely a later addition and is not a heritage attribute of the dwelling.*

**Part B:**

- 1 ½ storey massing constructed of red brick;
- Side-gabled roof with returning eaves and wood dentils under the roofline;
- All original window and door openings at the north, east, and south elevations;
- Front entrance door with wood trim, and transom;
- Two sets of large rectangular-shaped windows on either side of the door;
- Red brick chimney at the south elevation; and
- Field stone foundation.

**Part C (i) at South Elevation:**

- Single storey massing of red brick construction with lean-to roof and return timber ends at the west elevation;
- Horizontal timber at the South elevation indicating where an opening has been in-filled; and
- Front (west) elevation window opening.

**Part C (ii) at North Elevation:**

- Single storey massing of red brick construction with lean-to roof and return timber ends at the west elevation;
- Rear (east) elevation window opening; and
- Front (west) elevation window opening.

*\* Note: The bay window at the north elevation is a later addition and is not a heritage attribute.*

## 5.5 Summary of O-Reg 9/06 Evaluation (chart)

The following chart provides a summary of the evaluation of the property located at 12097 Kennedy Road as per *Ontario Regulation 9/06*.

Ontario Regulation 9/06	12097 Kennedy Road
<b>1. Design/Physical Value</b>	
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The property includes an early and representative example of a dwelling constructed in the Classical Revival architectural style.
Displays high degree of craftsmanship or artistic merit	No.
Demonstrates high degree of technical or scientific achievement	No.
<b>2. Historical/Associative value</b>	
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes. Associated with the theme of early settlement within the Chinguacousy Township and Samuel Snell Esquire.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown. The designer/builder is unknown, and should be added to the historic record should this information become available.
<b>3. Contextual Value</b>	
Important in defining, maintaining or supporting the character of an area	No. The property is not important in defining, maintaining, or supporting the character of the area.
Physically, functionally, visually, or historically linked to its surroundings	No. While the building was historically linked to its surroundings (which were part of the agricultural farm complex), this former relationship between the existing lot and the surrounding vacant agricultural land does not make an important contribution to the understanding of the property or the community.
Is a landmark	No.



## 6.0 Description of Proposed Development

The subject lands are legally described as Parts of Lot 18, Concession 2 and 3 (EHS), Chinguacousy and are bounded by Mayfield Road to the south, Kennedy Road to the west, and Highway 410 to the north/east. The lands to be developed have an area of approximately 60 hectares with a developable area of approximately 34 hectares.

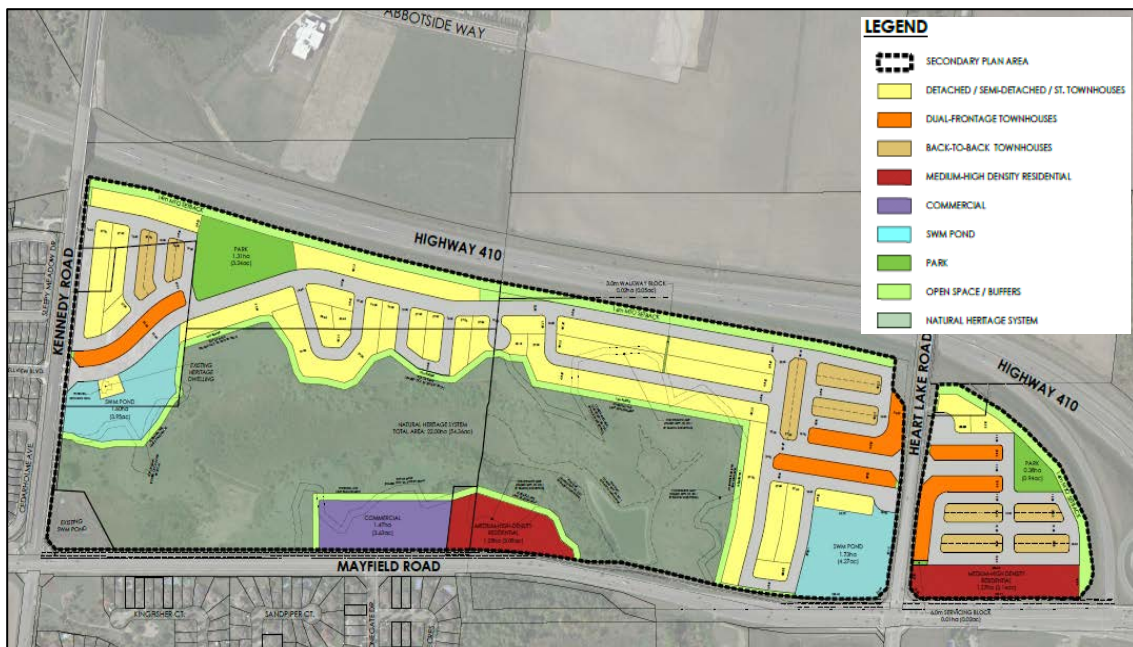
The proposed development (**Figure 29**) comprises a mix of low-, medium- and high-density housing forms. The proposed low density development will be comprised of single detached and townhouse units, which will be internal to the subdivision. Medium density developments will include dual-frontage and back-to-back townhouses that will be located at the periphery of the subdivision at Mayfield Road and Kennedy Road. Two blocks of high density housing will be comprised of stacked townhouses and apartment buildings of eight storeys that front Mayfield Road. Adjacent to the high density development there is proposed to be a commercial block that will accommodate a range of retail and commercial land uses.

Access to the proposed development is provided by a collector road connection that will run parallel to Mayfield Road and connect Kennedy Road, at the existing Snell property intersection, to Heart Lake Road. Access to the high density residential and commercial blocks will be provided from Mayfield Road.

