

TOWN OF CALEDON
PLANNING
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Cultural Heritage Assessment Report, Mount Hope and Columbia Road Area Secondary Plan

Final Report

October 2025

Prepared for:
United Holdings Inc. c/o
Solmar Development Corp.
122 Romina Drive
Concord, Ontario L4K 4Z7

Prepared by:
Stantec Consulting Ltd.
400-1305 Riverbend Road
London, Ontario N6K 0J5

Project/File:
160941084



Limitations and Sign-off

The conclusions in the Report titled Cultural Heritage Assessment Report, Mount Hope and Columbia Road Area Secondary Plan are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Prepared by _____
(signature)

Frank Smith, MA, CAHP
Cultural Heritage Specialist

Reviewed by _____
(signature)

Lashia Jones, MA, CAHP
Senior Cultural Heritage Specialist

Approved by _____
(signature)

Tracie Carmichael, BA, B.Ed.
Managing Principal, Environmental Services



Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by United Holdings Inc. (the Client) to prepare a Cultural Heritage Assessment Report (CHAR) for lands owned by the Client within the Mount Hope West Secondary Plan and additional lands owned by the Client. In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). While no listed or designated properties are located within or adjacent to the boundary of the Mount Hope West Secondary Plan, listed properties are located in the vicinity of the Secondary Plan area, within and adjacent to the additional lands owned by the Client.

Listed properties located within the additional lands include:

- 9249 Castleberg Road

Listed properties adjacent to the additional lands include:

- 14968 Mount Hope Road (Brigg's Cemetery)
- 14685 Regional Road 50
- 14475 Regional Road 50
- 14291 Regional Road 50

For the purpose of this report, these five properties are referred to as the Subject Properties. Following consultation with Town of Caledon Heritage Staff, the CHAR reviewed the listed properties adjacent to the lands owned by the Client.

Following screening of the Subject Properties according to O. Reg. 9/06, it was determined that 14968 Mount Hope Road (Brigg's Cemetery) has potential to meet three criteria of O. Reg. 9/06 and a statement of CHVI was prepared. The property at 9249 Castleberg Road was determined to have potential to meet one criterion of O. Reg. 9/06. The properties at 14685 Regional Road 50 and 14475 Regional Road 50, and 14291 Regional Road 50 were determined to possibly meet at least one criteria of O. Reg. 9/06 at a screening level from the public right of way.

Following an assessment of potential direct and indirect impacts to the Subject Properties, no properties were determined to be at risk of direct or indirect impacts at this stage of development. Continued avoidance of these Subject Properties should be exercised.

The executive summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



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Project Personnel

Project Manager:	Lashia Jones, MA, CAHP
Report Writers:	Frank Smith, MA, CAHP Paige Milner, MA, CAHP-Intern Guy Taylor, BA
GIS Specialist:	Ida Podrug
Administrative Assistant:	Sarah Hilker
Quality Reviewer:	Lashia Jones, MA, CAHP
Independent Reviewer:	Tracie Carmichael, BA, B.Ed.



Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHIS	Cultural Heritage Impact Statement
CHVI	Cultural Heritage Value or Interest
MA	Master of Arts
n.d.	No date
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
MCM	Ministry of Citizenship and Multiculturalism
PPS	Provincial Policy Statement



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by United Holdings Inc. (the Client) to prepare a Cultural Heritage Assessment Report (CHAR) for lands owned by the Client within the Mount Hope West Secondary Plan and additional lands owned by the Client. In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). While no listed or designated properties are located within the boundary of the Mount Hope West Secondary Plan, listed properties are located within and adjacent to the additional lands owned by the Client (Figure 1 and Figure 2). Following consultation with Town of Caledon Heritage Planning Staff, the CHIS reviewed the listed properties adjacent to the lands owned by the Client to determine the potential for CHVI. Listed properties located within the additional lands include:

- 9249 Castleberg Road

Listed properties adjacent to the additional lands include:

- 14968 Mount Hope Road (Brigg's Cemetery)
- 14685 Regional Road 50
- 14475 Regional Road 50
- 14291 Regional Road 50

For the purpose of this report, these five properties are referred to as the Subject Properties.

The purpose of the CHAR is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed heritage property, consideration must be given to the conservation of cultural heritage resources.

The objectives of the report are as follows:

- Identify and screen the CHVI of the listed heritage properties
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

To meet these objectives, this CHAR contains the following content:

- Summary of project methodology
- Review of the background history of the Subject Properties and historical context



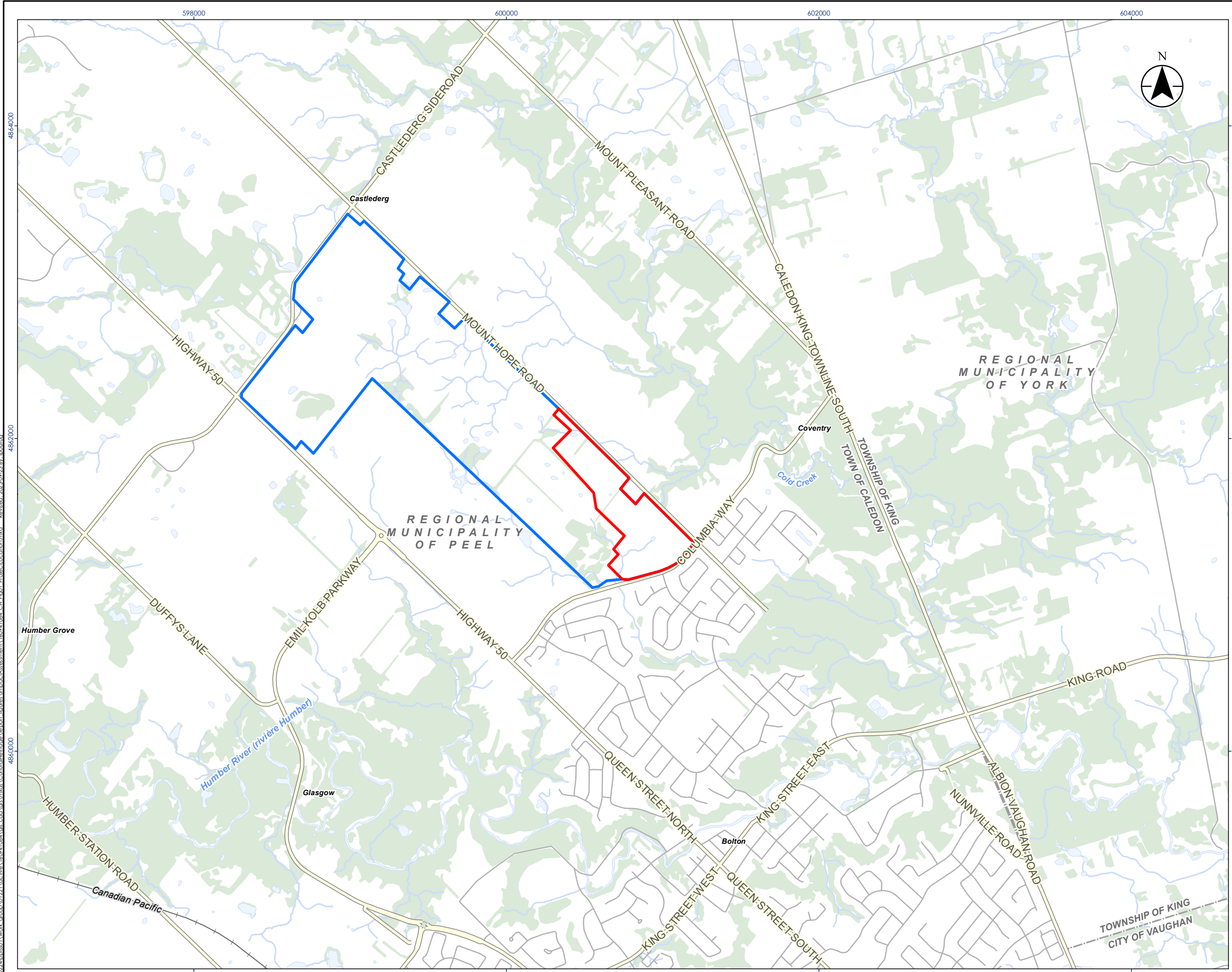
Cultural Heritage Assessment Report, Mount Hope and Columbia Road Area Secondary Plan

1 Introduction

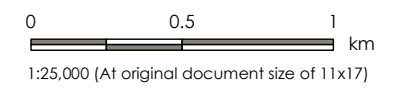
October 2025

- Screening of CHVI
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

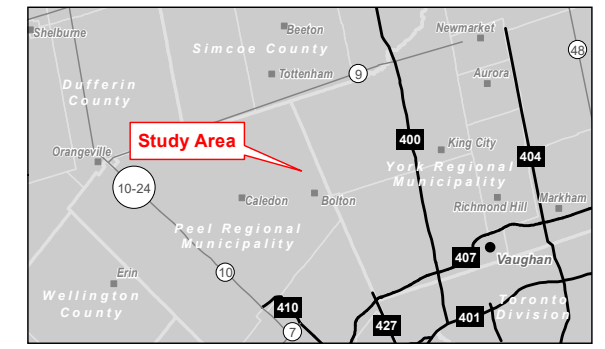




- Legend**
- Lands owned by Client within Secondary Plan
 - Additional lands owned by Client
 - Major Road
 - Minor Road
 - Railway
 - Watercourse
 - Municipal Boundary
 - Municipal Boundary, Lower
 - Waterbody
 - Wooded Area



- Notes**
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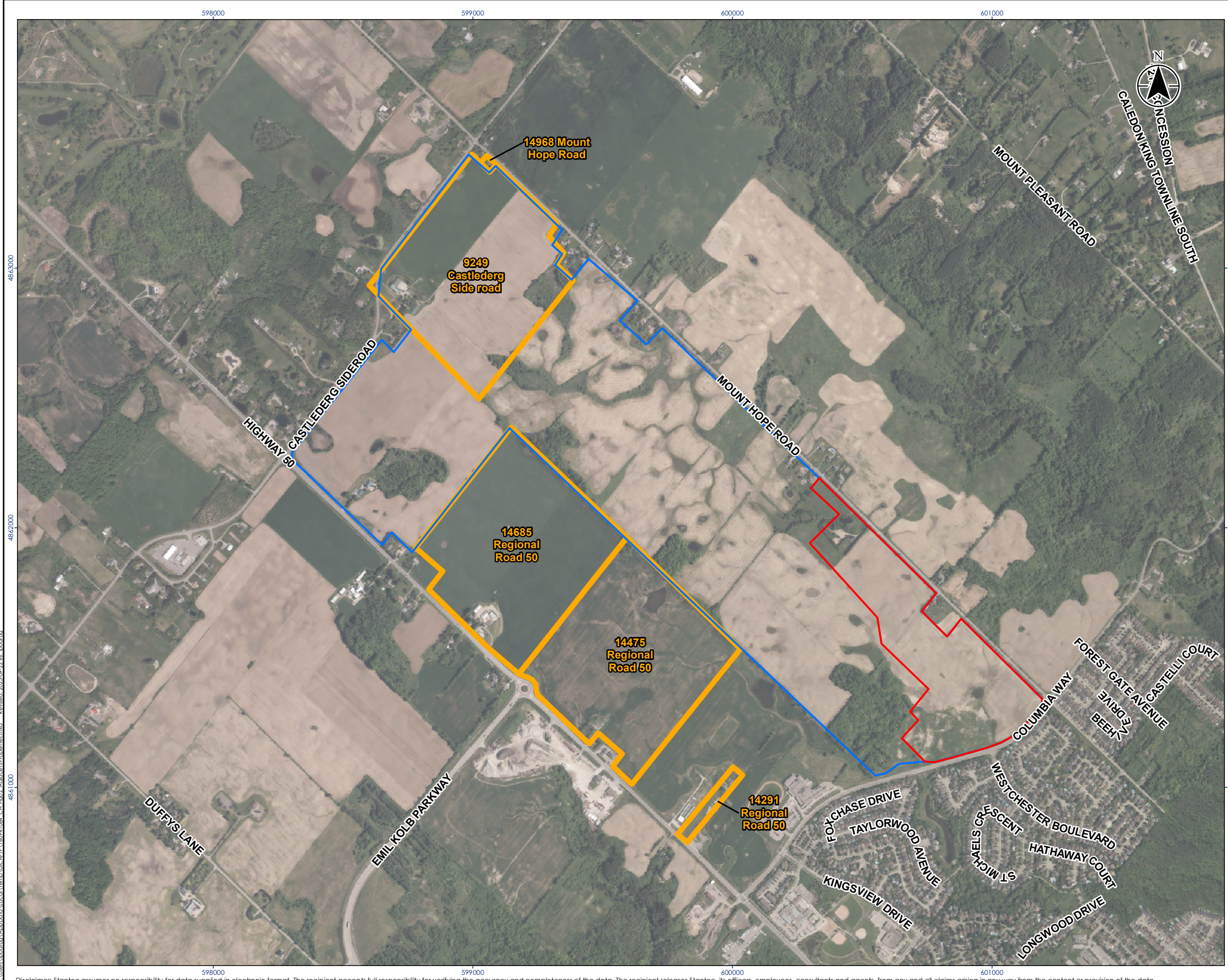
Client/Project: UNITED HOLDINGS INC.
 CULTURAL HERITAGE IMPACT ASSESSMENT
 MOUNT HOPE AND COLUMBIA ROAD AREA SECONDARY PLAN

