TOWN OF CALEDON
PLANNING
RECEIVED
May 27, 2026

CULTURAL HERITAGE IMPACT STATEMENT ADDENDUM

Address
0 Nicholas Street, Alton,
Caledon, Ontario

Client
Mt. Nicholas Holdings Inc.

Project No. 26418

Date May.01.2026

Biglieri

Land Acknowledgement

As descendants of settlers to Canada, one of our goals is to inspire others to take action to support Indigenous communities. One of the ways we can help achieve this is through creating a meaningful and intentional land acknowledgement. Therefore, we respectfully acknowledge that the Subject Site and the Town of Caledon is located on the land that was shared between the Attiwonderonk (Neutral), Petun, Anishinaabe (Anishinabewaki), Mississaugas of the Credit First Nation, Mississauga and Haudenosaunee peoples.

It is also important to acknowledge that the Town of Caledon is situated on territory governed by Treaty 19 also known as the Ajectance Purchase, which was signed on October 28, 1818 which encompassed approximately 6,500km^2. The treaty was signed by representatives of the Crown and the Anishnaabe peoples, named after Chief Ajetance. The lands associated with the treaty include the current communities of Brampton, Georgetown and the Caledon "Badlands".

We are all treaty people. Many of us have come here as settlers, immigrants, and newcomers in this generation or generations past. We would also like to acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.

Background Information

Contact Information

The property at 0 Nicholas Street, Alton, Caledon, Ontario ("Subject Site"), is presently managed by Mt. Nicholas Holdings Inc. ("Client"). This Cultural Heritage Impact Statement Addendum has been requested by the Client; their contact information is provided below:

David Goodman,

Goodman, Solomon & Gold

1500-439 University Ave

Toronto, ON M5G 1Y8

E: dmg@goodmansolomon.com

Author

This Cultural Heritage Impact Statement Addendum was prepared by The Biglieri Group Ltd. ("TBG"). TBG is an urban planning, design, and heritage consulting firm based out of Toronto and Hamilton that specializes in the conservation and stewardship of cultural heritage resources across Ontario.

Rachel Redshaw H.E. Dipl., CAHP is the author and editor of this CHIS Addendum. Ms. Redshaw is registered Heritage Professional with the Canadian Association of Heritage Professionals (CAHP) and a member of International Council on Monuments and Sites (ICOMOS). She holds a Bachelor of Arts (BA) in Anthropology and Celtic Studies from Saint Francis Xavier University, a Higher Education Diploma in Cultural Studies from the University of the Highlands and Islands and a Master of Arts (MA) degree in World Heritage and Cultural Projects for Development developed by UNESCO in conjunction with the International Training Centre of the ILO and the Università degli Studi di Torino and the Politecnico di Torino.

Executive Summary

The Biglieri Group Ltd. ("TBG") was retained by Mt. Nicholas Holdings Inc. to prepare a Cultural Heritage Impact Statement ("CHIS") Addendum for the property municipally addressed as 0 Nicholas Street, within the Village of Alton, Town of Caledon. The proposed development of the Subject Site includes 15 single-detached dwellings concentrated on the eastern half of the site and a conservation easement for Lots 7-15 to protect natural woodland.

This Cultural Heritage Impact Statement Addendum was prepared in response to the Town of Caledon comments dated December 13, 2024, addressing concerns related to the Alton Pinnacle and reflecting recent legislative and site-specific changes. The Addendum updates the original assessment to account for the demolition and removal of 19904 Main Street from the Municipal Heritage Register and incorporates amendments to the Ontario Heritage Act under Bills 23 and 200, including the applicable evaluation framework.

A review of prior cultural heritage evaluations confirms that certain listed (non-designated) properties meet the minimum criteria of O. Reg. 9/06, with recommendations for refinement of heritage attributes should designation be considered. The Addendum reviews the potential impacts of the proposed development, identifying the Pinnacle as the primary area of sensitivity, and concludes that while overall setbacks, orientation, scale, and height are contextually appropriate, detailed architectural design will be important to mitigating potential impacts. Specific risks relate to building massing, materials, ancillary structures, and the design of required retaining walls, which may affect the character of the Village of Alton if not sensitively integrated. Accordingly, the Addendum provides updated recommendations to guide context-responsive architectural design, the naturalized treatment of retaining walls, and avoidance of generic architectural forms, ensuring the development respects the historic character of the Alton and Environs Cultural Heritage Landscape.

TABLE OF CONTENT

1. INTRODUCTION **1**

1.1. General Overview 2

1.2. Scope of Addendum 3

1.3. Description of Existing Conditions of Subject Site, Adjacent Heritage Properties and Surrounding Area 4

1.3.1. Subject Site 4

1.3.2. Adjacent Heritage Properties 6

1.3.3. Surrounding Area 9

1.4. Heritage Status 11

2. POLICY FRAMEWORK **13**

2.1. Policy Framework Review 14

2.2. Summary of Policy Framework Recommendations/ Updates 19

3. PROPOSED DEVELOPMENT **21**

4. HISTORICAL CONTEXT **27**

5. REVIEW OF CULTURAL HERITAGE RESOURCES **33**

5.1. Cultural Heritage Landscapes 34

5.1.1. Alton Heritage Conservation District Study 34

5.1.2. Alton and Environs Cultural Heritage Landscape 34

5.2. Protected Heritage Property: 55 John Street 38

5.2.1. Millcroft Inn 38

5.2.2. Wards-Dods-Millcroft House 39
5.3. Listed (Non-Designated) Properties 40
5.3.1. 0 Nicholas Street 41
5.3.2. 46 Amelia Street 43
5.3.3. 19876 Main Street 45
5.3.4. Summary 47

6. IMPACT ASSESSMENT 49

6.1. Introduction 50
6.2. Summary of Impact Analysis 51
6.2.1. 0 Nicholas Street (Subject Site) 51
6.2.2. 55 John Street (Wards-Dods-Millcroft House and Millcroft Inn) 51
6.2.3. 46 Amelia Street 52
6.2.4. 19876 Main Street (Nicholas Smith House) 52
6.2.5. Alton and Environs Cultural Heritage Landscape 52
6.3. Compatibility with the Alton and Environs CHL 53
6.3.1. Compliancy with Official Plan Policies and Conserving Cultural Heritage Landscapes 53
6.3.2. Review of Proposed Architectural Design Guidelines (2024) 56
6.3.3. Summary 60

7. MITIGATION AND CONSERVATION RECOMMENDATIONS 61

7.1. Previous Mitigation and Conservation Recommendations 62
7.2. Additional Mitigation and Conservation Measures 63
7.3. Implementation and Monitoring 69

8. CONCLUSION 71

9. BIBLIOGRAPHY **73**

10. APPENDICES **75**

Appendix A: Concept Plan

Appendix B: Preliminary Functional Grading Plan (FGP-1)

LIST OF FIGURES

Figure 1. **Location Map** 2

Figure 2. **General Photographs of the Subject Site** 5

Figure 3. **Photographs of the Surrounding Area of Alton Village** 10

Figure 4. **Heritage Status** 12

Figure 5. **Proposed Concept Plan with Aerial Overlay** 23

Figure 6. **Architectural Design Guidelines** 24

Figure 7. **Overlay of Preliminary Functional Servicing Plan Identifying Locations of Retaining Walls** 25

Figure 8. **19th Century Historical Cartography** 29

Figure 9. **Comparative Analysis between 1954 and 2025 Aerials** 30

Figure 10. **Historical Photographs of the Pinnacle** 31

Figure 11. **Visual Review of Architectural Design in Alton and Environs CHL** 37

Figure 12. **Overlay of 1857 Plan on Current Site Plan** 55

Figure 13. **Material and Colour Palette** 59

Figure 14. **Examples of Contemporary Designs** 65

Figure 15. **Examples of Existing Local Fencing/ Walls and Proposed Approaches** 68

LIST OF TABLES

Table 1. **Existing Conditions of Adjacent Heritage Properties** 7

Table 2. **Policy Framework Review** 15

Table 3. **Cultural Heritage Evaluation of 0 Nicholas Street** 39

Table 4. **Cultural Heritage Evaluation of 46 Amelia Street** 41

Table 5. **Cultural Heritage Evaluation for 19876 Main Street** 43

Table 6. **Levels of Adverse Impacts to Cultural Heritage Resources** 48

Table 7. **Compatibility within CHL as Per Section 18.2.9 of the Official Plan** 52

Table 8. **Analysis of Elements of Successful Infill** 55

PAGE INTENTIONALLY LEFT BLANK

1. INTRODUCTION

1.1 General Overview

1.2 Scope of Addendum

1.3 Description of Existing Conditions of Subject Site, Adjacent Heritage Properties and Surrounding Area

1.4 Heritage Status

1.1 General Overview

The Biglieri Group Ltd. ("TBG") has been retained by Mt. Nicholas Holdings Inc. to prepare a Cultural Heritage Impact Statement ("CHIS") Addendum for the property municipally addressed as 0 Nicholas Street, within the Village of Alton, Town of Caledon ("Subject Site"- see **Figure 1 - Location Map).** The proposed development of the Subject Site includes 15 single-detached dwellings concentrated on the eastern half of the site and a conservation easement for Lots 7-15 to protect natural woodland.

The Subject Site is located adjacent to two (2) listed (non-designated) properties located at 46 Amelia Street and 19876 Main Street and a protected heritage property under Part IV of the *Ontario Heritage Act* located at 55 John Street (referred to as "Ward-Dods-Millcroft House and The Millcroft Inn").

The Subject Site is also located within the Town's Cultural Heritage Landscape Inventory within the Alton and Environ Cultural Heritage Landscape (CHL) and was included in the Alton Heritage Conservation District Study Area.

A Final CHIS was previously prepared for the Subject Site by WSP Ltd. ("WSP") dated April 25, 2022 which included a cultural heritage evaluation of the listed (non-designated) properties, including the Subject Site and adjacent listed properties, under the prescribed *Ontario Regulation 9/06.* The report determined that the Subject Site and listed properties have Cultural Heritage Value or Interest ("CHVI"). The CHIS also evaluated the former listed (non-designated) property at 19904 Main Street, which has since been removed from the Town's Municipal Heritage Register.

Figure 1. **Location Map** Google Earth, 2025

The previous CHIS assessed the impact on the Site's identified cultural heritage value based on the redevelopment proposal. The report assessed impacts to the designated protected heritage property (Part IV of the OHA) at 55 John Street (the Millcroft Inn) and listed (non-designated) properties 46 Amelia Street, 19876 Main Street, and 19904 Main Street (noting this property has since been demolished and removed from the register), the area of the Alton and Environs Cultural Heritage Landscape (CHL) and the Alton Heritage Conservation District (HCD) Study (2020). Since the initiation of the HCD Study, Council has not officially adopted an HCD Plan with policies and guidelines to which the proposal would have to comply. The report recommended the preparation of a Tree Preservation Plan, Zone of Influence Construction Vibration Study, a Construction Hoarding Plan, Hydrogeological Investigation and fugitive dust emissions plan as mitigation measures.

The Town of Caledon (the "Town") has requested that an Addendum to the CHIS be prepared in response to comments issued by the Town's Heritage, Planning & Development Department on December 13, 2024. This Addendum has been prepared to address that request.

1.2 Scope of Addendum

Based on review of the comments provided by the Town dated December 13, 2024, the Heritage, Planning and Development Department expressed concerns for the Alton Pinnacle and have requested a Cultural Heritage Impact Statement Addendum to address legislative changes (Bill 23 and 200) and the removal of 19904 Main Street from the municipal heritage register. The following comments were provided by Town Staff in relation to the content of this report:

> A CHIS addendum is required to address the following:
>
> a. *Note for the benefit of the report that the structures at 19904 Main Street were lost to demolition and the property was subsequently removed from the Heritage Register.*
>
> b. *Update all recommendations in consideration of the de-listing of 19904 Main Street and the recent changes to the Ontario Heritage Act.*
>
> c. *Include discussion of impacts related to any proposed retaining walls and how the appearance of these retaining walls would affect the Village of Alton.*
>
> d. *Include recommendations addressing the following, should the development be approved:*
>
> i. *design the new houses to reflect the historic character of the area. They should be of their time while reflecting common architectural characteristics seen in the Village of Alton.*
>
> ii. *The design of retaining walls; they should be naturalized, like the retaining walls in place at other properties, and should not be composed of armourstone.*

In summary, the scope of the Addendum is outlined in these comments including updating recommendations, discussion of impacts related to any proposed retaining walls and design recommendations related to the new houses and the retaining walls within the context of the historic character of the Village of Alton.

1.3 Description of Existing Conditions of Subject Site, Adjacent Heritage Properties and Surrounding Area

A site visit was completed by TBG Cultural Heritage Staff on March 24, 2026 to review the existing conditions of the Subject Site, adjacent heritage properties and general environs. With the exception of the Subject Site, photographs were taken from the public realm.

1.3.1 Subject Site

The Subject Site consists of 5.9 acres of land located northwest of Queen Street West and Main Street in the Village of Alton. The site is vacant and does not include any buildings or structures. The site consists of open space and woodlands, primarily a European Larch Coniferous Plantation on the northeast side of the site. The treed area of the site equates to 3.16 hectares of the site area of a variety of dominant species such as White Pine Coniferous Planation, Scottish Pine Coniferous. The site is situated on the eastern face of the Pinnacle of Alton (a large morainic hill); its topography includes a slope that bisects the site along its middle from the northwest and southwest with the crest, or highest point, near the southwest limits of the property. There are informal and formal trails located in parts of the site particularly westwards leading from Nicholas Street. There are several unopened municipal right-of-ways, including Amelia Street, Nicholas Street and Spring Street.

Figure 2. **General Photographs of the Subject Site** TBBF, 2026

1. View from the slope looking southwards towards Amelia Street;
2. View from the slope looking southwards towards 46 Amelia Street;
3. View of wooded area including White Pine and European Larch looking northwards along unofficial trail;
4. View of European Larch looking north-east along north-east periphery of the site.

1.3.2 Adjacent Heritage Properties

This sub-section provides a high-level assessment of the existing conditions of adjacent heritage properties, based solely on observations undertaken from the public realm. The purpose of this assessment is to establish an understanding of the current physical context and to identify any potential alterations that may influence the previously determined cultural heritage value or interest of these resources. The review also supports the identification of potential direct and indirect impacts, as well as the development of appropriate mitigation and conservation measures.

For clarity, the impact analysis does not include 19904 Main Street, as the on-site built resource has been removed and no longer contributes to the existing heritage context.

Table 1. **Existing Conditions of Adjacent Heritage Properties**

Civic Address	Description	Photograph (Site Visit, March 24, 2026)
19876 Main Street	The property includes a one and half storey Neoclassical dwelling (c. late 1840s) with a one storey kitchen addition. The house is timber frame construction with a drystone foundation with a brick veneer. There are additions to the north and south elevations of the house. The property includes a drystone wall featured along the streetscape and split rail Cedar fencing. There are five other structures on the property including a one storey frame garage, one storey frame barn, and three storage buildings. There are some mature deciduous trees located on the property with one heritage tree located to the west of the house (crab tree). The property appears to have maintained conditions since the 2022 CHIS.	
46 Amelia Street	The property includes a one-and-a half storey vernacular, T-shaped, worker's cottage. Several alterations appear to have occurred over the years to the exterior of the building includes modern replacements of windows, doors and application of various exterior cladding. The property includes fencing, open grassed and wooded areas and is situated at the base of the Pinnacle. The property appears to have maintained conditions since the 2022 CHIS.	

55 John Street **"Ward-Dods-Millcroft House and The Millcroft Inn"**	The property includes the Millcroft Inn which includes a three-storey stone mill building and a two-storey stone warehouse (constructed in 1881). The property also includes a two-and-half storey, Late Victorian, red brick house (c. 1880). The house is associated with designed gardens (Italian style gardens). The property includes 100 acres which in addition to the buildings and structures, include parking lots, forested lands, recreational trails, gardens. Shaw's Creek traverses the property. The buildings have been rehabilitated and adaptively reused as part of the Millcroft Inn and Spa. They appear to have maintained conditions since the 2022 CHIS.	

1.3.3 Surrounding Area

The Subject Site is within the vicinity of the downtown of Alton (intersection of Queen Street West and Main Street). The area includes a range of residential and commercial uses as well as surrounding natural space including wooded areas and waterways (Shaw's Creek). The abutting streets of Nicholas Street and Amelia Street include residential properties some of which are historic while others are later infill. The downtown of Alton is characterized by historic commercial buildings with a mix of residences. The Alton Mill Arts Centre is located within close proximity of the site; the building is an adaptively reused stone mill and the property includes dry stone walling. The Millcroft Inn is located south-west of the Subject Site and includes a historic stone mill and brick Victorian dwelling with integrated landscape features.

