

Heritage Impact Assessment – 12879 The Gore Road, Town of Caledon

Final Report

February 2026

Prepared for:
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Project/File:
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Limitations and Sign-off

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by Alcan Holdings Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the property located at 12879 The Gore Road (the Study Area) in the Town of Caledon, Ontario. The Study Area is within the proposed Healey Gore Secondary Plan Area. The Proponent is proposing to develop the Study Area into a residential community, consisting of predominantly residential land use, and inclusive of park, urban corridors, and residential streets.

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). The Study Area is situated adjacent to two properties listed on the Town's Heritage Register, 13066 and 13067 The Gore Road (Town of Caledon n.d.). The Study Area is currently vacant and does not have municipal heritage recognition. The former farmstead in the Study Area was demolished in 2022 and 2023, following municipal approvals and an accompanying Cultural Heritage Impact Statement.

The purpose of this HIA 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 protected heritage property, consideration must be given to the conservation of cultural heritage resources. Therefore, the objectives of this report are as follows:

- Identify and evaluate the CHVI of 13066 and 13067 The Gore Road
- 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

Determination of CHVI for 13066 and 13067 The Gore Road was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the OHA. Both



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properties were determined to contain CHVI, and Statements of Cultural Heritage Value or Interest (SCHVI) were prepared. A summary of criteria met is provided below:

- 13066 The Gore Road, met the following O. Reg. 9/06 criteria:
 - Criterion 1: The residence on the property is representative of a mid-19th century Ontario vernacular residence with Gothic Revival design influences. The barn also has design value as a representative late 19th to early 20th century timber framed barn with a gable roof.
 - Criterion 8: The property is visually and historically linked to the adjacent property at 13067 The Gore Road. Both properties contain mid-19th century Ontario vernacular residences with Gothic Revival design influences. Both properties were also owned and farmed by the Mashinter family between 1921 and 1974.
- 13067 The Gore Road, met the following O. Reg. 9/06 criteria:
 - Criterion 1: The residence on the property is representative of a mid-19th century Ontario vernacular residence with Gothic Revival design influences.
 - Criterion 8: The property is visually and historically linked to the adjacent property at 13066 The Gore Road. Both properties contain mid-19th century Ontario vernacular residences with Gothic Revival design influences. Both properties were also owned and farmed by the Mashinter family between 1921 and 1974.

An impact assessment was completed based on the SCHVI for 13066 and 13067 The Gore Road. No direct or indirect impacts were identified, as heritage attributes are more than 200 metres from the proposed undertaking. As such, mitigation measures are not required.

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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Appendix A Land Use Plan, Healey Gore Secondary Plan



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Acronyms / Abbreviations

BEng	Bachelor of Engineering
CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
N	no
n.d.	no date
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Planning Statement
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
Y	Yes



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by Alcan Holdings Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the property located at 12879 The Gore Road (the Study Area) in the Town of Caledon, Ontario. The Study Area is within the proposed Healey Gore Secondary Plan. The Proponent is proposing to develop the Study Area into a residential community, consisting of predominantly residential land use, and inclusive of park, urban corridors, and residential streets.

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). The Study Area is situated adjacent to two properties listed on the Town’s Heritage Register, 13066 and 13067 The Gore Road (Town of Caledon n.d.). The Study Area is currently vacant and does not have municipal heritage recognition.

The Study Area was listed on the Town’s Heritage Register by Resolution 2020-091, as containing an early 20th century Edwardian Classical style brick farmhouse, two frame barns, and a mature tree row along the farm laneway (Town of Caledon 2022). A Cultural Heritage Impact Statement was prepared for the Study Area in August 2022, by Leah Wallace, that determined the property did not meet the criteria of *Ontario Regulation* (O. Reg.) 9/06 and does not have CHVI under Part IV of the OHA (Wallace 2022). The mature tree row and two frame barns were removed in 2022. A Notice of Intention to Demolish the residence was submitted to the Town on November 23, 2022, and approved by the Town in January 2023 (Town of Caledon 2023). The residence was demolished in 2023.

The purpose of the HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is



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proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. Therefore, the objectives of this report are as follows:

- Identify and evaluate the CHVI of 13066 and 13067 The Gore Road
- 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 HIA contains the following content:

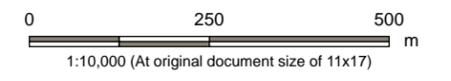
- Summary of project methodology
- Review of the background history of the Study Area and historical context
- Evaluation of CHVI
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures, if required

For the purpose of this HIA, the Study Area is comprised of the municipal property boundary of 12879 The Gore Road (Figure 1). The adjacent property at 13066 The Gore Road is listed on the Town's Heritage Register as a Gothic Revival farmhouse with a red brick exterior built between 1875-1899. The other adjacent property at 13067 The Gore Road is also listed on the Town's Heritage Register as a Gothic Revival style farmhouse built between 1875-1899 (Town of Caledon n.d.).





- Legend**
- Listed Property
 - Study Area (Approximate)
 - Watercourse (Permanent)
 - Waterbody



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under the Open Government Licence – Ontario.
 3. Orthoimagery provided by Peel Region, Maxar. Date of Imagery, Unknown.



Project Location: Town of Caledon, ON
 Prepared by: jsegato on 2025-01-10
 Technical Review by: searles on 2025-01-09

Client/Project: ALCAN HOLDINGS INC.
 HERITAGE IMPACT ASSESSMENT - 12879
 THE GORE ROAD, TOWN OF CALEDON

Figure No.: **1**
 Title: **Study Area**

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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 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 Town of Caledon Official Plan

The Town’s new *Future Caledon Official Plan* was approved by the Minister of Municipal Affairs and Housing in October 2025. According to the Town’s Official Plan the Town may require a HIA as a supporting study for the implementation of a new secondary plan (Town of Caledon 2025: G-7). The Town may also require an HIA be prepared by a qualified professional in support of proposed development, redevelopment, or demolition, including infrastructure project (Town of Caledon 2025: C-17).



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

- a) *Respect the past while planning for the future;*
- b) *Engage and work cooperatively with Indigenous communities, residents, businesses, the Region of Peel, Conservation Authorities and other agencies to promote sound conservation practices;*
- c) *Use available powers and tools to ensure that all new development and site alteration conserve cultural heritage resources; and*
- d) *Encourage and promote heritage conservation and stewardship to support sustainable, healthy, and prosperous communities.*

(Town of Caledon 2025: C-15)

2.2 Background History

To understand the historical context of the Study Area and adjacent listed properties, resources such as land registry records, secondary sources, and online archival databases were consulted. Historical mapping from 1859, 1877, 1914, 1919, 1926, 1934, and 1940 and aerial photography from 1954 were reviewed to understand the past land use of the Study Area.

2.3 Field Program

A site assessment was undertaken on December 12, 2024, by Christian Giansante, Cultural Heritage Specialist with Stantec. The weather conditions were cool and partly cloudy. The site visit included a windshield survey of the Study Area and the listed properties at 13066 and 13067 The Gore Road. Photographs were taken using a Canon EOS Rebel T7 at 6012 x 4008 pixels.



2.4 Evaluation of Cultural Heritage Value or Interest

The criteria for determining CHVI is defined by O. Reg. 9/06. If a property meets two or more of the below criteria, then it may be considered for designation at the discretion of Council under Part IV of the OHA (Government of Ontario 2023). 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)

2.5 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 to 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 evaluates the potential for indirect impacts resulting from the vibrations due to 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; National Park Service 2001; Rainer 1982; Wiss 1981;). The proximity of the proposed development to heritage resources was considered in this assessment.

2.6 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 Study Area is located at 12879 The Gore Road in the Town of Caledon, Ontario. Historically, the Study Area is in the former Township of Albion, on the west part of Lot 5, Concession 4. Directly to the north are the two listed properties at 13066 and 13067 The Gore Road. Historically, 13066 The Gore Road is situated on Lot 6, Concession 3, in the former Township of Albion, and 13067 The Gore Road is on Lot 6, Concession 4, in the former Township of Albion.

3.2 Physiography

The Study Area is in southern Ontario's South Slope physiographic region. The South Slope region is located between Lake Ontario and the Oak Ridges Moraine and has an average rise of 90 to 120 metres and an average width of 9.5 to 11.2 kilometres. The South Slope stretches from the Niagara Escarpment in the west to the Trent River in the east, covering about 2,434 square kilometres. The Study Area is in a part of the South Slope between the Oak Ridge Moraine and Peel Plain (Chapman and Putnam 1984: 173).

The soils of the South Slope range from generally suitable to excellent for agriculture. The soils in the South Slope region west of Toronto, including the Study Area, are known as Chinguacousy clay loam and Oneida clay loam. While these soils are acidic and difficult to work, they are regarded as suitable for agriculture. Historically, wheat farming and then the dairy industry were important in the western part of the South Slope region, which benefitted from its proximity to markets in Toronto (Chapman and Putnam 1984: 174).