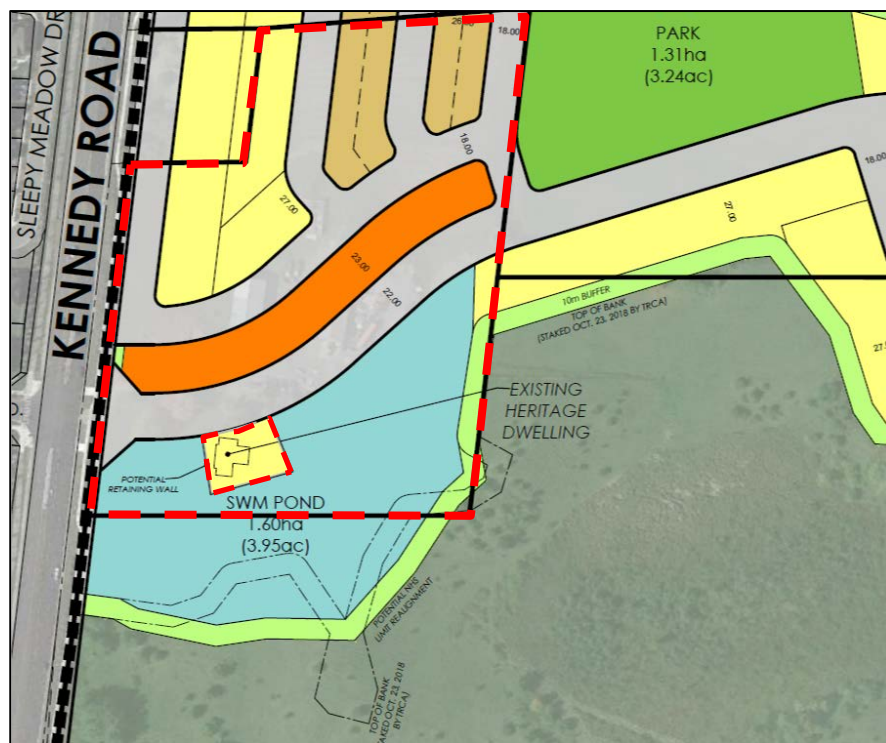
Approximately 22 hectares of the subject lands are designated as an *Environmental Policy Area*, which is an existing natural heritage system, comprised of a valley and wetland. This natural heritage system is undevelopable and will be left as is. The four existing residential dwellings currently residing on the subject lands will be demolished.

Two stormwater management facilities are proposed within the plan of subdivision, including a 1.6 hectare pond block on the western portion of the plan and a 1.73 hectare pond block towards the eastern portion of the plan.

It is proposed that the existing Snell farmhouse at 12097 Kennedy Road be retained and incorporated into the Plan of Subdivision. The dwelling will be severed from the surrounding lands and remain on a detached residential lot, adjacent to the westerly storm water management pond. The dwelling will be accessed by the new collector road. The farmhouse will remain fronting Kennedy Road and not face inwards towards the development. It is the intent of the owners to sell the farmhouse in its current condition, on its own lot and as a residential property, separate from the Plan of Subdivision.



**Figure 29:** Concept showing the proposed development in relation to the heritage resource (GSAI, 2020)



**Figure 30:** Detail of proposed development noting the location of the proposed new lot for the heritage building, to be retained (GSAI, 2020)

# 7.0 Assessment of Impacts

## 7.1 Potential Sources of Impacts

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development. The Ontario Heritage Toolkit identifies the following potential sources of adverse impacts to cultural heritage resources:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

## 7.2 12097 Kennedy Road: Impact Analysis

The only cultural heritage resource located on the subject lands is limited to the dwelling at 12097 Kennedy Road (Parts 'A' and 'B' as described in **Section 4.3.1** of this report).

Impact	Analysis
<b>Destruction</b>	<b>No adverse impacts.</b> The proposed development will include the removal of all features located on the property with the exception of the existing farmhouse. This includes the foundations of the barn as well as contemporary outbuildings and any natural features (i.e. mature trees). The dwelling which is of cultural heritage value or interest is proposed to be retained and conserved in-situ on its own residential lot within the Plan of subdivision. The removal of the foundations of the barn are not likely to result in any further adverse impacts as the major components of the structure have already been removed. All other features located on the property are not of CHVI and therefore the demolition of these elements will not result in adverse impacts.

	There is the potential to remove the later front porch addition (art D). Should this be removed, a stabilization plan should be in place to ensure no damage occurs to the farmhouse during the removal and construction of the porch.
<b>Alteration</b>	<b>No adverse impacts.</b> No alterations to the dwelling are proposed as part of the Plan of Subdivision. Any alterations to the dwelling will be related to work undertaken in the future as part of its restoration.
<b>Shadows</b>	<b>No adverse impacts.</b> No impacts from shadowing are anticipated.
<b>Isolation</b>	<b>No adverse impacts.</b> The dwelling is proposed to be retained and integrated into the Plan of Subdivision on its own lot. The building will continue to be integrated into a residential setting and will continue to be oriented to Kennedy Road.
<b>Direct or Indirect Obstruction of significant views</b>	<b>No adverse impacts.</b> The building was originally designed with the front façade to face west towards Kennedy Road. The building is proposed to be retained in-situ and the front façade will continue to be visible from the public realm along Kennedy Road.
<b>A change in land Use</b>	<b>No adverse impacts.</b> The property was historically used for residential/agricultural purposes. However, it no longer functions as a working agricultural farm complex and has been separated from agricultural fields, pastures and orchards. The farmhouse will be integrated with the residential subdivision and will therefore continue to be used for residential purposes. The continued residential use of the dwelling is considered appropriate and is not anticipated to result in adverse impacts.
<b>Land disturbance</b>	<b>Potential for adverse Impacts.</b> There is potential for adverse impacts as a result of construction activities and grading/soil-moving. The dwelling will be retained on its own lot adjacent to a storm water management pond. The grading and soil-moving activities undertaken as a result of the construction of the storm water management pond may result in vibration impacts. In the short-term, a temporary protection plan is recommended to ensure that the building is not damaged from during the construction phase. This includes recommendations related to stabilization and mothballing.

# 8.0 Development Alternatives and Mitigation Recommendations

## 8.1 Alternative Development Options

Section 3.3.3.3 of the Town of Caledon Official Plan encourages the retention of heritage resources in their original locations when possible and requires that alternative development options be explored.

### *3.3.3.3 Retention/Relocation of Heritage Buildings*

*The Town shall encourage the retention of significant built heritage resources in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:*

- a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;*
- b) Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;*
- c) Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and,*
- d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town.*

The following provides an analysis of development alternatives in consideration of the above-noted policy of the Town of Caledon Official Plan.