Figure 3. **Photographs of the Surrounding Area of Alton Village** TBG, 2026

1. View from Queen Street West looking south-west for south side of the street within the downtown;
2. View from the south west corner of Queen Street West and Main Street looking southwards downtown Alton;
3. View from Queen Street West looking southwards towards commercial historic building at corner of Main Street and Queen Street West;
4. View of Main Street looking northwards from intersection of Queen Street West and Main Street;
5. View of Alton Mill Arts Centre looking south west.
6. View from bridge looking over Shaw's Creek towards Mill Croft Inn (55 John Street).

1.4 Heritage Status

The current heritage status of the Subject Site was confirmed through a review of municipal, provincial and national databases including: the Township of Centre Wellington's Municipal Heritage Register (the "Register") Ontario Heritage Act Register, the Canadian Register of Historic Places (CHRP) and other relevant documents such as the Township's Official Plan and the Town of Caledon's Cultural Heritage Landscapes Inventory (March 2009).

The Subject Site is not identified on the Municipal Heritage Register as a listed (non-designated) or designated under Part IV of the OHA nor under Part V within a Heritage Conservation District. The Town of Caledon commenced a Heritage Conservation District Study led by MHBC Planning Ltd. ("MHBC") within the boundaries of Alton in the Summer of 2020 (Town of Caledon). The Town has not yet completed the Study and is currently on hold (Sally Drummond, November 27, 2025). Several natural and landscape features were identified relative to the Subject Site including topography, including the Pinnacle, 19th and 20th century-built features, historic views from the Pinnacle. The Subject Site is located within the *Alton and Environs Candidate CHL* identified in the Town of Caledon's Cultural Heritage Landscapes Inventory (March 2009) and included in *Figure C3-Designated Cultural Heritage* in the Town of Caledon's Official Plan (2025 Consolidation). The CHL is described as, "[an] *organically evolved mill village landscape".* Furthermore, the Subject Site is adjacent, contiguous to the following properties provided with their associated descriptions in the Town's Municipal Heritage Register:

46 Amelia Street (Listed, Non-designated)

c. 1880-1890; Victorian Gothic style frame cottage that housed workers for nearby foundry. Part of historic Queen St W neighbourhood. Added to the Register under Section 27 (3); Council Resolution 2018-14.

19876 Main Street (Listed, Non-designated)

Late 1840; Highly Significant; Ontario Cottage, Neoclassical style house. Part of historic Main Street corridor. Added to the Register under Section 27 (3); Council Resolution 2018-14.

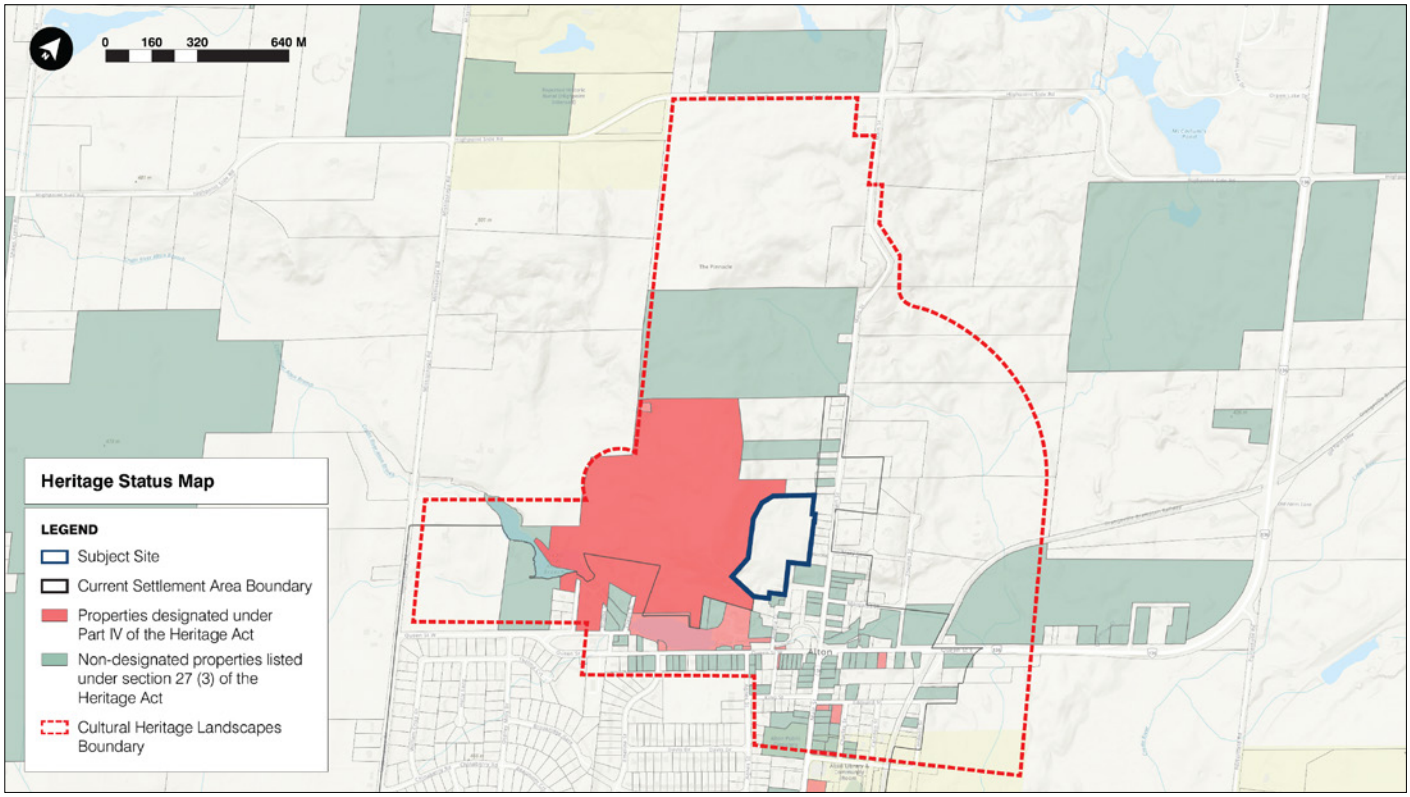
55 John Street (Wards-Dods-Millcroft House and Millcroft Inn) (Designated under Part IV of the Ontario Heritage Act)

c. 1877; designated for architectural and historical value; Designation by-law 1985-167.

The Cultural Heritage Value of the Subject Site, adjacent heritage properties and the *Alton and Environs CHL* are reviewed in Section 7.0 of this report.

[1] Based on a review of the timing of the report as the CHRP is to be deactivated in the Spring of 2026.

Figure 4. **Heritage Status** TBG, 2026



2. POLICY FRAMEWORK

2.1 Policy Framework Review

2.2 Summary of Policy Framework Recommendations/ Updates

This section examines the policy framework presented in the 2022 Cultural Heritage Impact Statement (CHIS) by WSP to ensure its continued relevance and alignment with current planning and heritage policy. The purpose of this review is to identify any changes, updates, or newly adopted policy documents that have come into effect since the completion of the original report. In addition, the review highlights relevant provincial, regional, and municipal policy sources that were not included in the initial policy analysis but are now applicable or beneficial to a comprehensive understanding of the cultural heritage context. Through this process, an updated and complete policy foundation will be provided to support the addendum to the CHIS.

2.1 Policy Framework Review

The following Table 2 evaluates the contents of this CHIS Addendum against the applicable legislative and policy framework governing cultural heritage resources in Ontario. This includes a review of relevant provisions of the Ontario Heritage Act, the Provincial Planning Statement, the Planning Act, and municipal heritage policies and guidelines, as appropriate. The table identifies how the Addendum aligns with, responds to, or satisfies the requirements, expectations, and evaluative criteria established within these instruments.

Table 2. **Policy Framework Review**

Policy Document	Commentary and Updates
Planning Act and PPS	The CHIS reviewed the Planning Act (1990) and the Provincial Policy Statement (PPS) (2020). Since the completion of the report in 2022, the PPS has been updated. On August 20, 2024, the Ministry of Municipal Affairs and Housing ("MMAH") released a new Provincial Planning Statement ("2024 PPS"), which came into force and effect on October 20, 2024. The 2024 PPS is intended to be a streamlined land use policy framework and has replaced the 2020 Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe 2019. It builds on housing-supportive policies from both documents and provides municipalities with the tools and flexibility to increase housing supply, align development with infrastructure for a competitive economy, support rural viability, and protect agricultural lands, the environment, and public health and safety. In this regard, Section 4 of the 2024 PPS provides policy direction on the wise use and management of resources in Ontario, including cultural heritage and archaeological resources. Section 4.6 specifically provides policy direction on cultural heritage and archaeology, providing the following policies: 1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.* 2. *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.* 3. *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.* 4. *Planning authorities are encouraged to develop and implement:* a) *archaeological management plans for conserving archaeological resources; and* b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.* 5. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

	A protected heritage property is a defined term in the 2024 PPS, and means 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 IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having 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. Significant heritage resource is also a defined term in the 2024 PPS and 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". Accordingly, the policies of 4.6.1 and 4.6.4 apply to as it relates to understanding the significance of the heritage value that could be tied to the subject site, and therefore, have been captured in this report. The focus for heritage conservation in Ontario, as per the 2024 PPS, has now shifted to conserving protected heritage properties, which means properties inventoried, listed (non-designated) properties are not provincial priorities for conservation. This Subject Site is not considered of significant cultural heritage value and a Protected Heritage Property as per the PPS 2024. In this context, only the designated property located at 55 John Street (Millcroft Inn) is considered a provincial priority for conservation.
Ontario Heritage Act	The CHIS reviews the *Ontario Heritage Act*. While the information provided in the report remains valid, it does not speak to changes to the OHA as a result of Bill 200 and Bill 23. The Ontario Heritage Act, R.S.O. 1990, c. O.18 (the "Heritage Act"), is provincial legislation that sets out the ground rules for the protection of heritage properties and archaeological sites in Ontario. The Heritage Act came into force in 1975, and has been amended several times, including in 2005 to strengthen and improve heritage protections in Ontario, and in recent years through Bill 108 in July 2022, in November 2022 through Bill 23, in December 2023 through Bill 139, and then again in June 2024 through Bill 200, (i.e., the Homeowner Protection Act, 2024). Under Bill 23, "listing" a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Designation requires a property to meet a minimum of two (2) criteria to be determined to be of cultural heritage significance. This means that the properties that are currently listed (non-designated) adjacent to the property must be confirmed to meet a minimum of two of the criteria to be considered of cultural heritage value or interest. Bill 200 has extended the timeline for the removal of listed (non-designated) from the municipal heritage register from January 2025 to January 2027 at which point in time a property cannot be added for a five year period.

Ontario Regulation 9/06	Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest for properties that may be designated under Section 29 of the Heritage Act, which were amended following Bill 23 through O. Reg. 569/22. Bill 23 received Royal Assent on November 28, 2022, and has now been enacted as Chapter 21 of the Statutes of Ontario, 2022. The criteria outlined on Page 16-17 of the CHIS does not reflect the current O. Reg. 9/06 which has since removed sub-categories and now requires at least two (2) criteria to met to be considered a cultural heritage resource; previously only one (1) criterion had to be met to be considered a cultural heritage resource. This section within the CHIS (2022) also does not speak to *Ontario Regulation 385/21*. If a property is determined to have cultural heritage value or interest, a Statement of Cultural Heritage Value is required and the identification of heritage attributes which are mandated to be compliant with O. Reg. 385/21, Section 3. This means that the Statements of Cultural Heritage Value or Interest and heritage attributes for the adjacent, listed (non-designated) properties will have to be reviewed for compliancy.
MHSTCI Heritage Resources in Land Use Planning	The information provided in this section is accurate. Although the Ontario Heritage Toolkit, to which this document accompanies, has been updated as of May 2025, the Ministry of Multiculturalism and Citizenship (MCM) has not updated their info sheets. This section does not speak to the general Ontario Heritage Tool Kit ("OHTK") which is a series of guides that are designed to help illustrate the heritage conservation process in Ontario. The OHTK includes a booklet on "Heritage Property Evaluation" that is relevant to the evaluations that were included in the report. This document will be used to support the review of the evaluation of listed (non-designated), adjacent properties.
Region of Peel Official Plan (RPOP)	On July 1, 2024, under the Planning Act, Peel Region was designated an "upper-tier municipality without planning responsibilities." Therefore, the Town of Caledon's land use planning authorities are responsible for local and regional official plans and development applications. The Ministry of Municipal Affairs and Housing is the approval authority for certain official plan reviews and amendments. The Town of Caledon is now responsible for the RPOP.

Town of Caledon Official Plan (2025)	The CHIS speaks to the Town of Caledon (2018) Official Plan consolidated in April 2018. On October 22, 2025, the Minister of Municipal Affairs and Housing issued a decision to approve the Future Caledon Official Plan (October 2025 Consolidation) with modifications. Future Caledon replaces the majority of the 1978 Town of Caledon Official Plan as noted in Policy 1.2.1 of Future Caledon. The policies stated in the CHIS are now dated. They are replaced by Section 6.0 of the Future Caledon OP. Policies related to Cultural Heritage Impact Statements are found in Section 6.3 of the OP. Section 6.3.4 directs Staff to require an HIA for development adjacent to a designated heritage property and within a cultural heritage landscape. The policies only speak for to assessment for listed (non-designated) properties that are part of the development site. The Town "-will consider the interrelationship between cultural heritage landscapes and natural features and areas in accordance with the policies in this Plan" (6.3.5). Policies relevant to the Cultural Heritage Landscape inventory, and the protection thereof, is included in Section 6.8. Section 6.8.4 states "Where designation under the Ontario Heritage Act is not practical (e.g. due too the scale of the landscape), a cultural heritage landscape may be subject to area-specific land use designations and policies". Section 18.2.9 states the following: *In order to maintain the character of the Villages and Hamlets, all development will recognize the existing built form context and protect the character of the settlement and its built heritage resources and cultural heritage landscapes. In this regard, new development will respect and reinforce:* *a) The height, massing, and scale of nearby buildings* *b) The average setbacks of buildings from the street;* *c) The prevailing side and rear yard setbacks;* *d) The landscaped open space patterns;* *e) The size and configuration of lots; and,* *f) The existing street pattern.* The above criteria are reviewed in sub-section 6.2.5 of this report.
Federal and Provincial Heritage Guidelines	The federal and provincial heritage guidelines provided in the CHIS continue to be valid and relevant.

2.2 Summary of Policy Framework Recommendations/ Updates

In summary, there have been changes to relevant policy documents since the completion of the Final CHIS in 2022. There are also policy documents that were not referred to within the CHIS' policy framework review. The updates and recommended relevant policy documents, not included in the CHIS, are summarized below:

- **PPS 2024 Update:** The focus for heritage conservation in Ontario, as per the 2024 PPS, has now shifted to conserving protected heritage properties, which means properties inventoried, listed (non-designated) properties are not provincial priorities for conservation. This Subject Site is considered of significant cultural heritage value and a Protected Heritage Property as per the PPS 2024. In this context, only the designed property located at 55 John Street (Millcroft Inn and Spa) is considered a provincial priority for conservation.
- **Amendments to the Ontario Heritage Act (Bill 23 and Bill 200):** Designation requires a property to meet a minimum of two (2) criteria to be determined to be of cultural heritage significance. This means that the properties that are currently listed (non-designated) adjacent to the property must be confirmed to meet a minimum of two of the criteria to be considered of cultural heritage value or interest. Bill 200 has extended the timeline for the removal of listed (non-designated) from the municipal heritage register from January 2025 to January 2027; this means if the adjacent listed properties are not designated as protected heritage properties by January 2027, they will be removed from the Town's Municipal Heritage Register.
- **Amendments to Ontario Regulation 9/06:** The criteria have since been updated and now requires at least two (2) criteria to met to be considered a cultural heritage resource. The CHIS did not speak to *Ontario Regulation 385/21*. This means that the Statements of Cultural Heritage Value or Interest and heritage attributes for the adjacent, listed (non-designated) properties will have to be reviewed for compliancy to this regulation.
- **Updated Ontario Heritage Toolkit (2025):** The Ontario Heritage Toolkit, which is a guide for the implementation of the Ontario Heritage Act, has been updated in May of 2025. The guide for Heritage Property Evaluation will be used to review the evaluations in the CHIS.
- **Region of Peel Official Plan (RPOP):** The Town of Caledon is now responsible for the RPOP.
- **Future Caledon Official Plan (2025):** Updates have since been made to the Town's Official Plan. On October 22, 2025, the Minister of Municipal Affairs and Housing issued a decision to approve the Future Caledon Official Plan (October 2025 Consolidation) with modifications. Therefore, the cultural heritage policies have been updated.