3.3 Indigenous Context

Prior to Crown purchases, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands, that extended into the unceded territory of the Chippewa of Lakes Huron and Simcoe, in addition to three small reserves (Mississaugas of the Credit 2020). In the aftermath of the American Revolution, the Crown began to purchase large tracts of land from the Mississauga Nation, in anticipation of Loyalists fleeing to Upper Canada following the war. The first purchase between the Crown and the Mississauga Nation was in 1781 (Heritage Mississauga 2018). By the turn of the 19th century, the only territory that remained in Mississauga control along the north shore of Lake Ontario was a parcel that ran from Etobicoke Creek to Burlington Bay, known as the Mississauga Tract (Heritage Mississauga 2018). In 1805, the Crown began negotiations to purchase sections of the Tract, beginning with the signing of Treaty 13-A that year (Heritage Mississauga 2018). Treaty 13-A retained Mississauga control over lands one mile either side of the Credit River, as well as land around Twelve Mile Creek and Sixteen Mile Creek, and land in the interior of the Tract which allowed them to continue practicing their traditional ways of living (Heritage Mississauga 2018).

In the fall of 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty. Shortly after, the Crown sought to also purchase the adjacent lands of the Mississaugas of the Credit (Mississaugas of the Credit 2020). To purchase the lands, the Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas in the fall of 1818 and proposed the Mississaugas sell the entirety of their 648,000 acres in exchange for an annual amount of goods. The Mississaugas' traditional economy had been weakened by the continual influx of settlers to their lands and fisheries. As such, Chief Ajetance, on behalf of the Mississauga people agreed for the sale of their lands for the cost of £522 of goods to be paid annually (Mississaugas of the Credit 2020). The 648,000 acres of land was immediately surveyed for European settlement.



3.4 Township of Albion

3.4.1 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 Single Front System where lots were 200 acres each (Plate 1). 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 Single 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).

3.4.2 19th Century Development

Largescale emigration from the United Kingdom to Upper Canada peaked between the 1830s and 1850s (Craig 1963: 124). This resulted in an annual growth rate percent of about seven percent in the colony and doubling the population every ten years (McCalla 1993: 3-4). The Township of Albion benefited from this wave of immigration, and the township population increased from 2,154 in 1842 to 4,281 in 1851-1852 (Smith 1846; Census of the Canadas 1855). In 1851-1852, the Township of Albion contained 567 houses, three of which were stone, 10 were brick, 106 were frame, 429 were log, and 19 were shanties (Census of the Canadas 1855). *Smith's Canadian Gazetteer*, published in 1846, described the township as containing "a great deal of pine" and the landscape to be hilly and broken. Towards the south side of the township the land was much better with good arable land for farming. At the time of publication, the Township of Albion had four grist mills, two sawmills, and two distilleries. A total of 41,829 acres were taken up in the township with 10,000 acres under cultivation (Smith 1846).

Ginseng was a unique crop grown in this area and was sold through export (Moreau 2022). Crop farming in the Township of Albion ushered in an era of prosperity in the 1840s. Partially influenced by the preferential treatment given to Canadian crop exports going 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.

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



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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 *Municipal Incorporations Act* (known as 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. North of the Study Area, at the present-day intersection of The Gore Road and King Street was the community of Macville. A post office was established in the community in 1855, with the first postmaster Robert Booth (Library and Archives Canada 2025). In 1874, the farm community had a population of about 80 (Lynch 1874: 105). 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 largest community in the township was Bolton, approximately six kilometres to the northeast of the Study Area. The town of Bolton was named after James Bolton, an early settler who built his home on Lot 14, Concession 9, very close to the centre of what would become the town (Thomas 1967b: 233). After being joined by his brother George, and after the construction of a mill on Lot 9, Concession 7, the area started to be known as Bolton Mills, or Bolton Hollow (Thomas 1967b: 233). George Bolton opened the first store in the village in 1836, and a few years later sold it to Captain



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William Stearns. Stearns continued operating the store but expanded it to include groceries and whiskey from a distillery he built nearby (Thomas 1967b: 233). By 1840 a tannery was also working in the village, and 12 other log homes were standing. In 1842 a log schoolhouse was built near George Bolton's mill, although records from the time note the existence of an earlier school, and the first church in Bolton was built in 1843 (Thomas 1967b: 233).

In the 1840s and 1850s, a land surveyor named Prosser drew up a map of the village and the nearby communities of Glasglow and Nunnsville. Prosser divided the vacant lands into quarter-acre and half-acre lots, and sold them for prices as high as \$350, an extremely high price for undeveloped land at the time (Thomas 1967b: 233). This was Bolton's first real estate boom. Indeed, the 1859 Tremaine map notes a sizeable assortment of businesses in the village, including: a boot and shoe maker, a tailor, a builder, a butcher, a tin and copper smith, a baker, three general stores, two sawmills, a grist mill, a woolen mill, and the tannery (Thomas 1967b: 233). Later mid-19th century industries came in the form of a brickworks, an agricultural works making ploughs and other farm equipment, a carriage and wagon factory, a soap and candle factory, and two coopers (Thomas 1967b: 233-234). Businesses grew, expanded, gained competition, and Bolton flourished as a hotbed of economic activity in the township. In 1870 J.N. Bolton began publishing a newspaper in town, first as the Cardwell Observer, then as The British Standard, before being handed to H.H. Bolton who again changed the name to The Bolton Enterprise. In 1872 the Toronto, Grey, and Bruce Railway put a station in the village, handling passengers and freight for the town and nearby communities (Thomas 1967b: 235). At this time the residents of the town, wishing for greater autonomy in their governance, voted to sever the village from the Township of Albion and form as a separate municipality (Thomas 1967b: 235).

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, slowly 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).

3.4.3 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. As a result of this growth, Paisley would



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ultimately be renamed as Caledon East and would incorporate as a town in 1956 (Heyes 1961). 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 2025). 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 2025). 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 towns 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).



3.5 Property History

3.5.1 12879 The Gore Road

The Study Area is situated on Part Lot 5, Concession 4, in the former Township of Albion. The following property history is extracted from the 2022 Cultural Heritage Impact Statement prepared by Leah Wallace.

The west half of Lot 5, Concession 4, in the former Township of Albion was granted from the Crown to Alexander Murray in 1839. Murray was listed on the property in 1837 directory prior to receiving the patent (Wallace 2022). Murray is depicted on the property on Tremaine's 1859 Map of the County of Peel (Figure 2). In 1873, the property was sold from the Murray family to James Piercy (Percy) (Wallace 2022). Percy is depicted on the property on the 1877 Township of Albion map with two structures in the southwest portion of the property (Figure 3). Percy is also depicted as owning the east half of Lot 6, Concession 3, the property that now contains 13066 The Gore Road (see Section 3.5.2). The Piercy family continued to own the property into the 21st century (Wallace 2022). The 1914 Topographic Map of Bolton depicts the former red brick residence on the property (Figure 4). The red brick residence was demolished in 2023. The property also contained a mature tree line and two frame barns that were demolished in 2022.

3.5.2 13066 The Gore Road

The property at 13066 The Gore Road is situated on the east half of Lot 6, Concession 3, in the former Township of Albion. The Crown granted 100 acres of the east half of Lot 6, Concession 3, to Michael Connor in 1830 (OnLand 2024a). William Perkins Bull noted in his annotated ownership history that Michael Connor came from the township of York, but did not include a specific date, and that Connor was a yeoman who was discharged from the 68th Durham regiment of light infantry (Bull 1935a). In 1832 John McGuire (sometimes listed as Maguire) purchased the entire 100-acre east half lot from Connor (OnLand 2024a). While there is an extensive family history file collected on the



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McGuire family by William Perkins Bull at the Peel Regional Archives, there was no significant detail provided on John McGuire. Based on the family record the McGuire family owned several lots in Albion and Chinguacousy (Bull n.d.). There were no census records available on John McGuire.

McGuire owned the lot for about a decade until he sold the entire east half lot to Adam Ferrie in 1843 (OnLand 2024a). Based on the cost of the sale of land, the property does not appear to have had any structures built on the property at that time. In 1846, Ferrie sold the property to Colin Ferrie, however there were no records on file at the Peel Regional Archives regarding the Ferrie family or either man. Colin Ferrie sold the lot to William Lougheed in 1846. While there were no census records available for Lougheed, in Bull's annotated ownership history of Concession 3, he notes that Lougheed came from the province of Canaught, Ireland (Bull 1935a).

Lougheed sold the northeast half of the lot to James Piercy (Pearcy) in 1855 (OnLand 2024a). Piercy is depicted on the property on Tremaine's 1859 County of Peel map (Figure 2). No structures are depicted on the property; however, Tremaine only included the houses of subscribers on his maps. Piercy (age 42) is listed on the 1861 Census as a farmer of English descent along with his wife Isabella (age 42), and their children Jeremiah (age 18), Jane (age 16), John (age 14), Elizabeth (age 12), Anne (age 10), Thomas (age 8), Margaret (age 6), Mary (age 4), Martha (age 4), and James (age 1). The family is listed as living in a one and one half storey frame residence (Library and Archives Canada 1861a). This frame residence may relate to the existing structure on the property, that could have been clad with brick in the 1860s.