### **Retain the Building (Original Location and Original Use)**

This is the option being proposed. The intent is to retain the existing building in its original location in-situ and incorporate it into the Proposed Development. This results in the continued residential use of the building and results in the least amount of adverse impacts while developing the

remainder of the subject lands. This option is the recommended option and is consistent with Policy 3.3.3.3.3 a) of the Official Plan and is indicated as the first priority in considering alternative development options.

### **Retain the Building (Original Location with revised Draft Plan of Subdivision)**

A revised plan was considered where additional residential lots on the east side would be integrated with the Snell Farmhouse. The residential properties would be adjacent to the farmhouse so it would not be the only residential property. This option would require the re-location of the stormwater management pond. Based on the technical grading and Stormwater Management Report, the pond needs to be located in the proposed area, therefore this alternative is not feasible or recommended.

### **Retain and Relocate within the Plan of Subdivision**

This option is the third priority in the Official Plan and would result in development on the site as proposed while retaining and relocating the farmhouse within the Subdivision. The benefit would result in better integration with the residential uses. This option would also provide for additional land to be used for the SWM block, resulting in less encroachment of the SWM block beyond the top of bank limit. However, this option would have some impact as it would result in the removal of the house from its original location, it would suffer a loss of its original foundation, as well as reduce visibility of the house from Kennedy Road. If this option were to be considered it would be subject to a structural engineering report to determine how best to relocate the dwelling. This option is not recommended.

### **Relocate to a Sympathetic New Site**

This option would result in re-locating the building to a sympathetic new site elsewhere in the Town (i.e. not as part of the proposed Subdivision). This option is identified in the Official Plan as being last on the priority list and is likely to result in the most impact on the heritage resource. This option could be considered given that the building does not have significant contextual value and is not part of a Cultural Heritage Landscape. However, a sympathetic new site would need to be obtained and the building would need to be subject to a structural engineering report to determine whether or not it is physically able to be re-located without substantial damage. If this option is considered, a Conservation and Protection Plan would be required. This option is not recommended and would result in the most adverse impact.

## **8.3 Mitigation Recommendations**

The only potential adverse impact is related to grading and soil-moving activities undertaken as a result of the construction of the storm water management pond which may result in vibration



impacts. A temporary protection plan is recommended to ensure that the building is not damaged during the construction phase. In the short-term, the farmhouse requires stabilization and repair, as well as a mothball plan to ensure the building remains weather proof and prevents further deterioration of heritage attributes. During construction, the farmhouse should be monitored to ensure that the necessary stabilization methods remain in place and the farmhouse remains free of damage until construction is complete and it is restored for residential use. If the front porch is removed, a complimentary porch should be constructed in its place. A protection and stabilization plan will be required to protect the farmhouse should front porch construction occur.

Should the Town of Caledon wish to designate the property under Part IV of the Ontario Heritage Act, any designation should occur after the Plan of Subdivision has been registered.

## 9.0 Conclusions and Recommendations

This Heritage Impact Assessment has evaluated the proposed development and has determined that the only cultural heritage resource located on the subject lands is the existing dwelling at 12097 Kennedy Road. The subject lands (including 12097 Kennedy Road) is not comprised of, and does not include a significant Cultural Heritage Landscape.

The proposed development conforms to the Town of Caledon Official Plan as per Section 3.3.3.3 (a) which identifies that the first development alternative is to retain the building and incorporate into the residential subdivision and continue its original use as follows:

*a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;*

The assessment of impacts on the property at 12097 Kennedy Road as identified that the only potential adverse impact is related to grading and soil-moving activities. The following provides a summary of mitigation and conservation recommendations related to the identified adverse impacts:

- A temporary protection plan is recommended to ensure that the building is not damaged during the construction phase.
- A mothball plan to stabilize the building be implemented immediately and monitored during construction.
- Should the front porch be removed and replaced with a complimentary one, a temporary protection and stabilization plan will be required.
- Should the Town of Caledon wish to designate the property under Part IV of the Ontario Heritage Act, it should occur after the Plan of Subdivision has been registered.

# 10.0 Bibliography

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## Appendix **A** – Photo Map



Appendix A– Photo Map



2015 Aerial Photo noting the approximate location of photos (See Figures below)





**Figures 1 & 2**– (left) View of Kennedy Road, looking north (right) View of Kennedy Road, looking south (Source: MHBC, September 2016).



**Figures 3 & 4** – (left) View of driveway, looking east towards cluster of outbuildings (right) Detail of north elevation of dwelling (Part A), looking south (Source: MHBC, September 2016).





**Figures 5 & 6**– (left) View of outbuildings, looking north towards former location of barn (right) View of cluster of outbuildings, looking south from former location of barn (Source: MHBC, September 2016).



**Figures 7 & 8** – (left) View of open fields, looking north-east (right) View of open fields, looking east (Source: MHBC, September 2016).





**Figures 9 & 10**– (left) View of driveway looking west towards Kennedy Road, (right) View of north elevation, looking south (Source: MHBC, September 2016).



**Figures 11 & 12** – (left) View east elevation, looking west (Part A), (right) View of south elevation, looking north (Source: MHBC, September 2016).





**Figures 13 & 14**– (left) View of front elevation of dwelling looking south-east from driveway (right) View of north elevation, looking south (Source: MHBC, September 2016).



**Figures 15 & 16** – (left) View of west (front) elevation looking east (right) View of landscaped open space (front yard) looking west towards Kennedy Road (Source: MHBC, September 2016).