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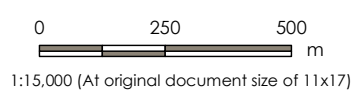
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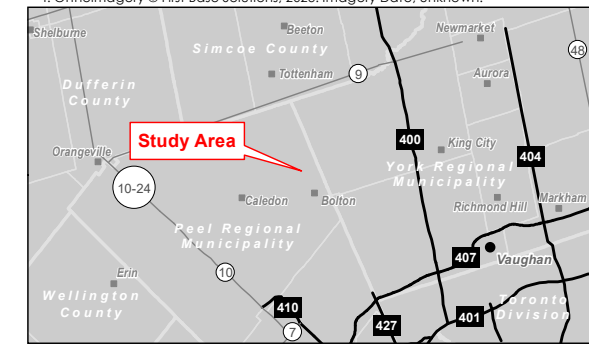
Project Location



- Legend**
- Subject Properties
 - Lands owned by Client within Secondary Plan
 - Additional lands owned by Client



- Notes**
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Project Location: City of Caledon
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Client/Project: UNITED HOLDINGS INC.
 CULTURAL HERITAGE IMPACT ASSESSMENT
 MOUNT HOPE AND COLUMBIA ROAD AREA SECONDARY PLAN

Figure No.

2

Title

Subject Properties

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2 Methodology

2.1 Policy Framework

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

(d) The conservation of features of significant architectural, cultural, historical or scientific interest

(Government of Ontario 1990)

2.1.2 The 2024 Provincial Planning Statement

The Provincial Planning Statement (PPS) was updated in 2024 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 4.6 of the PPS states that a “protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved”.

(Government of Ontario 2024)

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.



Under the PPS, “protected heritage property” is defined as follows:

Property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or Part IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property have cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

(Government of Ontario 2024)

2.1.3 Region of Peel Official Plan

The Region of Peel Official Plan is considered to constitute an Official Plan for Peel’s lower-tier municipalities, including Caledon, as per Ontario Bill 23 and Bill 185. The Regional Official Plan contains the following objectives regarding cultural heritage:

3.6.1 To identify, conserve and promote Peel’s non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.

3.6.2 To encourage stewardship of Peel’s built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character and contribute to Peel’s environmental sustainability goals.

3.6.3. To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

3.6.4 To support the heritage policies and programs of the local municipalities.

The Region of Peel Official Plan contains the following policies regarding cultural heritage:

3.6.5 Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3.6.6 Direct the local municipalities to include policies in their official plans for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.

3.6.7 In cooperation with the local municipalities, ensure the adequate assessment, preservation or mitigation, where necessary or appropriate, of archaeological resources, as prescribed by the Ministry of Heritage, Sport, Tourism and Culture Industries’ archaeological assessment standards and guidelines.



3.6.8 Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.

3.6.9 Encourage the local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.

3.6.10 Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.11 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

3.6.12 Direct the local municipalities to only permit development and site alteration on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site, consistent with provincial requirements. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

3.6.13 Encourage and support the local municipalities to prepare and maintain a Cultural Heritage Master Plan and an archaeological management plan that provides, but is not limited to, inventory of cultural heritage resources, and guidelines for the identification, evaluation, conservation and direct/indirect impact mitigation activities to consider in decision making on cultural heritage resources and archaeological resources.

(Region of Peel 2022)

2.1.4 Town of Caledon Official Plan

The Town of Caledon Official Plan contains policies regarding cultural heritage resources and specific policies regarding Cultural Heritage Impact Statements in section 3.3.1.5:

- 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.



In addition, the Town of Caledon Official Plan contains the following general objectives with regard to cultural heritage resources:

3.3.2.1 To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community.

3.3.2.2 To promote the continuing public and private awareness, appreciation and enjoyment of Caledon's cultural heritage through educational activities and by providing guidance on sound conservation practices.

3.3.2.3 To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.

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.

(Town of Caledon 2024a)

2.2 Future Caledon Official Plan

A new Official Plan for the Town of Caledon, *Future Caledon*, was adopted by Council in March 2024. The plan is currently being reviewed for approval by the Province (Town of Caledon 2024b). *Future Caledon* contains the following policies regarding heritage conservation and development:

6.3.1 The Town may require the conservation of cultural heritage resources identified on the Heritage Register, including their integration into new development, through the development application approval processes.

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

6.3.3 A cultural heritage resource should be evaluated to determine its cultural heritage value or interest and heritage attributes before or concurrent with the preparation of any heritage impact assessment of proposed development on the cultural heritage resource.

6.3.4 The Town should require a heritage impact assessment and consider its outcome where development or redevelopment, including an infrastructure project, is proposed:

- a) on, adjacent to, or in the immediate vicinity of, a designated heritage property;
- b) within, adjacent to, or in the immediate vicinity of, the boundaries of a heritage conservation district;
- c) within, adjacent to, or in the immediate vicinity of, a cultural heritage landscape; or,



d) on a property listed on the Town's Heritage Register

6.3.5 When evaluating a development proposal, the Town will consider the interrelationship between cultural heritage landscapes and natural features and areas in accordance with the policies this Plan.

6.3.6 The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development. Such conservation measures may include a heritage conservation plan development agreement, heritage easement agreement, securities, or any other such measure as may be supported by policy and legislation.

6.3.7 All options for on-site retention of buildings and structures of significant cultural heritage will be exhausted before resorting to relocation. Relocation of built heritage resources will only be considered through a cultural heritage impact assessment, structural assessment and heritage conservation plan that address retention and relocation.

6.3.8 Cultural heritage resources that are lost through development, redevelopment, or demolition, including an infrastructure project, should be documented and commemorated.

(Town of Caledon 2024b)

2.3 Background History

To understand the historical context of the property, resources such as land registry records, secondary sources, and online archival databases were consulted. Historical mapping from 1859, 1877, 1914, and 1919 were reviewed to help understand the past land use of the Subject Properties.

2.4 Field Program

A site assessment was undertaken on August 29, 2024, by Frank Smith and Guy Taylor, Cultural Heritage Specialists with Stantec. The weather conditions were overcast and seasonably warm. Brigg's Cemetery (14968 Mount Hope Road) is a public space and was accessed during the site assessment. The remainder of the site visit consisted of a pedestrian survey of the properties from the municipal right-of-way, including residences, outbuildings, and landscapes.

2.5 Screening of Heritage Value or Interest

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 2023). If a property meets two or more of the below criteria, then it may be considered for designation at the discretion of the Council under Part IV of the OHA (Government of Ontario 1990b). To identify CHVI, at least one or more of the following criteria must be met:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.



3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

(Government of Ontario 2023)

2.6 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the Ministry of Citizenship and Multiculturalism (MCM) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5) (Government of Ontario 2006). Impacts on heritage resources may be direct or indirect.

Direct impacts include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes but may indirectly affect the CHVI of a property by creating:

- Shadows 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 soil, and drainage patterns that adversely affect an archaeological resource

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts due to vibrations resulting from construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer from lands owned by the Client within the Mount Hope West Secondary Plan is used to represent a conservative approach to delineate potential effects related to vibration.

2.7 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MCM Infosheet #5 also provides methods to minimize or avoid impacts on cultural heritage resources. These 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
- Buffer zones, site plan control, and other planning mechanisms

(Government of Ontario 2006)



3 Site History

3.1 Introduction

The boundary for lands owned by the Client within the Mount Hope West Secondary Plan is Columbia Way to the south, Mount Hope Road to the east, and municipal property parcels bordering the additional lands owned by the Client to the west and north. The additional lands owned by the Client are bound by on the north by Castlederg Road, on the east by Mount Hope Road, the south by Columbia Way, and the west by municipal property parcel boundaries. Historically, the Secondary Plan, additional lands owned by the Client, and Subject Properties are located within the former Township of Albion, County of Peel, present-day Town of Caledon, Regional Municipality of Peel. The following sections outline the historical development of the Township of Albion and the Subject Properties. Materials reviewed include land registry records, historical mapping, archival materials, topographic mapping, and secondary sources.

3.2 Physiography

The Secondary Plan and Subject Properties is located within the Oak Ridges Moraine and South Slope physiographic regions of Southern Ontario. The Oak Ridges Moraine extend from the Niagara Escarpment to the Trent River, covering an area of approximately 500 square miles, and rising to a height of 1,000 feet above sea level (Chapman & Putnam 1984: 166). The moraines divide the streams of the Lake Ontario drainage basin from the streams draining into Georgian Bay and the Trent River. The surface of the region is hilly, and primarily made up of sandy or gravelly materials, with some formed of tills that protrude above the sands (Chapman & Putnam 1984: 166).

The sandy soil conditions make the region well suited to the growth of pine and other hardwoods. The initial forestation was harvested during European settlement, and the region was occupied as farmland (Chapman & Putnam 1984: 168). Agriculture was the predominant economic activity in the region, until the mid-20th century and the expansion of the Greater Toronto Area, which saw the area become increasingly home to rural non-farm population (Chapman & Putnam 1984: 168). Other industries found in the region include quarrying of gravel deposits, and the repurposing of land for recreation in the form of vacation properties, ski resorts, and natural conservation areas (Chapman & Putnam 1984: 168).

The South Slope is situated on the southern slope of the Oak Ridges Moraine, although it also encompasses a strip south of the Peel plain (Chapman & Putnam 1984: 172). It covers an area of approximately 940 square miles, rising to between 800 to 1,000 feet above sea level (Chapman & Putnam 1984: 172). The South Slope stretches from the Niagara Escarpment to the Trent River, at a width of six to seven miles (Chapman & Putnam 1984: 172). Streams flow downslope cutting sharp valleys in the till, and bare slopes where the soil has eroded are common (Chapman & Putnam 1984: 172).

The South Slope contains a mix of soils, which make it well suited for agricultural development. Chinguacousy clay loam and Oneida clay loam are found in the Secondary Plan and Subject Properties, which are acidic and have a lower lime and phosphorus content relative to the rest of the region



(Chapman & Putnam 1984: 174). Grain crops were historically cultivated, with a move to mixed beef cattle, dairy, and hog farming in the early 20th century (Chapman & Putnam 1984: 174). The expansion of the Toronto Milk Shed promoted dairy farming in importance relative to beef cattle and hog farming, however the expansion of the Greater Toronto Area has seen the growth of rural non-farm populations in the region (Chapman & Putnam 1984: 174).

3.3 Township of Albion

3.3.1 Indigenous Context

Indigenous peoples have lived in present-day southern Ontario for thousands of years, beginning with the retreat of the glaciers and gradual end of the Ice Age about 10,000 years ago (Ellis 2013). Contact between Indigenous peoples in Canada and European culture began in the 16th century (Loewen and Chapdelaine 2016). The nature of Indigenous settlement size, population distribution, and material culture shifted as European settlers encroached upon their territory (Ferris 2009: 114).