Piercy is listed as a freeholder on the property on the Assessment Roll for the Township of Albion in 1874. Piercy owned 100 acres in Lot 6, Concession 3, with 70 acres cleared, a real property value of \$1,800. Piercy also owned 99 acres of Lot 5, Concession 4, with 80 acres cleared, and a real property value of \$1,800 (Family Search 1874). The 1877 Township of Albion map depicts the existing residence and an orchard (Figure 3). Piercy (age 50) is listed in the 1871 census as a farmer along with his wife



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Isabella (age 50), and children, John (age 24), Elisabeth (age 22), Anne (age 20), Thomas (age 18), Margaret (age 16), Mary (age 13), Martha (age 13), James (age 11), and Sarah (age 9) (Library and Archives 1871). There was no family history record of the Piercy family from William Perkins Bull at the Peel Regional Archives. Piercy died in 1900, and the executors of his will sold the east half of the lot to Thomas Baldock (OnLand 2024a).

Baldock owned the half lot for five years until he sold to Richard Mashinter (OnLand 2024a). The existing brick residence is depicted on the 1914 Topographic Map of Bolton (Figure 4). Mashinster owned the half lot until 1928 and was a farmer. In 1935, local historian William Perkins Bull's in his annotated ownership history of Concession 3, noted a "bank barn and brick house" on the lot. Bull also included that Mashinter lived on the property with his wife, son, and three daughters (Bull 1935a). Richard's son was Leonard Mashinter who purchased the property from his father in 1928. Leonard lived on the property with his wife Anne Piercy and continued to own the property until 1965, when he sold the property to his son Orval (OnLand 2024a). In a farmstead improvement competition in the township in 1963, the Leonard and Orval Mashinter farmstead placed first in Class 2 (Ancestry 1963). Photographs from the news article depict the existing residence, barn, and three of its outbuildings (Plate 2 and Plate 3).



Plate 2 13066 The Gore Road farmstead 1963 (Ancestry 1963)



Plate 3 13066 The Gore Road farmstead 1963 (Ancestry 1963)

Orval Mashinter continued to own the property into 1989 but in the 1970s it appears that the 100 acre half lot was subdivided with several contractors buying and selling parts of



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the property throughout the decade. In 1979, Orval Mashinter sold roughly a half acre to the Town of Caledon per By-Law 75-77 for part of the highway (OnLand 2024a)

3.5.3 13067 The Gore Road

The property at 13067 The Gore Road is on the west half of Lot 6, Concession 4, in the former Township of Albion. The patent for the entire 200 acres of Lot 6 was given to Alexander Dick in 1862 by the Crown (OnLand 2024b). Dick is depicted on the lot prior to ownership on Tremaine's 1859 Map of the County of Peel (Figure 2). No structures are depicted on the property; however, Tremaine only included the houses of subscribers on his maps. Dick (age 55) is also listed in the Township of Albion prior to the patent of the property, as a yeoman of Scottish descent, along with his wife Jennett (age 55), and children Robert (age 25), Margaret (age 22), William (age 20), Alex (age 18), and Andrew (age 15). No structure is listed on the census in relation to the family (Library and Archives Canada 1861b). Dick is listed on the property on the Agricultural Census, as owning 170 acres, with 100 acres under cultivation, 87 acres under crops, 13 acre under pasture, and 70 acres wood or wild. The farm had a value of \$2,400 (Library and Archives Canada 1861c). Dick is listed as the freeholder on the property on the 1868 Assessment Roll for the Township of Albion with 200 acres of land, 150 acres under cultivation, and a property value of \$4,200 (Family Search 1868).

Bull notes in his annotated ownership history that Dick was a yeoman who later died of drowning after he fell into the Humber River walking over a dam (Bull 1935b). The property was left in Dick's will to his son Robert Dick in 1873 (OnLand 2024b). Robert Dick is depicted on the lot on the 1877 Township of Albion map with an orchard and the existing residence on the property (Figure 3). The land records indicate that Dick granted two mortgages on the property in 1880 and 1882, but by 1885, the property was transferred to Henry Norris (OnLand 2024b). Under Norris the property divided into the northeast and west halves as he sold the east half to Robert C. Norris (OnLand 2024b). Henry Norris was listed in the 1871 census as an English immigrant and a farmer. He likely lived at the property with his wife Charlotte, and children, Joanna, Sarah,



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Frederick, William, Francis, Ruth, and Thomas (Library and Archives Canada 1871). In Bull's annotated history of the ownership of the lot, he notes that Henry was "at the time very wealthy" and that there was a blacksmith shop on Norris land (Bull 1935b). However, mapping does not indicate where this structure might have existed.

The 1914 Topographic map of Bolton depicts the existing residence on the property (Figure 4). In 1917, Norris sold the west half of the lot to his son Frederick Norris (OnLand 2024b). But the property was sold again in 1921 to Henry's other son, William J. Norris. There were no census records available for Frederick or William and the family histories compiled by Bull were reviewed through the Peel Regional Archives but there was no file or further information on the Norris family. In 1921, William Norris sold the west half of the lot to Richard Mashinter, who also owned the northeast of Lot 6, Concession 3 from 1905 to 1928 (OnLand 224b). Bull's annotated ownership record of the lot describes the lot as having "bass, beech and maple" tress and that the ground was level with "heavy clay" (Bull 1935b). At the time of publication in 1935, there were "two frame barns [and a] comfortable frame house" and the property was "watered by windmill" (Bull 1935b). Lorne Mashinter owned and farmed the property by the 1960s. In a farmstead improvement competition in the township in 1963, Lorne's farmstead placed first in Class 1 (Plate 4) (Ancestry 1963). The Mashinter's owned the west half of the lot until 1974 when he sold it to Christine Jacobeli. Based on the ownership records the property parcel appears to have been subdivided and several developers purchased fragments of the lot (OnLand 2024b).



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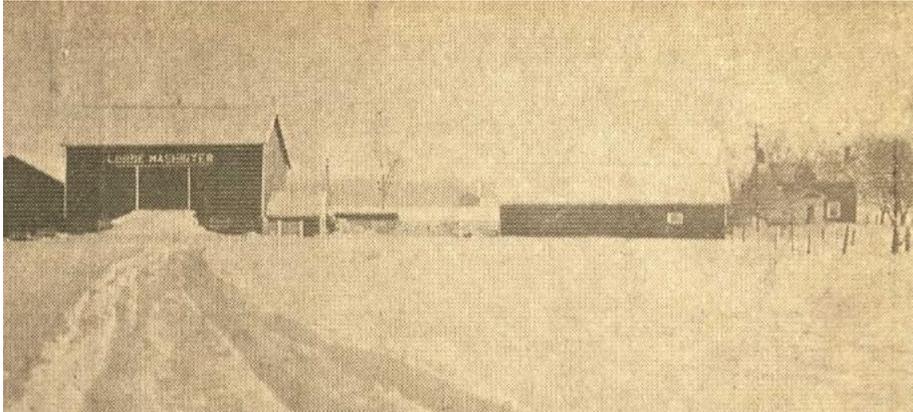
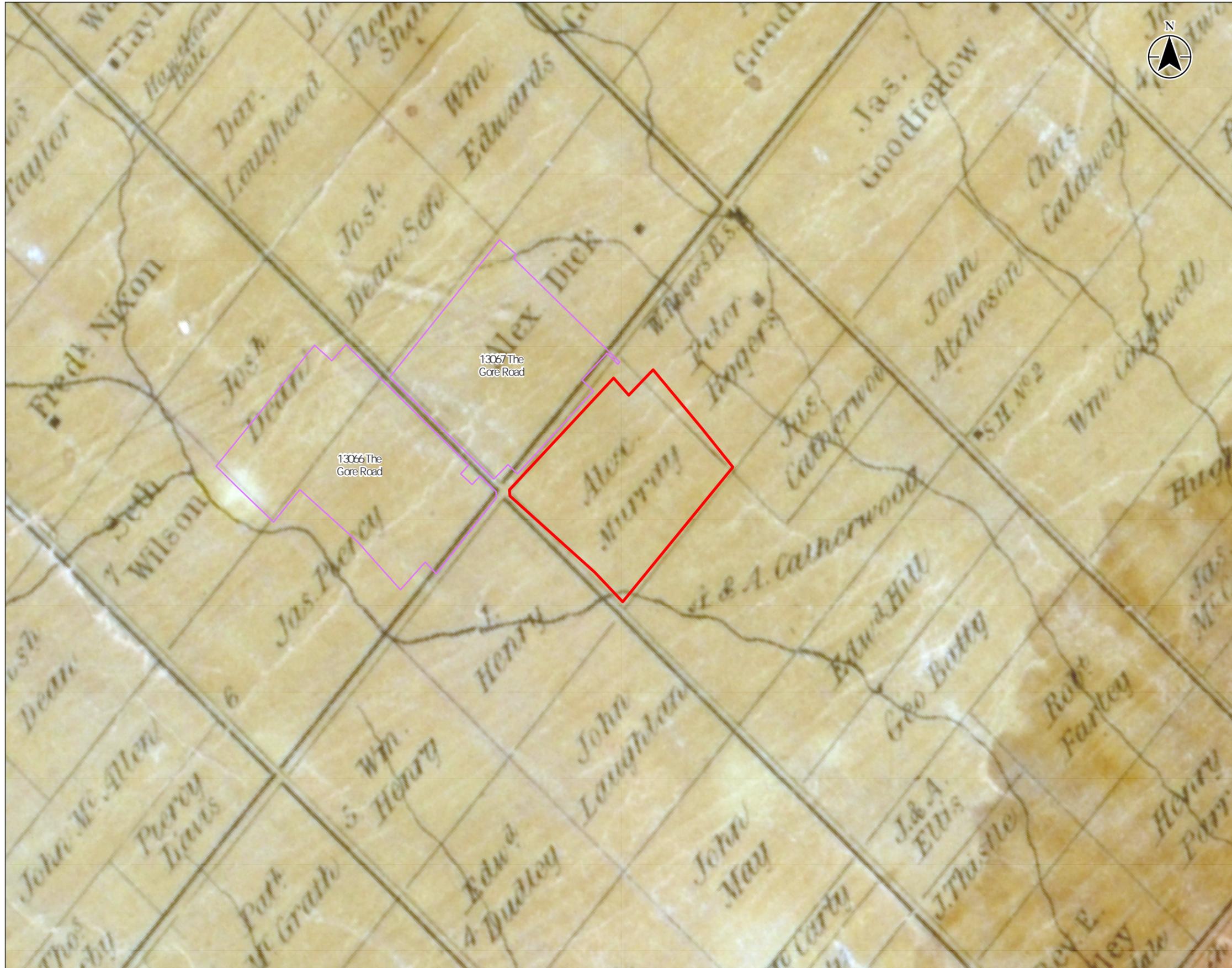