PAGE INTENTIONALLY LEFT BLANK

3. PROPOSED DEVELOPMENT

The proposed development consists of 15 estate residential lots, with lot areas ranging from approximately 0.14 hectares to 3.21 hectares. Each lot will be serviced by a private septic system and municipal water services. Access to the development will be provided by two new public roads located in the eastern portion of the site, including an extension of Amelia Street from the south and Spring Street from the northeast. Both roads will be constructed as 20.0-metre wide public rights-of-way, with Amelia Street connecting to Queen Street West and Spring Street connecting to Main Street. Individual driveway access to all lots will be provided from these new roads (see **Figure 5** - Proposed Concept Plan).

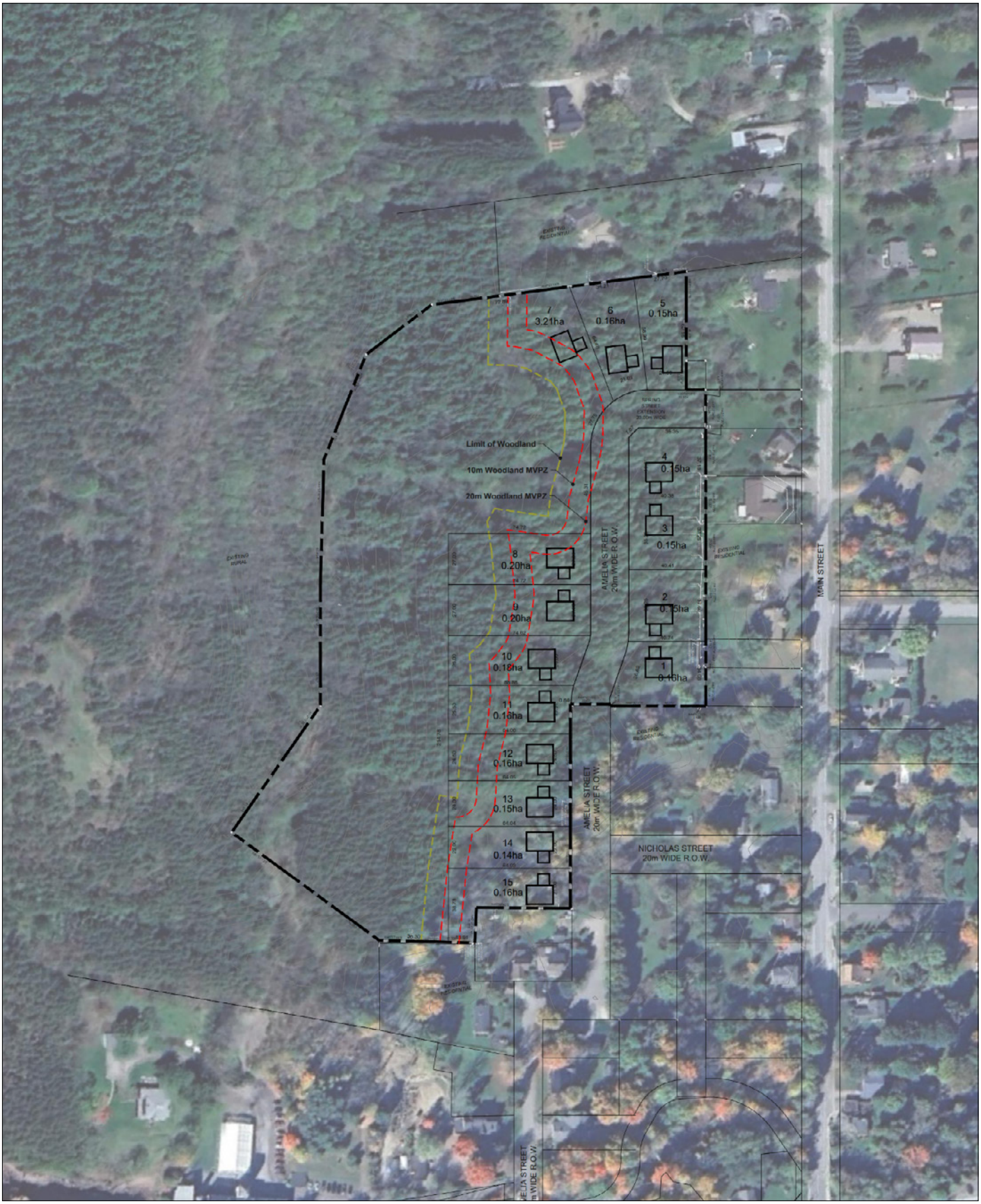
Each dwelling will be sited within defined building envelopes, taking into consideration septic field locations, natural features, grading constraints, and applicable zoning setbacks. Lot 7, the largest parcel at approximately 3.21 hectares, contains a significant wooded area in the western portion of the property, which will be preserved during construction and protected by a 10-metre woodland minimum vegetation protection zone (MVPZ) buffer.

Front yard landscaping treatments are proposed to help screen new dwellings. Landscaping will be informal in nature and designed to complement the surrounding rural character. Additionally, all areas disturbed during construction will be sodded or seeded within one year of construction completion, and appropriate erosion control measures will be implemented throughout the construction phase.

The Architectural Design Guidelines completed by John G. Williams Architect Limited ("ADG") (April 5, 2024) provide a variety of designs as examples for architectural design within the new subdivision; these range from traditional to contemporary styles (see **Figure 6** - Proposed Renderings/ Designs from the Architectural Design Guidelines).

Based on the Functional Servicing Report (Valdor, April 2026), retaining walls will be required within the Town's existing road allowances for Spring Street, Amelia Street and Nicholas Street (see Figure 7 for the preliminary locations of retaining walls). The Report states that the walls can be constructed "-using systems that do not require tie backs". The report further states that "-no retaining walls are required within the proposed road allowance within the subject site" (pp.19). According to the report, there is a possibility to reduce or eliminate some of the retaining walls if 4:1 slopes can be included within boulevards. The design of the grading will be further refined at the detailed subdivision engineering design stage.

Figure 5. **Proposed Concept Plan with Aerial Overlay** TBG, 2026



Biglieri

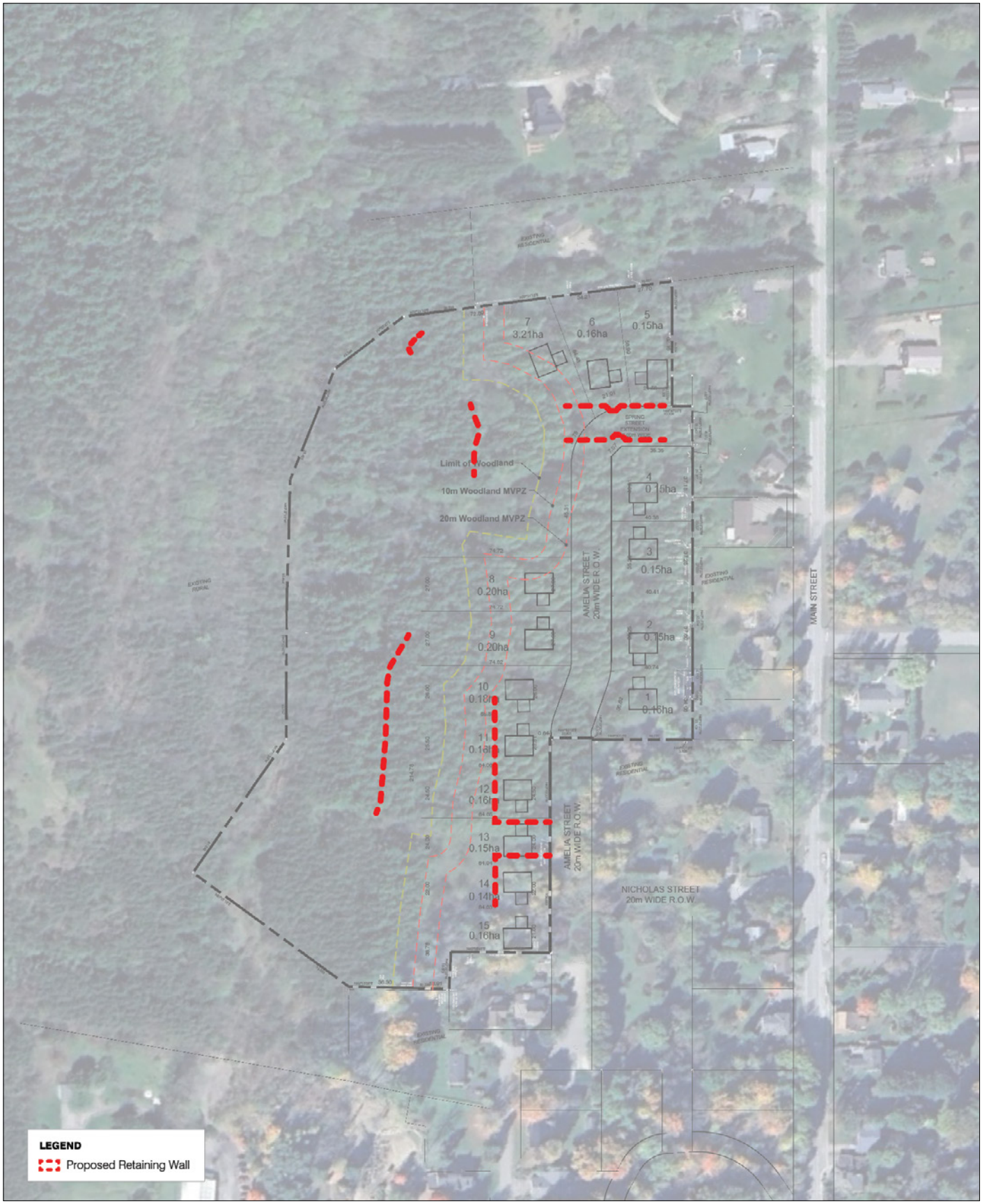
Figure 6. **Architectural Design Guidelines** John G. Williams Architect Ltd., 2024

Conceptual architectural character envisioned for the 0 Nicholas Street Estate residential subdivision

New housing within the 0 Nicholas Street Estate subdivision shall reflect an attractive upscale character that is appropriate to it's setting within the Village of Alton

Figure 7. **Overlay of Preliminary Functional Servicing Plan Identifying Locations of Retaining Walls**

TBG, 2026



Biglieri

PAGE INTENTIONALLY LEFT BLANK

4. HISTORICAL CONTEXT

In the early nineteenth century, the hamlet of Alton, Ontario developed as a small rural milling community. Settlement began as early as 1816 when United Empire Loyalist Martin Middaugh Jr. received a Crown land grant (Alton Walking Tour). By the 1820s, a hamlet had emerged along Shaw's Creek, a tributary of the Credit River. The availability of water power along this creek played a critical role in the early development of Alton, supporting sawmills, gristmills, and later textile manufacturing operations that formed the economic foundation of the community. The Village received its name in 1852 and two years later a post office was established. The growth of the village was largely between the 1850s and the turn of the century as additional mills and supporting commercial and residential buildings were established. It was in 1855 that the name Alton was chosen and in 1857, Surveyor Charles Wheelock identified nine potential mill privileges along Shaw's Creek (Alton Village Association, n.d.). The Plan of 1857 demonstrates that there was an intent to develop the Subject Site and lands to the west. The lands that constitute part of the Pinnacle were proposed as equal sized lots. Albert Street to the west would traverse the Pinnacle directly. The streets Albert, Ann, Nelson and Spring were never established and development terminated at the end of Amelia Street.

A defining feature of Alton's historical development is the prominent landform locally known as the Pinnacle, a large morainic hill situated above the Credit River valley. The community developed directly below this landform, where the river experienced a significant change in elevation. Historically, this stretch of water contained a series of rapids extending approximately one mile, with a combined drop of approximately 108 feet. This natural topography created ideal conditions for water-powered milling operations, which in turn attracted early settlement and industrial activity (Alton Village Association, n.d.). The Cultural Heritage Landscape Study (2009) states,

> *The shape of all development was influenced by the presence of the Pinnacle, which rises steeply from the north side of the creek and restricted growth to its base. The shape and size of the millponds has varied over the decades, influencing the form of the northern section of the village. The extant Lower pond, much broader than that shown in 1877, at some point eclipsed the area north of the river which had been subdivided as part of the original village plan between the northern extension of Emeline and William Street.*

The presence of the Pinnacle and the resulting river gradient directly influenced the location of early mills and industries. These mills formed the nucleus of the settlement, establishing Alton as an organically evolved mill village landscape. The concentration of milling operations along Shaw's Creek shaped the village's spatial pattern, with industrial buildings, worker housing, and commercial services developing in proximity to these water-powered facilities. One of the most significant industrial complexes to emerge was the Alton Mill, originally constructed in 1881 as the Beaver Knitting Mill (Alton Mill Arts Centre, n.d.). The complex later housed textile manufacturing and rubber production and remained operational until 1982, making it one of the longest-running water-powered industrial operations on the upper Credit River system. The mill remains a prominent landmark reflecting Alton's industrial heritage along what is now known as the Mill Croft Inn and Spa (Canada's Register of Historic Places).

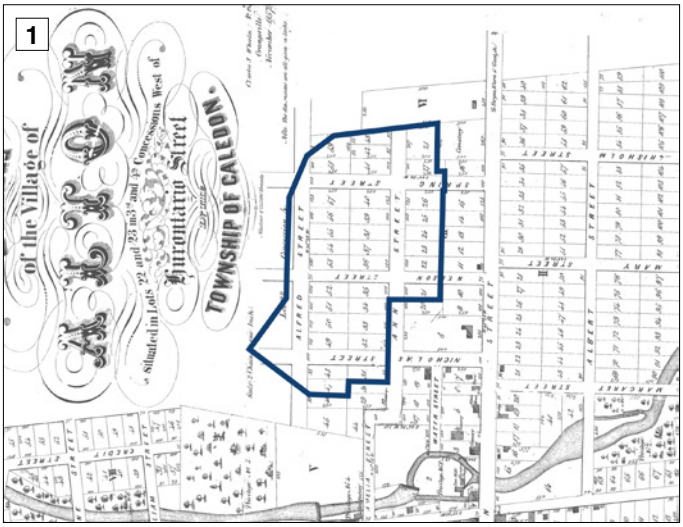
Based on historical photography, the eastern side of the Pinnacle, including the Subject Site was used for grazing and appears mainly as cleared land. In the 1940s and 1950s, a ski hill was developed on the east face of the Pinnacle. The Subject Site continues to be used for recreation and includes formal trails and foot paths which lead to the top of the Pinnacle. Prior to its forestation, the subject property was used as grazing land for sheep and cows.

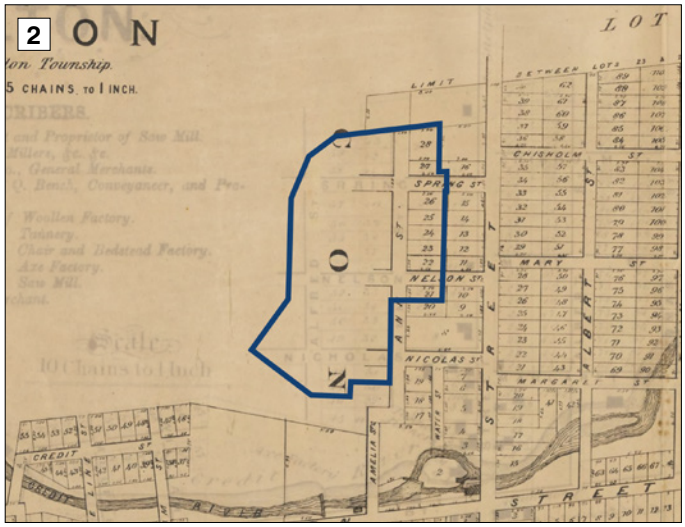
The European Larch and White Pines on the subject property were planted between 1955 and 1962 as part of the CVC's post-Hurricane Hazel tree planting program which now populate the site.