The post-contact Indigenous occupation of southern Ontario was heavily influenced by the dispersal of various Iroquoian-speaking communities by the New York State Iroquois and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). During the early post-contact period, the north shore of Lake Ontario was occupied by two distinct peoples with different cultural traditions: the Michi Saagiig Nishnaabeg (Mississauga Anishinaabeg) and the ancestral Iroquoian peoples who gave rise to the historically documented Huron-Wendat. Huron and Mississauga traditional histories indicate that the Huron-Wendat and Mississauga co-habited the region (Kapyrka 2018). Thus, numerous Indigenous groups and communities are associated with the post-contact occupation of the general region of the Study Area.

The Mississauga traditional homeland stretched along the north shore of Lake Ontario and its tributary rivers from present-day Gananoque in the east to Long Point on Lake Erie in the west. In the winter, the communities dispersed into smaller groups and travelled inland to the north, to the area around present-day Bancroft and the Haliburton Highlands. The Mississauga's oral history relates that their ancestors occupied this part of southern Ontario from the time of the last deglaciation and continued to occupy it up to the start of the Contact period (Migizi 2018: 119-122).

The Huron-Wendat were farmers and fishermen-hunter-gatherers with a population of between 30,000 and 40,000 individuals. The Huron-Wendat traveled widely across a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence, along both sides of the Saint Lawrence River, and throughout the Great Lakes. They formed alliances and traded goods with other First Nations among the networks that stretched across the continent and later incorporated the French into that trading network (Heidenreich 1978).

During the mid-17th century, the Seneca and the Mohawk led a campaign into southern Ontario and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981). Around 1680, the Mississauga, along with surviving Huron-Wendat warriors, had begun moving south into the lower Great



Lakes basin and began a counter-offensive against the Seneca (Praxis Research Associates n.d; Konrad 1981; Rogers 1978). As told by Chief Robert Paudash and recorded in 1904, Mississauga oral traditions indicate that after the Mississauga defeat of the Mohawk, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return, they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.). The Mississaugas settled and inhabited a large area at the western end of Lake Ontario throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s, the Mississaugas' continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territory (Praxis Research Associates n.d.).

With the end of the American Revolutionary War in 1783, the Six Nations Iroquois were forced to leave their traditional homeland in the New York State and elsewhere after the British failed to secure the needs of the Six Nations Iroquois in the 1783 Treaty of Paris and surrendered their land to the Americans (Hill 2017). The Six Nations Iroquois therefore moved into their previous hunting grounds of southern Ontario in land provided by the British. The largest group settled in the Grand River valley near Brantford, Ontario, to become the Six Nations of the Grand River. The Indigenous economy from the turn of the 18th century focused on fishing and the fur trade, supplemented by agriculture and hunting.

Despite the dispersal and movement of Indigenous groups throughout southern Ontario during the 17th and 18th centuries, they can be characterized by continuity with their pre-contact Indigenous counterparts. These peoples still maintained Indigenous lifeways, albeit with some features of European material culture. While there was cultural and social change occurring due to contact with European colonial powers, there was equally a definite persistence of Indigenous socio-cultural practices since these groups were not so profoundly affected by European contact that they left their former lifeways behind (Ferris 2009).

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Huron-Wendat Nation, and the Six Nations of the Grand River. Since contact with European explorers and immigrants and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario have been included in various treaties, land claims, and land cessions. Based on Morris (1943), the Study Area falls within Treaty 19, dated October 29, 1818, also known as the Ajetance Purchase, named after Chief Ajetance of the Mississaugas (Mississaugas of the New Credit First Nation 2020). The signing of Treaty 19 occurred between the Principal Chiefs of the Mississauga and William Claus, Deputy Superintendent General and Deputy Inspector General of Indians and their Affairs representing the Crown (Morris 1943). According to Mississaugas of the Credit First Nation history:

The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.

(Mississaugas of the Credit First Nation 2020)



3.3.2 Survey and Settlement

The survey of Albion Township began in 1818 and was completed in 1819 (Thomas 1967a: 228). James Chewett surveyed the township, including road allowances that were largely parallel and equidistant to each other. Lots were laid out using the Double Front System where lots were 200 acres each (Plate 1). The double-front system was widely used in Upper Canada between 1815 and 1829. This survey system created 200-acre lots with road allowances located in front of each concession and every fifth or sixth lot. For every five lots, a side road was laid and numbered (The Caledon East and District Historical Society 2000). As payment for his work surveying the township, Chewett was given 2,635 acres in the newly laid out township and was granted the first patent in the township (Heyes 1961).

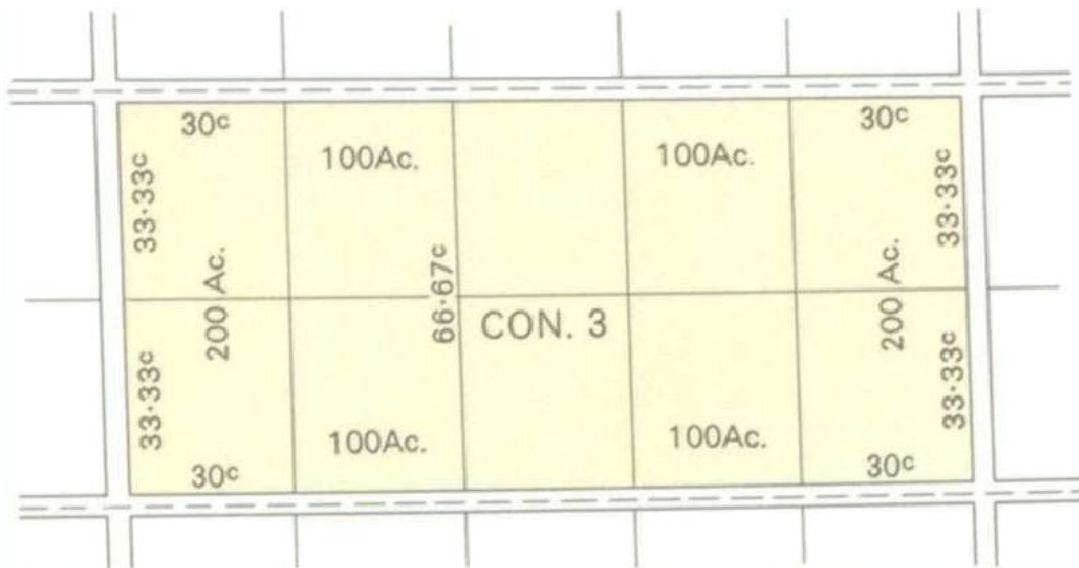


Plate 1: Double front survey system (Dean 1969)

Albion Township was named after the ancient name for England and was surveyed concurrently with Caledon Township and Erin Township, whose names come from the ancient names for Scotland and Ireland respectively (Gardiner 1899: 235, Middleton 1927: 1189). William Downey was the first settler in the township, building a house in 1819 (Thomas 1967a: 228). Soon after Downey settled, he was joined by the Roadhouse family, Joseph Hudson, and James Bolton, who settled near the future site of the town of Bolton (Thomas 1967a: 228). The population of the fledging township in 1821 was only 120 (Thomas 1967a: 228). Bolton's brother, George, joined him in 1824 and they built a grist mill. Other early township settlers included the Robinsons, Wilsons, Squires, Lawrences, Smiths, and Shevins (Thomas 1967a: 228).

3.3.3 19th Century Development

By 1841 the township had grown significantly to reach a population of 2,154 (Thomas 1967a: 228). The 1840s brought prosperity to Albion farmers, with preferential treatment on Canadian crop exports to the United Kingdom due to the new Corn Laws passed by the British government (Heyes 1961). In addition,



protective tariffs against American imports allowed township farmers to sell their crops domestically with little competition. Of the 41,829 acres of the township that were taken up 10,000 were under cultivation, and four grist mills, two sawmills, and two distilleries served the township (Smith 1846: 2).

By 1849, the population of the township had practically doubled to 3,957 (Thomas 1967a: 228). That year the township produced 71,000 bushels of wheat, 32,000 bushels of potatoes, 23,000 bushels of oats, 14,000 bushels of maple sugar, 13,000 bushels of wool, 13,000 bushels of peas, and 9,000 bushels of turnips (Thomas 1967a: 229). A series of knock-on events in Europe boosted the finances of the agricultural regions of Upper Canada, and Albion Township was no exception. In 1853, European wheat crops failed in conjunction with the start of the Crimean War, which cut off Russian wheat exports from Western Europe and drove the price of Canadian wheat to exaggerated levels (Heyes 1961). Lumber was also an important resource for the township, with six sawmills producing sawn lumber for export to the United States in 1851 (Heyes 1961).

The township had informal governance amongst its citizen leaders until the passing of the Baldwin Act in 1849, which established the creation of municipal corporations, and in doing so set up the foundations of local governance in Upper Canada (British North America Legislative Database, 2024). An elected township body was formed, with a reeve, deputy reeve, and three councilmembers (Thomas 1967a: 232). By 1855 there were 13 schools in the township, as economic prosperity drove population growth (Heyes 1961).

Communities in the township formed and grew throughout the mid-to-late 19th century, with several located near to the Secondary Plan and Subject Properties. The closest was Columbia just to the south-east, which is now a suburb of Bolton. Columbia was home to sawmill, a grist mill, a tannery, a church, and a school. Lockton, approximately 10 kilometres to the east of the Secondary Plan and Subject Properties, was host to a general store, a blacksmith's shop, a post office, a shoe store, and a hotel. South of Lockton was Centreville, approximately 10 kilometres south-east of the Secondary Plan and Subject Properties also with a blacksmith, an inn, and a nearby mill. Further south still was Mackville, approximately 8 kilometres to the south of the Secondary Plan and Subject Properties which boasted several taverns, a blacksmith, a general store, a school, and the Mackville United Church (Thomas 1967a: 229). The largest community in the township was Bolton. Several other smaller villages sprung into existence during the mid 19th century, such as Mono Mills, Mono Road, Sandhill, Shiloh, Castlederg, and Mount Wolfe, all of which grew in popularity as the township boomed and gained rail connections (Thomas 1967a: 229-230).

The height of both population count, and economic success came in the latter half of the 19th century for Albion Township. The township harvested 24,045 bushels of spring wheat, 70,957 bushels of winter wheat, 86,611 bushels of barley, 68,379 bushels of oats, and 350 bushels of rye in 1871 (Census of Canada 1871). By 1891 this had grown to 35,460 bushels of spring wheat, 79,902 bushels of winter wheat, 83,977 bushels of barley, 141,661 bushels of oats, and 6,148 bushels of rye (Census of Canada 1891). The population of the township peaked at 4,857 in 1871, slowing descending to 3,142 by 1891 (Census of Canada 1951a).



Barley was in high demand for American breweries, until the McKinley Tariff of 1890 severely curtailed export to the United States (Heyes 1961). Livestock breeding of cattle, sheep, pigs, oxen, and horses grew during this period, and lumber processing reached its peak between 1880 and 1890 (Heyes 1961).

Village of Castlederg

In 1819, the first two Europeans to settle in what would become Mount Hurst (later Castlegderg) were William Downey and Benjamin Hudson (Castlederg School n.d.). Throughout the 19th century, the village developed much like the surrounding communities with the creation of a school (School Section 6, on Lot 5, Concession 8), the creation of a general store (conducted by Mr. Irwin and located on the northeast corner of Lot 15, Concession 7) (Castlederg School n.d.). The community was renamed Castlederg following the completion of the Grey and Bruce Railway, as mail was being accidentally sent to locations with similar names, like Mount Forest (Castlederg School n.d.).

3.3.4 20th Century Development

The boom times of Albion Township waned as the 20th century dawned. Crop exports declined, and by 1910 less than 8% of the township's forests remained standing due to overlogging (Heyes 1961). The communities of the township slowly dwindled as the population decreased, with Bolton's population dropping from 712 in 1911 to 679 in 1921, reaching a low of 556 in 1931 (Census of Canada 1951a). The township population in general fell from 3,141 in 1891 to 2,545 by 1911, and further still to a low of 2,039 by 1940 (Census of Canada 1951a). Dairy farming became the largest single source of income for many of the township's farmers. The 1921 Agricultural Census enumerated 36,733 cattle in Peel County, valued at \$1,925,378. That number remained relatively stable throughout the Depression, but by 1951 there were 41,599 cattle in Peel County, valued at a \$11,695,464 (Census of Canada 1921, Census of Canada 1931, Census of Canada 1951b). In Albion Township, there were 3,758 cows for milking enumerated in 1951 (Census of Canada 1951b).