Plate 4 Lorne Mashinter farmstead in 1963 (Ancestry 1963)



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Legend

- Study Area (Approximate)
- Adjacent Properties (Approximate)

MAP NOT TO SCALE

Notes
 1. Source: Tremaine, Geo. R. 1859. Tremaine's Map of the County of Peel, Canada West. Toronto: G.R. and G.M. Tremaine.

Project Location: Town of Caledon, ON
 Prepared by jsegato on 2025-01-10
 Technical Review by searles on 2025-01-09

Client/Project: ALCAN HOLDINGS INC.
 HERITAGE IMPACT ASSESSMENT - 12879
 THE GORE ROAD, TOWN OF CALEDON

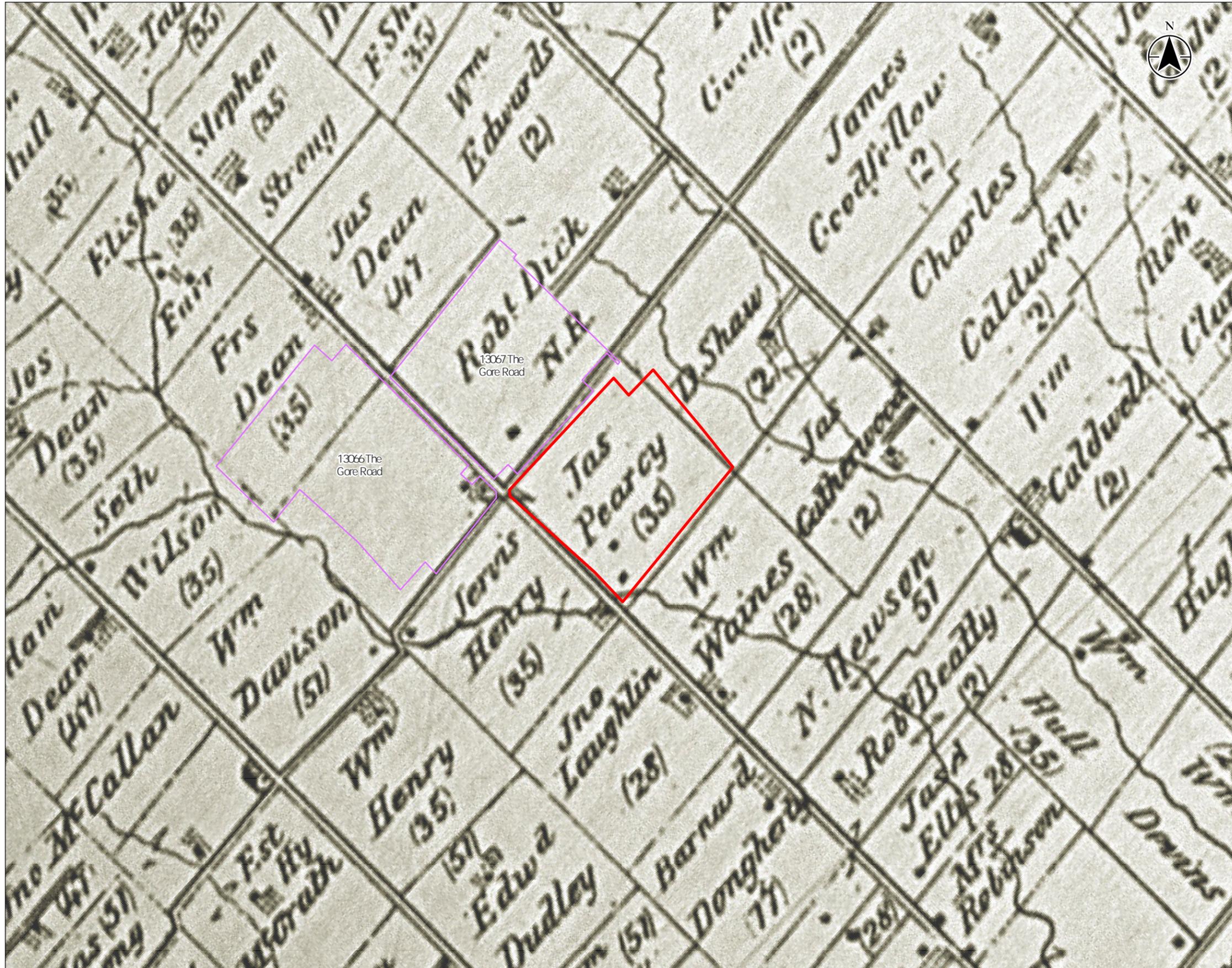
Figure No.

2

Title

Historical Mapping, 1859

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Legend

- Study Area (Approximate)
- Adjacent Properties (Approximate)

MAP NOT TO SCALE

Notes
 1. Source: Walker & Miles. 1877. Illustrated Historical Atlas of the County of Peel, Ont.
 Toronto: Walker & Miles.

Project Location: 160941130 REVA
 Town of Caledon, ON
 Prepared by jsegato on 2025-01-10
 Technical Review by searles on 2025-01-09