## Appendix **B** – Plan of Subdivision





## Aerial Location Map

**12097 Kennedy Road**  
Town of Caledon

### LEGEND



Subject Lands

Google Maps Aerial Imagery

DATE: March, 2021

SCALE: 1: 10,000

FILE: 16239A

DRAWN: GC



K:\16239A- 12097 Kennedy Rd\RPT\AirPhoto1.dwg

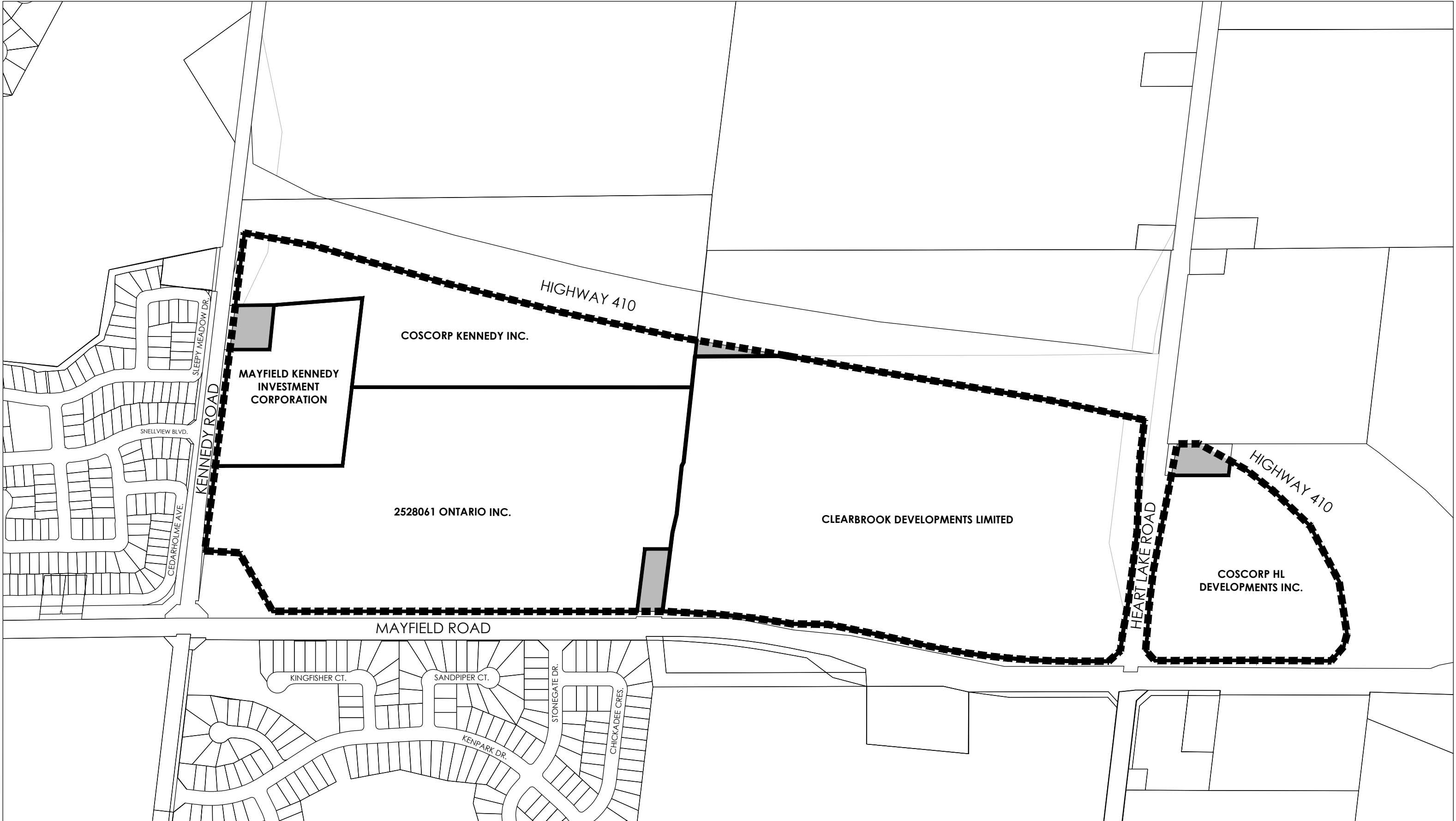


**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM




## Appendix **C** – Landowners Map





**FIGURE 1**  
**PARTICIPATING LANDOWNER MAP**  
SNELLS HOLLOW, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

**LEGEND**

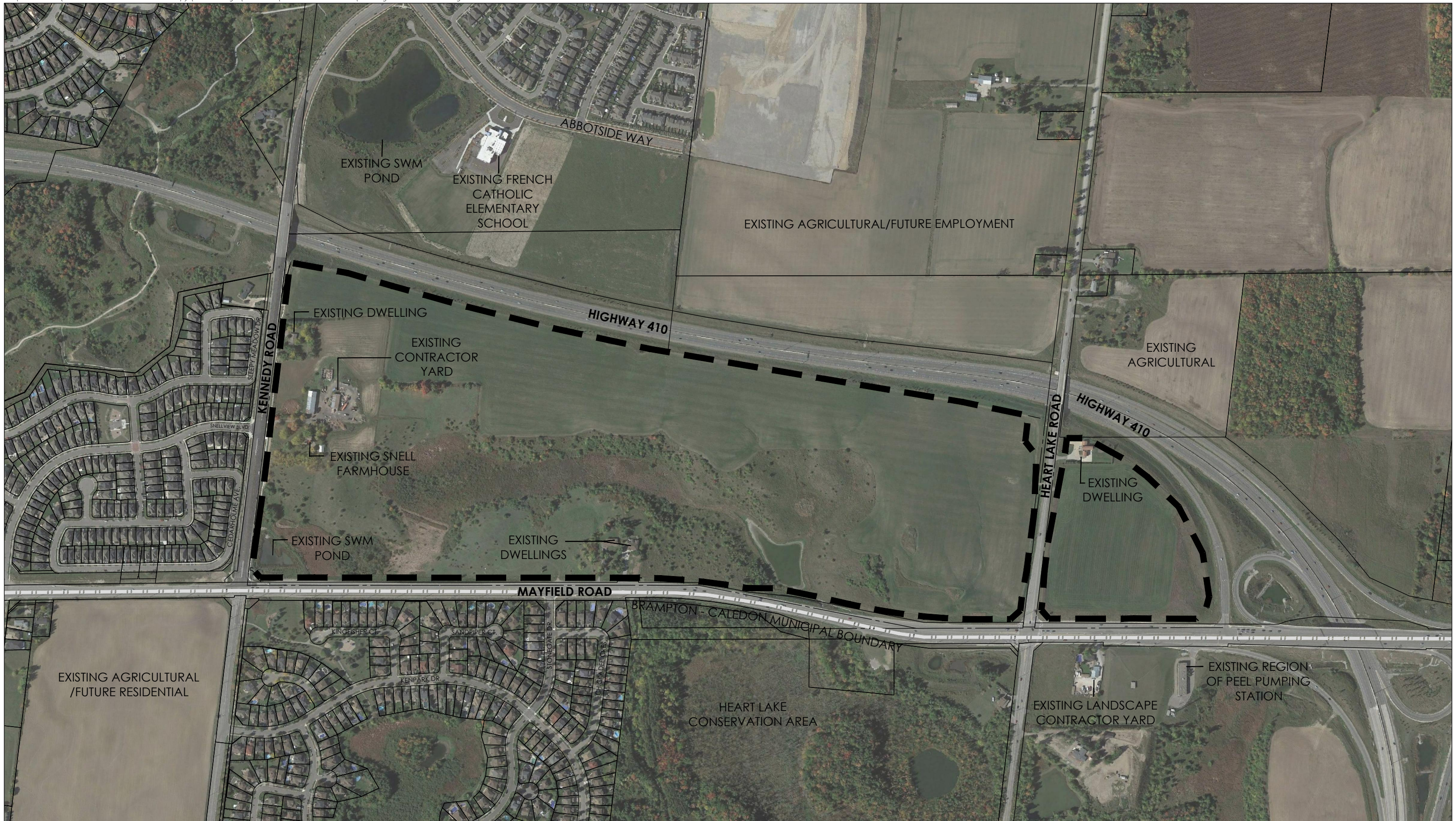
-  **SUBJECT LANDS**
-  **PARTICIPATING LANDOWNERS**
-  **NON-PARTICIPATING LANDOWNERS**