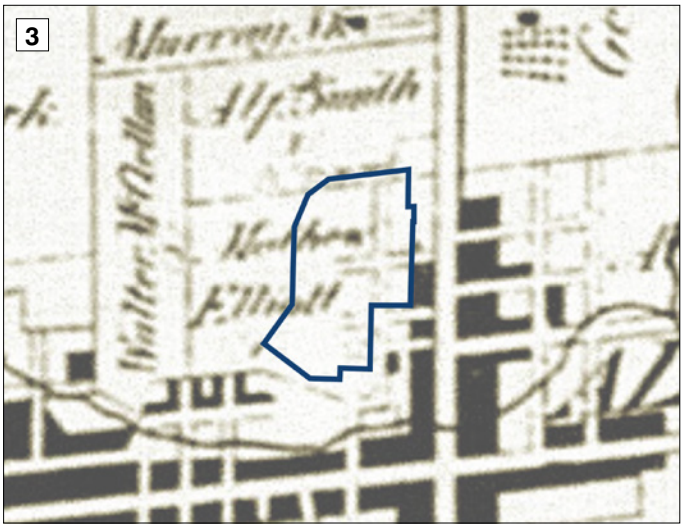
A comparative review of 1954 and 2025 aerial photographs, it is apparent that in the mid 20th century the Pinnacles was predominately open, cleared land.

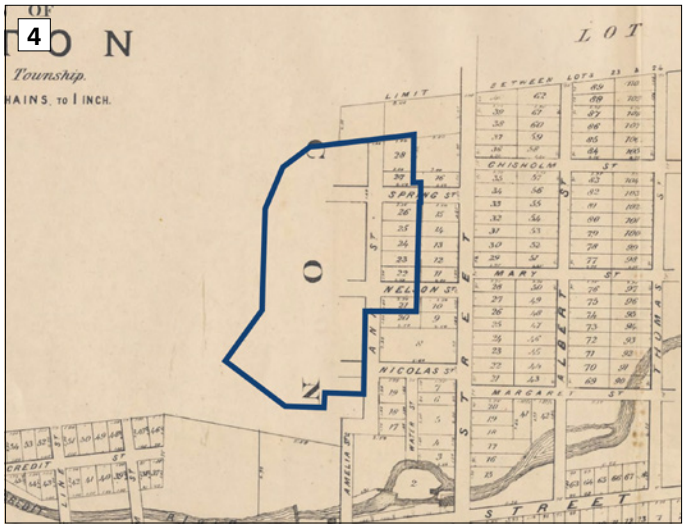
Figure 8. **19th Century Historical Cartography**

Peel Archives, University of Toronto and University of McGill, 2026









1. Plan of Alton, 1857
2. Historical County Map of Peel County Published by Tremaine published in 1859.
3. Illustrated historical atlas of the county of Peel, 1877 (Broad)
4. Illustrated historical atlas of the county of Peel, 1877 (Detailed)

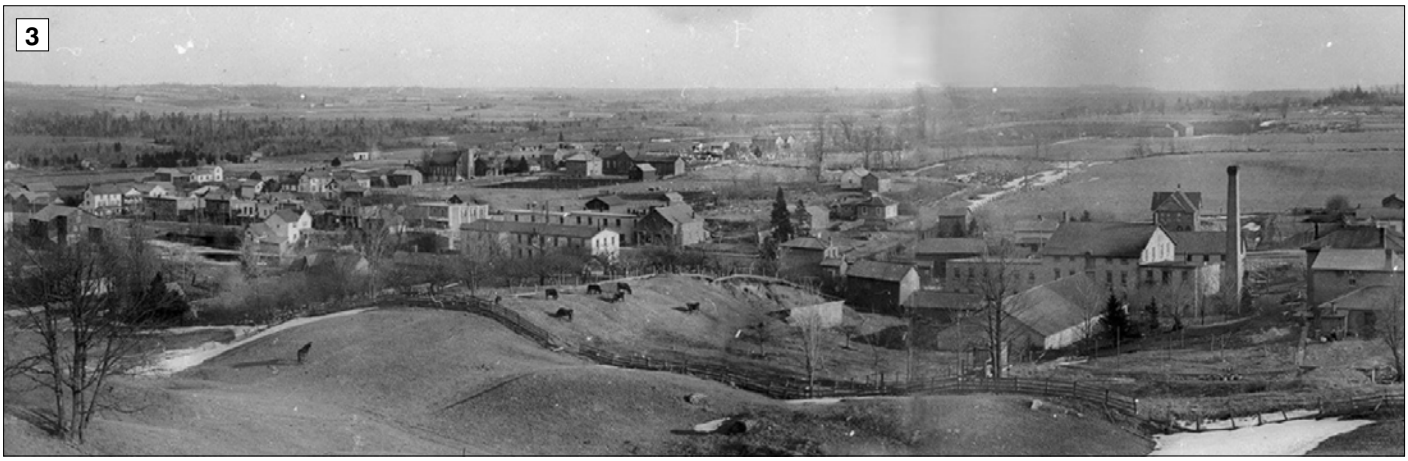
Figure 9. **Comparative Analysis between 1954 and 2025 Aerials** TBBF, 2026

1. Toronto University Digital Archives

2. Google Earth Pro (add subject site).

Figure 10. **Historical Photographs of the Pinnacle**

Peel Archives, Alton Village Association and TBG, 2026



1. View of Alton from the Pinnacle, 1890 (Beaumont, 1972)
2. Bird's Eye View of Alton, Ontario (TPN 2009-91169)
3. 19th Century Panoramic View of Alton from the Pinnacle (Alton Village Association)
4. Partial View o Alton as Seen from the Pinnacle (PN2018-00762)
5. View from south-east side of Pinnacle looking towards Alton as comparative (TBG, 2026).

PAGE INTENTIONALLY LEFT BLANK

5. REVIEW OF CULTURAL HERITAGE RESOURCES

5.1 Cultural Heritage Landscapes

5.2 Protected Heritage Property: 55 John Street

5.3 Listed (Non-Designated) Properties

The following sub-sections review the identified cultural heritage landscapes and adjacent built heritage resources relative to the site and provides the Statement of Cultural Heritage Value or Interest and heritage attributes as per the CHIS by WSP (2022). Note that a CHIS was completed by AECOM and WSP for 19904 Main Street which has been since removed from the Municipal Heritage Register inferring that the property no longer has potential cultural heritage value or interest.

5.1 Cultural Heritage Landscapes

5.1.1 Alton Heritage Conservation District Study

The Town of Caledon commenced a Heritage Conservation District Study led by MHBC Planning Ltd. within the boundaries of Alton in the Summer of 2020 (Town of Caledon). The Town has not yet completed the Study and is currently on hold (Sally Drummond, November 27, 2025). Several natural and landscape features were identified relative to the Subject Site including topography, including the Pinnacle, 19th and 20th century-built features, historic views from the Pinnacle.

It is important to note that although these heritage attributes were identified, they have not been protected under the *Ontario Heritage Act* as the boundary was not designated under Part V as a Heritage Conservation District and subsequently there are no policies or guidelines in place to regulate new development, infill, alterations, etc.

5.1.2 Alton and Environs Cultural Heritage Landscape

The Subject Site is located within the *Alton and Environs Candidate CHL*. The CHL is described as, "[an] *organically evolved mill village landscape".* The limits of the CHL reflect the boundary of the historic village of Alton as was represented in the Illustrated Historical Atlas of the County of Peel (1877). The village was designed with consideration for the topography of the Pinnacle which is considered part of the background view of the northern side of the village. The landscape is associated with several of Caledon's major historic themes. Several buildings and structures were identified within

The Candidate CHL Study evaluated the land use activities, patterns of spatial organization, circulation networks and vegetation related to land use. The Study identified the following buildings, structures and objects within its boundaries:

- 55 John Street (Millcroft Inn)*
- The Manor House, Millcroft Inn*
- 1402 Queen Street West*
- The Miller's House
- The Palmer House
- 1334 Queen Street West (Algie – Hall House)
- 1398 Queen Street West (Science Hall)
- 1565 Queen Street East (Wright-Didd House) *
- 1456 Queen Street West (Alton Mechanic's Institute and Library)*
- 1422 Queen Street West (Dods-Long House) *
- 1341 Queen Street West
- 42 Charles Street (Fead-Fendley House)*
- 19739 Main Street (former Alton Congregational Church and Town Hall) *
- 10 Station Street (former Alton Baptist Church) *

*Denotes properties designed under Part IV of the OHA.

Statement of Significance: In 1834, Thomas Russell settled on the site of what became the village of Alton. His property included a section of Shaw's Creek with a long run of rapids (with a combined fall of 108 feet) and thus outstanding opportunities for obtaining waterpower. In just over a decade flour/grist and sawmills had been established. These formed the catalyst for further settlement and by 1856 a formal village plan was in place and the hamlet had been granted a post office.

The village grew around the newly laid out Queen Street, the key east/west thoroughfare, just south of Shaw's Creek and its mills, and its intersection with Third Line, which became Main Street within Alton.

A succession of mills and factories operated along the river over the course of the latter half of the nineteenth century including a furniture factory, woolen mills, axe factory, iron foundry, sawmills and a number of flour and grist mills. At one time eight mill dams existed along this section of Shaw's Creek and its course was braided with sluice ways. With industry came growth and the associated institutions including a school and churches for the Baptist, Methodist, Congregational and Presbyterian denominations. As a flourishing urban node Alton was chosen as a station point on both the Toronto Grey & Bruce Railway and CVR Railways.

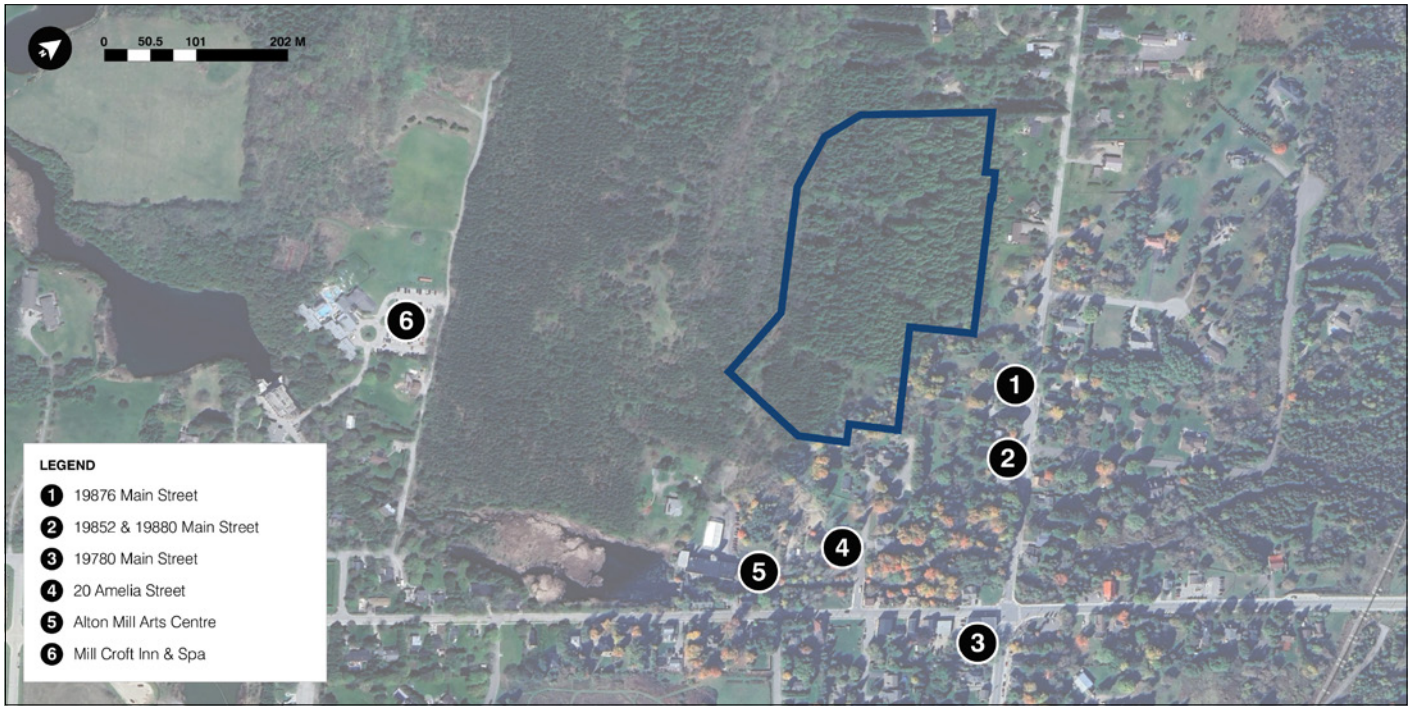
The prosperous mill owners built fine homes for themselves and more austere but serviceable housing for their work force in close proximity to the mills themselves. The earlier timber framed mills were often destroyed by fire. In 1889 the McClelland dam burst causing much destruction downstream, including two deaths. The existing mill structures, all of local stone (Inglewood) date to the latter part of the nineteenth century. Thus the existing industrial landscape featuring the Ward-Dods mill (now Millcroft) and upper mill pond and the Algie Mills (now Alton Mill Studios) with its three acre mill pond is largely a product of that period. Together with the ruins of associated and/or earlier outbuildings, the bridges, miller's, mill owners' and workers' housing, the Mechanic's Institute etc., this period landscape is remarkably complete. The village grew around the mills and the mid-nineteenth century village plan remains readily discernible with a large degree of surviving heritage fabric from the milling era (c. 1850 – c. 1920). As well, the relationship of the Pinnacle to the village and to Shaw's Creek itself remains intact. The original village lay-out and its relationship to the two extant mills remains generally intact though the road network, north of Queen Street has been changed historically due to millpond expansion, flooding etc. and more recently,

but only slightly, around the Millcroft Inn. Development historically centred along Queen Street and Main Street (originally Third Line West) and it is along these two streets, as well as the banks Shaw's Creek, where the surviving historic resources are concentrated. While there are other important properties on the side streets, several of which are already designated under Part IV of the Ontario Heritage Act, the historic fabric is much more fragmented. The buildings tend to be modest houses of a much more recent period, though not generally incompatible in size and scale, and typically built within the original village lot divisions.

Thus the historic core of Alton is recommended for identification as a CHL being an excellent example of a mill village, its primary focus being the landscape of water-powered industry along Shaw's Creek and its directly associated manifestations such as the mill workers' and mill owners' housing, and the Mechanics' Institute. As well, many of the anchor buildings of community life through the nineteenth and early twentieth century remain in place, including the historic church structures, Town Hall, Mechanics Institute, and Science Hall.

Figure 11 provides an architectural review of the historic context of the Village of Alton. Historic 19th century buildings are primarily constructed of brick and stone. Dichromatic brick, of red and buff brick, are present in the downtown with quoining and decorative window headers both within the Italianate and Gothic Revival architectural styles. One-and-a-half storey Ontario cottages with symmetrical facades and open gabled rooflines are present throughout the village representing the housing that supported the local mill industries. The current Alton Mill Centre of the Arts and the Millcroft Inn represent the historic limestone mill structures which range from 2 ½ to 3 ½ storeys in height.

Figure 11. **Visual Review of Architectural Design in Alton and Environs CHL** TBG, 2026



5.2 Protected Heritage Property: 55 John Street

The following reasons are outlined for the designation of the property within Designation By-law 91-121:

> *Constructed in stone from Inglewood Quarries for Benjamin Ward in 1881, this former woolen mill water later owned and operated by J.M. Dods before eventually becoming an inn. The adjacent warehouse originally lined by a catwalk to the main building were built in the same period and are now conference rooms known as the Little Mill. This conversion is one of Caledon's most successful adaptive uses.*

5.2.1 Millcroft Inn

The following Statement and Character Defining Elements/ Heritage Attributes are provided by *Parks Canada Historic Places.*

Description of Historic Place

> The Millcroft Inn is located at 55 John Street, on the north side of John Street, north of Queen Street West, in the Village of Alton, Town of Caledon. The three-storey stone mill building and a two storey stone warehouse were constructed in 1881.
>
> The property was designated, by the Town of Caledon in 1991, for its heritage value, under Part IV of the Ontario Heritage Act, By-law 91-121.

Heritage Value

> Located at 55 John Street, the Millcroft Inn is situated next to a dam on Shaw's Creek, a branch of the Credit River. The ruins of a stone dye house, once an integral part of the woollen mill, stand across the dam, from the main mill building.

The Millcroft Inn is associated with one of Alton's major industries, the Ward and Dods woollen mill. The Millcroft Inn, originally known as the Alton Knitting Mill and locally as the 'Upper Mill', was built for Benjamin Ward in 1881 of stone from the Inglewood quarries. John M. Dods, Ward's son-in-law, purchased the business from Benjamin in 1892. A stone warehouse, known as the Little Mill, was built across the roadway and was once connected to the main mill building by an overhead steel catwalk, which was manufactured in Alton, by Dick's Foundry. The mill remained in operation until 1965.