Client/Project: ALCAN HOLDINGS INC.
 HERITAGE IMPACT ASSESSMENT - 12879 THE GORE ROAD, TOWN OF CALEDON

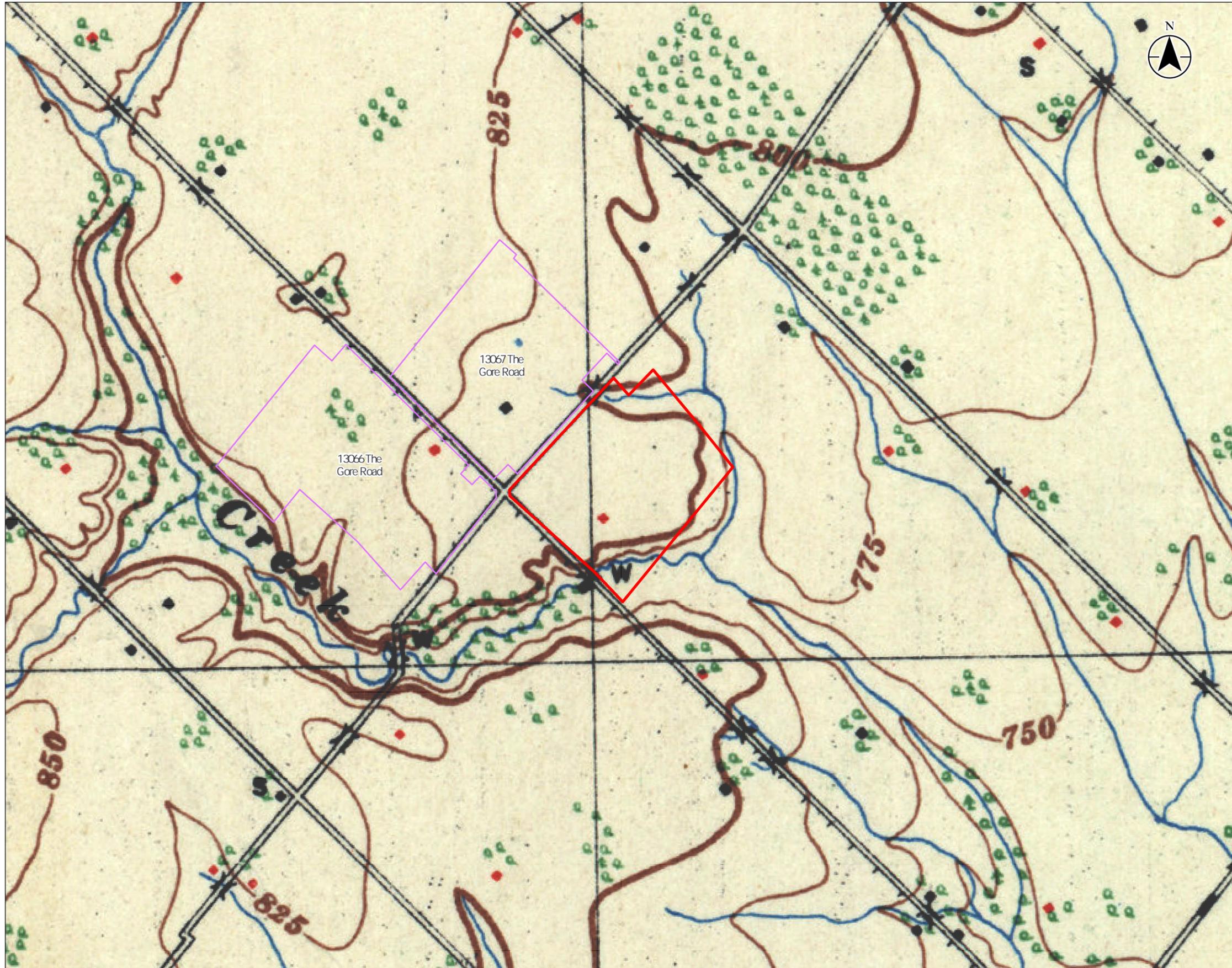
Figure No.

3

Title

Historical Mapping, 1877

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Legend

- Study Area (Approximate)
- Adjacent Properties (Approximate)

MAP NOT TO SCALE

Notes
 1. Source: Department of Militia and Defence. 1914. Topographic Map, Ontario, Bolton Sheet.

Project Location	160941130 REVA
Town of Caledon, ON	Prepared by jsegato on 2025-01-10 Technical Review by searles on 2025-01-09

Client/Project
 ALCAN HOLDINGS INC.
 HERITAGE IMPACT ASSESSMENT - 12879 THE
 GORE ROAD, TOWN OF CALEDON

Figure No.
4

Title
Topographic Mapping, 1914

4 Site Description

4.1 Landscape Setting

The Study Area and listed properties are situated within a rural portion of the Town of Caledon. Adjacent to the properties, The Gore Road and Healey Road are two-lane asphalt roadways with gravel shoulders (Photo 4.1 to Photo 4.4). Adjacent to the Study Area The Gore Road declines from Healey Road into the West Humber River valley area. The Study Area is bordered to the west by The Gore Road, to the north by Healey Road and three contemporary residential properties, to the east by fields, and to the south by residential property. The Gore Road between Healey Road and King Street contains eight late 19th to early 20th century farmstead properties interspersed with subdivided smaller parcels containing residential properties that date to post-1954 structures.



Photo 4.1 The Gore Road, looking north adjacent to Study Area



Photo 4.2 The Gore Road, looking south adjacent to Study Area

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Photo 4.3 The Gore Road adjacent to 13067 The Gore Road, looking southwest



Photo 4.4 The Gore Road adjacent to 13066 The Gore Road, looking southeast

4.2 12879 The Gore Road

The Study Area is vacant. It contains a gravel access driveway and agricultural fields (Photo 4.5 to Photo 4.7). Structures were removed from the property in 2022 and 2023. A small meandering portion of the West Humber River crosses the southwest corner of the property.



Photo 4.5 Access driveway to 12879 The Gore Road, looking southeast



Photo 4.6 12879 The Gore Road, looking east





**Photo 4.7 12879 The Gore Road,
looking northeast**

4.3 13066 The Gore Road

The listed property at 13066 The Gore Road contains a residence, barn, five outbuildings, a silo, and agricultural fields. The property structures appear to be vacant and are set back from the roadway behind mixed vegetation (Photo 4.8). The former laneway to the structures has been overgrown with vegetation. The residence is a one and one half storey structure with a high-pitched side gable roof with metal cladding and a metal chimney (Photo 4.9). The front (east) façade has a centre high-pitched gable with a central 1/1 semi-circular wood window with a brick voussoir. The residence has a red brick exterior. The front façade has a full-width covered porch.

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Photo 4.8 Front (east) façade, looking southwest



Photo 4.9 Front façade, looking southwest

The outbuildings and barn are situated to the rear of the residence (Photo 4.10). To the northwest of the residence is two gabled roof outbuildings and a metal silo. To the southwest of the residence are two small gabled roof outbuildings, a timber clad gabled roof outbuilding and the barn. The barn is composed of two gabled roof portions each with metal roofing and lightning rods (Photo 4.11). The conjoined structures each have a timber clad exterior. The foundation of the barn was not visible from the public right-of-way. The southeast elevation of the barn has a covered shed roof section. The structures on the property are surrounded by agricultural fields (Photo 4.12).





Photo 4.10 Rear barn and outbuildings, looking southwest



Photo 4.11 Barn, looking northwest



Photo 4.12 Agricultural fields, looking northwest

4.4 13067 The Gore Road

The listed property at 13067 The Gore Road contains a residence, two outbuildings, a barn, and agricultural fields. The property structures appear to be vacant. The structures on the property are set back from the roadway off a long gravel driveway (Photo 4.13). The residence is a one and one half storey structure with a medium-pitched cross gable roof with asphalt shingles and two red brick chimneys (Photo 4.14). The residence has an L-shaped plan. The front (west) façade has a high-pitched gable peak with central 2/2 wood window with shutters. The south elevation has a similar high-pitched gable



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peak with central window (Photo 4.15). The exterior of the residence is clad in a contemporary siding. The front façade has a projecting enclosed entry porch with a gable roof. The exterior has a symmetrical fenestration pattern, but details of the windows were not visible from the public right-of-way.



Photo 4.13 Laneway to structures, looking northeast



Photo 4.14 Residence front façade, looking east



Photo 4.15 Residence south elevation, looking north

To the southwest of the residence are two gabled roof outbuildings (Photo 4.16). One is a mid to late 20th century metal clad outbuilding, the other appears to be a late 19th to early 20th century structure with timber cladding. Northwest of the residence is the late 19th to early 20th century barn (Photo 4.17). The large gable roof portion of the barn has collapsed with only portions of the east elevation wall remaining and its foundation.



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At its northeast corner is a smaller gabled roof section with timber clad exterior. Surrounding the structures on the property are agricultural fields (Photo 4.18 and Photo 4.19).



Photo 4.16 Two outbuildings, looking northeast



Photo 4.17 Barn, looking northeast



Photo 4.18 Agricultural fields, looking northeast



Photo 4.19 Agricultural fields, looking southeast



5 Comparative Analysis

The Town's Heritage Register identifies 13066 and 13067 The Gore Road as Gothic Revival farmhouses built between 1875-1899 (Town of Caledon n.d.). Informed by the background research and site assessment, 13066 The Gore Road was determined to contain an Ontario vernacular residence with Gothic Revival design influences and was constructed between 1855 and 1865, based on land title records, census records, and its architectural style. Similarly, the background research and site assessment completed for 13066 The Gore Road determined the property to contain an Ontario vernacular residence with Gothic Revival design influences that was constructed between 1861 and 1868, based on census records, assessment rolls, and its architectural style.

Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or are based on periodicals or pattern books. The Gothic Revival style was popular in Ontario during much of the 19th century and reflected an interest in medieval and English Renaissance construction in England. American and English architects of the 19th century provided an aesthetic framework for the style that allowed it to be applied to both small, relatively simple structures and large, ornate structures. The style soon became one of the most popular in Ontario, supplanting the earlier Georgian and Classical Revival design styles (Blumenson 1990: 37-38).

The 1864, *The Canada Farmer* promoted the Gothic Revival cottage as an inexpensive farmhouse, planned to give accommodation for a large family (Plate 5). The article noted that the exterior could be either brick or sheeted with pine or cedar planks (The Canada Farmer 1864). The most common features of Gothic Revival structures in Ontario are a pointed arch window, steep gables, finials, and bargeboard. By the end of the 19th century, the Gothic Revival style continued to be popular and was constructed



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5 Comparative Analysis

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alongside newer styles such as Italianate, Second Empire, and Queen Anne. After the turn of the 20th century the Gothic Revival style fell out of fashion (Blumenson 1990: 37-38).