Scale NTS  
(11 x 17)  
NOVEMBER 4, 2020







**FIGURE 2**  
**AERIAL CONTEXT MAP**

SNELLS HOLLOW, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

**LEGEND**



SUBJECT LANDS



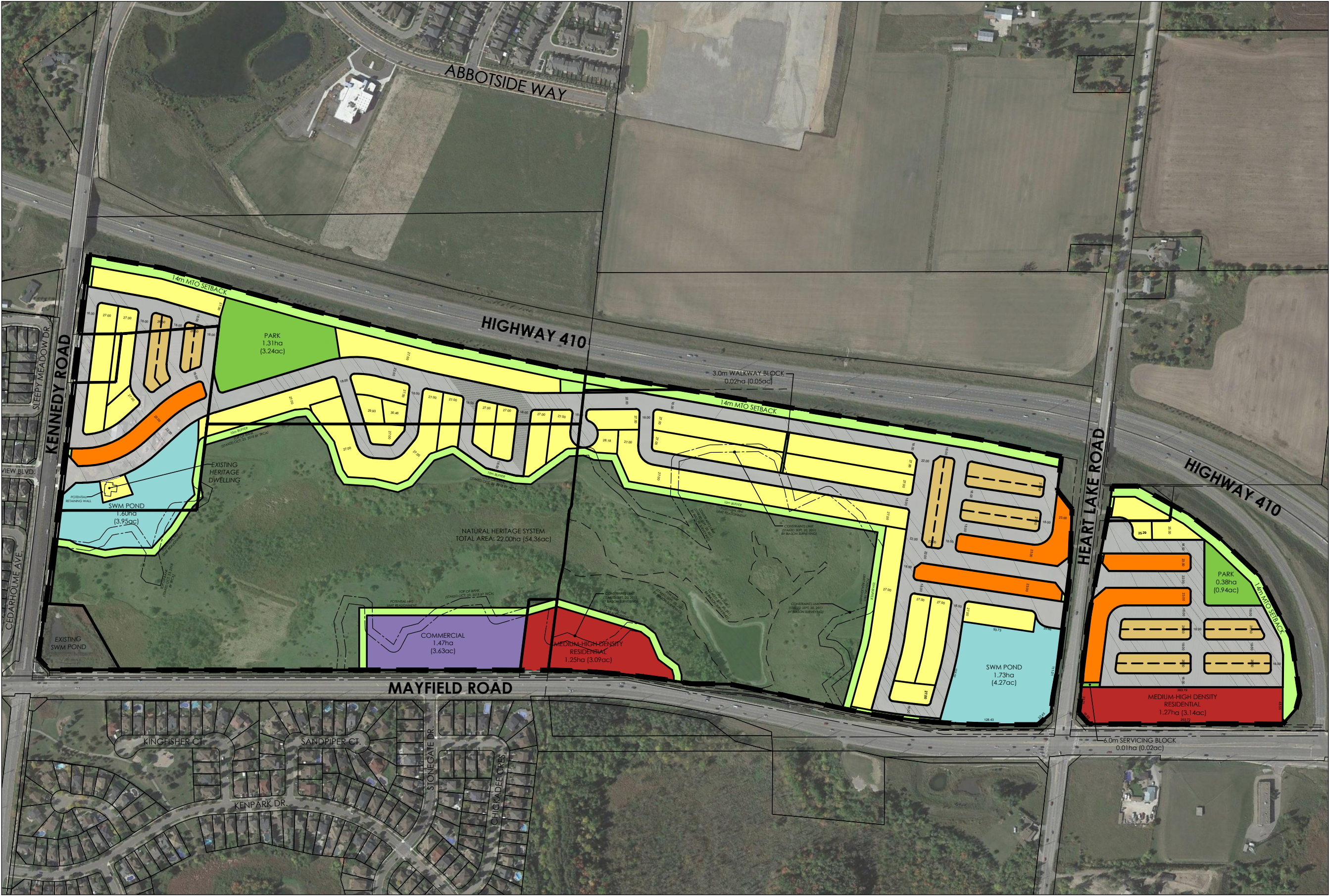
BRAMPTON - CALEDON MUNICIPAL BOUNDARY



Scale NTS  
(11 x 17)  
NOVEMBER 4, 2020







LEGEND

- SUBJECT LANDS
- SECONDARY PLAN AREA
- DETACHED / SEMI-DETACHED / ST. TOWNHOUSES
- DUAL-FRONTAGE TOWNHOUSES
- BACK-TO-BACK TOWNHOUSES
- MEDIUM-HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- SWM POND
- OPEN SPACE / BUFFERS
- NATURAL HERITAGE SYSTEM