Following the Second World War, the post-war baby boom triggered rapid population growth across North America, and Albion Township was no different. As the Greater Toronto Area began to see significant growth, the neighbouring Counties began to develop as suburban commuter hubs. Strong links by rail and roadways to Southern Ontario, as well as the building of Toronto International Airport, made Peel County an appealing location for Toronto commuters who sought to move out of the downtown core (Ciuman-Eger 1977). By 1960, Albion Township had grown its population back up to 3,000, not including the populations of the incorporated municipalities of Bolton and East Caledon (Heyes 1961).

As the major urban areas of the province grew in the post-war era, local governments had to adapt to more effectively manage their growing populations. The historic counties of the province were slowly phased out in favour of regional municipalities, who were given greater powers regarding land-use planning, social services, and major roadways (Government of Ontario 2024). Regional municipalities were formed by amalgamating townships and larger urban areas together, although they often kept the borders of their historic counties (Government of Ontario 2024). In 1973, Peel County was replaced by the Regional Municipality of Peel, and three municipalities within the Regional Municipality were created out of 10 communities within the old county. The Town of Caledon was created by combining the villages



of Bolton and Caledon East with the townships of Albion, Caledon and part of Chinguacousy (Moreau 2022). In the latter decades of the 20th century, Caledon came to grow as a suburb of the Greater Toronto Area. A population of 34,965 was enumerated in 1991, growing to 39,893 by 1996 and seeing a significant increase to 50,595 by 2001 (Statistics Canada 1996, Statistics Canada 2001). The latest population figures from 2021 show a population of 76,581 (Statistics Canada 2021).

3.4 Property Histories

3.4.1 Introduction

As discussed in Section 1, the Subject Properties are located on additional lands owned by the Client. Table 1 contains a summary of these Subject properties, their historical lot and concession, and their relationship to the and Secondary Plan and additional lands owned by the Client.

Table 1: Subject Properties Within and Adjacent to Project Location and Secondary Plan

Property	Lot/Concession Number	Location
14968 Mount Hope Road (Brigg's Cemetery)	Lot 15, Concession 7	Outside of Secondary Plan area Adjacent to additional lands owned by Client
9249 Castlederg Side Road	Lot 15, Concession 7	Outside of Secondary Plan area Within additional lands owned by Client
14685 Regional Road 50	Lot 14, Concession 7	Outside of Secondary Plan area Adjacent to additional lands owned by Client
14475 Regional Road 50	Lot 13, Concession 7	Outside of Secondary Plan area Adjacent to additional lands owned by Client
14291 Regional Road 50	Lot 12, Concession 7	Outside of Secondary Plan area Adjacent to additional lands owned by Client

The following sections provide an overview of the historical development of each Subject Property.



3.4.2 14968 Mount Hope Road, Brigg's Cemetery (Lot 15, Concession 7)

The property at 14968 Mount Hope Road is located on the east half of Lot 15, Concession 7. The Crown granted this parcel of land to John Briggs in May 1857 (OnLand 20242025). The focus of this Section is limited to a discussion of the Brigg's Cemetery and former Castleberg Methodist Church located at 14968 Mount Hope Road. A further discussion of the agricultural history of Lot 15, Concession 7 is contained in Section 3.4.3.

The Brigg's Cemetery is located on an approximately half acre parcel of land near the northeast corner of the lot. In 1856 and 1857, John Briggs sold two half acre parcels of land to James Pelligrew and Richard Bradley respectively (OnLand 2025). The current property parcel is approximately half an acre in size and a sign located along the roadway indicates the Brigg's Cemetery was founded in 1858, so one of these two transactions is likely linked to the founding of the cemetery.

According to local historian Dorothy Kew, John Briggs donated land for a cemetery and Methodist church on the condition that he would be the only person buried on the property. As per his request, a church was built on the property shortly after his sale of the land as historical mapping from 1859 shows the letters "W.M.A." at the approximate location of present-day 14968 Mount Hope Road, which may stand for Wesleyan Methodist Assembly or something similar (Figure 3). As per Brigg's request, he was buried adjacent to the church following his death in 1858. Originally, Briggs was buried so close to the Methodist Church that churchgoers had to step over his grave (Kew 2024). Historical mapping from 1877 shows a church at the approximate location of present-day 14968 Mount Hope Road and depicts the hamlet of Castleberg as just north of the church (Figure 4).

Based on a cornerstone located in a stone cairn on the property, a new church Methodist Church was built in 1894. Around this time, it is likely that Briggs was reinterred further from the structure. Dorothy Kew notes his body was moved and a new marker was erected (Kew 2024). This marker, which consists of a marble obelisk, is consistent with typical late 19th century marker design. Based on Kew's statement and the physical evidence on the property, Briggs was likely reinterred in approximately 1894, when the new church was built. However, topographic mapping from 1914 and subsequent topographic mapping do not depict a church on the property (Figure 5). According to a plaque on site located within the cairn, church service continued until December 1965.

3.4.3 9249 Castleberg Side Road (Lot 15, Concession 7)

The property at 9249 Castleberg Side Road is located on the east half of Lot 15, Concession 7. The property is located near a distinct jog in Castleberg Side Road. As discussed in Section 3.4.3, the Crown granted the patent for the east half of Lot 15 to John Briggs in 1857 (OnLand 2025). Two years later, in 1859, the Crown granted the patent for the west half of Lot 15 to William Noble (OnLand 2025). There is a gap in the land records between 1858 and 1872, for the east half of Lot 15, making early ownership of the lot and its partial division (1 ¼ acre) for the establishment of a store and church at the corner of Mount Hope Road and Castleberg Side Road unclear (OnLand 2025). The 1859 Tremaine Map shows a Christopher Noble on the property. It also shows "Irwin's Store" at the corner of the present-day



Castleberg Side Road and Mount Hope Road and the location of the Methodist Church associated with present-day 14968 Mount Hope Road (Figure 3).

In February 1872, owner, Enoch Wood sold the 98 $\frac{3}{4}$ acres of the original 100-acre portion of the lot to William Noble, the owner of the west portion of Lot 15 (OnLand 2025).

William Noble was born in Ireland in 1797 (Personal Correspondence 2025a). In 1813, he married Margaret Myles and together they had at least five children, including Margaret, Andrew, William, Robert, and Christopher (Personal Correspondence 2025a). William Noble and his family settled in the community of Mount Hurst (Castleberg) in 1836 (Castleberg School n.d.). Historical information from the Town of Caledon suggests that William was a trustee for the Castleberg Wesleyan Methodist Church (Personal Correspondence 2025).

By 1877, historical mapping shows Robert Noble on the west portion of the lot and a G [sic] Noble on the east (Figure 4). The map depicts a house in the same location as the present structure an orchard, as well as a building at the corner of Castleberg Road and Mount Hope Road (potentially the store previously identified in the 1859 Tremaine Map), and the church, adjacent to the Study Area.

Seven years later, in 1879, William Noble sold 70 acres to his son Christopher Noble and 30 acres to his son Robert Noble (OnLand 2025). The land records do not specify which portions of the eastern part of Lot 15 went to each son. In 1881, the census enumerated the family still living together with Christopher Noble as the head of the household, living with his wife Anne, and their children William, Christopher, Robert, Henry, Thomas, Maggie, May, Ethel, and Nelson (Library and Archives Canada 1881). Christopher Noble was a trustee of School Section 6, Albion, located across the road at Lot 15, Concession 8 (Personal Correspondence).

In January 1887, Christopher Noble died, and through his will, appointed Andrew and Robert, his brothers, and Eliza Ann Noble, his widow, as executors and directed them to sell his farmstead and pay off his remaining debts (Personal Correspondence 2025). As a result, they sold 68 $\frac{3}{4}$ acres of the property to Robert Noble (OnLand 2025). As a result, Robert now almost owned the entirety of the original 100 acres purchased by his father. Christopher's widow, Eliza Ann, relocated to 64 King Street West in the Village of Bolton with her daughters Mary, Ethel, and Daisy (Personal Correspondence).

In 1891, Robert was recorded in the census as a farmer, living with his mother, Margaret (Library and Archives Canada 1891a). By the 1901 census, Robert is living with his wife, Margaret, and their sons William H. and Ira M. (Library and Archives Canada 1901). In 1911, Robert is still living with his wife and sons on the property (Library and Archives Canada 1911).

In 1918, Robert sold the east half of Lot 15 to his son, William H. Noble (OnLand 2025). By the 1921 census, William is living in a brick house with his wife Mildred and their children Russel and Dorothy (Library and Archives Canada 1921). By 1931, William, Mildred, Russell, and Dorothy are still living at the brick veneer residence on the property (Library and Archives Canada 1931a).

In April 1932, William sold the entirety of the east half of Lot 15, with the exception of 1 acre on the east side, to Stewart Mellow, ending the Noble family's association with that half of the lot (OnLand 2025). The Noble's would continue to own the west half of Lot 15 until May 1945 (OnLand 2025).



Stewart Elwood Hudson Mellow was born in York, Ontario in 1904 (Canada, Ontario, Births and Baptisms, 1779-1899). In 1931, Stewart was recorded as a farm labourer on his father's farm (Library and Archives Canada 1931b). Stewart's son, Murray Mellow, was one of about 40 families in Peel recognized as "Farm Family of the Year" (Caledon Citizen 2017).

The existing house on the property was likely built between 1914 and 1918 during Robert Noble's ownership. While the 1877 map does show a house and orchard in a similar location to the existing residence, the current Edwardian Classical farmhouse would not have been constructed by 1877. Further, the 1914 Topographic Map of the area shows a wood house in the location of the house on the 1877 map (Figure 5). By the 1919 Topographic Map, the house in that location is recorded as red brick (Figure 6). As such, the red brick house at 9249 Castlederg Side Road was likely constructed by Robert Noble between 1914 and 1919.

3.4.4 14685 Regional Road 50 (Lot 14, Concession 7)

The property at 14685 Regional Road 50 is located on part of Lot 14, Concession 7. On November 10, 1823, the Crown granted the land patent for Lot 14 to Alexander Garrett (OnLand 2025). The original lot totalled 200 acres (OnLand 2025). Garrett was a lieutenant of the 49th Regiment of Foot (Bull 1935). The following March, Garrett sold the entire lot to Francis Collins for £20. Four months later, in June 1824, Collins sold the lot to James Johnston for £150 (OnLand 2025). Following his purchase, Johnston split the lot into two equal portions, the east and west half (ONLand 2024). He sold the east half to John Collins in March 1830 and the west half to Austin Bolton in September 1842 (OnLand 2025).

Bolton remained on the property for the next thirty years (Figure 3 and Figure 4) (OnLand 2025). In 1861, Bolton is recorded as a farmer living in a one-storey log house (Census of Canada 1861). In January 1874 he sold to Humphrey O'Leary. Humphrey O'Leary is recorded as the owner of the property in 1877 in the Illustrated Historical Atlas of the County of Peel (Figure 5). Humphrey lived in Adjala and never lived on the property (Bull 1935). In September 1880, Humphrey sold the property to D.J. O'Leary (OnLand 2025).

The existing house on the property was mostly likely built by Dennis (D.J.) O'Leary. The architectural style of the house suggests it was likely built in the early twentieth century and it is present in the 1914 Topographic Map (Figure 5). In 1911 the Census records that Dennis as living on Concession 7, Lot 14, with his wife Margaret, and their children Maggie, Annie, John, Dennis, and Patrick (Census of Canada 1911).

Thirty-five years later, in March 1915, Dennis O'Leary transferred ownership of the property to his wife, Margaret O'Leary through his will (OnLand 2025). In 1929, members of the O'Leary family all released their claim to ownership over the property to Patrick J. O'Leary (OnLand 2025). In 1931, Patrick J. O'Leary is recorded in the Census as living in a nine room, brick house (Census of Canada 1931). In December 1943, Patrick J. O'Leary sold his portion of the lot to Joseph H. and Marietta Watson (OnLand 2025). Nine years later, Watson sold to Beatrice O. and Thomas French for only \$2.00 (OnLand 2025).