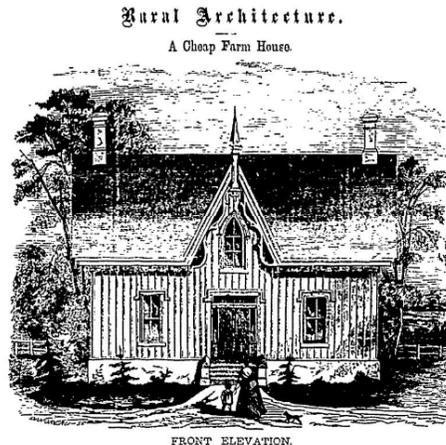


Plate 5 Excerpt from the Canada Farmer November 1864

Table 5.1 provides an overview of 19th to early 20th century properties that front The Gore Road between Healey Road and King Road based on the Town’s Heritage Register (Town of Caledon n.d.).

Table 5.1 19th to early 20th Century Properties fronting The Gore Road between Healy and King Roads

Municipal Address	Estimated Building Date	Architectural Design
13066 The Gore Road	1855-1865	Ontario vernacular with Gothic Revival influences
13067 The Gore Road	1861-1868	Ontario vernacular with Gothic Revival influences
13464 The Gore Road	1900-1924	Edwardian Classical
13495 The Gore Road	1900-1924	Edwardian Classical
13708 The Gore Road	1900-1924	Edwardian Classical
13707 The Gore Road	1900-1924	Edwardian Classical



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5 Comparative Analysis

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Both properties contain a gable roof barn. Gable roof barns clad in vertical pine boards were common farm outbuildings from the 19th century to the early 20th century. The timber-framed, three-bay barn, gable-roofed, clad in vertical pine boards, with entrances on its long side, is historically one of Ontario's most common buildings (McIlwraith 1997: 176). The property also contains gable roof outbuildings. Farm outbuildings were simple structures as they were exposed to harsh treatment from animals, manure, water, silage, cleansing, machinery, and stored products (Research Branch Agriculture Canada 1988: 14).



6 Evaluation of Cultural Heritage Value or Interest

6.1 Introduction

The criteria for determining CHVI is defined by O. Reg. 9/06 (see Section 2.4). If a property meets two or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared, and a list of heritage attributes which define the CHVI identified. Where a cultural heritage resource is identified, consideration should be given to the effects of a proposed change on the heritage attributes of that property. The evaluation of the properties according to O. Reg. 9/06 is provided in subsequent sections below.

6.2 13066 The Gore Road

6.2.1 Design or Physical Value

The residence on the property is representative of a mid-19th century Ontario vernacular residence with Gothic Revival design influences. The Gothic Revival style is seen on the residence through its one and one half storey height, high-pitched side gable roof, high-pitched centre gable with central 1/1 semi-circular wood window, and red brick exterior.

The barn also has design value as a representative late 19th to early 20th century timber framed barn with a gable roof. As the barn used typical construction techniques and methods of the late 19th to early 20th century, it does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

The farm outbuildings on the property are typical purpose-built outbuildings that were constructed based on the designs and materials typical for their structure type and construction date. The outbuildings used common construction materials and techniques related to their era of construction; they do not display a high degree of



craftsmanship or artistic merit. They also do not demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 13066 The Gore Road meets criterion 1 of O. Reg. 9/06.

6.2.2 Historic or Associative Value

The residence on the property was constructed under the ownership of James Piercy, who owned the property between 1855 and 1900. The residence was constructed between 1855 and 1865, based on land title records, census records, and its architectural style. Piercy was a farmer of English descent. Background research did not determine Piercy to be significant to the local community or development of the Township of Albion. The property is also connected to the 20th century ownership of the Mashinter family, who owned and farmed the property from 1905 until the 1970s. This included three generations of Mashinter's including Richard (1905-1928), Leonard (1928-1965), and Orval (1965-1970s). Background research did not determine Richard, Leonard, or Orval Mashinter to be significant to the local community or development of the Township of Albion.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding the Township of Albion, and the architect is unknown.

Based on the above discussion, 13066 The Gore Road does not meet the historic/associative criteria of O. Reg. 9/06.

6.2.3 Contextual Value

The property is set within a rural section of the Town of Caledon. Between Healey Road and King Street, The Gore Road transverses a rural landscape with structures mostly set back from the roadway, except for several smaller lots with post-1954 residences.



As the structures associated with former and existing farmsteads are not clearly discernible in the streetscape, there is not a strong or cohesive heritage character along The Gore Road in this area. Rather, it is a typical rural landscape composed of farmsteads with late 20th century and contemporary infill. Thus, the property does not define, maintain, or support the character of an area.

The property is visually linked to the adjacent property at 13067 The Gore Road. Both properties contain mid-19th century Ontario vernacular residences with Gothic Revival design influences. Both residences front The Gore Road facing one another and have since the 1850s-1860s. In comparison, to the other listed properties in The Gore Road streetscape, between Healey Road and King Street, 13066 and 13067 The Gore Road are the earliest remaining residences. Based on the Town’s Heritage Register, the other listed properties were built between 1900 and 1924, in an Edwardian Classical architectural style.

The property is also historically linked to 13067 the Gore Road as they were both owned and farmed by the Mashinter family between 1921 and 1974. Under the Mashinter family ownership in the 1960s, 13066 and 13067 The Gore Road both won awards in a local farmstead improvement competition. As evident in historical photographs from 1963, the barns at 13066 and 13067 The Gore Road both had the “Mashinter” family name across their front elevations.

The residence, barn, and outbuildings are set back from the roadway in a rural landscape and are screened by vegetation. The structures are not prominent in the streetscape. Thus, the property is not a landmark.

Based on the above discussion, 13066 The Gore Road meets criterion 8 of O. Reg. 9/06.

6.2.4 Summary of Evaluation

Table 6.1 summarizes the findings of CHVI based on an evaluation according to O. Reg. 9/06.



Table 6.1 Ontario Regulation 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence on the property is representative of a mid-19 th century Ontario vernacular residence with Gothic Revival design influences. The Gothic Revival style is seen on the residence through its one and one half storey height, high-pitched side gable roof, high-pitched centre gable with central 1/1 semi-circular wood window, and red brick exterior. The barn also has design value as a representative late 19 th to early 20 th century timber framed barn with a gable roof.
2. Displays a high degree of craftsmanship or artistic merit	No	The residence, barn, and outbuildings were all built with a standard level of craftsmanship for their construction period. They do not display a high degree of craftsmanship or artistic merit.
3. Demonstrates a high degree of technical or scientific achievement	No	The residence, barn, and outbuildings use common materials and techniques for their construction period.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The property is associated with the ownership of James Piercy and the Mashinter family. Piercy owned the property between 1855 and 1900, and the existing residence was constructed under his ownership. Background research did not determine Piercy to be significant to the local community or development of the Township of Albion. The Mashinter family owned and farmed the property from 1905 until the 1970s. This included three generations of Mashinter’s including Richard (1905-1928),



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Criteria of O. Reg. 9/06	Yes/No	Comments
		Leonard (1928-1965), and Orval (1965-1970s). Background research did not determine Richard, Leonard, or Orval Mashinter to be significant to the local community or development of the Township of Albion.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not contribute to an understanding of the development of the Township of Albion or Town of Caledon. It is a typical former rural farm property.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The property does not reflect the work or ideas of a particular architect, artist, builder, designer or theorist who is significant to the community.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The property is set within a rural landscape that does not have a defined or cohesive historic character, as former and existing farmstead structures are set back from the roadway and screened from the public right of way. Structures set adjacent to The Gore Road are post-1954 residences or contemporary infill. Thus, the property does not define, maintain, or support the character of an area.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is visually and historically linked to the adjacent property at 13067 The Gore Road. Both properties contain mid-19 th century Ontario vernacular residences with Gothic Revival design influences. Both residences front The Gore Road facing one another and have since the 1850s-1860s.



Criteria of O. Reg. 9/06	Yes/No	Comments
		Both properties were also owned and farmed by the Mashinter family between 1921 and 1974. Under the Mashinter family ownership in the 1960s, 13066 and 13067 The Gore Road both won awards in a local farmstead improvement competition.
9. Is a landmark	No	The residence and farm outbuildings are not a prominent feature in the streetscape. They are set back from the roadway and seasonally screened by vegetation. Thus, it does not have landmark value.

6.2.5 Statement of Cultural Heritage Value or Interest

Following the evaluation of 13066 The Gore Road according to O. Reg. 9/06, it was determined to contain CHVI as it met two criteria for design/physical value and contextual value. A draft Statement of Cultural Heritage Value including heritage attributes has been prepared for the property. Potential heritage attributes are limited to what was visible from the public right-of-way during the site assessment.

Description of Property

The property is located at 13066 The Gore Road in the Town of Caledon, Ontario. The property is historically on Part Lot 6, Concession 3, in the former Township of Albion. The property is located on the west side of The Gore Road and the north side of Healey Road.