UNIT ESTIMATES

- DETACHED / SEMI-DETACHED / ST. TOWNHOUSES:  
10.39ha x 35 UPHA = 364 UNITS
- DUAL-FRONTAGE TOWNHOUSES:  
2.18ha x 55 UPHA = 120 UNITS
- BACK-TO-BACK TOWNHOUSES:  
2.25ha x 100 UPHA = 225 UNITS
- MEDIUM-HIGH DENSITY RESIDENTIAL  
2.52ha x 150 UPHA = 378 UNITS

APPROXIMATE TOTAL UNITS: 1,061

POPULATION ESTIMATES

LAND USE	TOTAL NUMBER OF UNITS	PERSONS PER UNIT*	POPULATION
LOW DENSITY (DETACHED, SEMI-DETACHED & ST. TOWNHOUSES)	364	3.43	1249
MEDIUM DENSITY (TOWNHOUSES)	345	2.92	1007
MEDIUM-HIGH DENSITY (TOWNHOUSES, APARTMENTS)	378	2.23	843
TOTALS	1,087		3,099

\* PERSONS PER UNIT RATE PROVIDED BY REGION OF PEEL

JOB ESTIMATES

LAND USE	NUMBER OF JOBS
COMMERCIAL (63 JOBS / HA)	93
WORK FROM HOME & NO FIXED EMPLOYMENT (4% OF TOTAL POPULATION)	124
TOTALS	217

PARKLAND DEDICATION

LAND USE	REQUIRED PARKLAND (ha)
RESIDENTIAL AREAS (5% NDA) - 33.46 X 5%	1.67
COMMERCIAL AREAS (2% NDA) - 1.47 X 2%	0.03
TOTALS	1.70

PEOPLE & JOBS DENSITY

TOTAL PEOPLE & JOBS	TOTAL AREA (ha)	TOTAL PEOPLE & JOBS PER HECTARE
3316	39.09	84.83

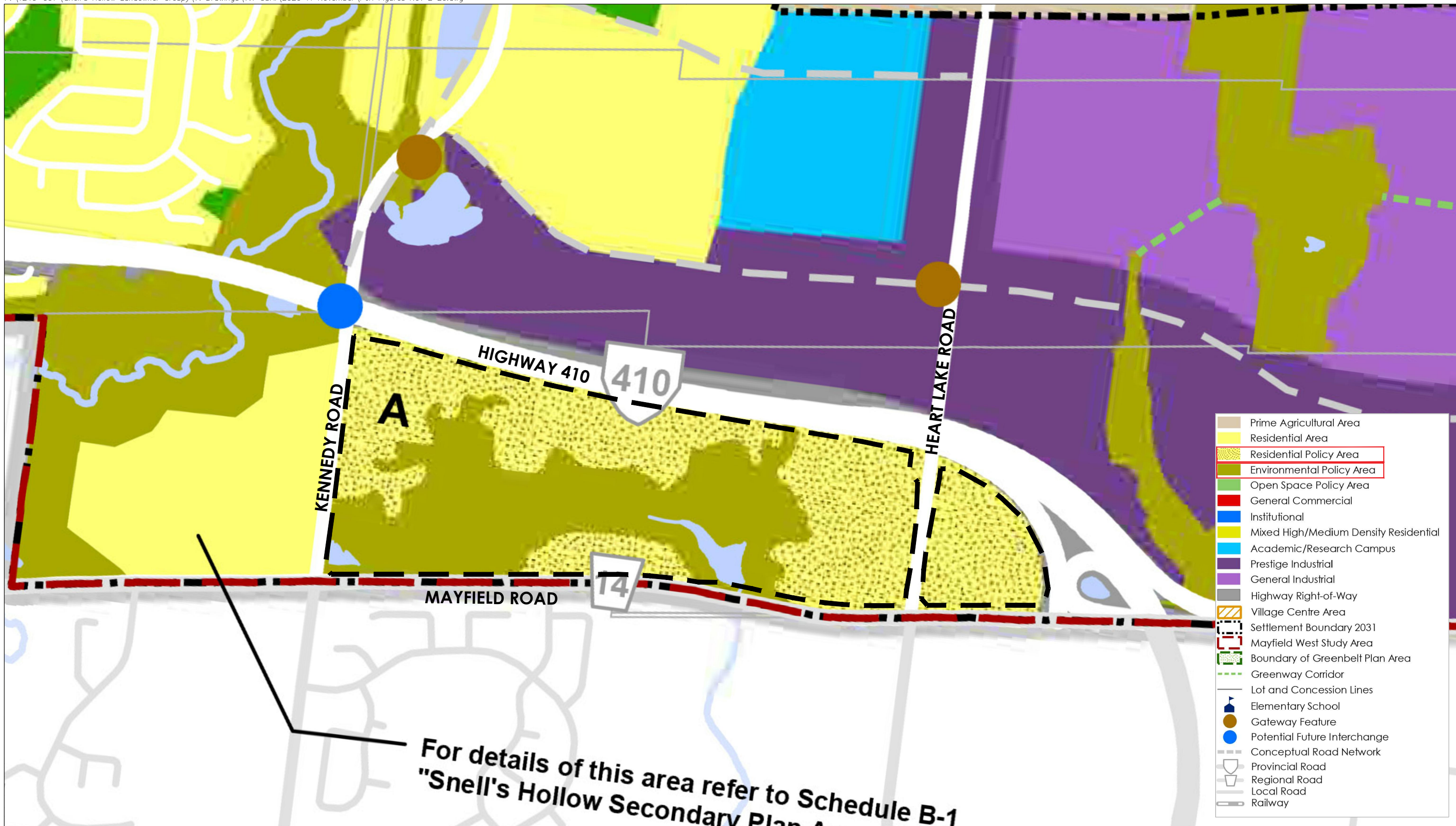
FIGURE 3  
DEVELOPMENT CONCEPT PLAN  
SNELLS HOLLOW, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL



Scale NTS  
(11 x 17)  
JANUARY 11, 2021







## Appendix **D** – Terms of Reference

# **Town of Caledon Terms of Reference**

## **Heritage Impact Assessment**



A Heritage Impact Assessment (HIA) is a study to evaluate the impact the proposed development or site alteration will have on the cultural heritage resource(s) and to recommend an overall approach to the conservation of the resource(s). This analysis, which must be prepared by a qualified heritage conservation professional, will address properties identified in the Town of Caledon's Inventory of Heritage Properties (which includes both listed and designated properties) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment.