3.4.5 14475 Regional Road 50 (Lot 13, Concession 7)

The property at 14475 Regional Road 50 is located on part of Lot 13, Concession 7. The patent for the west portion of Lot 13, totalling 100 acres, was granted to William Morrison in January 1847 (OnLand 2025). The following March, Morrison sold his portion of the lot to Henry Boulton (OnLand 2025). Henry Boulton is recorded as the owner of the property in 1859 (Figure 3). The 1861 Census describes Henry Boulton as a farmer and as living on the property with his wife Elizabeth, and children Mary, Henrietta, Maria, and John (Census of Canada 1861). They all lived in a one-story log house on the property (Census of Canada 1861).

In November 1873, Henry Boulton sold the 100-acre lot portion to Henry Harper (OnLand 2025). Henry Harper was a local landowner who was depicted the property immediately opposite Lot 13 across Regional Road 50. By 1877, Henry Harper continued to own Lot 13 and the property across the street (Figure 4). In 1881, Harper is recorded as a farmer, living on the property with his wife Jane and their children Alfred, Henry, Margaret, Fredrick, William, Elizabeth, Morrow, John, Milton, Malinda, Leynard, and Maud (Census of Canada 1881).

In 1887, Harper sold the south fifty-acres of the west portion of Lot 13 to his son Alfred T Harper (OnLand 2025). In the 1891 Census, Alfred and Henry are living side-by-side with Henry likely on the northern portion and Alfred likely on his newly purchased part of the lot (Census of Canada 1891). By 1895, Alfred had acquired the entire 100-acre west portion (OnLand 2025). In 1921, Alfred was still living on the property with his children Mary, Henry, and James (Census of Canada 1921). After owning the property for over fifty years, James A Harper and Henry R Harper (for Alfred T Harper's estate) sold the property, after which it began to be severed (OnLand 2025).

3.4.6 14291 Regional Road 50 (Lot 12, Concession 7)

The patent for the northwest (or west) quarter of Lot 12, Concession 7, which totaled 50 acres, was granted to John Scott in March 1831 (OnLand 2025). Scott could not be identified in historical sources. In May 1836, Scott sold the property to John Long (OnLand 2025). In 1837, in the Toronto & Home District Directory, Long was listed as a land or householder for this property (Bull 1935). In historical mapping from 1859, Long was recorded as the occupant of the property (Figure 3).

In the 1861 Census, Long was recorded as a farmer, living in a one storey log house with his wife, Mariah Long (Canada, Ontario, Census 1861a). In the 1861 Agricultural Census, it was noted that Long had 34 acres under cultivation, 10 acres under pasture, and 16 acres left wild (Canada, Ontario, Census, 1861b). At the time, Long grew spring wheat, peas, oats, and potatoes (Canada, Ontario, Census, 1861b). On October 25, 1873, Maria Long, John's wife, sold the property to James Rutherford (OnLand 2025). In the 1871 Census, Rutherford was recorded as a farmer living in Cardwell in Albion Township (Library and Archives Canada 1871). In historical mapping from 1877, James is recorded as the occupant of the lot, however the house present on the property was depicted in the north corner of the property, not near the current residence location (Figure 4). Based on this, it is likely that the existing structure was constructed after 1877.



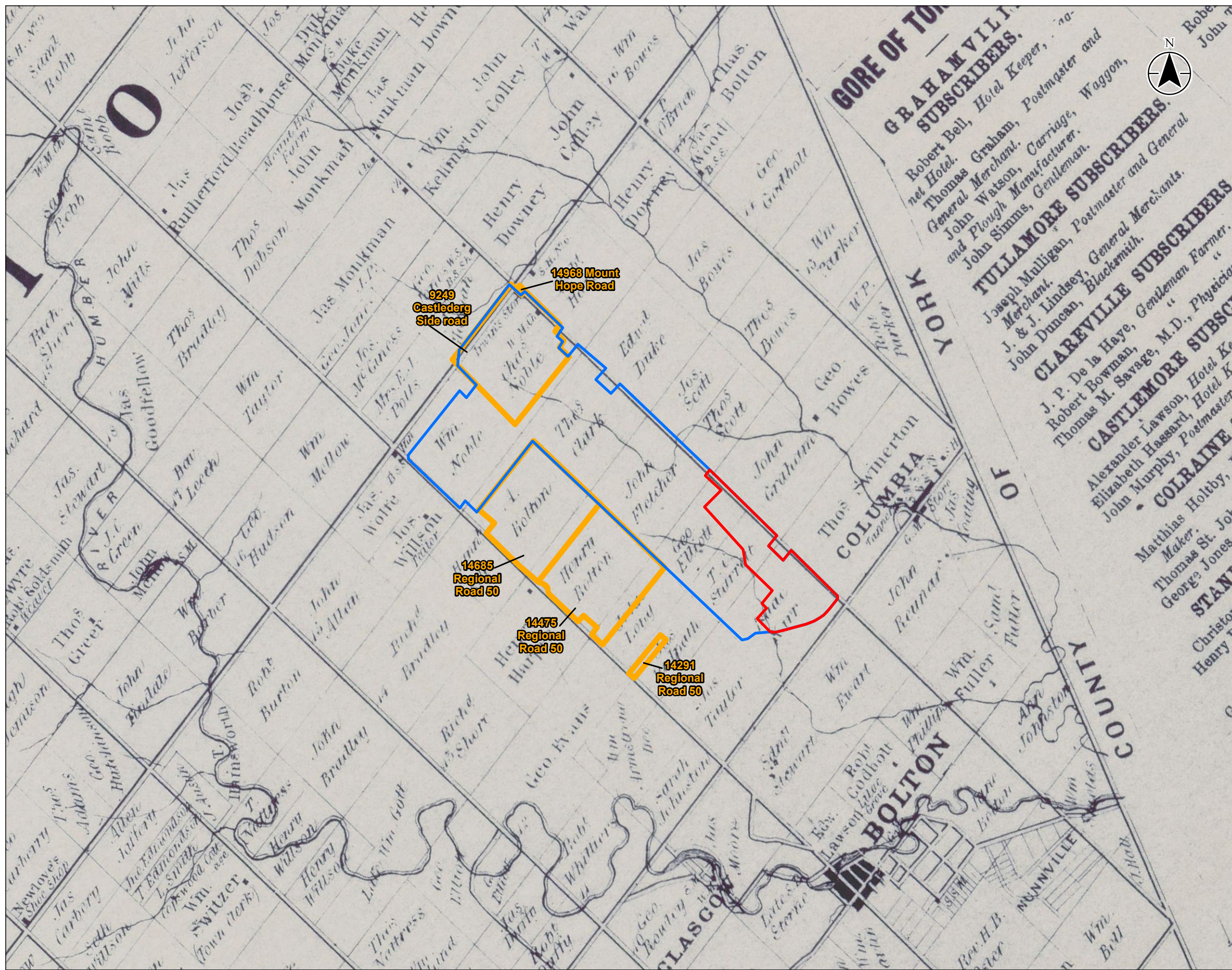
Ten years later, in 1883, James sold the property to his son, Henry A. Rutherford (who had also purchased the southeastern and northeastern quarters) (OnLand 2025). In the 1891 census, Henry was recorded as a farmer living with his wife Mary, their children James, Frank and Esibella, and a domestic servant, Thomas Jesster (Library and Archies Canada 1891b).

In 1891, Henry A. Rutherford again split the lot and sold the westerly quarter, totalling 50 acres, to Isaac Hudson (OnLand 2025). In the 1901 Census Isaac Hudson was recorded as a farmer living with his wife Lisa (Canada, Census, 1901a). In 1904, Isaac Hudson sold the property to his son, Harris H. Hudson (OnLand 2025). In the 1901 Census, Harris was recorded as a farmer living with his wife, Mina and a domestic servant Millar Able (Canada, Census, 1901b).

In April 1921, Harris sold the property to Henry R. Harper and James A. Harper, as tenants in common (OnLand 2025). Neither Henry nor James Harper could be identified in historical sources. Henry R. and James A. Harper were the sons of Alfred T. Harper, owner of the west portion of Lot 13, Concession 7 (Bull 1935). The Harpers owned the property until 1968 when they sold to Brightvale Construction Limited (OnLand 2025).



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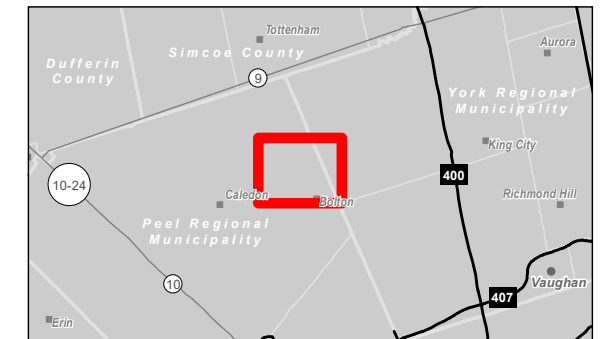


Legend

- Subject Properties
- Lands owned by Client within Secondary Plan
- Additional lands owned by Client

Notes

1. Historic image not to scale.
2. Reference: Tremaine, George R. 1859. Tremaine's Map of the County of Peel, Canada West. Toronto: G.R. & G.M. Tremaine.



Project Location: City of Caledon 160941084
Prepared by IP on 2025-09-22

Client/Project: UNITED HOLDINGS INC. CULTURAL HERITAGE IMPACT ASSESSMENT MOUNT HOPE AND COLUMBIA ROAD AREA SECONDARY PLAN




Figure No. 3

Title: Historical Mapping, 1859

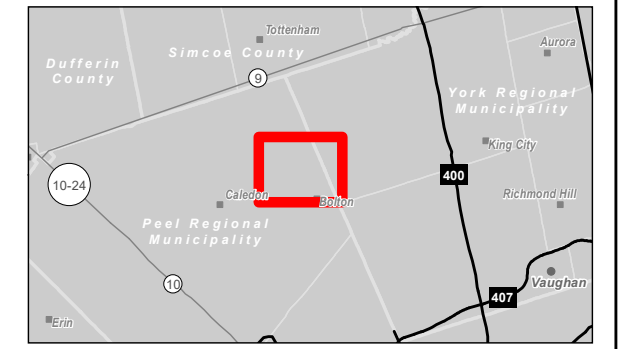
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Legend

-  Subject Properties
-  Lands owned by Client within Secondary Plan
-  Additional lands owned by Client

- Notes**
1. Historic image not to scale.
 2. Reference: Walker and Miles, 1877, Illustrated Historical Atlas of the County of Peel, Ont. Toronto: Walker and Miles.