Cultural Heritage Value

Design/Physical Value

The property contains a representative of a mid-19th century Ontario vernacular residence with Gothic Revival design influences. The Gothic Revival style is seen on the residence through its one and one half storey height, high-pitched side gable roof, high-pitched centre gable with central 1/1 semi-circular wood window, and red brick exterior.



The property also contains a representative late 19th to early 20th century timber framed barn with a gable roof.

Contextual Value

The property is visually and historically linked to the adjacent property at 13067 The Gore Road. Both properties contain mid-19th century Ontario vernacular residences with Gothic Revival design influences and front The Gore Road opposite one another. Both properties were also owned and farmed by the Mashinter family between 1921 and 1974. Under the Mashinter family ownership in the 1960s, 13066 and 13067 The Gore Road both won awards in a local farmstead improvement competition.

Heritage Attributes

The following heritage attributes have been identified for the property at 13066 The Gore Road:

Attributes that contribute to the design/physical value of the property include:

- Residence
 - One and one half storey structure
 - High-pitched side gable roof
 - Front (east) façade centre high-pitched gable with a central 1/1 semi-circular wood window with brick voussoir
 - Red brick exterior
- Barn
 - Two conjoined gable roof structures
 - Timber clad exterior
 - Lightning rods

Attributes that contribute to the contextual value of the property include:

- The location of the residence on the west side of The Gore Road opposite 13067 The Gore Road



6.3 13067 The Gore Road

6.3.1 Design or Physical Value

The residence on the property is representative of a mid-19th century Ontario vernacular residence with Gothic Revival design influences. The Gothic Revival style is seen on the residence through its one and one half storey height, medium-pitched cross gable roof, and high-pitched gable peaks with central windows.

The heritage integrity of the barn has been compromised as the large gable roof portion of the structure has collapsed. The structure is no longer a representative example of a late 19th to early 20th century framed barn with a gable roof. The barn used construction techniques and methods typical of the late 19th to early 20th century and does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

The farm outbuildings on the property are typical purpose-built outbuildings that were constructed based on the designs and materials typical for their structure type and construction date. The outbuildings used common construction materials and techniques related to their era of construction; they do not display a high degree of craftsmanship or artistic merit. They also do not demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 13067 The Gore Road meets criterion 1 of O. Reg. 9/06, for its representative mid-19th century Ontario vernacular residence with Gothic Revival style influences.

6.3.2 Historic or Associative Value

The residence on the property was constructed under the ownership of Alexander Dick, who owned the property between 1862 and 1873. The residence was constructed between 1861 and 1868, based on census records, assessment rolls, and its



architectural style. Dick was a yeoman and farmer of Scottish descent. Background research did not determine Dick to be significant to the local community or development of the Township of Albion.

The property is also connected to the 20th century ownership of the Mashinter family, who owned and farmed the property from 1921 until the 1970s. Richard was the first Mashinter to own the property in 1921, and by the 1960s it had passed to his son Leonard. Background research did not determine Richard or Leonard, Mashinter to be significant to the local community or development of the Township of Albion.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding the Township of Albion, and the architect is unknown.

Based on the above discussion, 13067 The Gore Road does not meet the historic/associative criteria of O. Reg. 9/06.

6.3.3 Contextual Value

The property is set within a rural section of the Town of Caledon. Between Healey Road and King Street, The Gore Road transverses a rural landscape with structures mostly set back from the roadway, except for several smaller lots with post-1954 residences. As the structures associated with former and existing farmsteads are not clearly discernible in the streetscape, there is no strong or cohesive heritage character along The Gore Road in this area. Rather, it is a typical rural landscape composed of farmsteads with late 20th century and contemporary infill. Thus, the property does not define, maintain, or support the character of an area.

The property is visually linked to the adjacent property at 13066 The Gore Road. Both properties contain mid-19th century Ontario vernacular residences with Gothic Revival design influences. Both residences front The Gore Road facing one another. In



comparison, to the other listed properties in The Gore Road streetscape, between Healey Road and King Street, 13066 and 13067 The Gore Road are the earliest remaining residences. Based on the Town’s Heritage Register, the other listed properties were built between 1900 and 1924, in an Edwardian Classical architectural style.

The property is also historically linked to 13066 The Gore Road as they were both owned and farmed by the Mashinter family between 1921 and 1974. Under the Mashinter family ownership in the 1960s, 13066 and 13067 The Gore Road both won awards in a local farmstead improvement competition. As evident in historical photographs from 1963, the barns at 13066 and 13067 The Gore Road both had the “Mashinter” family name across their front elevations.

The residence, barn, and outbuildings are set back from the roadway in a rural landscape and are screened by vegetation. The structures are not prominent in the streetscape. Thus, the property is not a landmark.

Based on the above discussion, 13067 The Gore Road meets criterion 8 of O. Reg. 9/06.

6.3.4 Summary of Evaluation

Table 6.2 summarizes the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 6.2 Ontario Regulation 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		



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Criteria of O. Reg. 9/06	Yes/No	Comments
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence on the property is representative of a mid-19 th century Ontario vernacular residence with Gothic Revival design influences. The Gothic Revival style is seen on the residence through its one and one half storey height, medium-pitched cross gable roof, and high-pitched gable peaks with central windows.
2. Displays a high degree of craftsmanship or artistic merit	No	The residence, barn, and outbuildings were all built with a standard level of craftsmanship for their construction period. They do not display a high degree of craftsmanship or artistic merit.
3. Demonstrates a high degree of technical or scientific achievement	No	The residence, barn, and outbuildings use common materials and techniques for their construction period.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The property is associated with the ownership of Alexander Dick and the Mashinter family. The existing residence on the property was built under the ownership of Dick between 1861 and 1868, based on census records, assessment rolls, and its architectural style. Background research did not determine Dick to be significant to the local community or the development of the Township of Albion. The Mashinter family owned and farmed the property from 1921 until the 1970s. Richard was the first Mashinter to own the property in 1921, and by the 1960s it had passed to his son Leonard. Background research did not determine Richard or Leonard Mashinter to be significant to the local community or development of the Township of Albion.



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Criteria of O. Reg. 9/06	Yes/No	Comments
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not contribute to an understanding of the development of the Township of Albion or Town of Caledon. It is a typical former rural farm property.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The property does not reflect the work or ideas of a particular architect, artist, builder, designer or theorist who is significant to the community.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The property is set within a rural landscape that does not have a defined or cohesive historic character, as former and existing farmstead structures are set back from the roadway and screened from the public right of way. Structures set adjacent to The Gore Road are post-1954 residences or contemporary infill. Thus, the property does not define, maintain, or support the character of an area.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is visually and historically linked to the adjacent property at 13066 The Gore Road. Both properties contain mid-19 th century Ontario vernacular residences with Gothic Revival design influences. Both residences front The Gore Road facing one another. Both properties were also owned and farmed by the Mashinter family between 1921 and 1974. Under the Mashinter family ownership in the 1960s, 13066 and 13067 The Gore Road both won awards in a local farmstead improvement competition.



Criteria of O. Reg. 9/06	Yes/No	Comments
9. Is a landmark	No	The residence and farm outbuildings are not a prominent feature in the streetscape. They are set back from the roadway and seasonally screened by vegetation. Thus, it does not have landmark value.

6.3.5 Statement of Cultural Heritage Value or Interest

Following the evaluation of 13067 The Gore Road according to O. Reg. 9/06, it was determined to contain CHVI as it met two criteria for design/physical value and contextual value. A draft Statement of Cultural Heritage Value including heritage attributes has been prepared for the property. Potential heritage attributes are limited to what was visible from the public right-of-way during the site assessment.

Description of Property

The property is located at 13067 The Gore Road in the Town of Caledon, Ontario. The property is historically on Part Lot 6, Concession 4, in the former Township of Albion. The property is located on the east side of The Gore Road and the north side of Healey Road.

Cultural Heritage Value

Design/Physical Value

The property contains a representative of a mid-19th century Ontario vernacular residence with Gothic Revival design influences. The Gothic Revival style is seen on the residence through its one and one half storey height, medium-pitched cross gable roof, and high-pitched gable peaks with central windows.

Contextual Value

The property is visually and historically linked to the adjacent property at 13066 The Gore Road. Both properties contain mid-19th century Ontario vernacular residences with



Gothic Revival design influences. Both residences front The Gore Road opposite one another. Both properties were also owned and farmed by the Mashinter family between 1921 and 1974. Under the Mashinter family ownership in the 1960s, 13066 and 13067 The Gore Road both won awards in a local farmstead improvement competition.

Heritage Attributes

The following heritage attributes have been identified for the property at 13067 The Gore Road:

Attributes that contribute to the design value of the property include:

- Residence
 - One and one half storey structure
 - Medium-pitched cross gable roof
 - Red brick chimneys
 - High-pitched gable peaks with central windows (west and south elevations)
 - 2/2 wood window (west elevation)

Attributes that contribute to the contextual value of the property include:

- The location of the residence on the west side of The Gore Road opposite 13067 The Gore Road



7 Impact Assessment

7.1 Description of Proposed Undertaking

The Study Area is located within the future Healey Gore Secondary Plan Area (the Secondary Plan). The Study Area is currently vacant, and changes are proposed to the property as part of the Secondary Plan.