This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.

The conservation strategy will apply conservation principles, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform decisions and direct the Conservation Plan.

Where there is the potential of impacting archaeological resources an Archaeological Assessment will be undertaken as an additional study.

### **Foundation**

The HIA will inform the review of an application involving a cultural heritage resource(s) included on the Town of Caledon's Heritage Register. The rationale for the requirement to provide an HIA arises from:

the Ontario Heritage Act:

Section 2(d) of the Planning Act

Section 2.6.3 of the Provincial Policy Statement (2005)

Section 3.3 of the Town of Caledon Official Plan

### **When**

A HIA is required for the following:

- Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications;
- Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition;
- Any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act*.

AND for the following application types if the property is on the Town of Caledon's Heritage Registry:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

A HIA may be required for the following:

- Consent and/or Minor Variance and Building Permit applications for any property included on the Town of Caledon's Inventory of Heritage Properties
- Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the Ontario Heritage Act
- Any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the *Ontario Heritage Act*.

NOTE:

A property does not have to be designated or listed in a heritage register to be subject to a Heritage Impact Assessment. Any property that may exhibit cultural heritage value or interest or 'heritage potential' as determined by Town heritage staff will be subject to an appropriate level of heritage due diligence and may require an HIA.

Heritage Impact Assessments may be 'scoped' based on the specific circumstances and characteristics that apply to a heritage resource. Further consultation with heritage staff will be required to determine when a scoped HIA may be required, as well as requirements for the content.

## **Scope**

The HIA will be broad in scope but provide sufficient detail to communicate the site issues and inform the evaluation of the recommended conservation approach for the cultural heritage resource(s). The study will be submitted in hard copy and PDF format.

## **Principles**

The HIA will apply appropriate conservation principles such as:

- The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2003);
- Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (1997);
- Ontario Ministry of Culture's Heritage Conservation Principle's for Land Use Planning (2007); and
- Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation (1988).

## **Required Contents / Format**

The HIA will include, but is not limited to, the following information:

### **Background**

Provide a background on the purpose of the HIA by outlining why it was undertaken, by whom, and the date(s) the evaluation took place.

Briefly outline the methodology used to prepare the assessment.

#### **Introduction to Development Site**

- A location plan indicating subject property (Property Data Map and aerial photo).
- A concise written and visual description of the site identifying significant features, buildings, landscape and vistas.
- A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (Town of Caledon's Inventory of Heritage Properties, Ontario Heritage Properties Database, Parks Canada National Historic Sites of Canada, and/or Canadian Register of Historic Places) with existing heritage descriptions as available.
- A concise written and visual description of the context including adjacent heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s).
- Present owner contact information.

### **Background Research and Analysis**

- Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site (both identified and unidentified): physical or design, historical or associative, and contextual.
- A development history of the site including original construction, additions and alterations with substantiated dates of construction.
- Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Town of Caledon directories, etc.

### **Statement of Significance**

- A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the Ontario Heritage Tool Kit.
- The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The Town may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property.



- Professional quality record photographs of the cultural heritage resource in its present state.

### **Assessment of Existing Condition**

- A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition.

### **Description of the Proposed Development or Site Alteration**

A written and visual description of the proposed development or site alteration.

### **Impact of Development or Site Alteration**

Provide a description of the proposed development or site alteration in relation to the heritage resource.

Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties. These may include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration to the historic fabric and appearance;
- Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Impact on significant views or vistas within, from, or of built and natural features;
- A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value
- Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.

Submit a drawing indicating the subject property streetscape and properties to either side of the subject lands, if applicable. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and how it integrates with the adjacent properties from a streetscape perspective. Thus, the drawing must show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees and/or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

The HIA will also reference and apply the following appropriate conservation methods:

- The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2003);
- Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (1997);
- Ontario Ministry of Culture's Heritage Conservation Principle's for Land Use Planning (2007); and
- Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation (1988).

A bibliography listing source materials used and institutions consulted in preparing the HIA.

**Mitigation and Conservation Strategies should include or touch on the following:**

An assessment of alternative options, mitigation measures, and conservation methods that are options of consideration in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations

The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to:

- A mitigation strategy including the proposed methods;
- A conservation scope of work including the proposed methods; and
- An implementation and monitoring plan.
- Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.
- Referenced conservation principles and precedents.
- Identify any site planning and landscaping measures that may ensure significant heritage resources are protected and/or enhanced by the development or redevelopment.

**Conservation Methods and Proposed Strategies if all else fails**

If relocation, removal, demolition or other significant alteration to a heritage resource is proposed by the landowner and is supported by the heritage consultant, provide clear rationale and justification for such recommendations.

If retention is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures.

Provide recommendations for follow-up site-specific heritage strategies or plans such as a Conservation Plan, Adaptive Reuse Plan, and/or Structural/Engineering Assessment.

If a heritage property of cultural heritage value or interest cannot be retained in its original location, consider providing a recommendation for relocation by the owner to a suitable location in reasonable proximity to its original siting.

If no mitigation option allows for the retention of the building in its original location or in a suitable location within reasonable proximity to its original siting, consider providing a recommendation for relocation to a more distant location.

Provide recommendations for advertising the sale of the heritage resource. For example, this could include listing the property on the Architectural Conservancy of Ontario (ACO) website in order to allow interested parties to propose the relocation of the heritage resource. Acceptable timelines and any other requirements will be determined in consultation with Town staff. The link to the ACO's Historic Architectural Linking Program is provided below:

[http://www.arconserv.ca/buildings\\_at\\_risk/for\\_sale.cfm](http://www.arconserv.ca/buildings_at_risk/for_sale.cfm)

If a property cannot be retained or relocated, alternatives will be considered for salvage and mitigation. Only when other options can be demonstrated not to be viable will options such as ruinification or symbolic conservation be considered. Detailed documentation and commemoration (e.g. a heritage interpretative plaque) may also be required. Salvage of material must also occur, and a heritage consultant may need to provide a list of features of value to be salvaged. Materials may be required to be offered to heritage-related projects prior to exploring other salvage options.