Project Location: City of Caledon
 Prepared by IP on 2025-09-22
 160941084

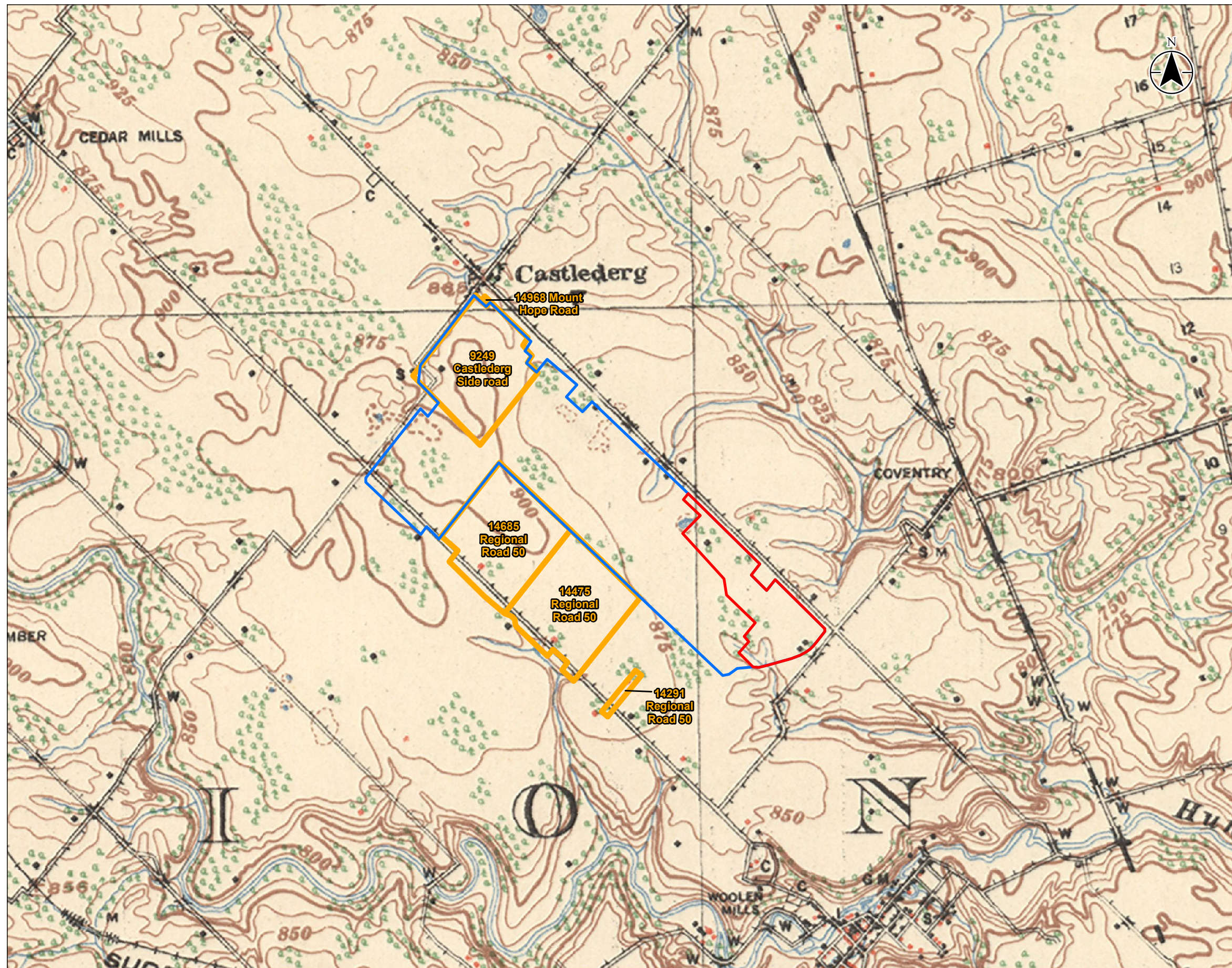
Client/Project: UNITED HOLDINGS INC., CULTURAL HERITAGE IMPACT ASSESSMENT, MOUNT HOPE AND COLUMBIA ROAD AREA SECONDARY PLAN

Figure No. **4**

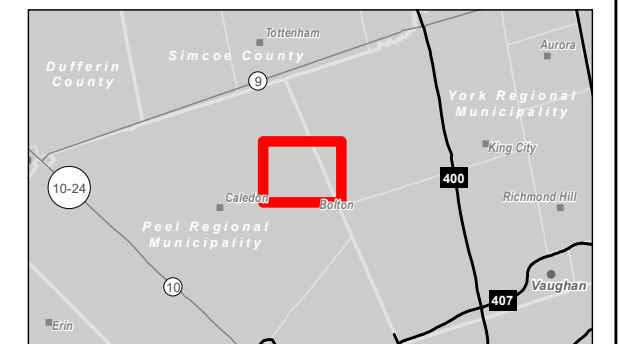
Title: **Historical Mapping, 1877**

Legend

- Subject Properties
- Lands owned by Client within Secondary Plan
- Additional lands owned by Client



- Notes**
1. Historic image not to scale.
 2. Reference: Department of Militia and Defence. 1914. Topographic Map, Ontario, Bolton Sheet.

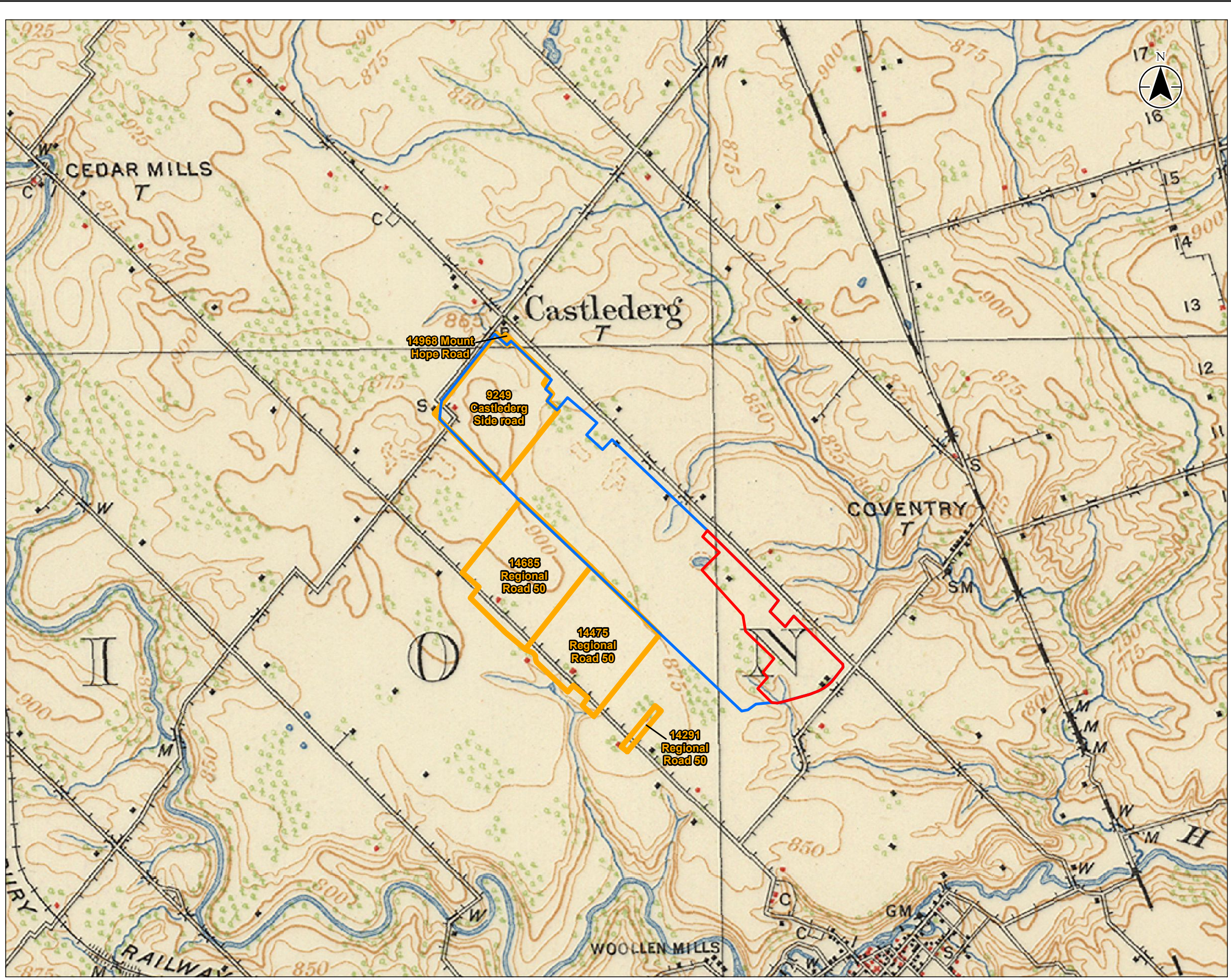


Project Location: City of Caledon
 Prepared by IP on 2025-09-22

Client/Project: UNITED HOLDINGS INC.
 CULTURAL HERITAGE IMPACT ASSESSMENT
 MOUNT HOPE AND COLUMBIA ROAD AREA SECONDARY PLAN

Figure No. 5

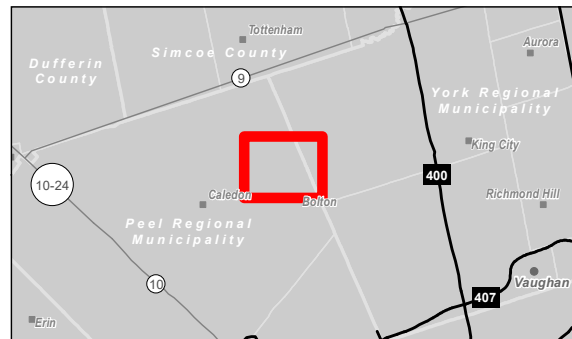
Title: Topographic Mapping, 1914



Legend

- Subject Properties
- Lands owned by Client within Secondary Plan
- Additional lands owned by Client

- Notes**
1. Historic image not to scale.
 2. Reference: Department of Militia and Defence, 1919, Topographic Map, Ontario, Bolton Sheet.



Project Location: City of Caledon
 Prepared by IP on 2025-09-16

Client/Project: UNITED HOLDINGS INC.
 CULTURAL HERITAGE IMPACT ASSESSMENT
 MOUNT HOPE AND COLUMBIA ROAD AREA SECONDARY PLAN

Figure No. **6**

Title: **Topographic Mapping, 1919**

C:\Users\jpc\OneDrive\Documents\160941084.CH\Fig06_1919Historic.mxd Revised: 2025-09-16 By: jpc/ug

4 Existing Conditions

4.1 Introduction

A site assessment was undertaken on August 29, 2024, by Frank Smith and Guy Taylor, Cultural Heritage Specialists with Stantec. The weather conditions were overcast and seasonably warm. The property at 14968 Mount Hope Road is a publicly accessible cemetery. The remainder of the site visit consisted of a screening through pedestrian survey of the properties from the municipal right-of-way, including residences, outbuildings, and landscapes.

4.2 General Landscape Context

The properties adjacent to the Secondary Plan area are located on Castlederg Side Road, Mount Hope Road, and Regional Road 50 (also known as Highway 50). At 9249 Castlederg Road, Castlederg Road is a two-lane road with gravel shoulders and no sidewalks or curbs. The road is paved with asphalt and the south side of the road is lined with wood utility poles. The character of this area is predominantly agricultural and residential. Most of the land use on the south side of Castlederg Road between Mount Hope Road and Regional Road 50 is agricultural, while much of the north side consists of mid to late 20th century residences set on large lots (Photo 1).

At 14968 Mount Hope Road and 15091 Mount Hope Road, Mount Hope Road is a two-lane road with gravel shoulders and no sidewalks or curbs. The road is paved with asphalt and both sides of the roadway are lined with wood utility poles. The character of the area is predominantly agricultural. However, there are some residences located along both sides of the roadway and a small concentration of buildings at the intersection of Castlederg Side Road and Mount Hope Road associated with the former hamlet of Castlederg (Photo 2). At 14818 Regional Road 50, 14685 Regional Road 50, and 14475 Regional Road 50, Regional Road is a two-lane road with gravel and asphalt shoulders and no sidewalks or curbs. The road is paved with asphalt and both sides of the roadway are lined with wood utility poles. The character of the area is predominantly agricultural, but contains some commercial, industrial, and residential land use, especially near 14475 Regional Road 50 (Photo 3 and Photo 4).





Photo 1: Castlederg Side Road, looking west



Photo 2: Mount Hope Road, looking south



Photo 3: Regional Road 50, looking south





Photo 4: Regional Road 50, looking north

4.3 Description of Subject Properties




Table 2 contains a summary description of the landscape and structures of each Subject Property.