An excellent example of adaptive re-use, the Upper Mill was converted into a restaurant and hotel in the 1970s, and the Little Mill was turned into a conference centre, with meeting rooms, in the 1980s.

The Millcroft Inn reflects a vernacular industrial style, its various additions evidence of its evolution over time. The building features an exposed basement level on the north elevation, and the third storey has been rebuilt into a mansard roofline with bay windows. The building's windows illustrate a variety of detailing. The southwest elevation windows possess rough-cut stone lintels above and stone lugsills beneath, while the west elevation windows feature red arched stone voussoirs and stone lugsills. The mill's west elevation features a tower-like projection located on the third storey with a stepped stone wall above. Ten iron tie rods, responsible for binding the building together, are visible above the first and second storeys on the southwest elevation. An east wing maintains the same style as the main building. The Millcroft Inn's date stone lies in the southwest corner of the building.

The flat roofed stone warehouse continues the style of the larger building with its simplicity and vernacular adaptations. The west facade is dominated by a double doored main entrance with transom.

Character-Defining Elements

Character defining elements that contribute to the heritage value of the Millcroft Inn and Warehouse include its:

- situation on a branch of the Credit River;
- proximity to the dye house ruins;
- date stone;
- three storey stone exterior;
- mansard roof;
- grey stone dentils;
- exposed basement;
- windows with stone lintels and lugsills;
- windows with red arched stone voussoirs and stone lugsills;
- west elevation tower-like projection;
- west elevation stepped stone wall;
- two storey stone exterior of the warehouse;
- double door entrance with transom;
- red and grey stone quoins; and,
- red and grey stone door and window lintels and lugsills

5.2.2 Wards-Dods-Millcroft House

The following Statement and Character Defining Elements/ Heritage Attributes are provided by *Parks Canada Historic Places.*

Description of Historic Place

The Wards-Dods-Millcroft house is located at 55 John Street on the east side of John Street, north of Queen Street West. The two-and-a-half storey, red brick house was constructed in circa 1880. The house reflects a composite of a late Victorian building with later Edwardian style improvements. Italianate-inspired architecture can be seen in the turret and the general lack of symmetry. The original windows have buff brick voussoirs with brick keystones. The gently terraced garden is included in the designation. An important part of the property, the beautiful gardens show symmetry and attention to detail which is often associated with the heavily sculpted Italian style gardens, fashionable in Britain in the late Victorian era.

Heritage Value

The Ward-Dods-Millcroft House is associated with the woollen mill of the Ward and Dods families, which was one of the major industries of Alton. Benjamin Ward bought the Alton Knitting Mill, known locally as the 'Upper Mill', in the 1875 and subsequently constructed a home on the property in the 1880s. This house was later occupied by Ward's daughter, Fanny Ward, and her husband, John M. Dods. John M. Dods purchased the woollen mill and took over its operation in 1892. After Fanny's death in 1902, John married Cora Barber. Sometime before World War One, Cora hired Tom King, a gardener from England, who created the terraced gardens for which the house became renowned. In the 1980s, the owners of the Millcroft Inn purchased the mill owner's house with the goal to restore it and the gardens, to their former grandeur. Now known as the Manor House, the former residence has been converted for use as a hotel.

Character Defining Element

Character defining elements that contribute to the heritage value of the Ward-Dods-Millcroft House include its:

- two-and-a-half-storey brick construction;
- high gable roof;
- decorative polychromatic brickwork;
- lack of symmetry;
- square three storey turret;
- windows with rounded heads;
- radiating voussoirs with brick keystones;
- unusual multi-paned windows (36 panes); and,
- gently terraced garden.

5.3 Listed (Non-Designated) Properties

This sub-section provides the Statement and Heritage Attributes identified in the CHIS by WSP (2022) based on a Cultural Heritage Evaluation under the prescribed *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. Please note, the criteria used in the report includes sub-categories that no longer exist. Reference to the criteria will be based on the amended regulation.

Under Bill 23, which received Royal Assent in November of 2022 following the completion of the CHIS, "listing" a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Designation requires a property to meet a minimum of two (2) criteria to be determined to be of cultural heritage significance. This means that the properties that are currently listed (non-designated) adjacent to the property must be confirmed to meet a minimum of two of the criteria to be considered of cultural heritage value or interest. The evaluations will be reviewed to determine if the status of cultural heritage value has changed and if they are consistent with *Ontario Regulation 385/21*. The following tables include the drafted description of historic places, Statement of Cultural Heritage Value or Interest and heritage attributes.

5.3.1 0 Nicholas Street

Table 3. **Cultural Heritage Evaluation of 0 Nicholas Street**

	Comment
Criteria Met in WSP (2022) CHIS: Criteria	**Criteria 7-9**
DESCRIPTION OF HISTORIC PLACE	0 Nicholas Street consists of a 5.9 hectare lot with an irregular boundary. It is located on the east face of the Alton Pinnacle, within part of Lot 23, Concession IV, West of Hurontario Street, within the former boundaries of the Township of Caledon, now the Town of Caledon. 0 Nicholas Street is located within village Lots 22 to 28, 32 to 43 and 47 to 59 as identified in the 1857 Plan of the Village of Alton.
HERITAGE VALUE/ STATEMENT OF CHVI	0 Nicholas Street is sited on the east face of the Pinnacle of Alton, a large morainic hill which shaped the development of the Village of Alton. The Pinnacle provides a scenic backdrop for the Town of Alton and is important in defining, maintaining, and supporting the character of the area. The property has historically been used for recreation since the town's settlement in the nineteenth century. In the 1940s and 1950s, a ski hill was developed on the east face of the Pinnacle. The subject property continues to be used for recreation and includes formal trails and foot paths which lead to the top of the Pinnacle. Prior to its forestation, the subject property was used as grazing land for sheep and cows. The European Larch and White Pines on the subject property were planted between 1955 and 1962 as part of the CVC's post-Hurricane Hazel tree planting program. Because of the property's location on the east face of the Pinnacle, the subject property is considered a landmark in the Town of Alton. The village, and particularly all the historic milling operations which were its raison d'etre, are nestled at its base. It looms over Alton and has been continuously depicted throughout the village's history in both paintings and photographs. As well from its slopes and summit it has provided fine views of the village and the surrounding landscape. It has been a favourite picnic spot for Alton residents since the 19th century, and, as well as several formal trails, there are many footpaths up its slopes known only to villagers. The other key physical feature establishing context for the village is the confluence of Shaw's Creek with the Orangeville headwaters tributary to form the main Credit River just east of the village.

HERITAGE ATTRIBUTES	The cultural heritage attributes that reflect the associative and contextual value of 0 Nicholas Street include: ■ The irregular shaped lot on the east face of the Alton Pinnacle ■ Used for recreation purposes since the nineteenth century, including a ski hill, and currently includes formal trails and footpaths that traverse the property ■ Trees within the property that were planted as part of the CVC's tree planting program ■ Its location within the Alton and Environs CHL and Alton HCD Study. Located on the east face of the Pinnace, the subject property is considered a landmark within the Town of Alton.
TBG COMMENTS	*The following attributes should be removed/revised:* ■ The irregular shaped lot on the east face of the Alton Pinnacle ■ Used for recreation purposes since the nineteenth century, including a ski hill, and currently includes formal trails and footpaths that traverse the property ■ Trees within the property that were planted as part of the CVC's tree planting program ■ Its location within the Alton and Environs CHL and Alton HCD Study. The Statement does not provide a clear rationale as to why the shape of the current parcel is important to cultural heritage. A historical use of a property (i.e. recreation) cannot be considered a heritage attribute. The attribute may include the trails, however, these are not considered part of a formal trail system as this is a private property. The trees that were planted as part of the CVC tree planting program disrupted the use of the lands as a ski hill and grazing for farm animals and impacted significant views and vistas from the Pinnacle. It is not clear why this is considered contributing when it impacts the views and vistas mentioned in the report. The location of the property in the Alton and Environs CHL should not be a heritage attribute of the property, but rather the specific contextual value of the CHL can be described. The Alton HCD Study is temporal and there is no existing HCD.

5.3.2 46 Amelia Street

Table 4. **Cultural Heritage Evaluation of 46 Amelia Street**

	Comment
Criteria Met in WSP (2022) CHIS: Criteria	**Criteria 1, 4, 7 & 8**
DESCRIPTION OF HISTORIC PLACE	46 Amelia Street consists of an irregular-shaped lot located at the northern terminus of Amelia Street, within part of Lot 23, Concession IV, West of Hurontario Street, within the former boundaries of the Township of Caledon, now the Town of Caledon.
HERITAGE VALUE/ STATEMENT OF CHVI	The property at 46 Amelia Street consists of a 0.17 hectare residential lot within the boundaries of the Village of Alton. The property at 46 Amelia Street has direct associations with the nineteenth century industrial development of the Town of Alton. The house was likely built by Alexander Dick, a foundry owner and local industrialist. Housing of this type was frequently provided to attract and retain employees. While there have been significant alterations to 46 Amelia Street, its massing, scale, and location on Amelia Street the one-and-a-half storey house is important in defining, maintaining, or supporting the historic character of the area. It is one of the few surviving worker's houses on Amelia Street. The property is also part of the historic Main Street corridor that formed the commercial and institutional district of Alton and was comprised of shops, churches, hotels, post office, school, cemetery as well as residences. Sited directly below the large morainic hill locally known as the Pinnacle, a portion of the slope has been graded to accommodate a residential structure, the faces of the graded wall are supported by terraced drystone retaining walls. The location of the house below the Pinnace and the grading on the property functionally and historically link the property to its surroundings.

HERITAGE ATTRIBUTES	The cultural heritage attributes that reflect the historical association with the theme of early commercial development and the contextual value of 46 Amelia Street include: ■ The irregular shaped lot at the base of the Alton Pinnace ■ The nineteenth century house: ■ One-and-a-half storey massing ■ Orientation towards the street ■ T-shaped plan ■ The property's location at the base of the Pinnacle of Alton. ■ The terraced drystone retaining walls and stone spillways north and west of the house. ■ Grading of the property to create sufficient flat ground for the placement of the house. ■ Its location within the Alton and Environs CHL and Alton HCD Study.
TBG COMMENTS	*The following attributes should be removed/revised:* ■ The irregular shaped lot at the base of the Alton Pinnace ■ Grading of the property to create sufficient flat ground for the placement of the house. ■ Its location within the Alton and Environs CHL and Alton HCD Study The shape of the lot should not be considered significant. The original lot fabric for the property shown in the Plan of 1857 is not consistent with the current lot fabric. The grading of the property should not be considered a heritage attribute; this would be typical and expected of early settlers and would have impacted the natural topography of the Pinnacle valued as a landmark/ key feature of the Village. The location of the property in the Alton and Environs CHL should not be a heritage attribute of the property, but rather the specific contextual value of the CHL can be described. The Alton HCD Study is temporal and there is no existing HCD.

5.3.3 19876 Main Street

Table 5. **Cultural Heritage Evaluation for 19876 Main Street**

	Comment
Criteria Met in WSP (2022) CHIS: Criteria	**Criteria 1, 4, 7 & 8**
DESCRIPTION OF HISTORIC PLACE	19876 Main Street is a rectangular lot located on the west side of Main Street, north of the intersection of Main Street and Queen Street West. It is within part of Lot 23, Concession IV, West of Hurontario Street, within the former boundaries of the Township of Caledon, now the Town of Caledon. 19876 Main Street is sited on approximately 0.68 hectares of land with an Ontario Cottage with Neo-Classical influences constructed in the late-1840s.
HERITAGE VALUE/ STATEMENT OF CHVI	The Nicholas Smith House at 19876 Main Street, is a representative example of amid nineteenth century Ontario Cottage with Neo-Classical influences. The house, built in the late-1840s has architectural elements commonly associated with Neo-Classical structures, including the main façade of the house with five symmetrical bays. The surround of the main entrance of the house is comprised of square posts of stylized classical forms, a wood door with fielded panels and framed by sidelights. The reveals around the portal, the sidelight aprons as well as the door itself have fielded panels. The windows retain their size and proportions, but the original wooden sashes have been replaced by double-hung sash with cosmetic mullions. The ground floor windows have sills of an unknown material with brick voussoirs. The low-pitched end-gable roof has return eaves. The house is a fine example of its type and the style, in spite of the replacement of some details in modern materials. The proportions and massing are preserved, as are its simplicity and clean lines. The subject property is important in maintaining the character of the surrounding area, which consists of ninetieth and twentieth century residences, associated with the early grist and sawmills along the Credit River and the Credit Valley Railway. The property is part of the historic Main Street corridor that formed the commercial and institutional district of Alton and was comprised of shops, churches, hotels, post office, school, cemetery as well as residences. The property is located at the eastern base of the Pinnacle of Alton, the Pinnacle was an important determination in the location of the Village of Alton and served to define/constrain the shape of the village and serves as its northern scenic backdrop. The property is linked to the Pinnacle as seen by the grading of the slope and the construction of a drystone retaining wall west of the Nicholas Smith house.

HERITAGE ATTRIBUTES	The cultural heritage attributes that reflect the historical association with the theme of early commercial development and the contextual value of 19876 Main Street include the: ■ The site on the west side of Main Street comprising 0.68 hectares, within part of Lot 23, Concession IV, West of Hurontario Street and within Lot 8, Block VII in the 1857 Plan of the Village of Alton ■ The late-1840s Ontario Cottage with Neo-Classical influences: ■ Orientation towards and set back from Main Street ■ One-and-half-storey massing with a one-storey kitchen tail ■ Timber frame construction with later brick veneer ■ Drystone foundation ■ Shallow-pitched side gable roof with return eaves ■ Symmetrical five-bay façade with centrally placed entrance and surround ■ Placement and shape of windows and doors ■ Wood door surround with stylized classical posts, framed by sidelights ■ Wood door with field panels ■ Dry stone wall that extends along a portion of Main Street; ■ Remains of the cut stone barn foundation; ■ Terraced gardens with drystone retaining wall; ■ One-storey frame barn; ■ Heritage crab apple tree; ■ Mature black walnut trees adjacent to Main Street. Its location within the Alton and Environs CHL and Alton HCD Study.
TBG COMMENTS	*The following attributes should be removed/ revised:* ■ Its location within the Alton and Environs CHL and Alton HCD Study. The location of the property in the Alton and Environs CHL should not be a heritage attribute of the property, but rather the specific contextual value of the CHL can be described. The Alton HCD Study is temporal and there is no existing HCD.

5.3.4 Summary

Based on a review of the Cultural Heritage Evaluations that were completed by WSP (2022) in sub-section 5.3.1-5.3.3, it is determined that the listed (non-designated) properties do meet the minimum criteria as per O. Reg. 9/06. However, if the municipality were to proceed with designation, it is recommended that the heritage attributes related to these properties be reviewed as per the TBG Comments to more appropriately reflect the cultural heritage value of these properties.

PAGE INTENTIONALLY LEFT BLANK

6. IMPACT ASSESSMENT

6.1 Introduction

6.2 Summary of Impact Analysis

6.3 Compatibility with the Alton and Environs CHL

6.1 Introduction

Development impacts can be either direct or indirect, and they may impact resources and landscapes differently over time. Impacts can be adverse, neutral or beneficial. The impacts on a cultural heritage resource or landscape can either be specific to the site or widespread, and they can vary in severity from none, negligible, low, moderate, or high. The International Council on Monuments and Sites (ICOMOS) and the OHTK provides guidance for gauging severity in the publication Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) and Info Sheet #5, respectively, which can be applied at a micro-level.

The graduation of severity ranges from beneficial, neutral/ no change, negligible adverse, minor adverse, moderate adverse and major adverse impacts. The following **Table 6** provides a description of each level of impact.

Note that the impact analysis does not review impacts to 19904 Main Street as the built feature on this property no longer exists.

Table 6. **Levels of Adverse Impacts to Cultural Heritage Resources**

Levels of Adverse Impacts to Cultural Heritage Resources	
Major	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.

6.2 Summary of Impact Analysis

This section provides a review of the impacts previously identified in the CHIS (2022).

6.2.1 0 Nicholas Street (Subject Site)

Impact of Destruction: (Major Impact)

The proposed development of 15 residential lots within 0 Nicholas Street will result in major impacts to the property through the removal of mature trees and grading of the eastern face of the Pinnacle. The Pinnacle served to define/constrain the shape of the village and serves as its northern scenic backdrop.

Impact of Alteration: (Major Impact)

The proposed development of 15 residential lots within 0 Nicholas Street will result in major Analysis: The heavily forested and rolling landscape of the subject property, and more specifically the east face of the Pinnacle of Alton, will be impacted in a major way, through the introduction of a 15-lot residential subdivision. The proposed development is located in the centre of the Alton and Environs CHL. The proposed development will not alter, but rather remove the mature trees.