Ruinification allows for only the exterior of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development or using a symbolic design method to depict a theme or remembrance of the past.

If the subject property abuts to one or more listed or designated heritage properties, identify development impacts and provide recommended mitigation strategies to ensure the heritage resources on the adjacent properties are not negatively impacted. Mitigation strategies include, but are not limited to:

- vegetation screening;
- fencing;
- buffers;
- site lines
- an architectural design concept for the massing and façade treatment of proposed buildings to ensure compatibility with the adjoining property and the like.

An implementation schedule and reporting/monitoring system for implementation of the recommended conservation or mitigation strategies may be required.

## **Recommendations**

Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it.

Clearly state whether the subject property is worthy of heritage designation under the *Ontario Heritage Act*.

The following questions must be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*?
- Why or why not does the subject property meet the criteria for heritage designation?
- Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasibly integrated into the alteration/development?

Failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

### **Executive Summary**

Provide an executive summary of the assessment findings at the beginning of the report.

Outline and summarize all recommendations including mitigation strategies, need for the preparation of follow-up plans such as conservation and adaptive reuse plans and other requirements as warranted. Please rank mitigation options from most preferred to least.

### **Other Requirements**

Provide a bibliography listing **all** sources used in preparing the HIA.

Provide proper referencing within the HIA, including images, maps, etc.

Provide five copies of the final HIA, and one digital copy (PDF or Word)

Provide a digital copy of all images taken or obtained for the HIA on Compact Disk.

Measured drawings of the heritage resource(s) may be required in support of a conservation plan or as a record prior to demolition.

A site visit of the subject property by Town heritage staff and/or members of Heritage Caledon may be required prior to the HIA's completion.

### **Qualified Parties**

All heritage impact assessments, conservation plans, adaptive reuse plans, security plans and/or related studies must be prepared by qualified professionals with applied and demonstrated knowledge of accepted standards of heritage conservation, historical research, identification, evaluation of cultural heritage value or interest, mitigation, and the like.

All heritage consultants submitting heritage impact assessments must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

## Appendix **E** – Curriculum Vitae



## CURRICULUM VITAE

### Dan Currie, MA, MCIP, RPP, CAHP

#### EDUCATION

2006

Masters of Arts (Planning)  
University of Waterloo

1998

Bachelor of Environmental Studies  
University of Waterloo

1998

Bachelor of Arts (Art History)  
University of Saskatchewan

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

#### PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

#### SELECTED PROJECT EXPERIENCE

##### Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

##### Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

#### CONTACT

540 Bingemans Centre Drive,  
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Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM **VITAE**

**Dan Currie, MA, MCIP, RPP, CAHP**

### Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto  
City of Kitchener Heritage Property Inventory Update  
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation  
Designation of Main Street Presbyterian Church, Town of Erin  
Designation of St Johns Anglican Church, Norwich  
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

### Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton  
Homer Watson House Heritage Impact Assessment, Kitchener  
Expansion of Schneider Haus National Historic Site, Kitchener  
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie  
Redevelopment of former amusement park, Boblo Island  
Redevelopment of historic Waterloo Post Office  
Redevelopment of former Brick Brewery, Waterloo  
Redevelopment of former American Standard factory, Cambridge  
Redevelopment of former Goldie and McCullough factory, Cambridge  
Mount Pleasant Islamic Centre, Brampton  
Demolition of former farmhouse at 10536 McCowan Road, Markham

### Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto  
Blenheim Road Realignment Collector Road EA, Cambridge  
Badley Bridge EA, Elora  
Black Bridge Road EA, Cambridge  
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln  
Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

### Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge  
Conservation Plan for Log house, Beurgetz Ave, Kitchener  
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

### CONTACT

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F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM **VITAE**

### Dan Currie, MA, MCIP, RPP, CAHP

#### Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board

Port Credit Heritage Conservation District (LPAT)  
Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)  
Brooklyn and College Hill HCD Plan (LPAT)  
Rondeau HCD Plan (LPAT)  
Designation of 108 Moore Street, Bradford (CRB)  
Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)  
Youngblood subdivision, Elora (LPAT)  
Designation of St Johns Church, Norwich (CRB - underway)  
Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

#### MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Town of Frontenac Islands Marysville Secondary Plan  
Niagara-on-the-Lake Corridor Design Guidelines  
Cambridge West Master Environmental Servicing Plan  
Township of West Lincoln Settlement Area Expansion Analysis  
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan  
Township of Tiny Residential Land Use Study  
Port Severn Settlement Area Boundary Review  
City of Cambridge Green Building Policy  
Township of West Lincoln Intensification Study & Employment Land Strategy  
Ministry of the Environment Review of the D-Series Land Use Guidelines  
Meadowlands Conservation Area Management Plan  
City of Cambridge Trails Master Plan  
City of Kawartha Lakes Growth Management Strategy

#### DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

#### CONTACT

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www.mhbcplan.com



# CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

*Associate*

## EDUCATION

2016

Master of Arts in Planning,  
specializing in Heritage  
Planning  
*University of Waterloo,  
School of Planning*

2010

Bachelor of Arts (Honours)  
in Historical/Industrial  
Archaeology  
*Wilfrid Laurier University*

## CREDENTIALS

Canadian Association of  
Heritage Professionals (full  
member)

Vanessa Hicks is a Senior Heritage Planner and Associate with MHBC. Vanessa joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects.

Vanessa is a full member of the Canadian Association of Heritage Professionals (CAHP) and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including Heritage Conservation Districts (HCDs), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques).

## PROFESSIONAL EXPERIENCE

June 2016 - Present      Cultural Heritage Specialist/ Heritage Planner  
MacNaughton Hermesen Britton Clarkson Planning Ltd.

2012 - 2016      Program Manager, Heritage Planning  
Town of Aurora

May 2012 - October 2012      Heritage Planning Assistant  
Town of Grimsby

2007 - 2010      Archaeologist  
Archaeological Research Associates Ltd.

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