Table 2: Site Descriptions of Subject Properties

Type of Property	Relationship to Project Location	Municipal Address	Description of Property	Photograph
Cemetery	Outside of Secondary Plan area Adjacent to additional lands owned by Client	14968 Mount Hope Road	<p>This property contains a cemetery and memorial cairn. The cemetery contains a single burial, belonging to John Briggs, an early settler in Albion Township. The marker is a marble obelisk surrounded by a small iron fence. Located east of the marker near Mount Hope Road is a stone cairn. Within the stone cairn is the former cornerstone of a Methodist Church built in 1894 and a granite plaque which briefly interprets the history of the congregation. The property is landscaped with a lawn and intermediate and mature deciduous and coniferous trees.</p> <p>Based on historical research, the cemetery was established in 1858 to be the sole resting place of John Briggs. The former church was built in 1894 but replaced a previous structure on the property. When the church was replaced, Briggs was reinterred further from the church entrance. The congregation existed into the mid-1960s.</p>	
Farmstead	Outside of Secondary Plan area Within additional land owned by Client	9249 Castleberg Side Road	<p>This property contains a farmstead consisting of a residence, barn, two silos, and three outbuildings. The residence is a two storey structure with a hip roof clad in asphalt shingles. The exterior is red brick and contains replacement 1/1 vinyl sash windows. The front façade is symmetrical in composition and contains a partial-width entrance porch with a denticulated pediment, denticulated cornice, and brick and classically inspired wood porch supports. The foundation is stone. North of the house is a barn with a cross gable roof, metal cladding, and horizontal sliding windows. The barn foundation is concrete. Adjacent to the barn are two cast-in-place concrete silos. The outbuildings are gable roof structures with metal cladding and board and batten cladding. The property is landscaped with a lawn, agricultural fields, small pond, small to mature deciduous and coniferous trees, and a gravel driveway and circulation routes.</p> <p>Based on historical research, architectural style, and materials, the residence was built between 1914 and 1918. Based on materials and architectural style, the barn was likely built or heavily modified to its present appearance in the mid-20th century and the other outbuildings on the property also likely date to the mid-20th century based on materials and architectural style. The outbuildings were likely built in the mid-20th to late 20th century based on materials and design.</p>	



Type of Property	Relationship to Project Location	Municipal Address	Description of Property	Photograph
				
Farmstead	Outside of Secondary Plan area Adjacent to additional lands owned by Client	14685 Regional Road 50	<p>This property contains a farmstead consisting of a residence, six outbuildings, and two silos. The residence is a two storey structure with a hip roof clad in asphalt shingles. The front (west) façade contains a hip dormer. The exterior is red brick with a row of red brick corbelling between the first and second storeys. The residence has replacement windows with stone sills, shutters, and stone lintels. The front façade has a partial width porch with a denticulated cornice. The foundation is stone. To the south of the residence is a small outbuilding constructed of rusticated concrete block. The southerly most outbuilding contains a shed roof and metal cladding. Adjacent to this outbuilding are two cast-in-place concrete silos. The outbuilding closest to the residence contains a hip roof based on aerial photography. The remaining three outbuildings are gable roof structures based on aerial photography. Additional information is obscured by distance from roadway. The property is landscaped with a lawn, agricultural fields, small to mature deciduous and coniferous vegetation, a gravel driveway, and circulation routes.</p> <p>The residence was built between approximately 1900 and 1914 based on historical research. The rusticated concrete block outbuilding was likely built between 1900 and 1930 based on materials. The remainder of the outbuildings were likely built in the mid-20th to late 20th century based on materials and design.</p>	 

Type of Property	Relationship to Project Location	Municipal Address	Description of Property	Photograph
Farmstead	Outside of Secondary Plan area Adjacent to additional lands owned by Client	14475 Regional Road 50	<p>At the time of the site visit for this report, the property contains a farmstead consisting of a residence, barn, silo, and three outbuildings. The residence and outbuildings are heavily screened from the roadway by vegetation. The residence is a one and one half storey structure with a cross gable roof, asphalt shingles, and a red brick chimney. The exterior of the residence is clad in stucco. Some sections of the cladding are missing and reveal what appears to be frame construction. The residence has segmental arch window openings with wood sash windows. The foundation is obscured. To the east of the residence and visible in aerial photography is a gable roof barn with timber cladding. Adjacent to the barn is an uncapped silo. Two small gable roof outbuildings and one small hip roof outbuilding are located between the residence and barn. The property is landscaped with a naturalized meadow, agricultural fields, and small to mature deciduous and coniferous trees. Information from the Town of Caledon suggests that the outbuildings may have been demolished since the site visit for this report was completed.</p> <p>The residence was built between approximately 1862 and 1877 based on historical research and architectural style. The barn was likely built between 1848 and 1880 based on historical research and architectural style. The outbuildings were likely built in the early to mid-20th century based on design.</p>	
Farmstead	Outside of Secondary Plan area Adjacent to additional lands owned by Client	14291 Regional Road 50	<p>The property contains a one and one half storey farmhouse with a front facing gable peak and a pointed arch window. The residence has a rear addition. Based on historical research and the architectural style, the residence was likely constructed between 1877 and 1900.</p>	 <p>(Source: Google Maps 2025)</p>

5 Evaluation Screening

5.1 Introduction

An evaluation screening or preliminary evaluation of CHVI according to O. Reg. 9/06 for each subject property is contained below. Site access was available for 9249 Castlederg Road due to involvement on a separate application at that property, with a detailed evaluation under separate cover, and 14968 Mount Hope Road (Brigg's Cemetery) which is publicly accessible. Therefore, the evaluation of CHVI for all subject properties excluding 9249 Castlederg Road and 14968 Mount Hope Road is considered a preliminary screening and is based on historical research and observations from the public realm.

5.2 14968 Mount Hope Road (Brigg's Cemetery)

Table 3 contains an evaluation of 14968 Mount Hope Road according to O. Reg. 9/06.

Table 3: Evaluation of 14968 Mount Hope Road

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The property contains a marble obelisk marker and iron fence demarcating the grave of John Briggs. The obelisk design style and use of marble material is representative of popular late 19 th century cemetery marker design. The retention of the iron fence around the grave is rare as many iron fences were removed in the 20 th century as cemetery design switched to embracing a more open and parklike setting (McKendry 2003). The cairn is a representative example of a memorial cairn. These structures were commonly erected throughout Ontario in the early to mid-20 th century, especially in cemeteries, and often included elements of previous property components as a means of preserving them (Globe and Mail 1949).
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The marble obelisk, iron fence, and cairn contain a degree of craftsmanship common to the period they were constructed.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The marble obelisk, iron fence, and cairn do display or represent a technical or scientific achievement that is well above industry standards at their time of construction.



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The property is historically associated with the pioneer settlement of Albion Township as the location of a mid-19 th century Methodist Church and cemetery for John Briggs, an early settler.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The cemetery and former church do not offer a new or greater understanding of Albion Township or the Town of Caledon.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The builder of the marble obelisk, iron fence, and memorial cairn is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is set in a mixed streetscape of agricultural and residential properties. This streetscape is not particularly unique or definable within the context of typical land use in the Town of Caledon.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The property is physically linked to its surroundings as a cemetery and the physical resting place of John Briggs. The property is historically linked to the hamlet of Castleberg, historically located at the intersection of Castleberg Side Road and Mount Hope Road.
9. The property has contextual value because it is a landmark.	No	The marble obelisk is setback from the roadway and the church has been demolished. The property is not particularly notable to passing motorists on Mount Hope Road.



5.2.1 Draft Statement of Cultural Heritage Value or Interest

Description of Property

The property at 14968 Mount Hope Road is located in the Town of Caledon on the west side of Mount Hope Road approximately 75 metres south of the intersection of Castleberg Side Road and Mount Hope Road. The property contains a cemetery and is the former location of a Methodist Church.

Cultural Heritage Value

The property at 14968 Mount Hope Road has design and physical value as it contains a representative example of a marble obelisk grave marker. The design and material of the marker is representative of typical 19th century grave marker construction practices in late 19th to early 20th century Ontario. The burial site is surrounded by an iron fence. As many of these fences were removed in the 20th century, the property contains an example of a rare surviving example of this type of fencing within a cemetery. The property also contains a representative example of a memorial cairn. These structures were commonly erected throughout Ontario in the early to mid-20th century, especially in cemeteries.

The property contains historical and associative value as a former place of worship for the pioneer settlers of Albion Township and the hamlet of Castleberg and as the resting place of John Briggs, an early settler in Albion Township and Castleberg.

The property contains contextual value for its physical link to its surroundings as a cemetery and the physical resting place of John Briggs. The property is historically linked to the hamlet of Castleberg, historically located at the intersection of Castleberg Side Road and Mount Hope Road.

Heritage Attributes

- Representative marble obelisk grave marker
- Rare surviving iron fence surrounding the burial site
- Representative memorial cairn commemorating the former site of Castleberg's Methodist Church



5.3 9249 Castleberg Side Road

Table 4 contains an evaluation of 9249 Castleberg Side Road according to O. Reg. 9/06. The following evaluation has been drawn from a Heritage Impact Assessment that is currently being completed for 9249 Castleberg Side Road, under a separate application.

Table 4: Evaluation of 9249 Castleberg Side Road

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	<p>The property contains a representative example of an early 20th century Ontario vernacular residence with Edwardian design influence. Edwardian design elements include its square plan with limited classical detailing, straight stone lintels, and partial-width porch with a denticulated pediment and cornice.</p> <p>The barn is a heavily modified structure. While portions of the barn may date to the 19th to early 20th century, it has been heavily modified with new window openings, cladding, and door openings.</p> <p>The remaining outbuildings are mid-20th century structures which are not representative of a style, type, expression, material, or construction method.</p> <p>The silos are common structures concrete structures that were built throughout southern Ontario into the mid-20th century. While supplanted in the mid-20th century by steel bins, they remain ubiquitous in much of Ontario's rural landscape as the amount of concrete used in their construction often makes removal impractical.</p>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property and its structures do not display a high degree of craftsmanship or artistic merit. Their craftsmanship and artistic merit are typical for the early to mid-20 th century.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property and its structures do not represent a technical or scientific achievement that is well above industry standards at their time of construction.



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	The property is historically associated with the Noble family. Historical research does not indicate the Noble family significantly contributed to the development of Albion Township or are significantly associated with a particular activity, organization, or institution within Albion Township. The Noble family were one of many families of yeoman farmers to settle in Albion Township during the mid-19 th century.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property is a farmstead that was active into the 21 st century and does not offer new or greater knowledge of the community's history.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The architect or builder is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The character of the area is mixed and consists of residential and agricultural properties. Many remaining agricultural properties have experienced subdivision as mid-20 th to early 21 st century residential infill has frequently occurred.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The farmstead shares no contextual links with its surroundings.
9. The property has contextual value because it is a landmark.	No	The property is located off Castlederg Side Road and screened by vegetation. It is not readily visible.

5.3.1 Draft Statement of Cultural Heritage Value

As the property met only one criterion of O. Reg. 9/06, a statement of cultural heritage value is not applicable.

5.4 14685 Regional Road 50

Table 7 contains a preliminary evaluation of 14685 Regional Road 50 according to O. Reg. 9/06. Site access is required to complete a full evaluation.

Table 5: Evaluation of 14685 Regional Road 50



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	<p>The property contains an early 20th century Ontario vernacular residence with Edwardian design influence. Edwardian design influence includes its square plan with limited classical detailing and stone lintels.</p> <p>The barn and remaining outbuildings are likely mid-20th century structures which are not representative of a style, type, expression, material, or construction method.</p> <p>The silos are common structures concrete structures that were built throughout southern Ontario into the mid-20th century. While supplanted in the mid-20th century by steel bins, they remain ubiquitous in much of Ontario's rural landscape as the amount of concrete used in their construction often makes removal impractical.</p>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Undetermined	The level of craftsmanship and artistic merit could not be determined from the right-of-way.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	Undetermined	The level of technical achievement could not be determined from the right-of-way.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Undetermined	Historical research conducted for this screening evaluation does not indicate the families who occupied this property significantly contributed to the development of Albion Township or are significantly associated with a particular activity, organization, or institution within Albion Township.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property is a farmstead and does not offer new or greater knowledge of the community's history.



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The architect or builder is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The character of the area is mixed and consists of residential and agricultural properties. Many remaining agricultural properties have experienced subdivision as mid-20 th to early 21 st century residential infill has frequently occurred.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Undetermined	At the screening level conducted for this report, no connections between the property and its surroundings were identified, however property access was not undertaken.
9. The property has contextual value because it is a landmark.	Undetermined	At the screening level required for this report, this property was not determined to be a strong candidate as landmark. While the property is visible from the roundabout at Highway 50, views of the residence are screened by vegetation and outbuildings.

5.4.1 Draft Statement of Cultural Heritage Value

As this evaluation is considered preliminary, site access is required to complete the evaluation and prepare a statement of CHVI, if applicable. Given the distance of the property from the Secondary Plan Area, no further assessment is warranted as part of this CHAR.