The Secondary Plan area is generally bordered by The Gore Road to the west, Healey Road to the north, Humber Station Road to the east, and Mayfield Road to the south. On the Land Use Plan for the Secondary Plan, the Study Area consists of an Urban Corridor designation, Neighbourhood Area designation, Greenbelt area, Natural Features and Areas, a Neighbourhood Park, and a Stormwater Pond (Appendix A). The Urban Corridor designation is intended to permit a mix of medium density residential and mixed uses. The Town's Official Plan permits a maximum building height of 12 storeys along Urban Corridors, however ground-related medium density dwellings (townhouses) would also be permitted. The Neighbourhood Area designation is intended to accommodate a wide range of low to medium density housing types, as well as parks and schools.

The southern edge of the Study Area is also within the Highway 413 Focus Analysis Area. Highway 413 is a proposed new highway between Highway 400 and Highway 400/407 ETR.

7.2 Assessment of Impacts

Table 7.1 provides an assessment of the potential impacts to the identified CHVI and heritage attributes as described in Section 6.2.5 and 6.3.5. As described in Section 2.5, Infosheet #5 was used to characterize impacts. Where impacts are anticipated, 'Y' is listed in the column. Where no impacts to CHVI are anticipated, 'N' is listed in the column. Further discussion is found in Section 7.3.



Table 7.1 Potential Impacts to Identified CHVI

Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
13066 The Gore Road	N	N	N	N	N	N	N	<p>The proposed undertaking will not have direct impacts on the residence and barn at 13066 The Gore Road. The Urban Corridor fronts the intersection of Healey Road at The Gore Road. The residence and barn are more than 200 metres from the proposed Urban Corridor area. No shadow impacts are anticipated as the property is north of the proposed undertaking. No isolation impacts are anticipated as the residence will maintain visual and historical connection with the adjacent 13067 The Gore Road. The property will have no change in land use with the proposed undertaking. There are no land disturbances anticipated as the residence and barn are more than 200 metres from the proposed undertaking.</p> <p>Accordingly, mitigation measures are not required.</p>
13067 The Gore Road	N	N	N	N	N	N	N	<p>The proposed undertaking will not have direct impacts on the residence at 13067 The Gore Road. The Urban Corridor fronts the intersection of Healey Road at The Gore Road. The residence is more than 200 metres from the proposed Urban Corridor area. No shadow impacts are anticipated as the property is north of the proposed undertaking. No isolation impacts are anticipated as the residence will maintain visual and historical connection with the adjacent 13066 The Gore Road. The property will have no change in land use with the proposed undertaking. There are no land disturbances anticipated as the residence is more than 200 metres from the proposed undertaking.</p> <p>Accordingly, mitigation measures are not required.</p>



7.3 Discussion of Impacts

There are no direct or indirect impacts anticipated to 13066 and 13067 The Gore Road. Identified heritage attributes for both properties are more than 200 metres from the proposed undertaking. As such, it was determined that no mitigation measures are required at this time.



8 Conclusions

The adjacent listed properties at 13066 and 13067 The Gore Road were evaluated according to O. Reg. 9/06 and were both determined to merit CHVI, and SCHVI were prepared.

- 13066 The Gore Road, met the following O. Reg. 9/06 criteria:
 - Criterion 1: The residence on the property is representative of a mid-19th century Ontario vernacular residence with Gothic Revival design influences. The barn also has design value as a representative late 19th to early 20th century timber framed barn with a gable roof.
 - Criterion 8: The property is visually and historically linked to the adjacent property at 13067 The Gore Road. Both properties contain mid-19th century Ontario vernacular residences with Gothic Revival design influences. Both properties were also owned and farmed by the Mashinter family between 1921 and 1974.
- 13067 The Gore Road, met the following O. Reg. 9/06 criteria:
 - Criterion 1: The residence on the property is representative of a mid-19th century Ontario vernacular residence with Gothic Revival design influences.
 - Criterion 8: The property is visually and historically linked to the adjacent property at 13067 The Gore Road. Both properties contain mid-19th century Ontario vernacular residences with Gothic Revival design influences. Both properties were also owned and farmed by the Mashinter family between 1921 and 1974.

The impact assessment was completed based on the SCHVI for 13066 and 13067 The Gore Road. No direct or indirect impacts were identified, as heritage attributes are more than 200 metres from the proposed undertaking. As such, mitigation measures are not required.



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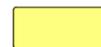
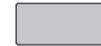
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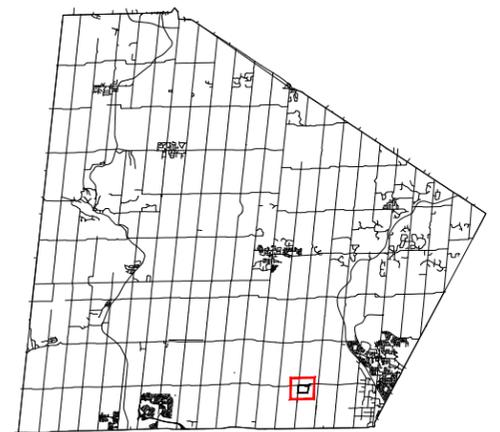
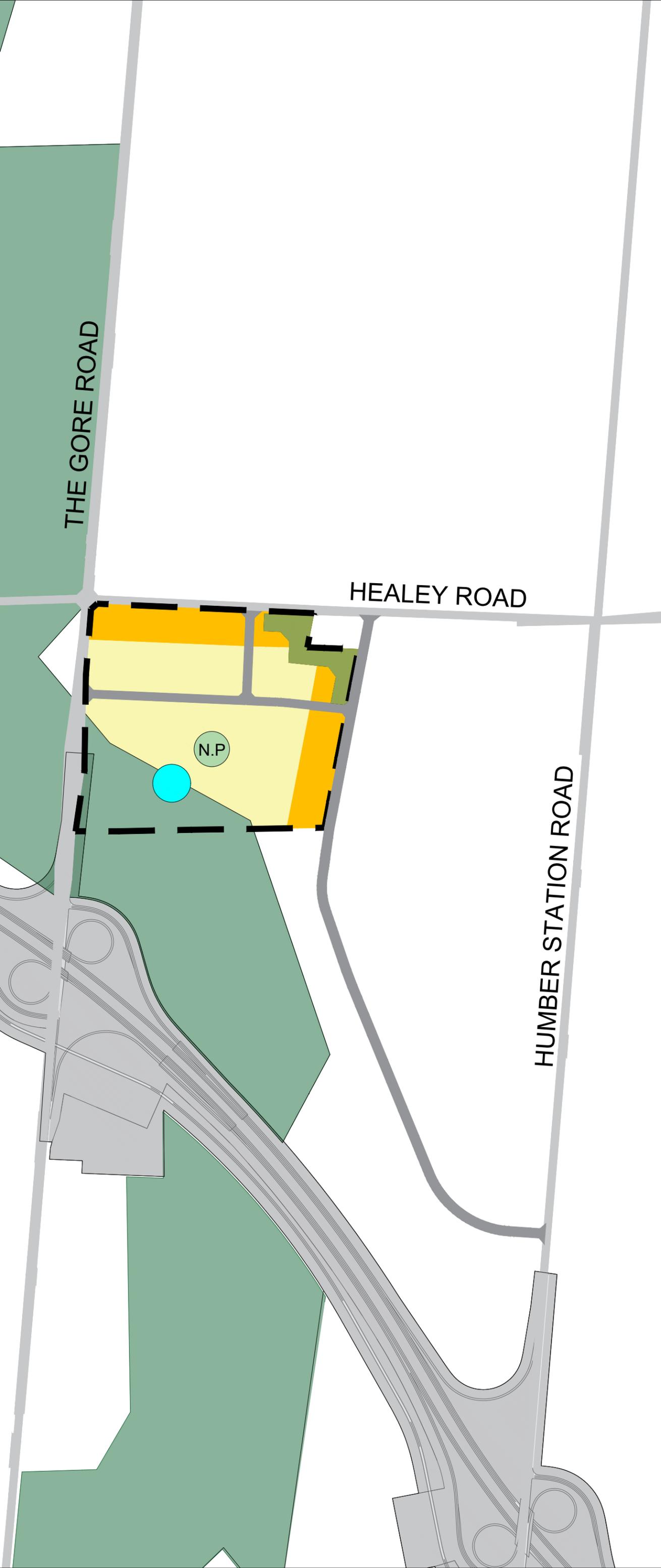


**Appendix A Land Use Plan, Healey Gore
Secondary Plan**



LEGEND

-  Secondary Plan Area
-  Neighborhood Area
-  Urban Corridor
-  Existing Road Network
-  Proposed Road Network
-  Stormwater Pond
-  Neighbourhood Park
-  Greenbelt
-  Natural Features and Areas



Base Data Source: Town of Caledon

0 50 100 250