Impact of Obstruction of View: (Major Impact)

Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of trees on the east face of the Pinnacle will greatly alter the view the Pinnacle to the Village of Alton and vice versa.

Impact of Change of Land Use: (Major Impact)

While the lands within the proposed development are zoned Rural Residential, the removal of trees as well as grading on the east face of the Alton Pinnacle will result in a change in land use from vacant / recreational to residential and impact the identified heritage attributes and CHVI of 0 Nicholas Street.

Impact of Land Disturbances: (Moderate Impact)

In 2017, Archeoworks Inc. completed a Stage 1-2 Archaeological Assessment for the study area, including part of Lot 23, Concession IV West of Hurontario Street (Centre Road), in the Geographic Township of Caledon, former County of Peel, now in the Town of Caledon, Regional Municipality of Peel, Ontario. Background research identified elevated potential for the recovery of archaeologically significant materials within the study area. During the Stage 2 AA, areas of no or low archaeological potential were encountered. The remaining balance of the study area was subjected to a Stage 2 AA test pit survey at five metre intervals. No archaeological resources were encountered during the Stage 2 AA.

The change in grade and tree removal associated with the proposed development may result in in a change of drainage patterns that may negatively impact the lands within the Alton and Environs CHL.

6.2.2 55 John Street (Wards-Dods-Millcroft House and Millcroft Inn)

Impact of Obstruction of View: (Moderate Impact)

Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of trees on the east face of the Pinnacle will greatly alter the view the Pinnacle to the Village of Alton and vice versa.

6.2.3 46 Amelia Street

Impact of Isolation: (Moderate Impact)

The removal of the trees and proposed grading on the east face of the Alton Pinnacle will alter the contextual relationship with 46 Amelia Street and the surrounding forested lands. The introduction of the proposed development will isolate 46 Amelia Street from its current context.

Impact of Obstruction of View: (Moderate Impact)

Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of trees on the east face of the Pinnacle will greatly alter the view the Pinnacle to the Village of Alton and vice versa.

6.2.4 19876 Main Street (Nicholas Smith House)

Impact of Isolation: (Moderate Impact)

The removal of the trees and proposed grading on the east face of the Alton Pinnacle will greatly alter the contextual relationship with 46 Amelia Street and the surrounding forested lands. The introduction of the proposed development will isolate 19876 Main Street from its current context at the base of the Pinnacle.

Impact of Obstruction of View: (Moderate Impact)

Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of trees on the east face of the Pinnacle will greatly alter the view the Pinnacle to the Village of Alton and vice versa.

6.2.5 Alton and Environs Cultural Heritage Landscape

Impact of Destruction: (Major Impact)

The proposed development of 15 residential lots within 0 Nicholas Street will result in major impacts to the Alton and Environs CHL through the removal of mature trees and grading of the eastern face of the Pinnacle. The Pinnacle served to define/constrain the shape of the village and serves as its northern scenic backdrop.

Impact of Alteration: (Major Impact)

The heavily forested and rolling landscape of the Alton and Environs CHL, and more specifically the east face of the Pinnacle of Alton, will be impacted in a major way, through the introduction of a 15-lot residential subdivision. The proposed development will not alter, but rather remove the mature trees.

Impact of Obstruction of View: (Moderate Impact)

Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of trees on the east face of the Pinnacle will greatly alter the view the Pinnacle to the Village of Alton and vice versa.

Impact of Land Disturbances: (Moderate Impact)

In 2017, Archeoworks Inc. completed a Stage 1-2 Archaeological Assessment for the study area, including part of Lot 23, Concession IV West of Hurontario Street (Centre Road), in the Geographic Township of Caledon, former County of Peel, now in the Town of Caledon, Regional Municipality of Peel, Ontario. Background research identified elevated potential for the recovery of archaeologically significant materials within the study area.

During the Stage 2 AA, areas of no or low archaeological potential were encountered. The remaining balance of the study area was subjected to a Stage 2 AA test pit survey at five metre intervals. No archaeological resources were encountered during the Stage 2 AA. The change in grade and tree removal associated with the proposed development may result in in a change of drainage patterns that may negatively impact the lands within the Alton and Environs CHL.

In addition to the above impacts, the proposed retaining wall has potential to contribute to obstruction of views to and from the Pinnacle as well as potential land disturbances. Careful consideration will have to be made for the design of the walls in a way that appropriate integrates/ conceals them sensitively into the natural environment.

6.3 Compatibility with the Alton and Environs CHL

6.3.1 Compliancy with Official Plan Policies and Conserving Cultural Heritage Landscapes

Sub-section 6.2 reviews the potential impact of the proposed development on the Alton and Environs Cultural Heritage Landscape using the impacts identified in the Ontario Heritage Toolkit. In addition to this review of impact, the Town's Official Plan provides guidance in regards to compatible development within cultural heritage landscapes. The Town of Caledon's Official Plan (2025) officiated the Cultural Heritage Landscapes identified in the Town of Caledon's Cultural Heritage Landscapes Inventory (March 2009). The Subject Site is located within the *Alton and Environs Candidate CHL* identified in the and included in *Figure C3- Designated Cultural Heritage* in the Town of Caledon's Official Plan (2025 Consolidation). Section 18.2.9 of the Official Plan states, "In order to maintain the character of the Villages and Hamlets, all development will recognize the existing built form context and protect the character of the settlement and its built heritage resources and cultural heritage landscapes. This policy is respected and reinforced through a series of design aspects identified in Table 5.

The following analysis is partly based on the Architectural Design Guidelines: 0 Nicholas Street Estate Residential Subdivision that were prepared by John G. Williams Limited Architect (April 5, 2024).

Table 7. **Compatibility within CHL as Per Section 18.2.9 of the Official Plan**

	Response
a) The height, massing, and scale of nearby buildings	The maximum building height shall be two storeys (not including walk-out basements). Nearby buildings range from 1-2 storeys for residential and commercial buildings and 3 storeys for industrial (adaptively reused as commercial) buildings including the Alton Mill Arts Centre and the Millcroft Inn and Spa.
b) The average setbacks of buildings from the street;	The average setback from the street (Amelia Street) is approximately 9 metres which is similar to the setbacks on Amelia Street which range from 8-12 metres.
c) The prevailing side and rear yard setbacks;	Side yard setback is approximately 3 metres; the side yard setbacks differ for lots 5-7 with Lot 5 having a narrow setback. The rear yard setbacks range from 17-42 metres.
d) The landscaped open space patterns;	There is a Woodland MVPZ buffer for the Pinnacle to maintain the open landscaped pattern associated with this natural feature. The planting of trees within the property (European Larch and White Pine) as part of CVC's tree planting program altered the historic hill as it was orignally used for grazing. The removal of the European Larch trees would partly restore the 'original' landscape. The proposed retaining wall will impact the foreground and base of the eastern side of the Pinnacle. This will result in changes to the existing topography and landscaped open space patterns. Retaining walls to the rear of the lots will not be easily visible from the public realm. The impact would be primarily related to views to and from the Pinnacle which may distort the natural terrain that is currently present. Lot 5 will alter the current open landscape aesthetic of the existing 'cemetery lot'.
e) The size and configuration of lots; and,	The lots range from a frontage of 21- 40 metres and a depth ranging from 40- 74 metres. The configuration of the lots reflect the Plan of 1857 which surveyed narrow, deep lots within the vicinity of the proposed lots (see **Figure 12**).
f) The existing street pattern.	The existing street pattern and proposed streets are consistent with the Plan of 1857. The intention was that Amelia Street would extend the way it is proposed (although identified as Ann Street in the historical survey) and that Spring Street would lead to a subdivision that was historically surveyed for for the lands within and around the Subject Site.

Figure 12. **Overlay of 1857 Plan on Current Site Plan**

TBG, 2026

Biglieri

6.3.2 Review of Proposed Architectural Design Guidelines (2024)

Architectural Design Guidelines: 0 Nicholas Street Estate Residential Subdivision that were prepared by John G. Williams Limited Architect (April 5, 2024) states that the design vision includes "creat[ing] a distinctive built for identity that includes a variety of architectural styles that complement the unique architectural characteristics of Alton" (pp.2). The precedents provided range in architectural styles, from contemporary to traditional. The guidelines reflect this vision through façade variety and design guidelines presented in Section 3.0 of the document.

The design of buildings is proposed as a mix of traditional, transitional and contemporary residential architecture while the specific architectural style is to be chosen by the Builder. Comment design elements are listed in Section 3.1 including:

- simplicity of design
- large window/ door opening,
- large covered porches
- rich material palettes
- building massing that promotes harmony with the natural landscape of the local area
- well articulated facades and roof form
- a portion of the second storey may be incorporated into the roof form
- provide variation in building setbacks to avoid the look a standard subdivision and to create landscaping opportunities that will help individualize each property.
- Dwellings should be designed to take advantage of views to the adjacent open space areas and promote physical connections between indoor and outdoor.
- All elevations of the dwelling will be expected to be given an equivalent level of design treatment (including side and rear elevations). Where side or rear elevations are not publicly visible, these elevations may be simplified.

With the understanding that the impact to heritage mainly concerns natural heritage features associated with the Pinnacle, the following Table 8 provides a review of elements of successful infill within a historic area as the Alton and Environs CHL is officially recognized in the Town's Official Plan and includes policies for the protection of the character of the Village. The following responses are based on the proposed Architectural Design Guidelines ("ADG") (2024):

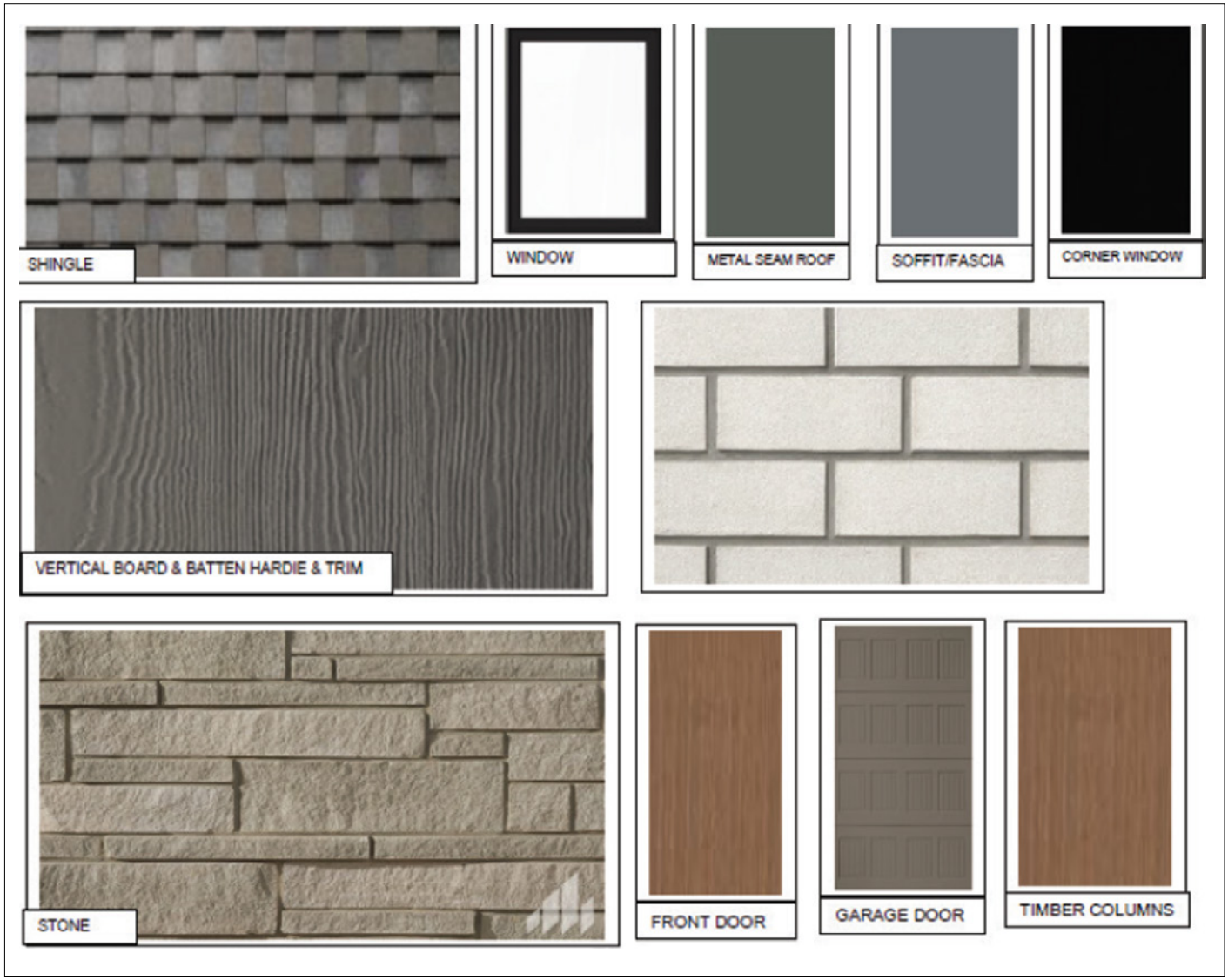
Table 8. **Analysis of Elements of Successful Infill**

Element of Successful Infill	
Setback and Orientation	Proposed variation of setbacks as demonstrated in Table 7. New buildings are oriented towards the extension of Amelia Street. The setbacks vary providing a sense of diversification.
Scale, Height Massing	The ADG propose a maximum building height of 2 storeys (not including walk-out basements). The historic building height for both residential and commercial buildings in Alton are between 1-2 storeys. Recommendations related to rooflines are provided to reduce appearance of massing.
Proportion and Rhythm	Large windows and door openings are recommended in the ADG. The proportion and rhythm will be dependent on the architectural style that is selected by the Builder and therefore cannot be evaluated at this time.
Materials, Ornamentation and Colours	The ADG recommend brick solider course banding, lintels, piers and corbelling, precast sills, lintels, quoins, keystone, imposts. Stone accent features such as plinth or projections. Pre-finished molded stucco details such as lintels, cornices, window surrounds, etc. High quality materials such as cedar shakes, cement fibre (Hardi-Board), high quality aluminum siding (Longboard) detailing is permitted. The use of clay brick and natural stone is highly encouraged- if manufactured, it should have a natural / realistic appearance. The use of vinyl siding, metal siding, stucco board, or wood panels is not permitted. Preference is given to high quality materials such as brick, stone masonry and wood. The use of stucco, vinyl and metal is not consistent with the general aesthetic of the landscape. A typical exterior colour package is provided with a neutral colour palette (see **Figure 13**). Recommendation is that neighbouring buildings shall not have the same exterior colours. Based on the neutral palette, the use of similar colours could be appropriate depending on the architectural style and design. Roof colours should be subdued to blend in with the landscape.

Roof Shape	The ADG recommends a main roof slope greater than 10:12; flat roofs permitted with parapet or cornice treatment. Pitched required to have upgraded roofing material (high quality textured asphalt shingles). Use of standing seam metal is encouraged. A continuous frieze board, cornice or solider course banding should be provided on all elevations of the dwelling underneath the roof soffit. Guidelines for roof shape are appropriate, such as the rolling topography, however, consideration should be given to the natural topography of the Site and diversity of rooflines within the subdivision.
Landscape Features and Parking	The ADG recommends simple post and wire fencing will be utilized to separate residential lots from heritage areas. The guidelines state, “The style, height, and design of fences on private property should form an integral part of the overall theme of the property and convey the upscale, rural character of the 0 Nicholas Street estate Subdivision. Masonry posts should use natural materials and earthtone colours, wrought iron, decorative metal or chain link fences should be black. Where solid wood privacy fences are proposed they should convey a strong sense of design quality and character” (pp.13). Natural materials, such as wood and stone, should be considered for fencing materials. Chain link fences are acceptable but preference would be given to more natural fences/walls. The guidelines provide six options for garage options including detached rear yard garage, attached rear yard garage, side facing garage (incorporated into dwelling), side facing garage (in front yard), east facing garage (in front yard) and attached front facing garage. The preference would be Option C including a side facing garage (incorporated into dwelling) or Option F (attached front facing garage); these options do not include the garage in front of the dwelling and also avoid being located to the rear of the property which will have a lesser impact on land disturbances to the base of the Pinnacle. Section 2.4.5 speaks to “Lot Grading and Retaining Walls”; the guidelines in the section related to retaining walls states, “Lot grading and any required retaining walls shall be shown on the final approval site plans. If retaining walls are required, they should be constructed to blend with the landscape” (2024, pp. 13). The ADG do not provide specific recommendations on the design and materiality of the retaining wall that would blend with the landscape.