5.5 14475 Regional Road 50

Table 8 contains a preliminary evaluation of 14475 Regional Road 50 according to O. Reg. 9/06. Site access is required to complete a full evaluation.

Table 6: Evaluation of 14475 Regional Road 50

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
10. The property has design value or physical value because it is a rare, unique, representative or early example of a style,	Undetermined	The property contains a residence and barn based on aerial photography and views from the right-of-way. The integrity of the residence has been diminished by stucco cladding. The potential design value of the barn cannot be



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
type, expression, material or construction method		determined due to distance from right-of-way and vegetation. However, the barn may contain potential design value as a representative gable roof barn.
11. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Undetermined	The level of craftsmanship and artistic merit could not be determined from the right-of-way.
12. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	Undetermined	The level of technical achievement could not be determined from the right-of-way.
13. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	Historical research conducted for this screening evaluation does not indicate the families who occupied this property significantly contributed to the development of Albion Township or are significantly associated with a particular activity, organization, or institution within Albion Township.
14. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property is a farmstead and does not offer new or greater knowledge of the community's history.
15. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The architect or builder is unknown.
16. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The character of the area is mixed and consists of residential, commercial, and agricultural properties. Many remaining agricultural properties have experienced subdivision as mid-20 th to early 21 st century residential infill has frequently occurred.
17. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Undetermined	At the screening level required for this report, no connections between the property and its surroundings were identified.



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Discussion
18. The property has contextual value because it is a landmark.	Undetermined	At the screening level required for this report, this property was not determined to be a significant landmark.

5.5.1 Draft Statement of Cultural Heritage Value

As this evaluation is considered preliminary, site access is required to complete the evaluation and prepare a statement of CHVI, if applicable.

5.6 14291 Regional Road 50

Table 7 Evaluation of 14291 Regional Road 50

Criterion	Yes/No	Summary of Response
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The property contains a residence with Gothic Revival design influences, demonstrated in its one and one half story massing, central gable peak, and pointed arch window.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Undetermined	The level of craftsmanship and artistic merit could not be determined from the right-of-way.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	Undetermined	The level of technical achievement could not be determined from the right-of-way.



Criterion	Yes/No	Summary of Response
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	<p>Undetermined</p>	<p>Historical research conducted for this screening evaluation does not indicate the families who occupied this property significantly contributed to the development of Albion Township or are significantly associated with a particular activity, organization, or institution within Albion Township.</p>
<p>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>No</p>	<p>No; the property is not likely to yield information that contributes to an understanding of a community or culture.</p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>No</p>	<p>The architect or builder is unknown.</p>
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	<p>No</p>	<p>The character of the area is mixed and consists of residential, commercial, and agricultural properties. Many remaining agricultural properties have experienced subdivision as mid-20th to early 21st century infill has frequently occurred.</p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p>	<p>Undetermined</p>	<p>The property is historically linked to the property at 14337 Regional Road 50. Vegetation and developments near the property have weakened the connection to the former 19th century rural agricultural setting. However property access was not undertaken.</p>



Criterion	Yes/No	Summary of Response
9. The property has contextual value because it is a landmark.	No	At the screening level required for this report, this property was not determined to be a significant landmark.

5.6.1 Draft Statement of Cultural Heritage Value

As this evaluation is considered preliminary, site access is required to complete the evaluation and prepare a statement of CHVI, if applicable.

5.7 Summary of Evaluations

Table 9 contains a summary of the identical CHVI, including potential CHVI for each subject property.

Table 8: Summary of Evaluations

Address	Evaluation Summary
14968 Mount Hope Road	Meets criteria 1, 4, and 7
9249 Castleberg Road	Meets criterion 1
14685 Regional Road 50	Meets criterion 1.
14475 Regional Road 50	Potentially meets criterion 1.
14291 Regional Road 50	Potentially meets criteria 1.



6 Impact Assessment and Mitigation

6.1 Description of Proposed Undertaking

As part of the Mount Hope and West Secondary Plan (the Secondary Plan) and related subdivision application, United Holdings Inc. is proposing to build a residential community (the Project Location). This proposed community is approximately 90 acres in size and located along Mount Hope Road and Columbia Way. A mix of land uses, including semi-detached units, town houses, detached homes, mid/high-rise structures, commercial lands, and storm water management areas is anticipated for the Project Location, though details of architectural design have not yet been determined. A concept plan is contained in Appendix A.

While this report includes additional lands owned by the Client, these lands are not part of the current proposed residential community and are outside the proposed Secondary Plan.

6.2 Assessment of Impacts

An assessment of impacts to the Subject Properties has been prepared and are presented in Table 10. Impacts are defined by InfoSheet #5 as discussed in Section 2.5.

Table 9: Assessment of Impacts

Property	Type and Description of Potential/Anticipated Impact
14968 Mount Hope Road (Brigg's Cemetery)	No Impacts Anticipated: Brigg's Cemetery is located over 1.5 kilometres north of the Project Location. Therefore, the property is not at risk of direct or indirect impacts related to development of the Project Location and no mitigation measures are required at this time.
9249 Castlederg Road	No Impacts Anticipated: 9249 Castlederg Road is located over one kilometre north of the Project Location. Therefore, the property is not at risk of direct or indirect impacts related to development of the Project Location and no mitigation measures are required at this time.
14685 Regional Road 50	No Impacts Anticipated: 14685 Regional Road 50 is located over 650 metres northwest of the Project Location. Therefore, the property is not at risk of direct or indirect impacts related to development of the Project Location and no mitigation measures are required at this time.
14475 Regional Road 50	No Impacts Anticipated: 14475 Regional Road 50 is located over 460 metres west of the Project Location. Therefore, the property is not at risk of direct or indirect impacts related to development of the Project Location and no mitigation measures are required at this time.



Property	Type and Description of Potential/Anticipated Impact
14291 Regional Road 50	<p>No Impacts Anticipated: 14291 Regional Road 50 is located over 370 metres west of the Project Location.</p> <p>Therefore, the property is not at risk of direct or indirect impacts related to development of the Project Location and no mitigation measures are required at this time.</p>

6.2.1 Summary of Impacts

Following an assessment of impacts based on InfoSheet #5, no direct or indirect impacts were identified for the Subject Properties related to development of the Project Location.

6.3 Mitigation

Following an assessment of impacts based on InfoSheet #5, no direct or indirect impacts were identified related to development of the Project Location for the Subject Properties. Therefore, no mitigation measures or further heritage studies are required at this time.



7 Recommendations

7.1 Summary of Findings

Following an evaluation of the Subject Properties according to O. Reg. 9/06, it was determined that 14968 Mount Hope Road (Brigg's Cemetery) met three criteria of O. Reg. 9/06 and a statement of CHVI was prepared. The property at 9249 Castlederg Road was determined to meet one criterion of O. Reg. 9/06. Both 14685 Regional Road 50, and 14475 Regional Road 50, and 14291 Regional Road 50 were screened and determined at the time of screening to potentially meet one criterion of O. Reg. 9/06. All these properties are located at least 450 metres from the Project Location and will not be impacted as part of the proposed undertaking. Given that no heritage properties are within or immediately adjacent to the proposed Secondary Plan area there are no recommendations at this time for heritage-based policy or urban design guidelines for new development within the Secondary Plan. At this time, there are no heritage-based requirements, such as Cultural Heritage Evaluation Reports (CHERs) or Heritage Impact Assessments (HIAs) required as part of the draft plan of subdivision stage for the Mount Hope Secondary Plan.

7.2 Continued Avoidance

Following an assessment of potential direct and indirect impacts to the Subject Properties, no properties were determined to be at risk of direct or indirect impacts related to development of the Project Location. Continued avoidance of these Subject Properties should be exercised.



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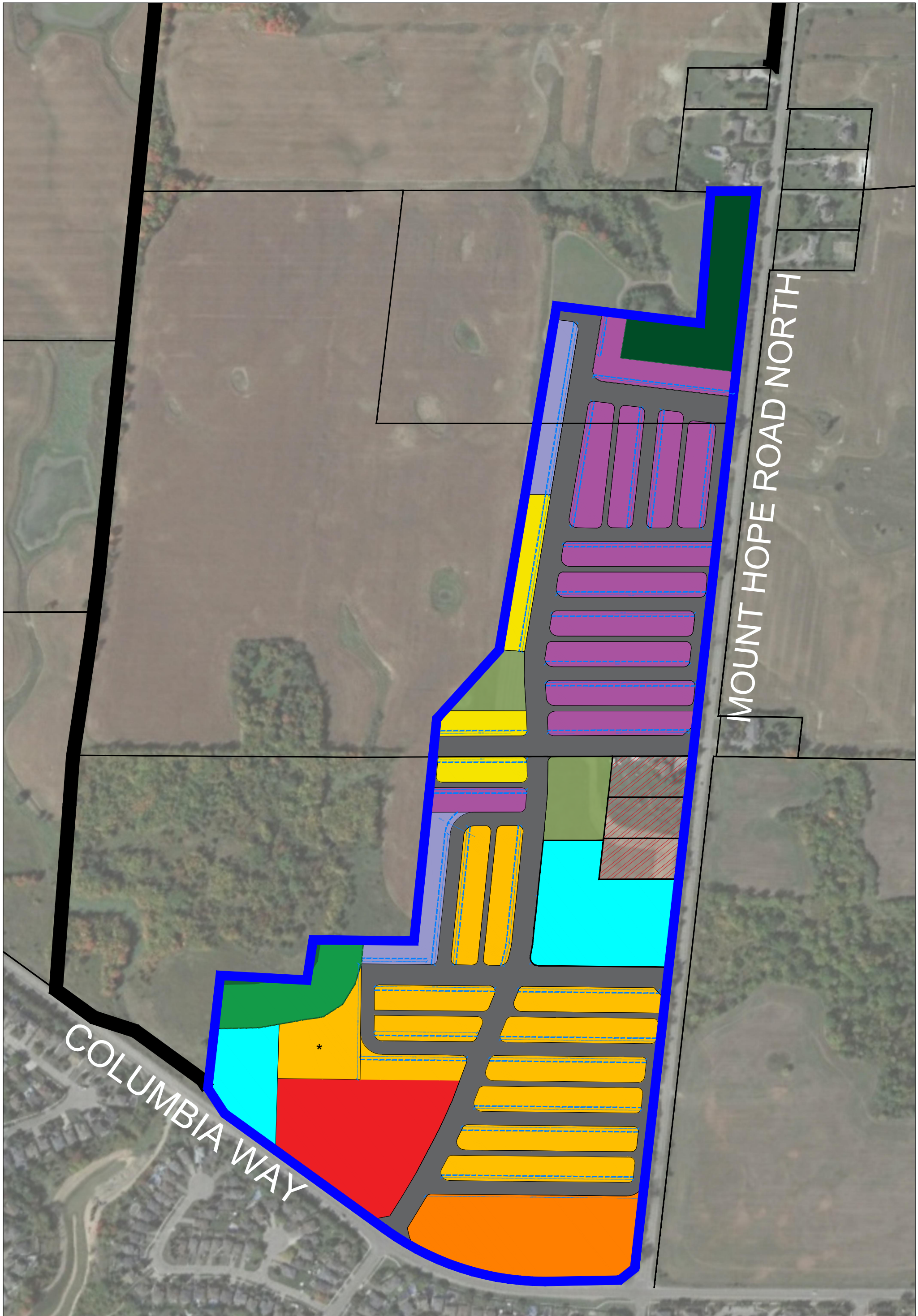


Appendices



Appendix A Concept Plan





**CONCEPT PLAN
Land Use Concept**

- | | | |
|-----------------------------|--|-------------------------|
| Boundary of Urban Area | Non-Participating Landowners | Commercial Block-2.19ha |
| Frontage Measurement-4,742m | 13.7m Laneway Semi-Detached-212 Units | Park |
| Developable Limit | 15.2m Street Semi-Detached-76 Units | SWM |
| | 6m Street Towns-254 Units | NHS |
| | * 0.69ha * 60 = 40 Units | Channel Realignment |
| | 11m Singles-31 Units | |
| | Mid/Highrise Blk 60UPH-250UPH
2.18ha * 60-250 = 131-545 Units | |

MOUNT HOPE ROAD NORTH

COLUMBIA WAY