Figure 13. **Material and Colour Palette**

Architectural Design Guidelines: 0 Nicholas Street Estate Residential Subdivision , 2024, pp. 19).



6.3.3 Summary

Overall, the setbacks, orientation, scale and height are appropriate for the location within the broader Alton and Environs Cultural Heritage Landscape. Without having specific architectural styles, it is challenging to determine at this stage in the planning process the appropriateness of the proposed architectural design of the new houses.

The impacts identified in Sub-section 6.2 are directed primarily toward potential effects on the Pinnacle, which is recognized as a significant natural and cultural feature within the village. As such, mitigation measures should be specifically tailored to address this sensitivity. Architectural design responses should be intentionally calibrated to minimize visual, spatial, and contextual impacts on the Pinnacle, including consideration of building height, massing, articulation, orientation, and material selection, in order to preserve its prominence and character within the surrounding landscape.

Upon review of the guidelines, there is potential for some impact in relation to massing, proportion and rhythm, materials (e.g. stucco, aluminum siding), fencing and design of parking/ garages. It is important that the design of buildings be contextualized for the context including the historical residential and industrial architecture, within proximity, and specifically the organic, natural environment of the Pinnacle (e.g. natural materials, colours, rolling topography and fluid lines). It is important the design of the buildings avoid a generic 'McMansion' aesthetic that is displaced from the unique context of the Alton and Environs CHL and would detract from the historic aesthetic of the Village intended to be conserved.

The retaining wall that is required as part of the development has potential to impact the cultural heritage landscape if it is contrasts distinctively from the surrounding natural landscape. The details of the retaining wall are not yet known and therefore considerations will be provided in the following Section 7.0 to guide the design and integration of this feature.

7. MITIGATION AND CONSERVATION RECOMMENDATIONS

7.1 Previous Mitigation and Conservation Recommendations

7.2 Additional Mitigation and Conservation Measures

7.3 Implementation and Monitoring

7.1 Previous Mitigation and Conservation Recommendations

The following mitigation recommendations were provided in the WSP CHIS (2022) to mitigate the identified impacts summarized in sub-section 6.2 of this report.

a. *Prior to grading activities, a Tree Preservation Plan should be prepared for the subject property. The plan should provide an assessment of applicable policy, methods and results of the tree inventory completed for the subject property. The plan should also outline the trees within the subject property that will be retained or require removal. The Tree Preservation Plan should provide recommendations on replacement tree species as well as planting locations.*

b. *Consideration should be given to the retention of trees along the east side of development lots 1 to 5, lots 10 to 15 and the south side of lot 15 to screen the development and maintain rural views from the subject property.*

c. *Given the proximity of the adjacent heritage properties to the proposed limits of grading, a comprehensive pre-construction survey should be completed and a Zone of Influence Construction Vibration Study to monitor and mitigate vibration impacts during construction. Where possible prevent heavy equipment traffic from being routed in the vicinity of 46 Amelia Street and 19876 Main Street to minimize potential effects from vibration.*

d. *A Construction Hoarding Plan should be prepared detailing where temporary construction fencing should be erected to buffer the graded area adjacent heritage properties. Fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to the built heritage resources or landscape features from construction activities or equipment.*

e. *A Hydrogeological Investigation / Water Balance study should be completed on the adjacent heritage properties (55 John Street, 46 Amelia Street, 19876 Main Street) to determine how the proposed development will impact the heritage attributes identified in Sections 7 and 8 of this report.*

f. *Fugitive dust emissions should be managed by creating a fugitive dust emissions plan following practices outlined in the Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017).*

Based on the review of adverse impacts in Section 6.2, it is of our opinion that these mitigation measures are appropriate and should be implemented.

7.2 Additional Mitigation and Conservation Measures

To ensure compatibility with the Alton and Environ Cultural Heritage Landscape, the new development, including the proposed retaining wall, should be sympathetic to the overall landscape which is described as *"-[an] organically evolved mill village landscape".* Mitigation and conservation can be achieved through careful design approaches.

It is important to recognize that replicating or falsifying historic architecture is not considered a form of conservation. Instead, new construction should remain clearly legible as contemporary while being sympathetic to the established built form, landscape patterns, and character-defining features identified for the Alton and Environs CHL. As an organically evolved cultural landscape, the village's character is rooted in incremental, natural growth over time. Future development should therefore contribute to this ongoing evolution in a manner that is authentic to its own period, while respecting the scale, materials, and landscape relationships that define the historic setting and respect the Pinnacle as an important natural feature. The following considerations are provided in relation to ensuring compatibility with the CHL:

Design Considerations:

- Select building materials that are directly informed by the historic material culture of the area, prioritizing those with established local provenance, such as dolostone and limestone formations, timber, and red brick historically produced by the Cheltenham Brickworks. Material specifications should emphasize natural finishes, inherent texture, and colouration consistent with these sources, supported by an earth-toned, low-saturation colour palette that reflects the geological and vegetative character of the surrounding cultural landscape.
- Consider and preserve key views to and from the Pinnacle by integrating architectural and site-planning strategies that respond directly to the natural landform. Building placement, massing, and roof geometry should be calibrated to work with existing topographic conditions rather than impose on them. Upper-storey elements, such as dormers, belvederes, or modest lookout windows, may be incorporated where appropriate to facilitate long views and vistas toward the surrounding escarpment, vegetation, and rolling terrain. These view-oriented design components should be carefully scaled and positioned to avoid creating visual dominance while reinforcing the cultural landscape's experiential qualities.
- Ensure that new buildings adopt a height, massing, and overall scale that is consistent with adjacent historic development, including the nearby mill infrastructure, which contributes elements of verticality to the cultural landscape. To support an appropriate transition in built form, increased building heights may be suitable for Lots 7–13, where the landscape and existing mill-related structures can visually accommodate greater vertical emphasis.
- Design rooflines that either reference the form, pitch, and compositional logic of nearby historic buildings or adopt a contemporary expression that is explicitly informed by the site's sloping and rolling topography. Roof geometry should respond to the natural landform by incorporating orientations, pitches, and profiles that visually reinforce the terrain of the Pinnacle, ensuring that new construction integrates with the broader cultural landscape rather than imposing a discordant or suburbanized roofscape.

- Reference the established residential and commercial architectural vocabulary of the historic village core and its surrounding environs, with particular attention to the prominence and proximity of the mill complexes, which serve as defining landmarks within the cultural landscape. The mill architecture which is characterized by its use of local stone and greater height, should be treated as a key contextual cue in shaping the form, proportion, and detailing of new construction, ensuring that future development responds to the village's historic built fabric and its evolution over time.

Figure 14. **Examples of Contemporary Designs** AI Generated, 2026

1. Examples of contemporary designs that incorporate natural materials and hues with influence of mill architecture, variation in rooflines reflecting rolling topography and open viewing spaces;
2. Curvature in the road and variation in driveway design and naturalized front yards are shown.

Landscape Considerations:

- Retaining Wall Design:
  a. Retaining walls should be designed to visually recede into the natural landscape and reinforce the organic character of the Pinnacle's slope. A natural stone veneer should be considered to create a textured, geologically consistent appearance that aligns with the surrounding landform. Wall geometry should consider the natural contour of the hillside, avoiding rigid linear forms and instead incorporating stepped or terraced configurations that reduce visual mass and support vegetation.
  b. Material such as: StrongWall *Armour Block*, Allan Block, Versa-Lok, Galvanized, as a textured concrete block wall with stone veneer, or PVC-coated steel mesh filled with local rock (gabion infill) should be considered in lieu of Armourstone.
  c. To further integrate the wall into the cultural landscape, incorporate climbing and cascading native plant species such as Virginia creeper (Parthenocissus quinquefolia), riverbank grape (Vitis riparia), wild columbine (Aquilegia canadensis), and native ferns. These species soften the structure, promote ecological function, and reinforce the naturalized aesthetic of the slope.
  d. Given the proximity of the Alton Mill Arts Centre and the strong local arts community, the retaining wall also presents an opportunity for a context-appropriate public art installation. This may include low-impact mural treatment that respects the natural material palette while celebrating local cultural identity. Any art intervention should be developed in collaboration with local artists to ensure authenticity and community relevance.
- Design driveways to be organically aligned, using gentle curvature and naturalized edge treatments to reduce their visual prominence within the cultural landscape. Driveway alignments should follow existing landform patterns rather than impose rigid, linear geometries, and should incorporate permeable or textured surface materials that visually recede into the landscape. Soft landscape edges, such as native plantings, vegetated swales, or natural stone borders, should be used to further integrate driveways into the surrounding topography and maintain the rural, historic character of the area.
- Establish a naturalized front yard using planting strategies and species that reflect the ecological character of the Town of Caledon and the broader Credit River valley landscape. Front-yard landscapes should prioritize native, low-maintenance, and ecologically functional plant communities that visually integrate new development into the historic natural environment. Planting design should consider avoiding formal, highly manicured arrangements and instead adopt informal, layered compositions that mimic natural succession patterns and the vegetative structure typical of Caledon's woodlands, meadows, and hedgerows.
- New fencing within the development should be designed to reinforce the rural heritage character of the Alton and Environs Cultural Heritage Landscape (CHL) by drawing on traditional boundary treatments historically found in the region. Two primary precedents including split-rail fencing and dry-stone walling, should inform the materiality, form, and placement of new fencing.

- Open Space, Trail Integration, and Woodland Conservation

  a. Maintain the open landscaped area between Lots 7 and 8 and behind Lots 7–15 as part of the existing woodland system, ensuring that this zone continues to function as a natural buffer, ecological corridor, and visual extension of the Pinnacle's forested slope. This area should be protected through a combination of tree preservation measures, minimal-disturbance grading, and native understory enhancement to reinforce its ecological integrity and naturalized character.

  b. To support public access and strengthen cultural landscape interpretation, there should be consideration between the Town and developer for the incorporation of a public trail connection through the woodland that aligns with and extends the existing Credit River Alton Branch Trail. The trail should be designed using low-impact construction methods (e.g., compacted screenings, boardwalks in sensitive areas, minimal clearing) and follow natural contours to avoid unnecessary cut-and-fill. Trail alignment should be coordinated with the Town of Caledon's broader trail network to ensure seamless integration and wayfinding continuity.

  c. The trail system should also be leveraged as a cultural connector, providing residents and visitors with direct access to the Alton Mill Arts Centre and other heritage assets. Interpretive elements, such as discreet signage, sculptural markers, or artist-designed wayfinding, may be incorporated to highlight the cultural, ecological, and geological significance of the Pinnacle and its surrounding landscape. These interventions should be modest in scale, constructed of natural materials, and designed in collaboration with local artists to ensure authenticity and compatibility with the woodland setting.

Figure 15. **Examples of Existing Local Fencing/ Walls and Proposed Approaches**

TBG, 2026 & AI Generated

1. Split rail fencing located southwest of Nicholas Street;
2. Dry stone wall at the Alton Mill Centre for the Arts south-west of the Subject Site off of Amelia Street (TBG, 2026);
3. Example of stone retaining wall showing gabion infill;
4. Example of painting mural on retaining wall (Source: AI Generated).

7.3 Implementation and Monitoring

Sub-section 7.1 addresses the architectural and landscape design requirements, which are intended to be developed to a greater level of specificity through the detailed design phase associated with Draft Plan Approval.

PAGE INTENTIONALLY LEFT BLANK

8. CONCLUSION

This Addendum has been prepared in response to comments provided by the Town of Caledon dated December 13, 2024, which identified concerns related to the protection of the Alton Pinnacle and requested additional analysis following recent legislative and site-specific changes. The purpose of the Addendum was to update the Cultural Heritage Impact Statement to reflect the demolition and subsequent removal of 19904 Main Street from the Municipal Heritage Register, as well as recent amendments to the Ontario Heritage Act resulting from Bills 23 and 200. The Addendum further addresses potential cultural heritage impacts associated with proposed retaining walls, evaluates how these elements may affect the character of the Village of Alton, and provided refined recommendations to guide the design of new residential buildings and retaining walls. Collectively, these updates ensure that the proposed development is assessed within the current legislative framework, including evaluation framework, and that future design is appropriately contextual, reflective of the historic character of the village, and sensitive to the cultural and natural significance of the Alton Pinnacle.

Based on a review of the Cultural Heritage Evaluations that were completed by WSP (2022) in sub-section 5.3.1-5.3.3, it is determined that the listed (non-designated) properties do meet the minimum criteria as per O. Reg. 9/06. However, if the municipality were to proceed with designation, it is recommended that the heritage attributes related to these properties be reviewed as per the TBG Comments to more appropriately reflect the cultural heritage value of these properties.

Overall, the proposed development demonstrates an appropriate relationship to its setting within the broader Alton and Environs Cultural Heritage Landscape in terms of setbacks, orientation, scale, and height. At this stage in the planning process, however, the absence of detailed architectural design limits the ability to fully evaluate the appropriateness of the proposed building forms and styles.

The potential impacts identified relate primarily to the Pinnacle, a significant natural and cultural landmark within the village. Accordingly, mitigation should be achieved through a deliberate and context-responsive architectural approach that carefully considers building height, massing, articulation, orientation, and materiality to minimize visual, spatial, and contextual impacts and to preserve the Pinnacle's prominence and character within the surrounding landscape.

Based on a review of the applicable guidelines, there remains potential for adverse impacts related to massing, proportion and rhythm, material choices (including the use of stucco or aluminum siding), fencing, and the design of parking and garage structures. To address these concerns, building designs should be firmly rooted in the established context, reflecting the historic residential and industrial architectural patterns in the area, as well as the organic, natural character of the Pinnacle environment through the use of appropriate natural materials, colours, and forms. Particular care should be taken to avoid a generic "McMansion" aesthetic that would be incompatible with and detract from the historic character the Cultural Heritage Landscape is intended to conserve.

Additionally, the retaining wall required as part of the development has the potential to impact the cultural heritage landscape if its design contrasts sharply with the surrounding natural environment. As detailed design information for this element is not yet available, further direction and mitigation measures are provided in Section 7.0 to guide its sensitive design and integration.

Should development plans change significantly in scope or design after approval of this CHIS Addendum, additional cultural heritage investigations may be required.

9. BIBLIOGRAPHY

Alton Mill Arts Centre. (n.d.). The Alton Mill. https://www.altonmill.ca/the-alton-mill

Alton Village Association. (n.d.). Historical perspective of Alton village. Alton Village Association. https://altonvillage.weebly.com/historical-perspective-of-alton-village.html

Archeoworks Inc. (2017). Stage 1–2 Archaeological Assessment for the Proposed Residential Subdivision Development within the Part of Lot 23, Concession 4 West of Hurontario Street In the Geographic Township of Caledon, Former County of Peel Now in the Town of Caledon, Regional Municipality of Peel Ontario.

Google Earth. (2006, 2015, 2025). Air photo of subject site.

Government of Canada. (n.d.). Aboriginal Treaty Rights Information System. Retrieved from

Government of Ontario. (1990a). Planning Act, R.S.O. 1990, c. P.13, as amended. King's Printer for Ontario, 2012-24.

Government of Ontario. (1990b). Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended. King's Printer for Ontario, 2012-24.

Government of Ontario. (1990c). O. Reg. 9/06: Criteria For Determining Cultural Heritage Value or Interest - under Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended. King's Printer for Ontario, 2012-24.

Government of Ontario. (2024). Provincial Planning Statement, 2024. King's Printer for Ontario, 2012–23.

Ontario Ministry of Culture. (2025). Ontario Heritage Tool Kit.

Palmer (2021). Phase One Environmental Site Assessment (ESA) Part 1 of Reference Plan 43R-9811 (0 Nicholas Street), Town of Caledon, ON.

Parks Canada. (n.d.). *Alton Mill*. Canadian Register of Historic Places. https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=2088

SLR (2024). Environmental Impact Study: 0 Nicholas Street, Alton.

Town of Caledon. (2025). Future Caledon official plan (October 2025 consolidation). Town of Caledon.

Town of Caledon. (2023). *Alton: Heritage walking tour*. ArcGIS StoryMaps. https://storymaps.arcgis.com/stories/950a288af8da47b4a9c9983bcaa6d850

Vintage Hotels. (2026, March 31). *The story of Millcroft Inn & Spa: From historic mill to luxury spa retreat*. https://www.vintage-hotels.com/the-story-of-millcroft-inn-and-spa/

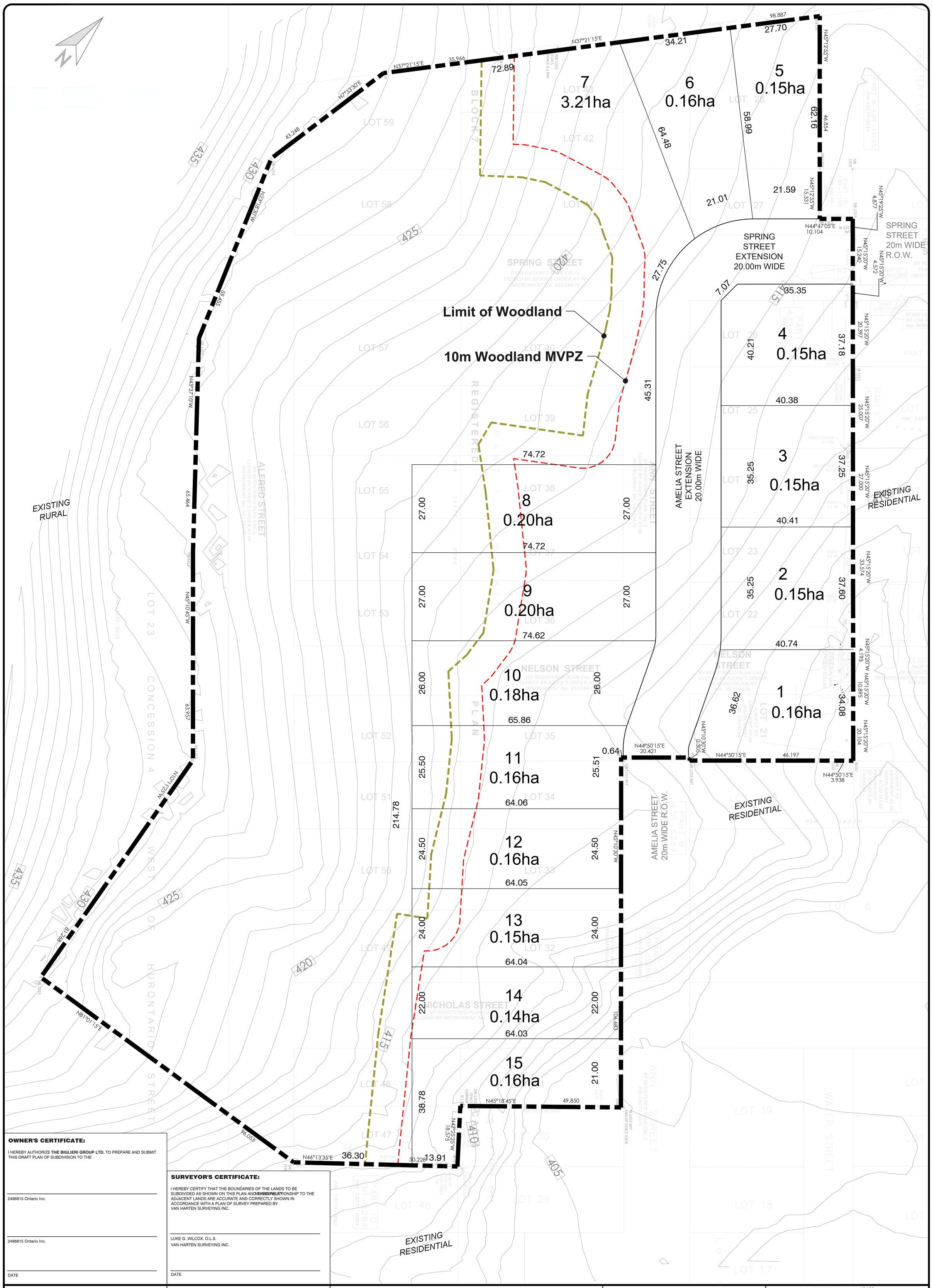
WSP Ltd (2022). Cultural Heritage Impact Statement: 0 Nicholas Street, Town of Caledon, Ontario.

10. APPENDICES

Appendix A: Concept Plan

Appendix B: Preliminary Functional Grading Plan (FGP-1)

APPENDIX A:
CONCEPT PLAN



OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE **THE BIGLIERI GROUP LTD.** TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE

2496815 Ontario Inc.

2496815 Ontario Inc.

DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY VAN HARTEN SURVEYING INC.

LUKE G. WILCOX. O.L.S.
VAN HARTEN SURVEYING INC.

DATE

TITLE:

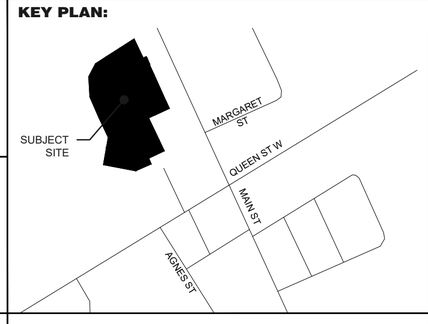
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:

PLAN OF SURVEY OF
PART LOT 23, CONCESSION 4,
WEST OF HURONTARIO STREET,
(GEOGRAPHIC TOWNSHIP OF CALEDON)
AND
PART OF LOTS 21, 22, 23, 24, 25, 26, 27 31, 32, 33, 34, 35, 47 & 59,
ALL OF LOTS 28, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 & 58, AND
PARTS OF SPRING STREET,
NELSON STREET,
NICHOLAS STREET,
ALFRED STREET AND
ANN STREET
BLOCK 7,
REGISTERED PLAN CAL-5
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

ALTON VILLAGE
CALEDON, ONTARIO

KEY PLAN:



REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN
(b) SEE PLAN
(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN
(h) MUNICIPAL WATER AND SEWAGE AVAILABLE
(i) TOPSOIL, FILL, SAND, SANDY SILT, SILTY SAND, SILT, SAND AND GRAVEL
(j) SEE PLAN
(k) MUNICIPAL WATER AND SEWAGE AVAILABLE
(l) SEE PLAN
NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

Schedule of Land Use

Description	Lot / Block No.	Residential Units	Area (ha)
Single Detached Residential			
Min, Lot Are 0.14ha	1-15	15	5.48
ROW	AMELIA STREET EXTENSION		0.40
Total		15	5.88

APPROVAL STAMP

REVISIONS

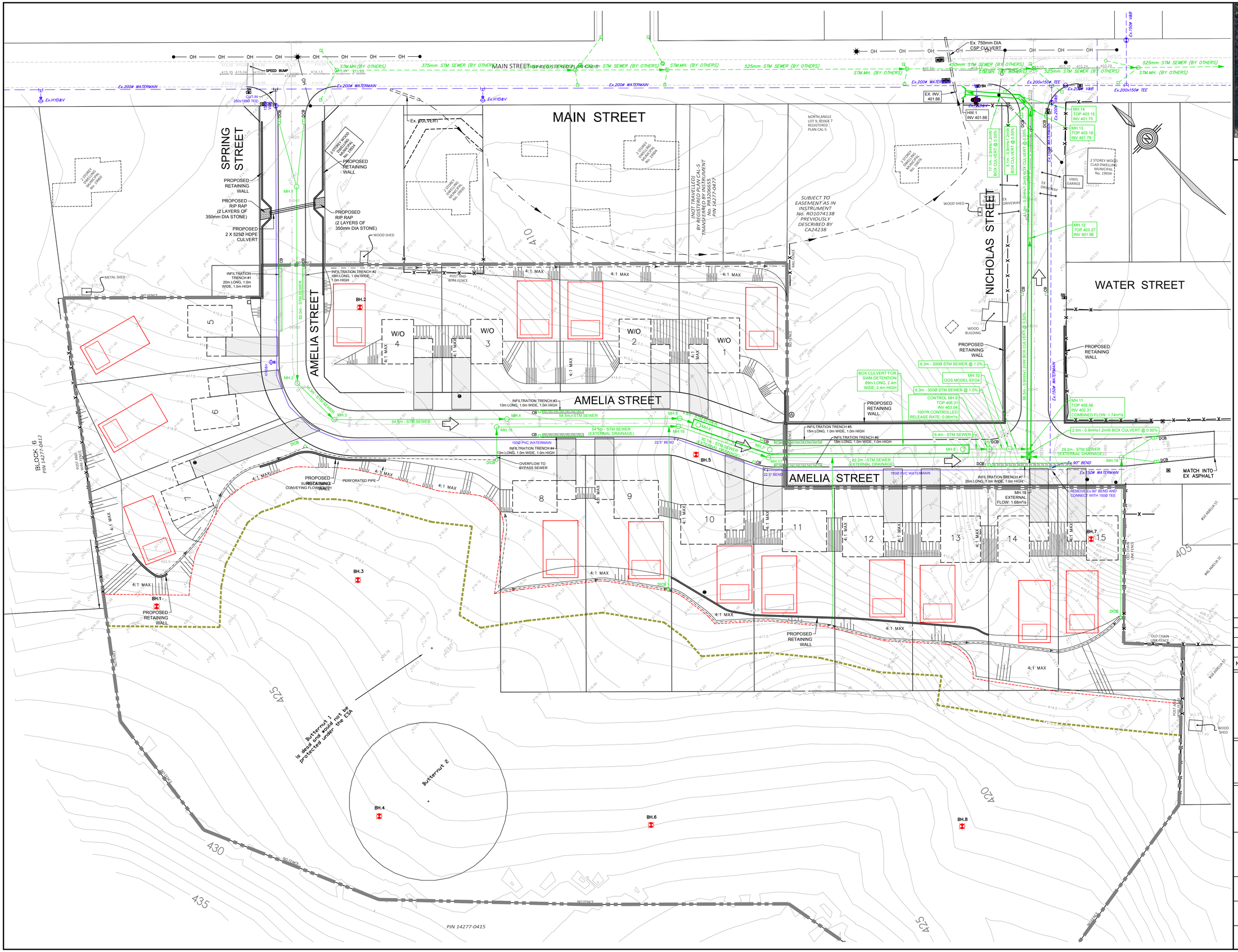
No.	Description	Date	Int.
3			
2			
1			

PROJECT No.:	16420
DATE:	March 27, 2026
SCALE:	1:500
DRAFTED BY: EC	CHECKED BY:
DRAWING No.:	**DP-01**

Biglieri

2472 Kingston Rd, Scarborough
21 King Street W, Suite 1502, Hamilton
(416) 693-9155
thebiglierigroup.com

APPENDIX B:
PRELIMINARY FUNCTIONAL GRADING PLAN (FGP-1)



KEY PLAN
N.T.S

LEGEND:

- PROPOSED STORM SEWER
- STORM MANHOLE
- CATCHBASIN
- VALVE AND BOX
- EX WATERMAIN
- PROPOSED WATERMAIN
- HYD&V
- LIMIT OF SUBDIVISION
- LIMIT OF WOODLAND
- 10m WOODLAND MVPZ
- BH.1 BOREHOLE LOCATION (SPCL, 2017)
- SEPTIC SYSTEM

NOTE:
THIS PLAN HAS BEEN PREPARED IN CONJUNCTION WITH THE FUNCTIONAL SERVICING REPORT TO DEMONSTRATE FEASIBILITY OF THE PROPOSED DEVELOPMENT IN CONJUNCTION WITH THE DRAFT PLAN OF SUBDIVISION APPLICATION. DETAILED DESIGNS WILL BE PREPARED AT THE DETAILED SUBDIVISION ENGINEERING DESIGN STAGE.

BENCHMARK NOTE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SURVEYOR: VAN HARTEN LAND SURVEYORS DATE: MARCH 13, 2026

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	DATE	REVISIONS	BY
2	APR.17, 2026	AS PER TOWN AND REGION COMMENTS	D.G.
1	FEB.14, 2024	UPDATED BOUNDARY SURVEY	D.G.

PRELIMINARY

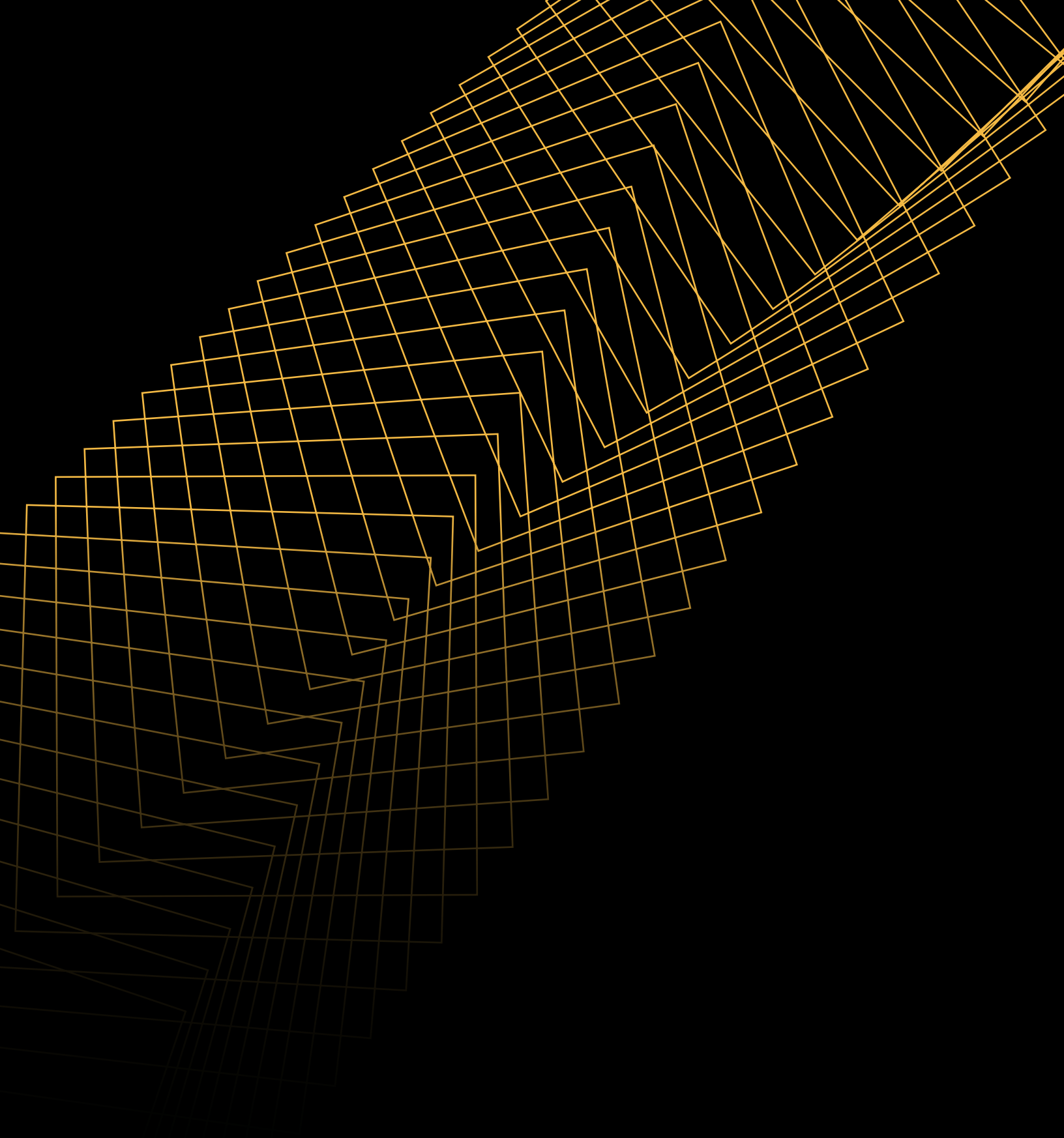
VALDOR ENGINEERING INC.
Consulting Engineers - Project Managers
571 Chrislea Road, Unit 4, 2nd Floor, Woodbridge, Ontario L4L 8A2
TEL (905)264-0054, FAX (905)264-0069
E-MAIL: info@valdor-engineering.com
www.valdor-engineering.com

AMELIA STREET SUBDIVISION
COMMUNITY OF ALTON
TOWN OF CALEDON
REGION OF PEEL
FILE NUMBER: 21T-24001C

FUNCTIONAL SERVICING PLAN

SCALE:	DATE OF DWG.	PROJECT NO.
1:500	APR. 11, 2022	17121
DRAWN BY: D.N.Z.	DRAWING NO.	
CHKD BY D.A.G.	FSP-1	

S:\Projects\2017\17121\Drawing\FSP\1_FSP-1_17121.dwg FSP-1, 2026-04-17 11:31:50 AM



Toronto Office
2472 Kignston Road
City of Toronto, ON M1N 1V3

Hamilton Office
21 King Street W, Suite 1502
City of Hamilton, ON L8P 4W7

thebiglierigroup.com
tbg@thebiglierigroup.com
T (416) 693-9155